

## Rhode Island 3rd Quarter July-September Comparison Existing Single-Family Home Sales

AREA	Sales 08	Sales 07	Unit Change	% Change	Median 2008	Median 2007	CHANGE	% CHANGE	DOM 08	DOM 07	% CHANGE	Distr. Prop
RHODE ISLAND	1,926	2,095	-169	-8.07%	\$ 230,000	\$ 279,900	\$ (49,900)	-17.83%	93	84	10.71%	528
<b>NEWPORT COUNTY</b>												
TIVERTON	20	33	-13	-39.39%	\$ 273,000	\$ 305,000	\$ (32,000)	-10.49%	151	185	-18.38%	5
LITTLE COMPTON	7	8	-1	-12.50%	\$ 875,000	\$ 1,037,500	\$ (162,500)	-15.66%	44	100	-56.00%	0
PORTSMOUTH	36	55	-19	-34.55%	\$ 283,825	\$ 370,000	\$ (86,175)	-23.29%	122	109	11.93%	6
MIDDLETOWN	26	23	3	13.04%	\$ 334,000	\$ 362,500	\$ (28,500)	-7.86%	68	100	-32.00%	5
NEWPORT	38	47	-9	-19.15%	\$ 405,000	\$ 462,500	\$ (57,500)	-12.43%	107	91	17.58%	5
JAMESTOWN	13	22	-9	-40.91%	\$ 495,000	\$ 753,500	\$ (258,500)	-34.31%	83	116	-28.45%	0
<b>METRO &amp; EAST BAY</b>												
BARRINGTON	45	70	-25	-35.71%	\$ 445,000	\$ 430,000	\$ 15,000	3.49%	111	93	19.35%	4
WARREN	15	19	-4	-21.05%	\$ 289,900	\$ 270,000	\$ 19,900	7.37%	88	67	31.34%	1
BRISTOL	36	39	-3	-7.69%	\$ 317,500	\$ 340,000	\$ (22,500)	-6.62%	100	84	19.05%	2
EAST PROVIDENCE	76	73	3	4.11%	\$ 203,500	\$ 226,200	\$ (22,700)	-10.04%	76	71	7.04%	20
PROVIDENCE	146	110	36	32.73%	\$ 118,000	\$ 196,000	\$ (78,000)	-39.80%	106	81	30.86%	85
EAST SIDE	56	53	3	5.66%	\$ 480,500	\$ 461,500	\$ 19,000	4.12%	84	54	55.56%	4
NORTH PROVIDENCE	58	59	-1	-1.69%	\$ 209,400	\$ 248,000	\$ (38,600)	-15.56%	89	69	28.99%	20
JOHNSTON	57	53	4	7.55%	\$ 203,000	\$ 247,900	\$ (44,900)	-18.11%	84	80	5.00%	21
CRANSTON	181	155	26	16.77%	\$ 202,500	\$ 246,300	\$ (43,800)	-17.78%	77	59	30.51%	62
<b>NORTH</b>												
LINCOLN	29	36	-7	-19.44%	\$ 300,000	\$ 360,000	\$ (60,000)	-16.67%	126	77	63.64%	2
CUMBERLAND	95	91	4	4.40%	\$ 274,000	\$ 285,000	\$ (11,000)	-3.86%	72	75	-4.00%	22
WOONSOCKET	42	43	-1	-2.33%	\$ 176,000	\$ 222,250	\$ (46,250)	-20.81%	102	74	37.84%	18
PAWTUCKET	83	62	21	33.87%	\$ 180,000	\$ 217,000	\$ (37,000)	-17.05%	88	70	25.71%	30
CENTRAL FALLS	9	6	3	50.00%	\$ 148,000	\$ 198,500	\$ (50,500)	-25.44%	132	57	131.58%	5
NORTH SMITHFIELD	17	26	-9	-34.62%	\$ 242,400	\$ 333,500	\$ (91,100)	-27.32%	82	104	-21.15%	4
SMITHFIELD	35	28	7	25.00%	\$ 245,000	\$ 277,500	\$ (32,500)	-11.71%	62	84	-26.19%	6
BURRILLVILLE	31	45	-14	-31.11%	\$ 250,000	\$ 250,000	\$ -	0.00%	101	61	65.57%	8
GLOCESTER	30	24	6	25.00%	\$ 237,450	\$ 267,250	\$ (29,800)	-11.15%	76	101	-24.75%	7
FOSTER	11	6	5	83.33%	\$ 286,000	\$ 360,000	\$ (74,000)	-20.56%	130	108	20.37%	4
SCITUATE	21	21	0	0.00%	\$ 290,000	\$ 362,500	\$ (72,500)	-20.00%	113	114	-0.88%	4
<b>SOUTH COUNTY</b>												
EXETER	11	16	-5	-31.25%	\$ 383,650	\$ 275,000	\$ 108,650	39.51%	100	96	4.17%	1
HOPKINTON	22	25	-3	-12.00%	\$ 264,250	\$ 304,000	\$ (39,750)	-13.08%	118	83	42.17%	7
RICHMOND	21	32	-11	-34.38%	\$ 250,500	\$ 286,750	\$ (36,250)	-12.64%	102	113	-9.73%	6
CHARLESTOWN	26	33	-7	-21.21%	\$ 438,000	\$ 394,000	\$ 44,000	11.17%	121	119	1.68%	5
WESTERLY	40	57	-17	-29.82%	\$ 304,500	\$ 349,900	\$ (45,400)	-12.98%	87	136	-36.03%	5
NEW SHOREHAM	1	2	-1	-50.00%	\$ 620,000	\$ 1,250,550	\$ (630,550)	-50.42%	1	80	-98.75%	1
SOUTH KINGSTOWN	75	93	-18	-19.35%	\$ 297,500	\$ 355,000	\$ (57,500)	-16.20%	118	111	6.31%	6
NARRAGANSETT	43	52	-9	-17.31%	\$ 412,000	\$ 385,500	\$ 26,500	6.87%	116	70	65.71%	3
NORTH KINGSTOWN	56	70	-14	-20.00%	\$ 359,250	\$ 387,250	\$ (28,000)	-7.23%	126	86	46.51%	8
<b>KENT COUNTY</b>												
EAST GREENWICH	42	68	-26	-38.24%	\$ 518,750	\$ 522,500	\$ (3,750)	-0.72%	97	84	15.48%	4
WEST WARWICK	59	52	7	13.46%	\$ 200,000	\$ 233,500	\$ (33,500)	-14.35%	88	82	7.32%	24
WARWICK	228	251	-23	-9.16%	\$ 185,000	\$ 229,000	\$ (44,000)	-19.21%	72	70	2.86%	86
COVENTRY	83	120	-37	-30.83%	\$ 215,000	\$ 252,500	\$ (37,500)	-14.85%	99	86	15.12%	21
WEST GREENWICH	6	18	-12	-66.67%	\$ 298,125	\$ 304,750	\$ (6,625)	-2.17%	67	64	4.69%	1
	1926	2096										
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<b>AREA</b>	<b>Median 2008</b>	<b>Median 2007</b>	<b>Median 2006</b>	<b>Median 2005</b>	<b>Median 2004</b>
<b>RHODE ISLAND</b>	\$ 230,000	\$ 279,900	\$ 286,500	\$ 290,000	\$ 280,650
<b><u>NEWPORT COUNTY</u></b>					
TIVERTON	\$ 273,000	\$ 305,000	\$ 302,500	\$ 307,450	\$ 310,000
LITTLE COMPTON	\$ 875,000	\$ 1,037,500	\$ 710,200	\$ 677,500	\$ 620,000
PORTSMOUTH	\$ 283,825	\$ 370,000	\$ 402,500	\$ 435,000	\$ 334,750
MIDDLETOWN	\$ 334,000	\$ 362,500	\$ 375,000	\$ 459,450	\$ 382,000
NEWPORT	\$ 405,000	\$ 462,500	\$ 494,500	\$ 490,000	\$ 430,000
JAMESTOWN	\$ 495,000	\$ 753,500	\$ 550,000	\$ 576,500	\$ 490,000
<b><u>METRO &amp; EAST BAY</u></b>					
BARRINGTON	\$ 445,000	\$ 430,000	\$ 415,000	\$ 457,500	\$ 427,500
WARREN	\$ 289,900	\$ 270,000	\$ 309,900	\$ 309,900	\$ 318,000
BRISTOL	\$ 317,500	\$ 340,000	\$ 355,766	\$ 374,000	\$ 369,000
EAST PROVIDENCE	\$ 203,500	\$ 226,200	\$ 259,000	\$ 267,000	\$ 243,500
PROVIDENCE	\$ 118,000	\$ 196,000	\$ 215,000	\$ 215,000	\$ 192,500
EAST SIDE	\$ 480,500	\$ 461,500	\$ 541,000	\$ 542,500	\$ 542,500
NORTH PROVIDENCE	\$ 209,400	\$ 248,000	\$ 265,000	\$ 255,000	\$ 252,500
JOHNSTON	\$ 203,000	\$ 247,900	\$ 263,000	\$ 276,000	\$ 268,000
CRANSTON	\$ 202,500	\$ 246,300	\$ 265,000	\$ 260,500	\$ 254,450
<b><u>NORTH</u></b>					
LINCOLN	\$ 300,000	\$ 360,000	\$ 345,000	\$ 341,000	\$ 340,750
CUMBERLAND	\$ 274,000	\$ 285,000	\$ 304,250	\$ 329,522	\$ 295,000
WOONSOCKET	\$ 176,000	\$ 222,250	\$ 252,000	\$ 237,000	\$ 213,000
PAWTUCKET	\$ 180,000	\$ 217,000	\$ 232,000	\$ 240,000	\$ 225,000
CENTRAL FALLS	\$ 148,000	\$ 198,500	\$ 205,000	\$ 173,500	\$ 183,500
NORTH SMITHFIELD	\$ 242,400	\$ 333,500	\$ 345,000	\$ 325,000	\$ 287,000
SMITHFIELD	\$ 245,000	\$ 277,500	\$ 314,000	\$ 299,900	\$ 315,000
BURRILLVILLE	\$ 250,000	\$ 250,000	\$ 274,000	\$ 299,950	\$ 255,900
GLOCESTER	\$ 237,450	\$ 267,250	\$ 285,000	\$ 299,000	\$ 305,000
FOSTER	\$ 286,000	\$ 360,000	\$ 294,435	\$ 442,500	\$ 325,000
SCITUATE	\$ 290,000	\$ 362,500	\$ 355,000	\$ 298,750	\$ 324,950
<b><u>SOUTH COUNTY</u></b>					
EXETER	\$ 383,650	\$ 275,000	\$ 405,000	\$ 418,350	\$ 293,000
HOPKINTON	\$ 264,250	\$ 304,000	\$ 315,000	\$ 325,000	\$ 300,000
RICHMOND	\$ 250,500	\$ 286,750	\$ 311,000	\$ 305,000	\$ 329,900
CHARLESTOWN	\$ 438,000	\$ 394,000	\$ 410,000	\$ 392,450	\$ 376,250
WESTERLY	\$ 304,500	\$ 349,900	\$ 352,500	\$ 345,000	\$ 340,000
NEW SHOREHAM	\$ 620,000	\$ 1,250,550	-	-	-
SOUTH KINGSTOWN	\$ 297,500	\$ 355,000	\$ 375,000	\$ 390,000	\$ 360,000
NARRAGANSETT	\$ 412,000	\$ 385,500	\$ 435,000	\$ 430,000	\$ 386,000
NORTH KINGSTOWN	\$ 359,250	\$ 387,250	\$ 380,000	\$ 421,250	\$ 400,000
<b><u>KENT COUNTY</u></b>					
EAST GREENWICH	\$ 518,750	\$ 522,500	\$ 559,500	\$ 552,500	\$ 570,000
WEST WARWICK	\$ 200,000	\$ 233,500	\$ 234,500	\$ 242,450	\$ 236,000
WARWICK	\$ 185,000	\$ 229,000	\$ 245,000	\$ 250,000	\$ 229,950
COVENTRY	\$ 215,000	\$ 252,500	\$ 272,250	\$ 253,750	\$ 255,000
WEST GREENWICH	\$ 298,125	\$ 304,750	\$ 390,000	\$ 330,000	\$ 401,900

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<b>Median 2003</b>	<b>Median 2002</b>	<b>Median 2001</b>
\$ 237,000	\$ 199,950	\$ 160,000

\$ 254,500	\$ 222,575	\$ 180,000
\$ 1,030,000	\$ 320,000	\$ 220,000
\$ 317,000	\$ 302,500	\$ 215,000
\$ 359,900	\$ 303,000	\$ 226,950
\$ 388,000	\$ 285,000	\$ 235,000
\$ 437,500	\$ 356,574	\$ 295,000

\$ 377,500	\$ 412,500	\$ 250,000
\$ 258,750	\$ 210,500	\$ 173,250
\$ 289,000	\$ 229,500	\$ 185,000
\$ 192,000	\$ 168,350	\$ 138,450
\$ 155,000	\$ 122,000	\$ 99,500
\$ 444,150	\$ 385,000	\$ 399,000
\$ 201,000	\$ 179,900	\$ 133,100
\$ 215,000	\$ 184,700	\$ 158,900
\$ 203,000	\$ 167,500	\$ 135,450

\$ 301,500	\$ 298,950	\$ 288,000
\$ 253,000	\$ 243,000	\$ 189,600
\$ 186,000	\$ 150,900	\$ 134,450
\$ 190,000	\$ 153,750	\$ 130,000
\$ 176,450	\$ 124,000	\$ 103,000
\$ 255,500	\$ 208,200	\$ 169,900
\$ 260,841	\$ 221,000	\$ 178,950
\$ 240,000	\$ 220,000	\$ 157,400
\$ 232,500	\$ 239,900	\$ 162,900
\$ 250,000	\$ 230,000	\$ 225,000
\$ 257,500	\$ 290,000	\$ 234,999

\$ 279,900	\$ 198,000	\$ 181,500
\$ 230,000	\$ 255,000	\$ 158,000
\$ 278,750	\$ 200,000	\$ 179,900
\$ 312,450	\$ 257,000	\$ 215,000
\$ 255,000	\$ 227,050	\$ 189,900
-	-	-
\$ 339,200	\$ 279,900	\$ 209,950
\$ 370,000	\$ 280,000	\$ 260,500
\$ 345,000	\$ 310,000	\$ 249,900

\$ 393,500	\$ 430,000	\$ 342,250
\$ 191,750	\$ 174,900	\$ 134,000
\$ 189,900	\$ 153,000	\$ 132,000
\$ 199,900	\$ 175,000	\$ 150,500
\$ 326,000	\$ 249,900	\$ 215,900

prices higher  
measure of home values.

<b>AREA</b>	<b>Sales 08</b>	<b>Sales 07</b>	<b>Sales 06</b>	<b>Sales 05</b>	<b>Sales 04</b>	<b>Sales 03</b>	<b>Sales 02</b>
<b>RHODE ISLAND</b>	1,926	2,095	2,291	2,888	2,840	2696	2461
<b><u>NEWPORT COUNTY</u></b>							
TIVERTON	20	33	30	40	38	35	39
LITTLE COMPTON	7	8	4	4	7	5	4
PORTSMOUTH	36	55	48	60	62	60	48
MIDDLETOWN	26	23	36	32	31	44	42
NEWPORT	38	47	36	61	69	71	55
JAMESTOWN	13	22	17	32	25	29	31
<b><u>METRO &amp; EAST BAY</u></b>							
BARRINGTON	45	70	57	80	78	86	70
WARREN	15	19	21	19	21	16	18
BRISTOL	36	39	48	52	45	44	42
EAST PROVIDENCE	76	73	81	117	120	103	90
PROVIDENCE	146	110	150	203	165	151	161
EAST SIDE	56	53	48	58	70	72	64
NORTH PROVIDENCE	58	59	75	90	90	66	69
JOHNSTON	57	53	59	67	85	87	70
CRANSTON	181	155	213	276	232	219	204
<b><u>NORTH</u></b>							
LINCOLN	29	36	45	45	46	36	46
CUMBERLAND	95	91	86	110	107	99	106
WOONSOCKET	42	43	38	55	50	63	43
PAWTUCKET	83	62	115	125	129	134	113
CENTRAL FALLS	9	6	7	2	6	6	3
NORTH SMITHFIELD	17	26	22	33	24	37	21
SMITHFIELD	35	28	40	57	45	41	39
BURRILLVILLE	31	45	31	38	43	34	35
GLOCESTER	30	24	31	29	48	28	22
FOSTER	11	6	16	13	17	14	13
SCITUATE	21	21	16	20	30	24	17
<b><u>SOUTH COUNTY</u></b>							
EXETER	11	16	15	12	12	25	12
HOPKINTON	22	25	35	25	31	29	15
RICHMOND	21	32	16	45	31	24	39
CHARLESTOWN	26	33	31	40	40	42	46
WESTERLY	40	57	61	73	61	71	45
NEW SHOREHAM	1	2	0	0	0	0	0
SOUTH KINGSTOWN	75	93	90	99	101	114	85
NARRAGANSETT	43	52	47	69	82	64	68
NORTH KINGSTOWN	56	70	79	116	101	119	94
<b><u>KENT COUNTY</u></b>							
EAST GREENWICH	42	68	48	57	75	71	70
WEST WARWICK	59	52	66	82	71	56	88
WARWICK	228	251	302	371	384	360	310
COVENTRY	83	120	122	160	137	102	107
WEST GREENWICH	6	18	9	21	31	15	17

1926      2096      2291      2888

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**Sales 01**  
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rices higher  
asure of home values.

<b>AREA</b>	<b>DOM 08</b>	<b>DOM 07</b>	<b>DOM 06</b>	<b>DOM 05</b>	<b>DOM 04</b>	<b>DOM 03</b>	<b>DOM 02</b>
<b>RHODE ISLAND</b>	93	84	74	61	50	51	46
<b><u>NEWPORT COUNTY</u></b>							
TIVERTON	151	185	127	104	68	70	92
LITTLE COMPTON	44	100	56	88	79	282	90
PORTSMOUTH	122	109	100	82	51	83	76
MIDDLETOWN	68	100	82	72	91	66	64
NEWPORT	107	91	105	99	107	95	57
JAMESTOWN	83	116	117	132	101	87	88
<b><u>METRO &amp; EAST BAY</u></b>							
BARRINGTON	111	93	87	80	53	57	53
WARREN	88	67	80	92	49	69	96
BRISTOL	100	84	82	78	66	50	46
EAST PROVIDENCE	76	71	55	56	39	36	26
PROVIDENCE	106	81	69	57	45	42	53
EAST SIDE	84	54	51	55	50	72	43
NORTH PROVIDENCE	89	69	64	57	37	36	25
JOHNSTON	84	80	67	60	37	53	42
CRANSTON	77	59	57	51	42	44	34
<b><u>NORTH</u></b>							
LINCOLN	126	77	95	61	55	61	57
CUMBERLAND	72	75	85	66	44	48	40
WOONSOCKET	102	74	96	53	35	50	37
PAWTUCKET	88	70	69	56	34	34	30
CENTRAL FALLS	132	57	39	15	52	46	33
NORTH SMITHFIELD	82	104	67	59	59	52	41
SMITHFIELD	62	84	77	42	52	35	33
BURRILLVILLE	101	61	92	50	39	42	65
GLOCESTER	76	101	70	68	60	39	50
FOSTER	130	108	83	96	73	60	105
SCITUATE	113	114	69	77	34	46	53
<b><u>SOUTH COUNTY</u></b>							
EXETER	100	96	81	81	48	64	33
HOPKINTON	118	83	77	84	38	46	52
RICHMOND	102	113	89	51	87	85	37
CHARLESTOWN	121	119	107	84	66	59	51
WESTERLY	87	136	116	82	71	64	61
NEW SHOREHAM	1	80	-	-	-	-	-
SOUTH KINGSTOWN	118	111	86	81	64	65	72
NARRAGANSETT	116	70	86	66	65	77	49
NORTH KINGSTOWN	126	86	60	58	54	55	55
<b><u>KENT COUNTY</u></b>							
EAST GREENWICH	97	84	67	57	71	60	67
WEST WARWICK	88	82	63	46	36	30	48
WARWICK	72	70	64	43	39	32	29
COVENTRY	99	86	64	56	43	35	28
WEST GREENWICH	67	64	78	70	81	58	45

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**DOM 01**

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