

2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	767	764	3	0.39%	\$300,000	\$265,000	13.21%	67	73	-8.22%	30	39	-23.08%
<u>NEWPORT COUNTY</u>													
TIVERTON	13	21	-8	-38.10%	\$346,900	\$268,000	29.44%	61	128	-52.34%	1	3	-66.67%
LITTLE COMPTON	4	2	2	100.00%	\$553,000	\$456,250	21.21%	116	56	107.14%	0	0	-
PORTSMOUTH	11	16	-5	-31.25%	\$395,000	\$386,500	2.20%	91	80	13.75%	0	0	-
MIDDLETOWN	12	7	5	71.43%	\$427,500	\$372,500	14.77%	68	74	-8.11%	0	0	-
NEWPORT	22	8	14	175.00%	\$540,000	\$413,450	30.61%	54	158	-65.82%	1	0	-
JAMESTOWN	5	6	-1	-16.67%	\$425,000	\$487,450	-12.81%	121	133	-9.02%	0	1	-100.00%
<u>METRO & EAST BAY</u>													
BARRINGTON	26	23	3	13.04%	\$605,000	\$385,000	57.14%	90	91	-1.10%	0	0	-
WARREN	6	3	3	100.00%	\$290,050	\$369,000	-21.40%	37	57	-35.09%	1	0	-
BRISTOL	13	10	3	30.00%	\$365,000	\$284,950	28.09%	65	79	-17.72%	0	0	-
EAST PROVIDENCE	32	34	-2	-5.88%	\$252,500	\$232,500	8.60%	58	53	9.43%	1	1	0.00%
PROVIDENCE	39	45	-6	-13.33%	\$206,000	\$182,000	13.19%	65	56	16.07%	1	5	-80.00%
EAST SIDE of Providence	14	11	3	27.27%	\$649,000	\$520,000	24.81%	69	34	102.94%	0	1	-100.00%
NORTH PROVIDENCE	25	28	-3	-10.71%	\$250,000	\$228,700	9.31%	60	49	22.45%	1	1	0.00%
JOHNSTON	23	35	-12	-34.29%	\$289,000	\$234,000	23.50%	56	74	-24.32%	2	5	-60.00%
CRANSTON	37	58	-21	-36.21%	\$245,000	\$242,450	1.05%	58	61	-4.92%	2	2	0.00%
<u>NORTH</u>													
LINCOLN	9	15	-6	-40.00%	\$335,000	\$399,900	-16.23%	59	51	15.69%	0	1	-100.00%
CUMBERLAND	37	37	0	0.00%	\$360,000	\$290,000	24.14%	48	69	-30.43%	2	2	0.00%
WOONSOCKET	17	12	5	41.67%	\$245,000	\$189,250	29.46%	65	61	6.56%	1	0	-
PAWTUCKET	39	34	5	14.71%	\$235,000	\$212,250	10.72%	46	53	-13.21%	1	0	-
CENTRAL FALLS	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
NORTH SMITHFIELD	17	5	12	240.00%	\$339,000	\$330,000	2.73%	59	145	-59.31%	0	0	-
SMITHFIELD	6	13	-7	-53.85%	\$345,000	\$275,000	25.45%	87	60	45.00%	0	1	-100.00%
BURRILLVILLE	16	16	0	0.00%	\$244,750	\$280,000	-12.59%	54	74	-27.03%	1	3	-66.67%
GLOCESTER	17	3	14	466.67%	\$290,000	\$363,000	-20.11%	55	107	-48.60%	2	0	-
FOSTER	2	3	-1	-33.33%	\$207,000	\$234,200	-11.61%	55	62	-11.29%	2	0	-
SCITUATE	10	8	2	25.00%	\$282,450	\$319,000	-11.46%	93	72	29.17%	1	1	0.00%
<u>SOUTH COUNTY</u>													
EXETER	10	3	7	233.33%	\$389,500	\$255,000	52.75%	78	99	-21.21%	0	0	-
HOPKINTON	5	5	0	0.00%	\$225,000	\$424,900	-47.05%	68	116	-41.38%	0	0	-
RICHMOND	7	10	-3	-30.00%	\$365,000	\$275,500	32.49%	86	83	3.61%	0	0	-
CHARLESTOWN	8	17	-9	-52.94%	\$451,992	\$428,000	5.61%	132	76	73.68%	0	0	-
WESTERLY	26	20	6	30.00%	\$376,500	\$318,500	18.21%	83	89	-6.74%	1	0	-
BLOCK ISLAND	4	0	4	0.00%	\$1,130,000	-	0.00%	451	-	0.00%	0	0	-
SOUTH KINGSTOWN	30	26	4	15.38%	\$394,450	\$371,250	6.25%	46	77	-40.26%	1	0	-
NARRAGANSETT	20	17	3	17.65%	\$457,000	\$425,000	7.53%	90	84	7.14%	0	0	-
NORTH KINGSTOWN	31	24	7	29.17%	\$405,000	\$417,750	-3.05%	43	102	-57.84%	1	2	-50.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	13	16	-3	-18.75%	\$429,000	\$523,000	-17.97%	98	82	19.51%	1	0	-
WEST WARWICK	24	17	7	41.18%	\$244,700	\$235,000	4.13%	47	67	-29.85%	1	2	-50.00%
WARWICK	88	115	-27	-23.48%	\$243,200	\$227,000	7.14%	66	72	-8.33%	4	4	0.00%
COVENTRY	45	35	10	28.57%	\$298,000	\$229,000	30.13%	71	73	-2.74%	1	3	-66.67%
WEST GREENWICH	4	6	-2	-33.33%	\$292,500	\$356,500	-17.95%	102	72	41.67%	0	1	-100.00%

Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price --- with half the prices higher and half lower --- generally reflects the quality and themix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.