

# Rhode Island Real Estate

## Market Report

February 2026

### EXECUTIVE SUMMARY

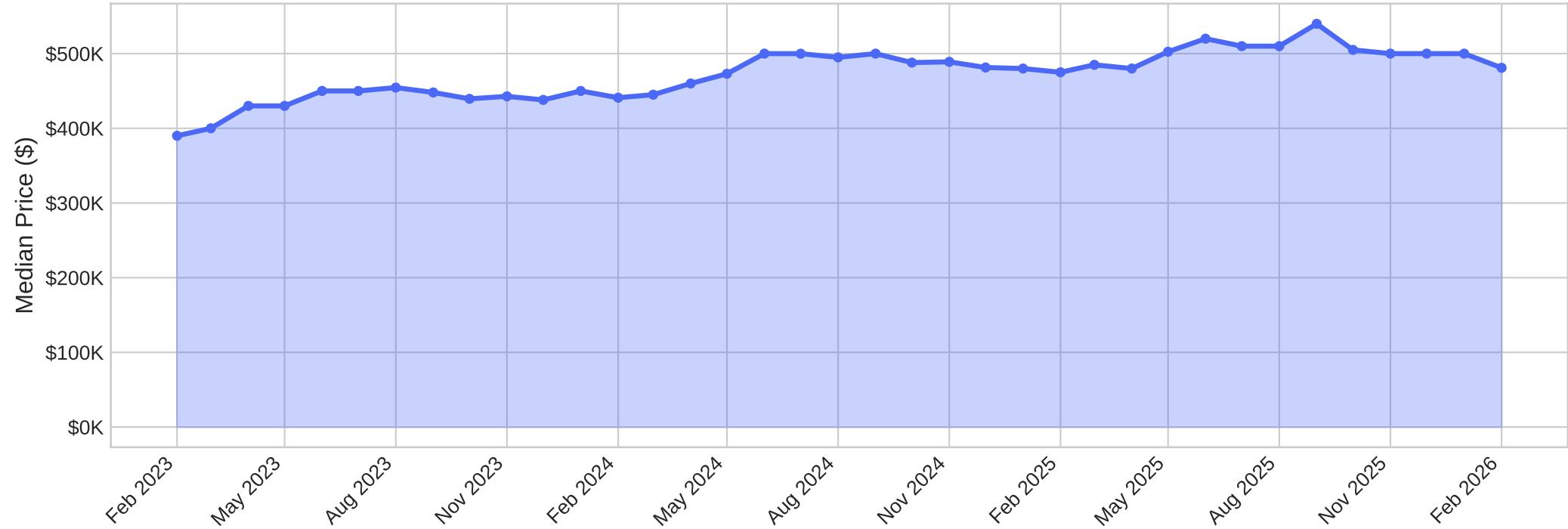
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Total Properties Analyzed: 30,308  
Active Listings: 680

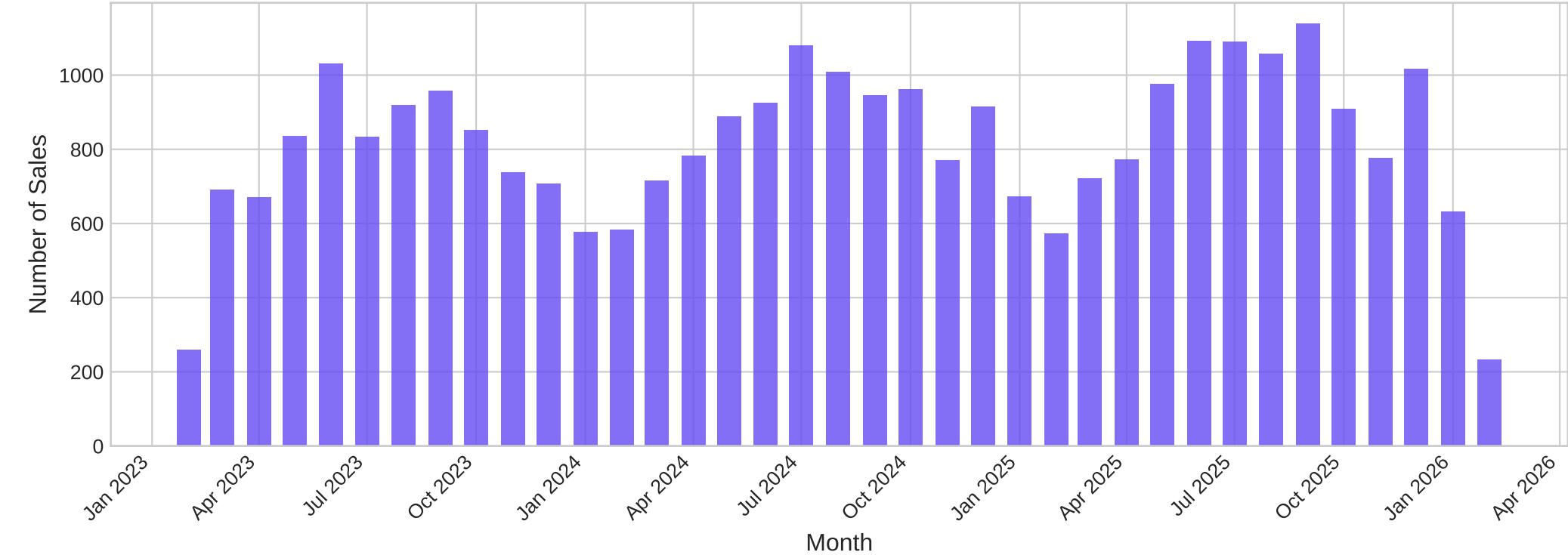
Median Sale Price: \$475,000  
Average Days on Market: nan days  
Total Sales Volume: \$17.91B

Markets Covered: 77 towns/cities  
Data Period: Past 24 months

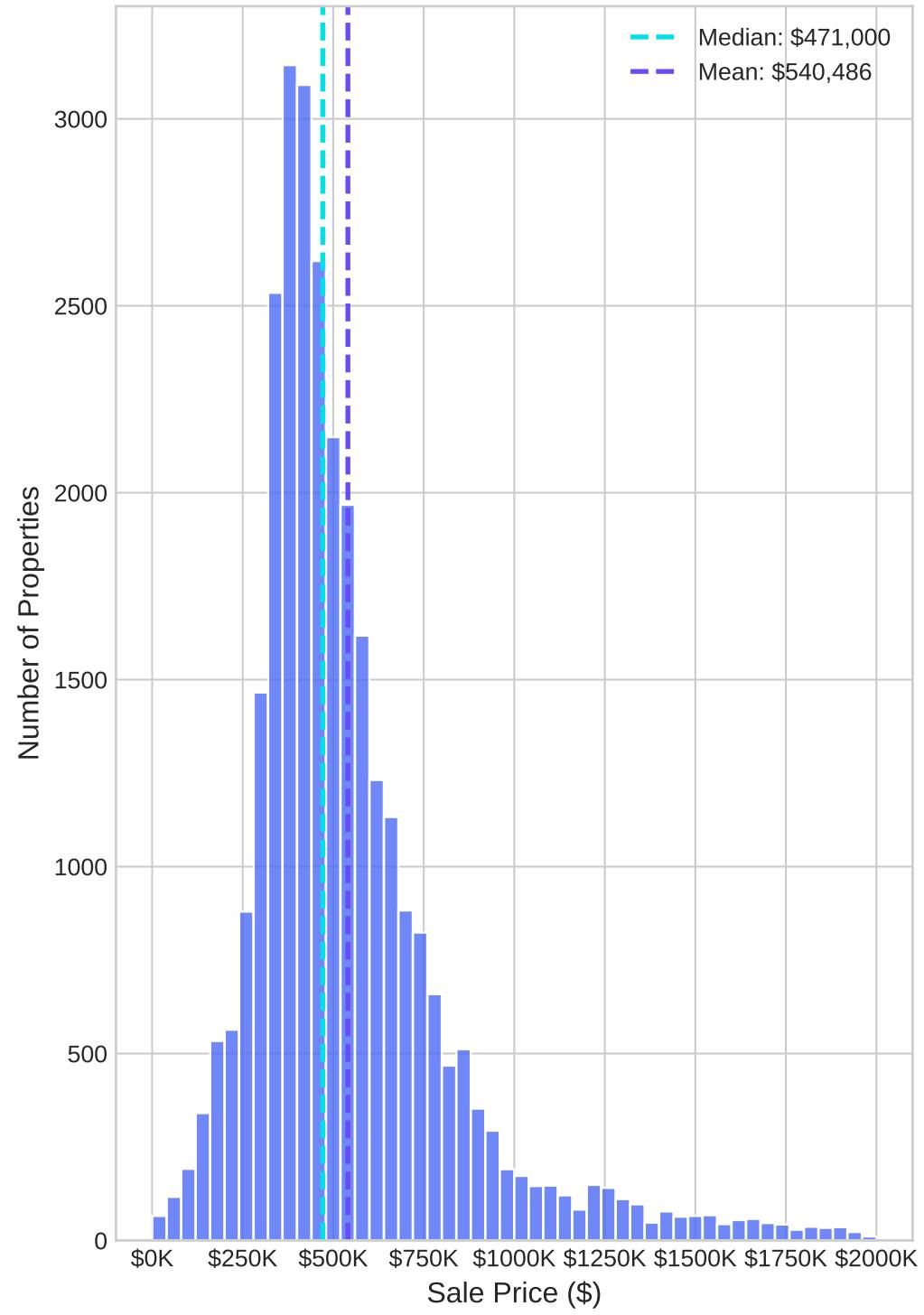
## Median Sale Price Trend



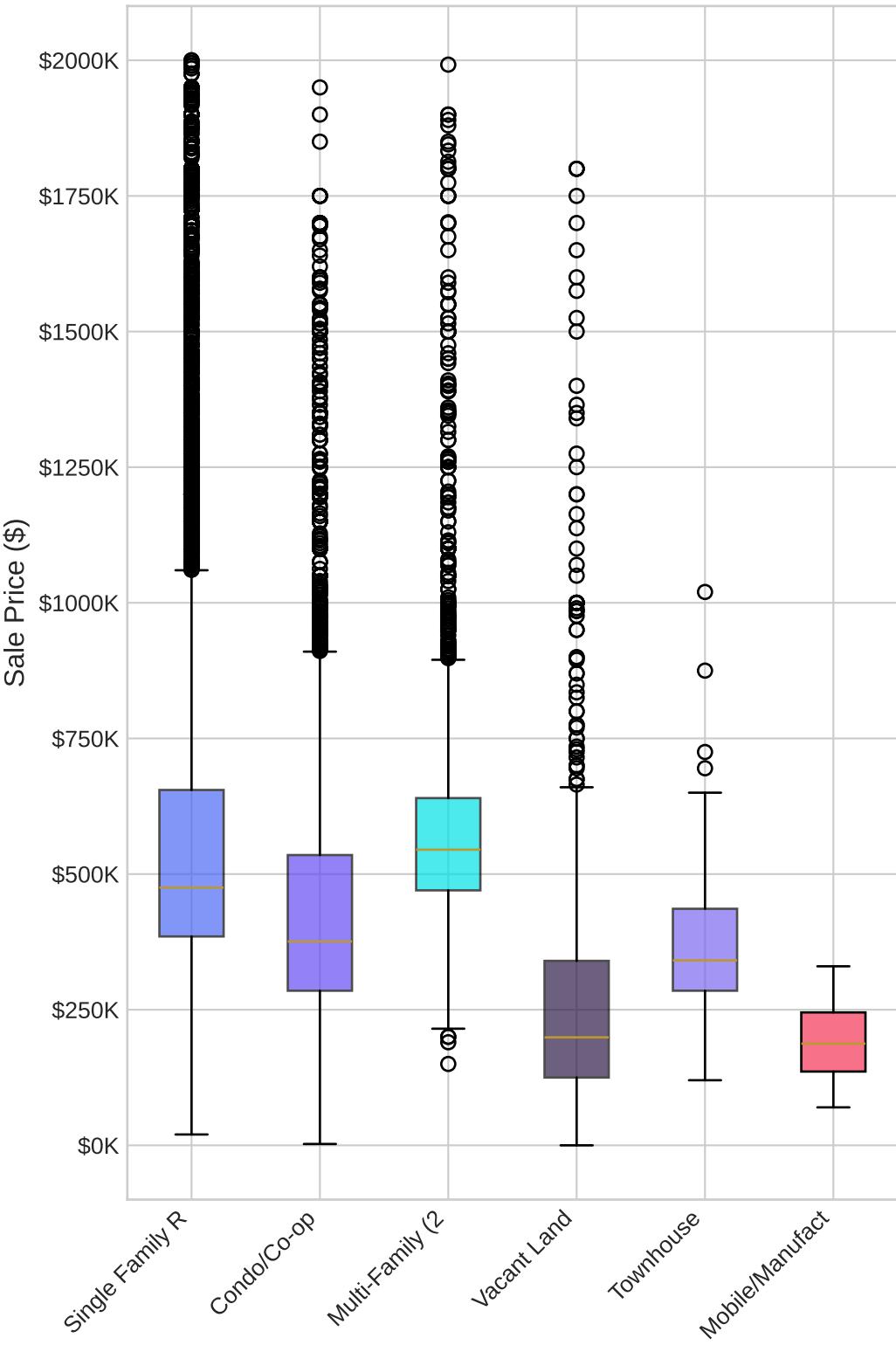
## Monthly Sales Volume



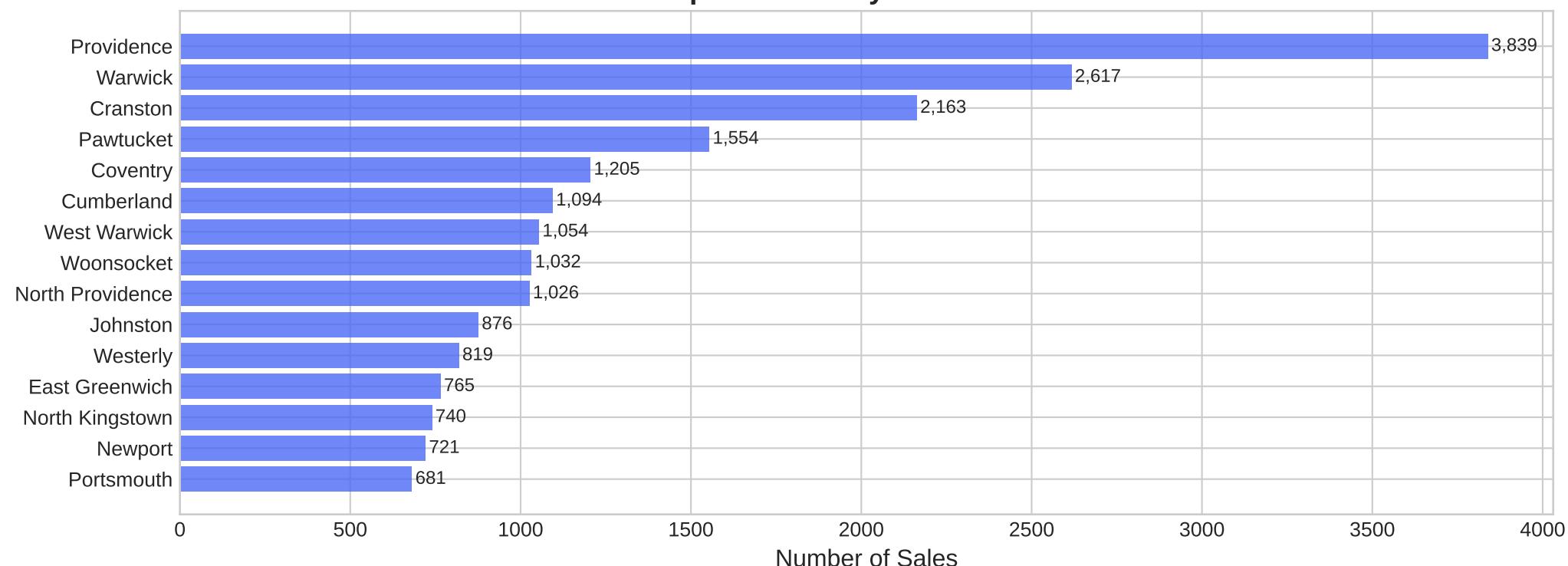
## Price Distribution (< \$2M)



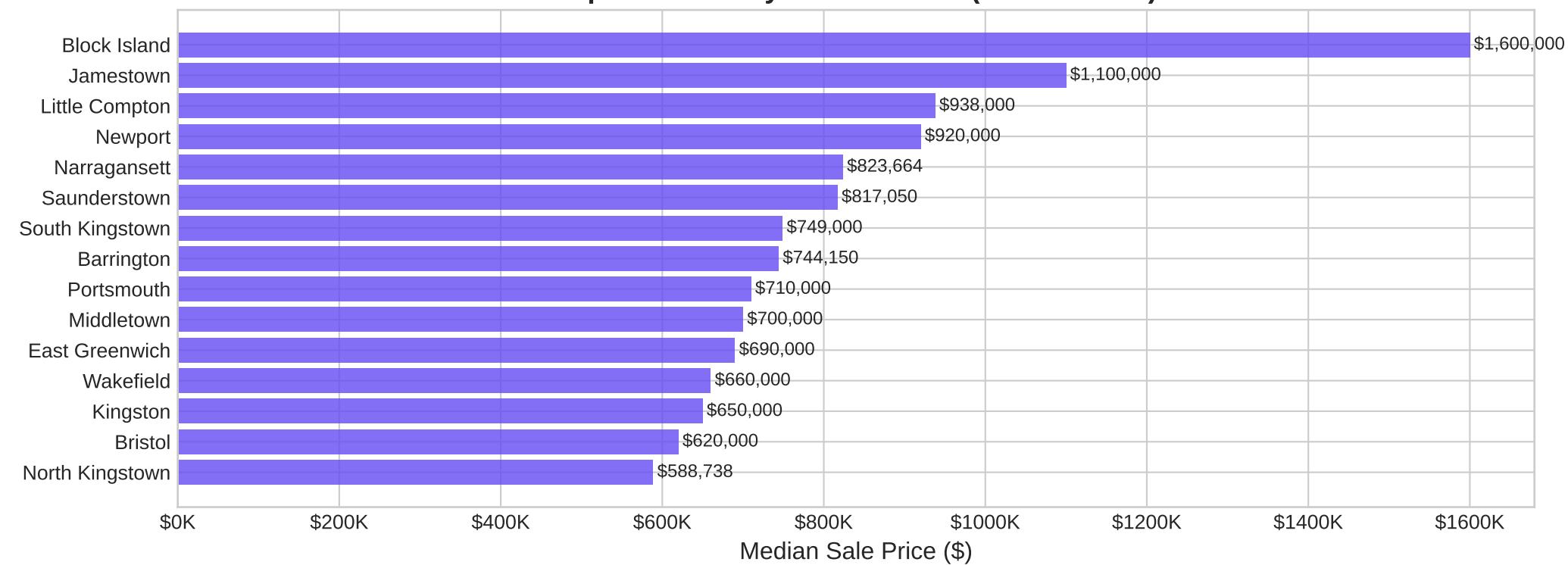
## Price by Property Type

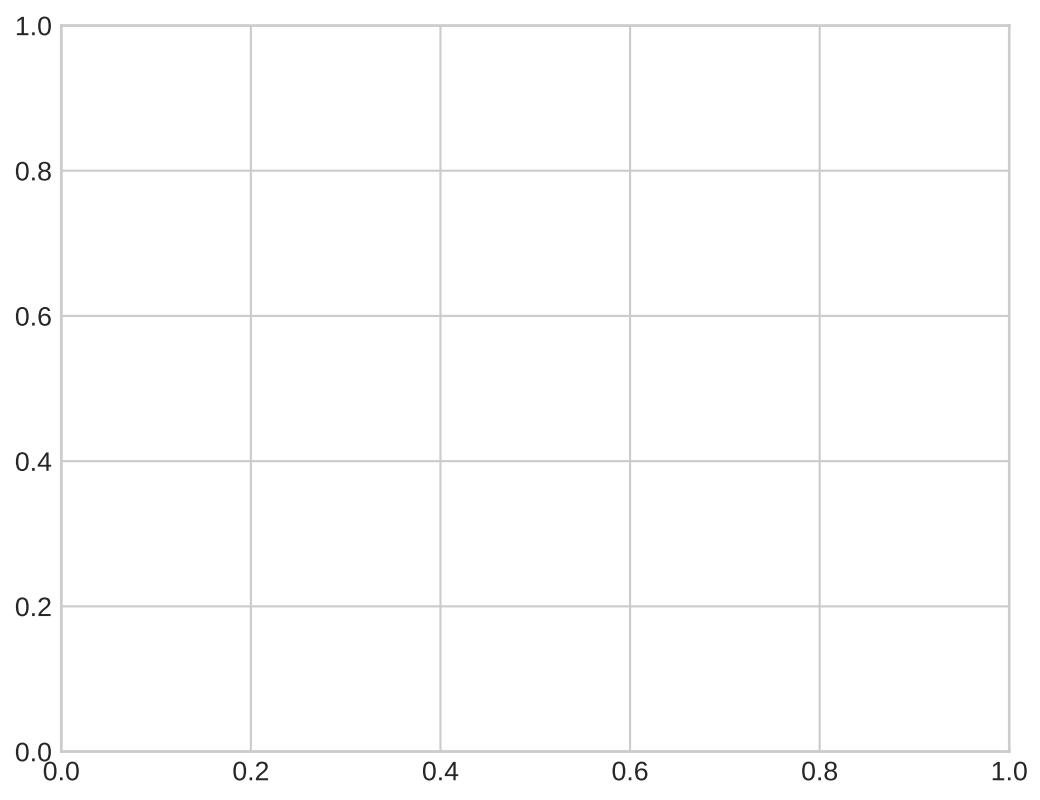
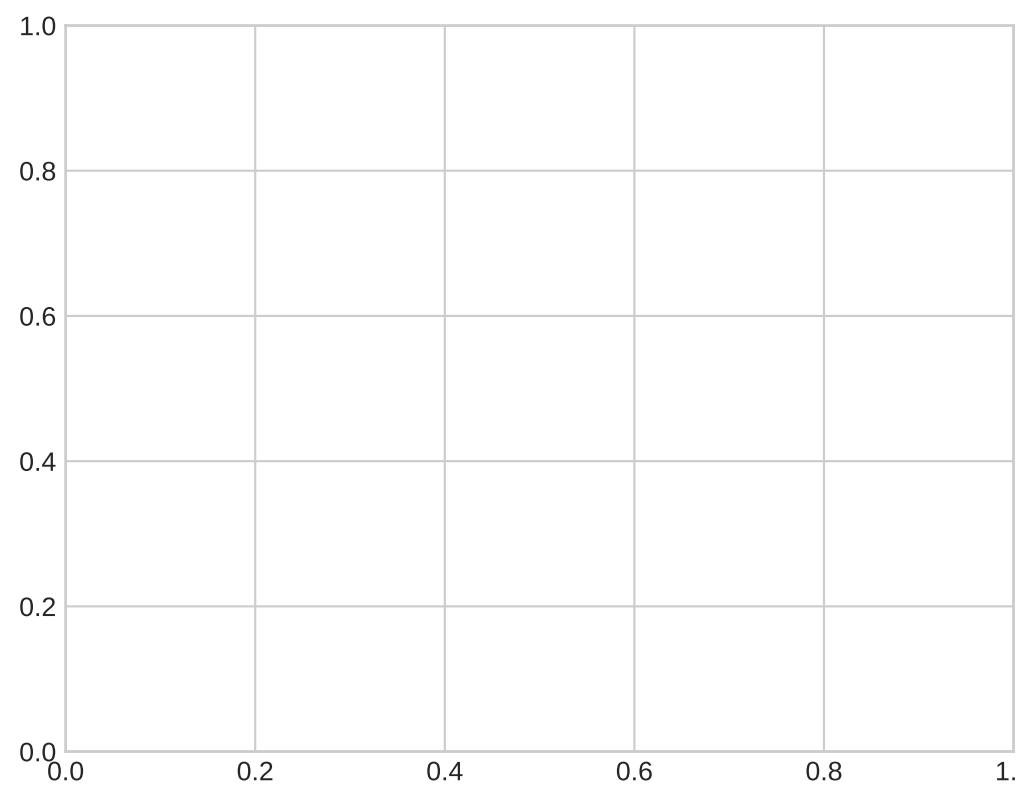
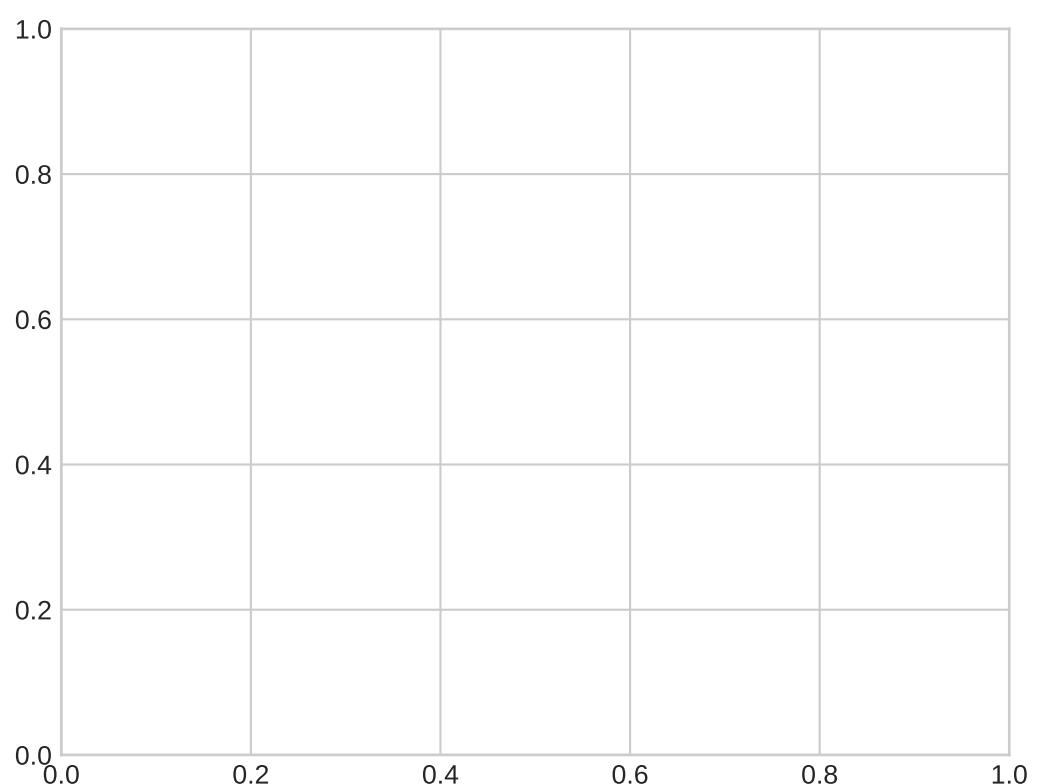
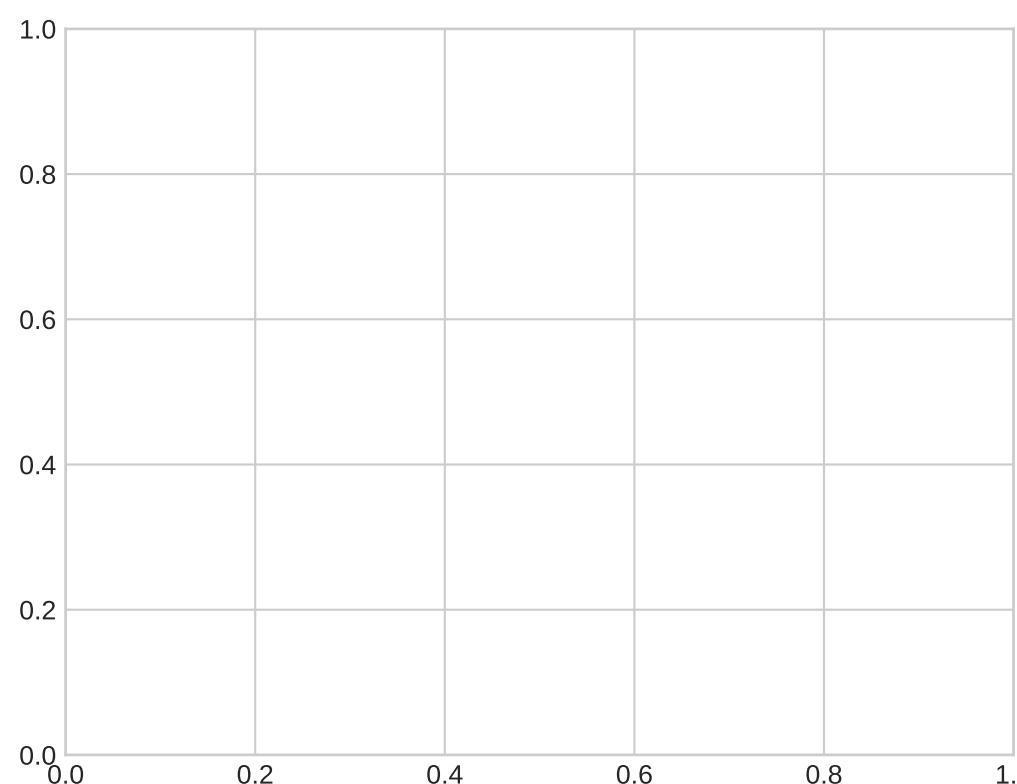


## Top 15 Towns by Sales Volume

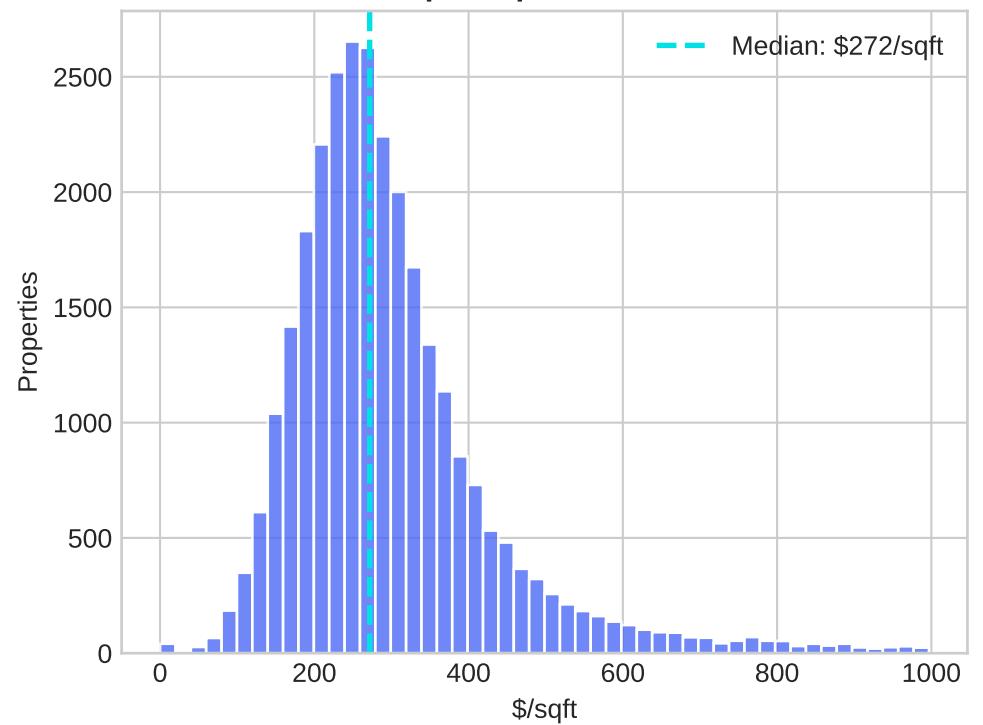


## Top 15 Towns by Median Price (min 20 sales)

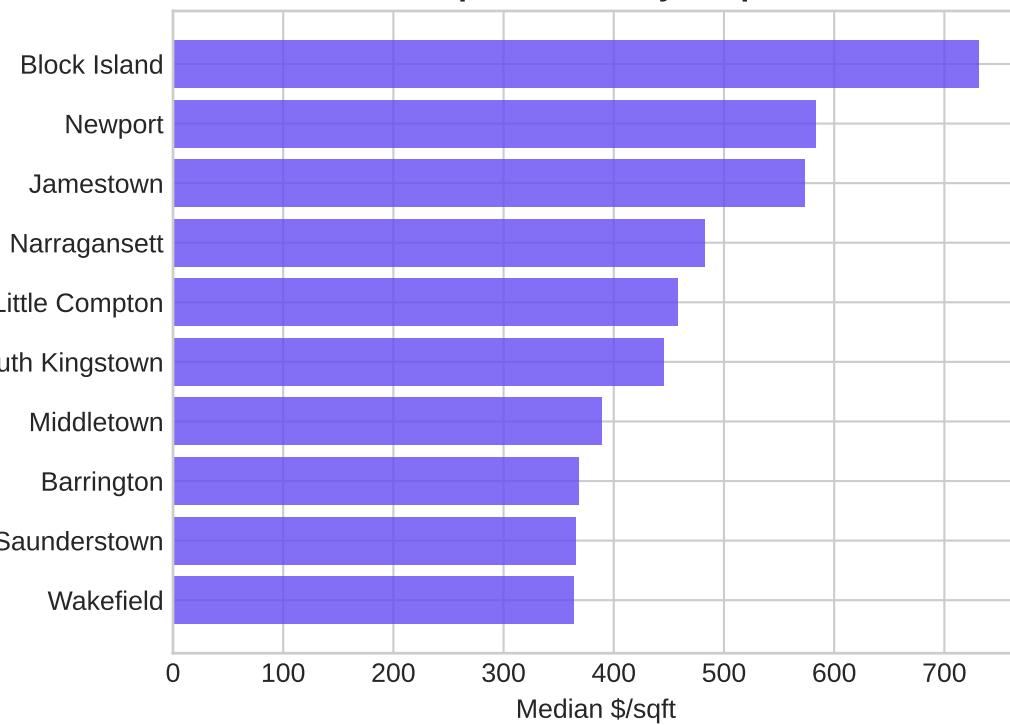




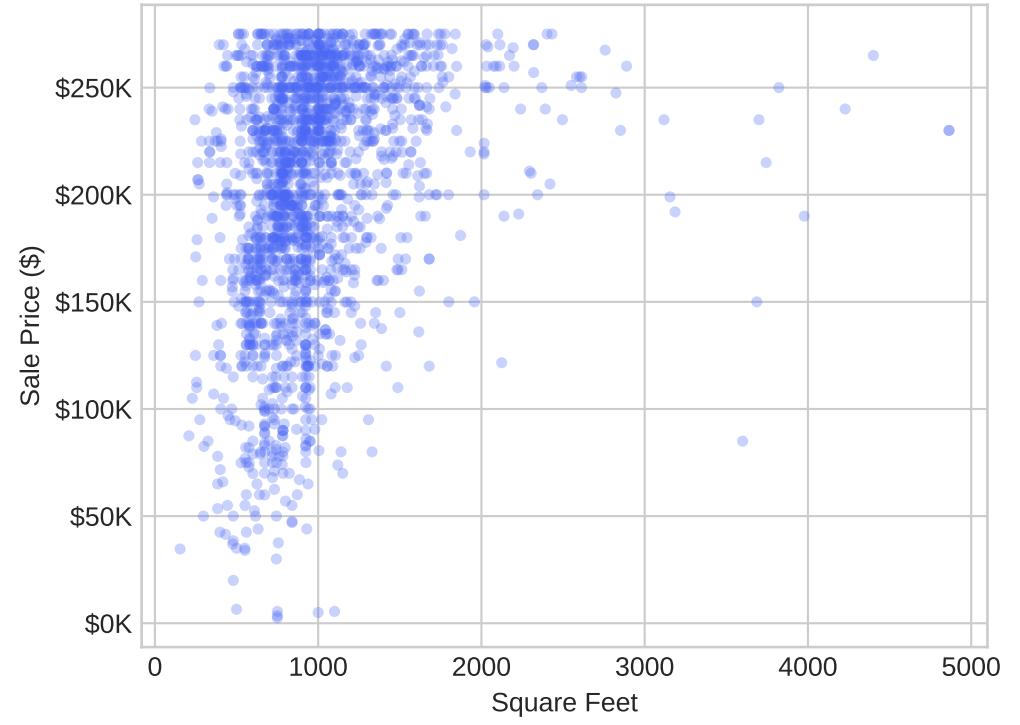
### Price per Sq Ft Distribution



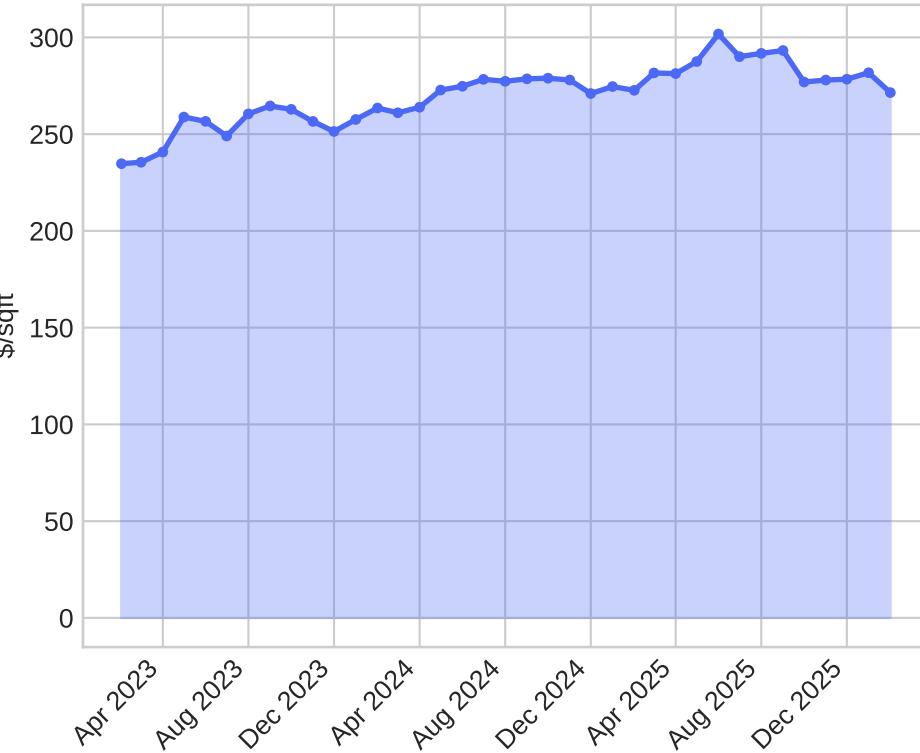
### Top 10 Towns by \$/sqft



### Square Footage vs Price



### Median \$/sqft Trend



# Market Summary by Town

Town	Sales	Median	Mean	Min	Max
Providence	3,839	\$490,000	\$585,013	\$1	\$6,850,000
Warwick	2,617	\$405,000	\$440,610	\$6,500	\$7,800,000
Cranston	2,163	\$440,000	\$484,626	\$25,000	\$3,000,000
Pawtucket	1,554	\$420,000	\$442,966	\$27,000	\$1,300,000
Coventry	1,205	\$415,000	\$432,846	\$35,000	\$1,550,000
Cumberland	1,094	\$493,300	\$527,709	\$7,000	\$1,650,000
West Warwick	1,054	\$387,000	\$388,538	\$20,000	\$1,575,000
Woonsocket	1,032	\$400,000	\$417,908	\$25,000	\$1,250,000
North Providence	1,026	\$385,000	\$381,962	\$45,000	\$1,060,000
Johnston	876	\$435,000	\$445,611	\$10,700	\$1,130,683
Westerly	819	\$546,000	\$804,126	\$41,439	\$9,000,000
East Greenwich	765	\$690,000	\$774,027	\$12,000	\$3,500,000
North Kingstown	740	\$588,738	\$657,645	\$37,500	\$3,635,000
Newport	721	\$920,000	\$1,244,640	\$2,500	\$8,100,000
Portsmouth	681	\$710,000	\$890,168	\$40,000	\$8,550,000
Lincoln	654	\$480,000	\$534,667	\$68,000	\$2,475,000
Wakefield	652	\$660,000	\$806,949	\$95,000	\$7,300,000
Narragansett	595	\$823,664	\$1,048,660	\$15,000	\$7,500,000
Bristol	568	\$620,000	\$773,482	\$100,000	\$8,000,000
Barrington	560	\$744,150	\$921,145	\$293,829	\$5,600,000
Tiverton	540	\$489,900	\$598,685	\$29,000	\$5,300,000
East Providence	504	\$427,000	\$451,309	\$42,000	\$1,150,000
Riverside	503	\$420,000	\$429,851	\$120,000	\$1,300,000
Smithfield	400	\$465,000	\$494,917	\$15,000	\$1,700,000
Middletown	390	\$700,000	\$946,030	\$38,500	\$5,900,000