

Rhode Island Real Estate

Market Report

February 2026

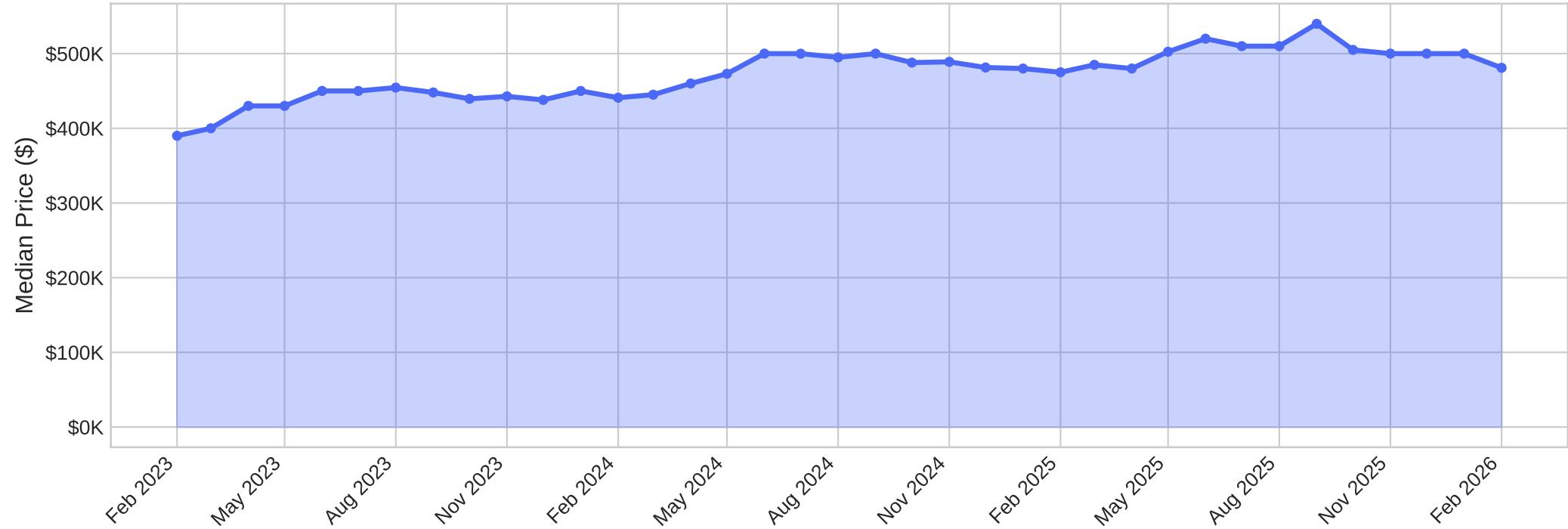
EXECUTIVE SUMMARY

Total Properties Analyzed: 30,308
Active Listings: 0

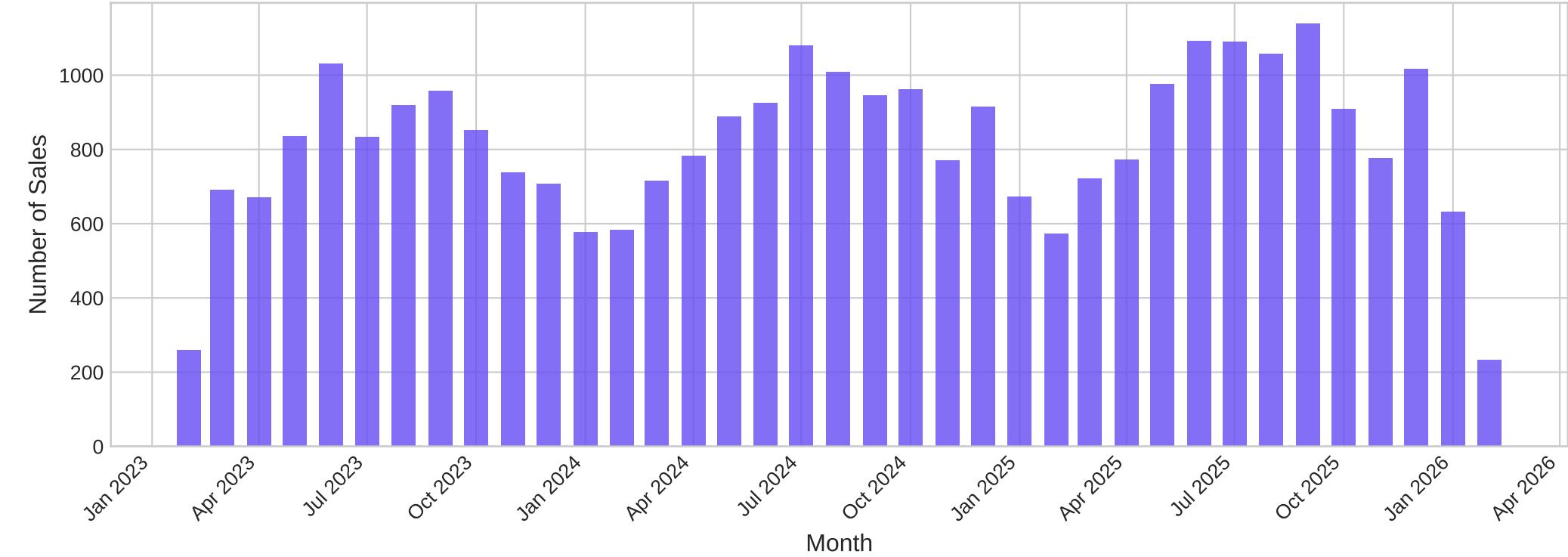
Median Sale Price: \$475,000
Average Days on Market: nan days
Total Sales Volume: \$17.91B

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

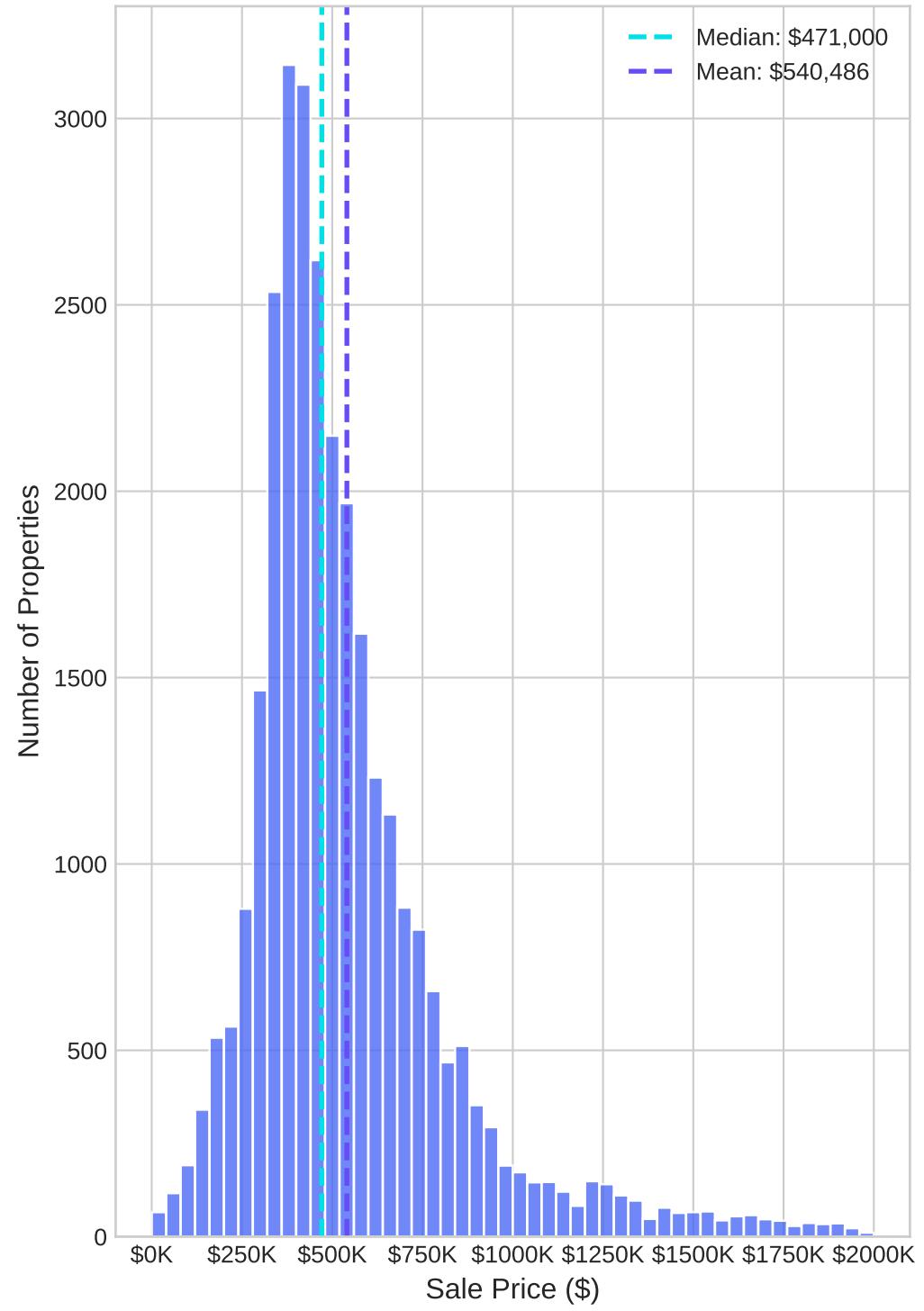
Median Sale Price Trend



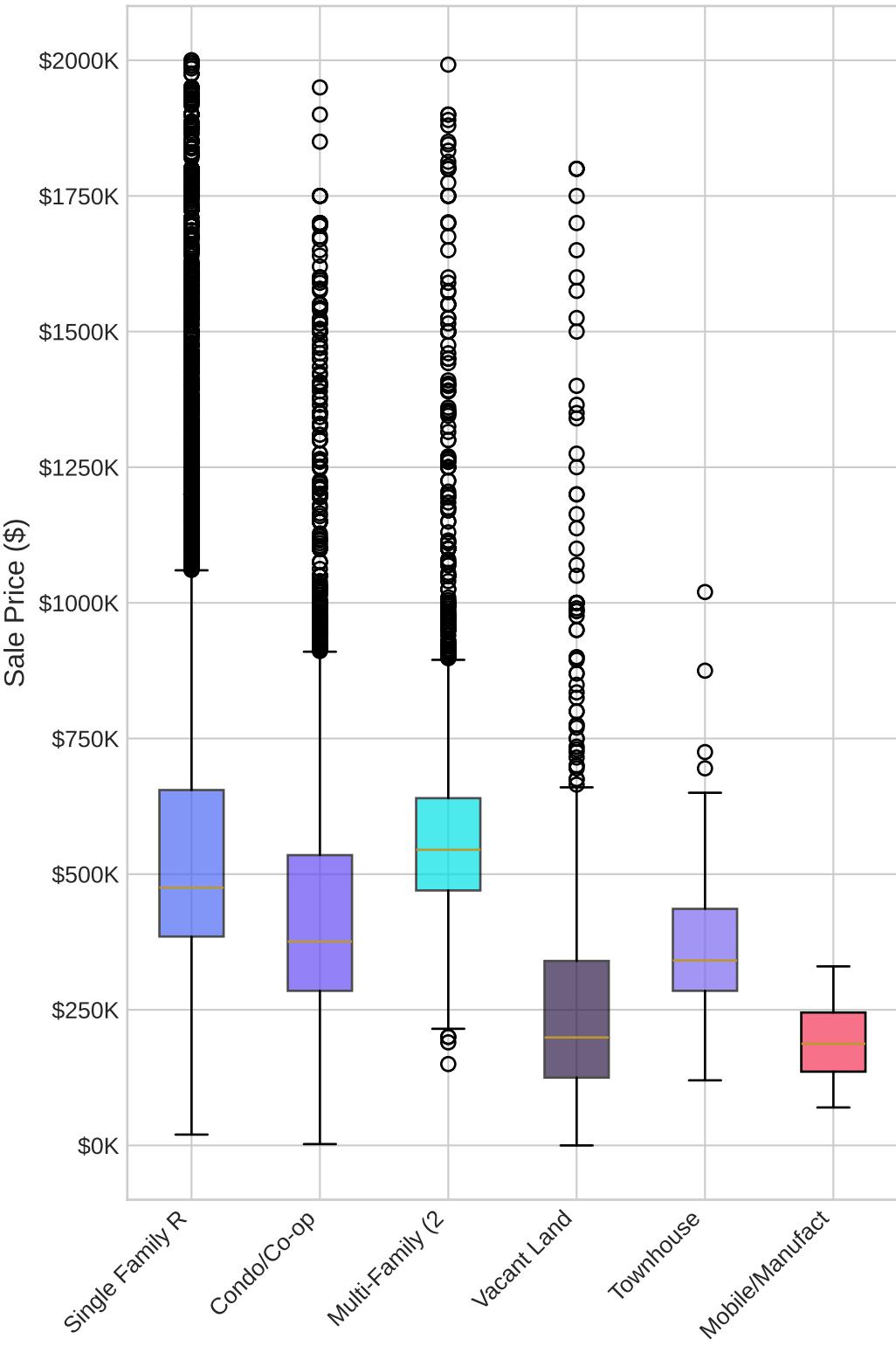
Monthly Sales Volume



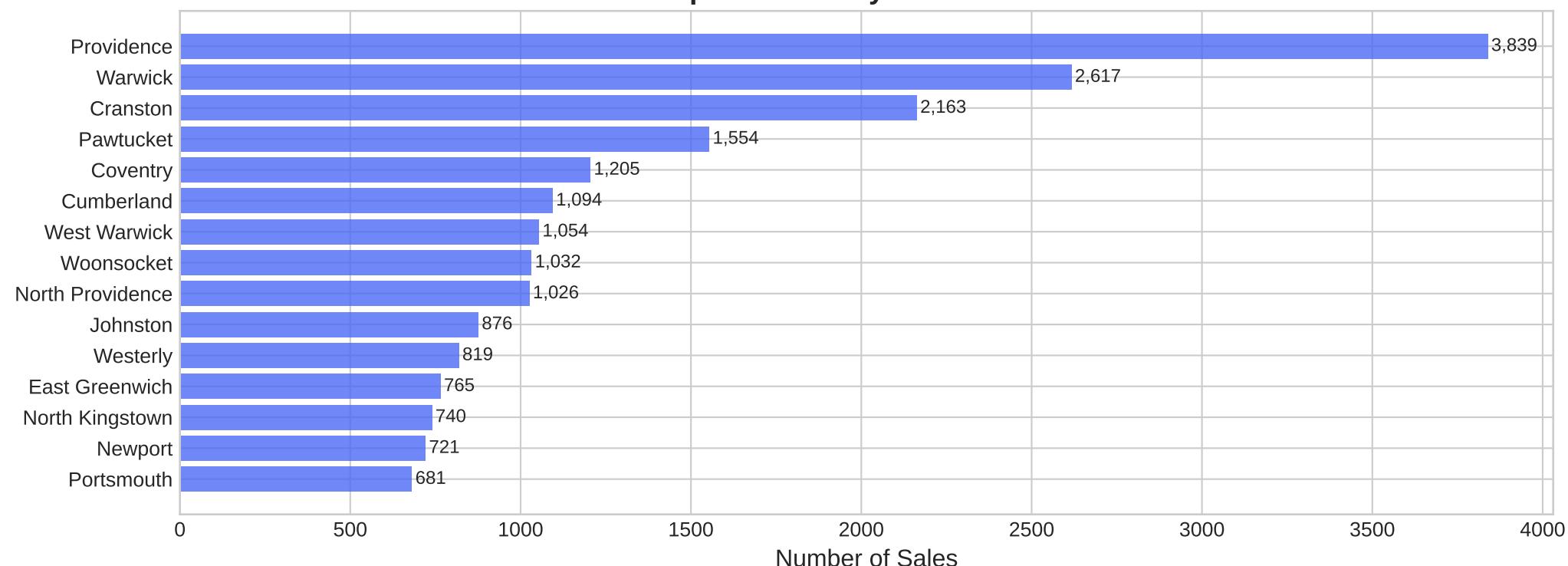
Price Distribution (< \$2M)



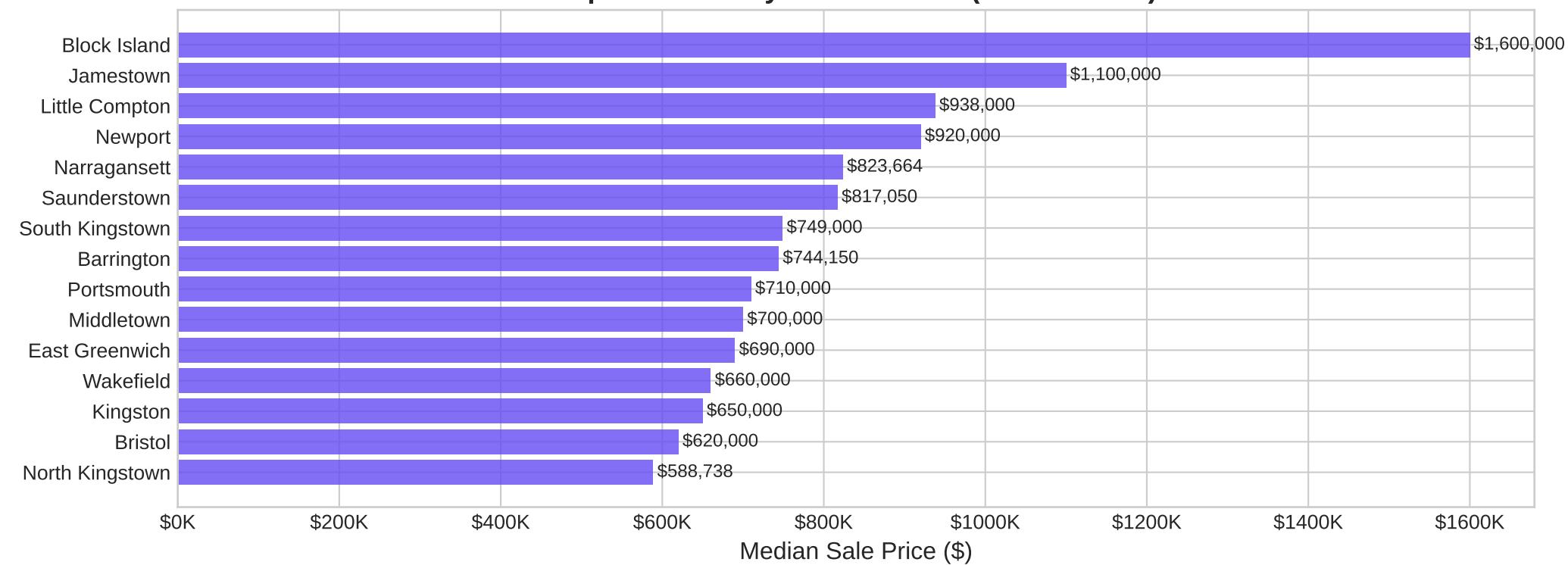
Price by Property Type

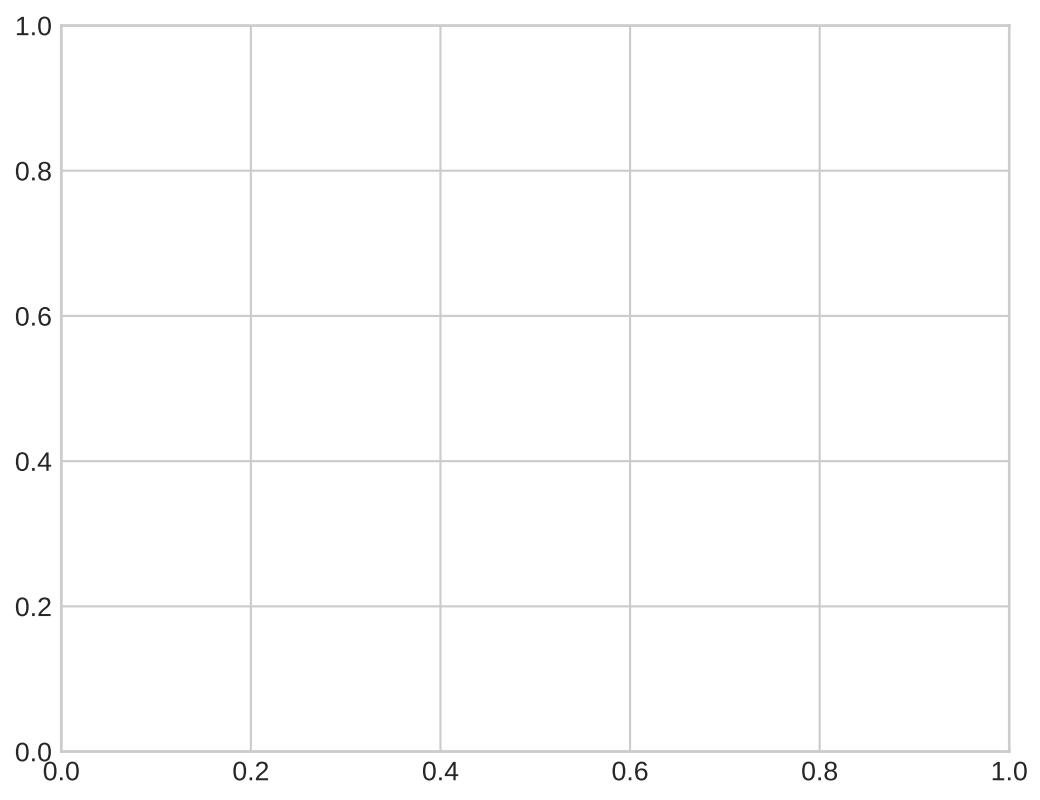
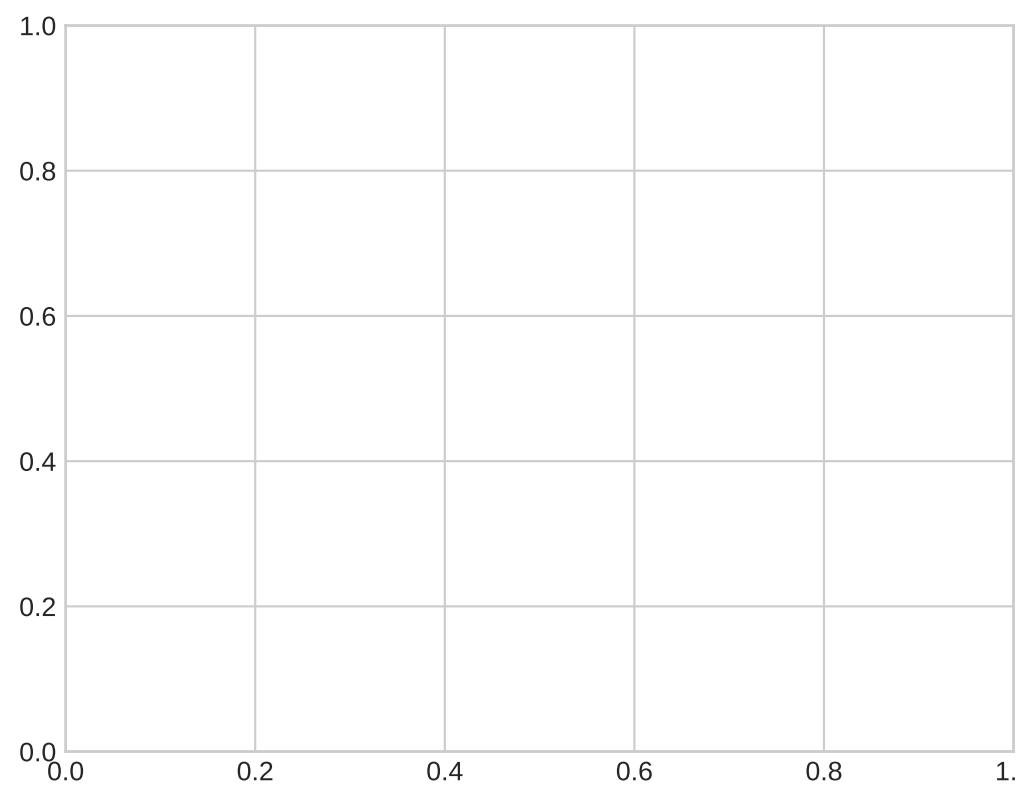
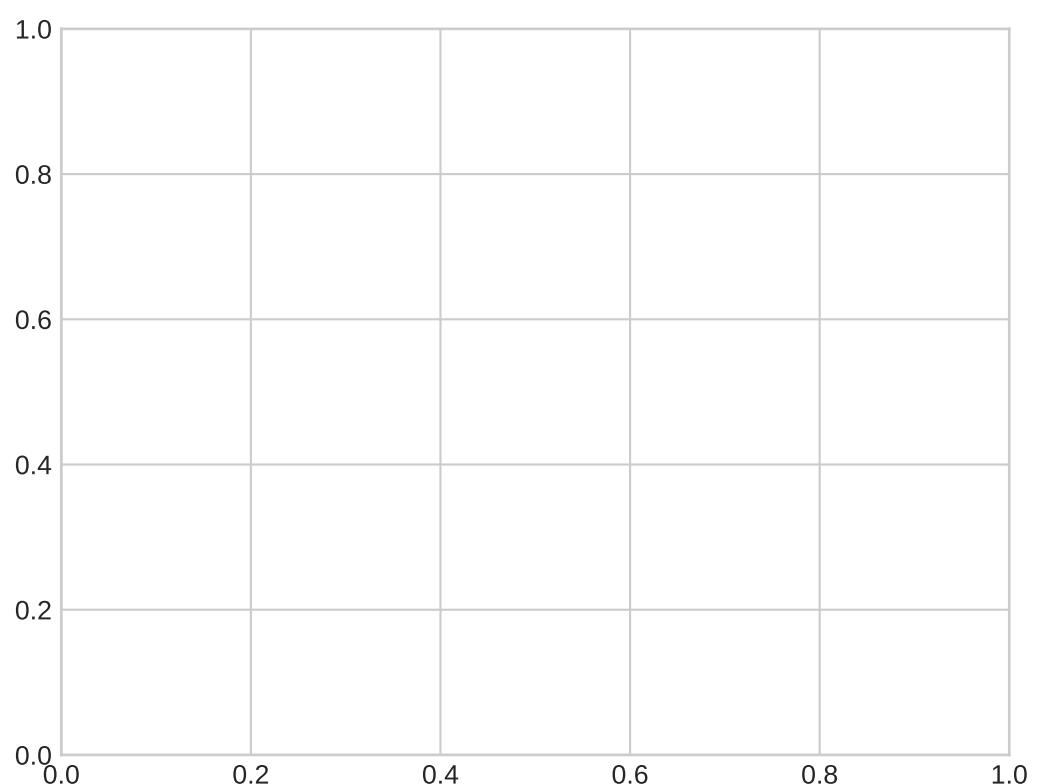
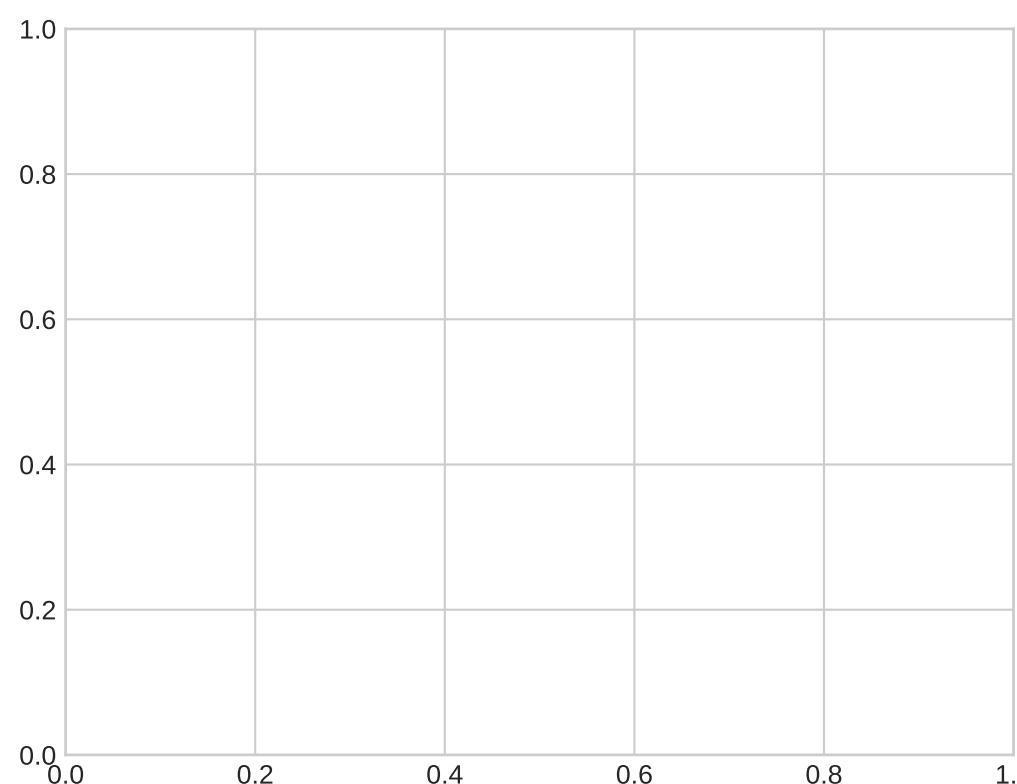


Top 15 Towns by Sales Volume

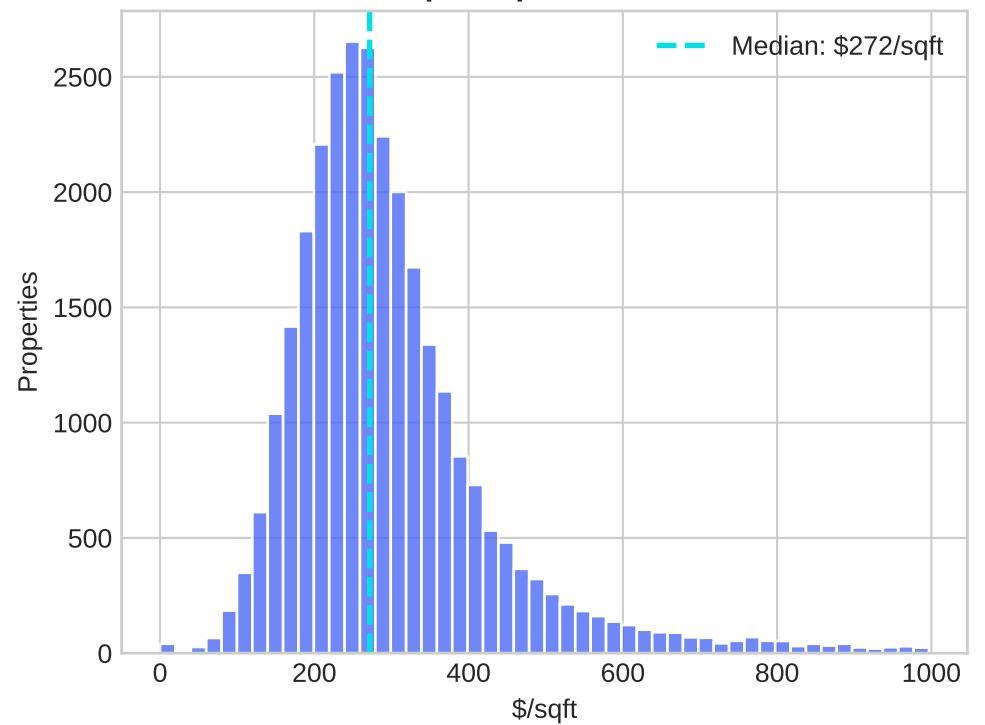


Top 15 Towns by Median Price (min 20 sales)

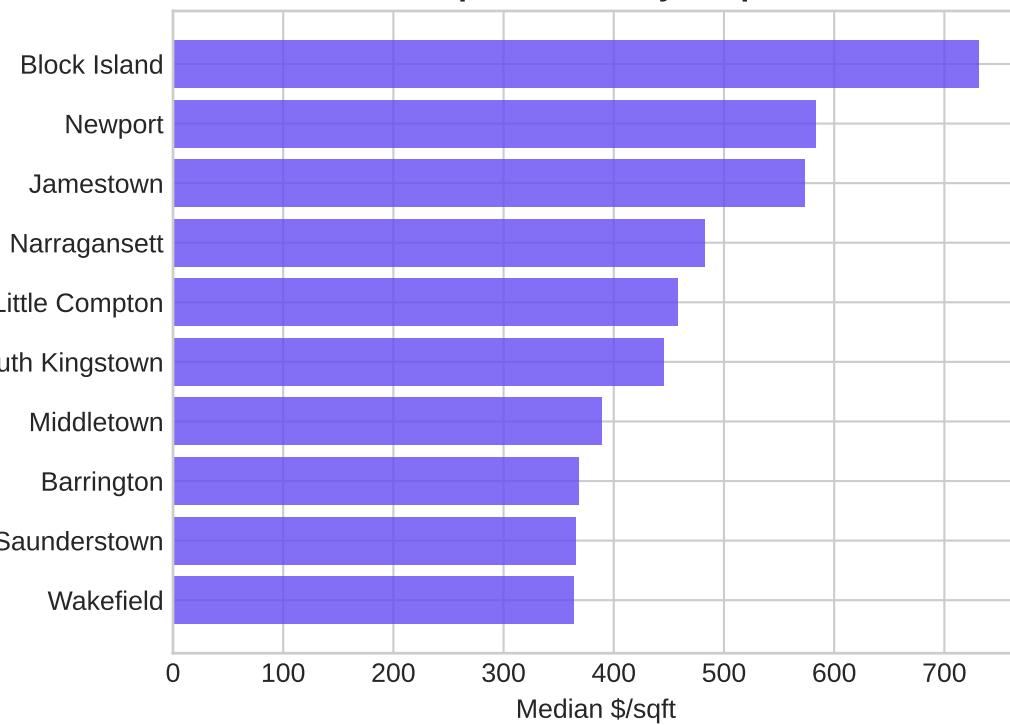




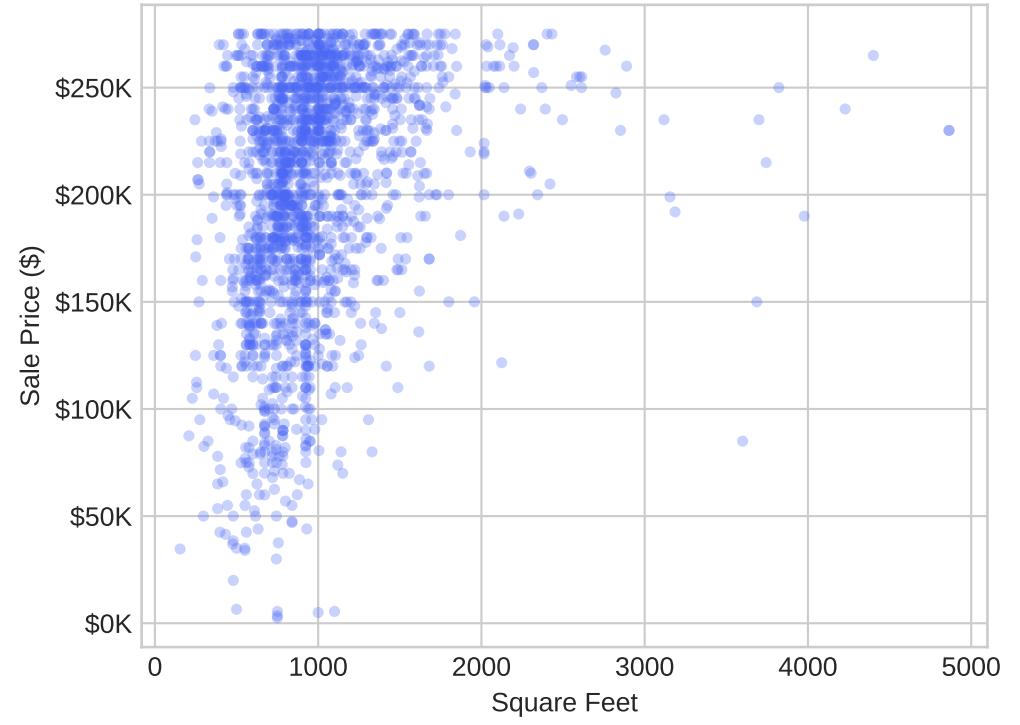
Price per Sq Ft Distribution



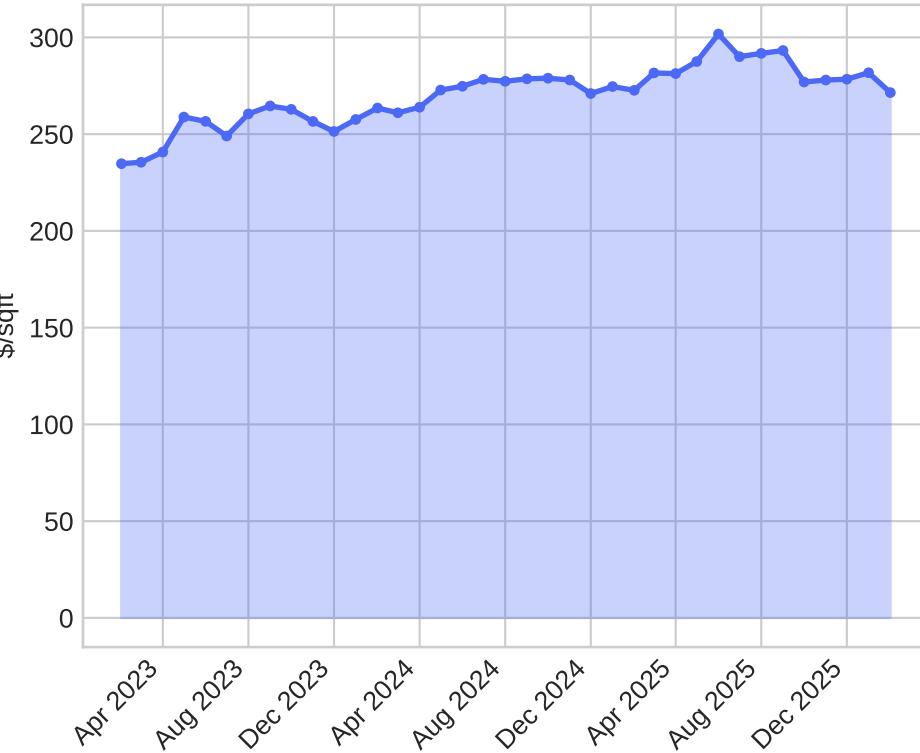
Top 10 Towns by \$/sqft



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 |