

May 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	644	688	-44	-6.40%	\$460,000	\$427,750	7.54%	27	30	-10.00%	7	11	-36.36%
BRISTOL COUNTY	31	37	-6	-16.22%	\$660,000	\$625,000	5.60%	17	-	0.00%	0	0	-
BARRINGTON	15	24	-9	-37.50%	\$1,015,000	\$637,500	59.22%	18	16	12.50%	0	0	-
BRISTOL	10	9	1	11.11%	\$557,450	\$670,100	-16.81%	19	12	58.33%	0	0	-
WARREN	6	4	2	50.00%	\$515,000	\$432,500	19.08%	13	15	-13.33%	0	0	-
KENT COUNTY	175	151	24	15.89%	\$425,000	\$387,500	9.68%	23	28	-17.86%	1	6	-83.33%
COVENTRY	49	41	8	19.51%	\$410,000	\$399,500	2.63%	30	31	-3.23%	0	3	-100.00%
EAST GREENWICH	17	9	8	88.89%	\$850,000	\$575,000	47.83%	15	52	-71.15%	0	0	-
WARWICK	87	83	4	4.82%	\$420,000	\$380,000	10.53%	23	24	-4.17%	1	2	-50.00%
WEST GREENWICH	4	4	0	0.00%	\$570,000	\$413,000	38.01%	22	35	-37.14%	0	0	-
WEST WARWICK	18	14	4	28.57%	\$394,000	\$361,000	9.14%	15	26	-42.31%	0	1	-100.00%
NEWPORT COUNTY	50	82	-32	-39.02%	\$717,500	\$727,000	-1.31%	47	43	9.30%	0	2	-100.00%
JAMESTOWN	4	11	-7	-63.64%	\$849,250	\$925,000	-8.19%	41	47	-12.77%	0	0	-
LITTLE COMPTON	3	3	0	0.00%	\$1,100,000	\$1,065,000	3.29%	5	44	-88.64%	0	0	-
MIDDLETOWN	10	13	-3	-23.08%	\$752,000	\$725,000	3.72%	47	43	9.30%	0	1	-100.00%
NEWPORT	10	11	-1	-9.09%	\$692,450	\$900,000	-23.06%	65	50	30.00%	0	0	-
PORTSMOUTH	12	23	-11	-47.83%	\$679,500	\$750,000	-9.40%	61	54	12.96%	0	0	-
TIVERTON	11	21	-10	-47.62%	\$555,000	\$385,000	44.16%	30	27	11.11%	0	1	-100.00%
PROVIDENCE COUNTY	296	329	-33	-10.03%	\$433,500	\$390,000	11.15%	24	24	0.00%	3	3	0.00%
BURRILLVILLE	13	16	-3	-18.75%	\$481,000	\$400,000	20.25%	25	58	-56.90%	1	0	-
CENTRAL FALLS	1	1	0	0.00%	\$389,000	\$324,000	20.06%	71	28	153.57%	0	0	-
CRANSTON	43	48	-5	-10.42%	\$451,100	\$421,950	6.91%	20	19	5.26%	0	1	-100.00%
CUMBERLAND	19	27	-8	-29.63%	\$599,900	\$439,900	36.37%	14	29	-51.72%	0	0	-
EAST PROVIDENCE	35	33	2	6.06%	\$375,000	\$400,000	-6.25%	22	20	10.00%	0	0	-
FOSTER	0	2	-2	-100.00%	-	\$402,500	0.00%	-	5	0.00%	0	0	-
GLOCESTER	8	8	0	0.00%	\$460,550	\$400,000	15.14%	59	23	156.52%	1	0	-
JOHNSTON	27	18	9	50.00%	\$450,000	\$400,000	12.50%	23	33	-30.30%	0	0	-
LINCOLN	12	12	0	0.00%	\$438,500	\$457,500	-4.15%	16	17	-5.88%	0	1	-100.00%
NORTH PROVIDENCE	24	25	-1	-4.00%	\$395,500	\$386,000	2.46%	30	30	0.00%	0	0	-
NORTH SMITHFIELD	4	8	-4	-50.00%	\$775,500	\$404,950	91.51%	65	16	306.25%	0	0	-
PAWTUCKET	32	34	-2	-5.88%	\$385,000	\$357,500	7.69%	24	21	14.29%	1	0	-
PROVIDENCE	46	66	-20	-30.30%	\$446,000	\$370,000	20.54%	24	22	9.09%	0	1	-100.00%
SCITUATE	9	3	6	200.00%	\$579,500	\$664,223	-12.76%	35	12	191.67%	0	0	-
SMITHFIELD	13	9	4	44.44%	\$520,000	\$470,000	10.64%	18	19	-5.26%	0	0	-
WOONSOCKET	10	19	-9	-47.37%	\$384,950	\$337,500	14.06%	17	26	-34.62%	0	0	-
WASHINGTON COUNTY	92	89	3	3.37%	\$608,000	\$585,000	3.93%	33	45	-26.67%	3	0	-
BLOCK ISLAND	3	0	3	0.00%	\$1,850,000	-	0.00%	181	-	0.00%	0	0	-
CHARLESTOWN	8	7	1	14.29%	\$775,000	\$460,000	68.48%	21	71	-70.42%	0	0	-
EXETER	2	1	1	100.00%	\$540,000	\$460,000	17.39%	3	28	-89.29%	0	0	-
HOPKINTON	4	2	2	100.00%	\$414,000	\$498,350	-16.93%	72	62	16.13%	1	0	-
NARRAGANSETT	12	14	-2	-14.29%	\$790,000	\$787,500	0.32%	38	55	-30.91%	1	0	-
NORTH KINGSTOWN	29	25	4	16.00%	\$590,000	\$579,000	1.90%	18	29	-37.93%	0	0	-
RICHMOND	5	7	-2	-28.57%	\$485,000	\$460,000	5.43%	40	54	-25.93%	0	0	-
SOUTH KINGSTOWN	15	18	-3	-16.67%	\$707,500	\$565,000	25.22%	28	39	-28.21%	0	0	-
WESTERLY	14	15	-1	-6.67%	\$441,376	\$585,000	-24.55%	33	54	-38.89%	1	0	-

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 --- is not a measure of appreciation/depreciation in individual home values. Also, please note: Statewide data may vary marginally from town-by-town data as the latter continues to be updated with later closing transactions after the statewide data is pulled. This information is deemed reliable but not guaranteed. Note: As of 9/1/2021 East Side of Providence was removed from the city list.