



Jess Powers
 Coastal Properties Group
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Prepared By: Jess Powers

Property Type is 'Single Family (SFM)' Status is one of 'Active (AA)', 'Act Und Contract(AU)', 'Coming Soon (CS)' Status is 'Pending (PN)' Status Srch Date is 04/18/2022 to 10/20/2021 Status is 'Sold (SS)' Status Srch Date is 04/18/2022 to 10/20/2021 State Or Province is 'Rhode Island' City is 'North Kingstown'

Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 1 of 11

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Active															
1	1304873	122 Hornet Road	North Kingstow	3	1	0	1,296	12,000	\$308	\$399,000					39
2	1307875	25 Advent Street	North Kingstow	3	2	0	1,200	20,909	\$333	\$399,900					0
3	1307454	99 Mount View Avenue	North Kingstow	3	2	0	1,616	6,750	\$278	\$449,000					3
4	1306125	250 Sachem Lot 10 Road	North Kingstow	2	2	0	1,503	5,157	\$326	\$489,900					21
5	1307070	211 Butternut Drive	North Kingstow	4	2	1	1,408	11,326	\$355	\$499,900					10
6	1307184	40 Sauga Avenue	North Kingstow	2	1	1	1,442	7,841	\$364	\$525,000					5
7	1307324	20 Sweet Lane	North Kingstow	3	2	1	1,731	23,087	\$318	\$550,000					7
8	1300715	670 Shermantown Road	North Kingstow	5	2	1	2,675	93,654	\$280	\$749,000					109
9	1306174	156 Mount View Avenue	North Kingstow	3	2	1	2,312	9,148	\$341	\$789,000					14
10	1305599	31 Jasmine Circle	North Kingstow	4	2	1	2,820	25,265	\$280	\$790,000					19
11	1306692	21 Plum Beach Road	North Kingstow	3	2	0	2,185	22,000	\$366	\$799,000					12
12	1303135	761 Gilbert Lane	North Kingstow	3	2	0	1,704	346,823	\$469	\$799,900					66
13	1307393	851 North Quidnessett Road	North Kingstow	5	3	1	2,804	80,150	\$294	\$825,000					6
14	1307221	49 Sea Grass Way	North Kingstow	3	2	1	2,040	26,375	\$404	\$825,000					5
15	1306800	60 Top Hill Road	North Kingstow	4	2	1	2,153	20,473	\$395	\$849,900					13
16	1303125	965 Gilbert Lane	North Kingstow	4	3	1	2,312	536,484	\$376	\$869,900					66
17	1306333	79 Explorer Drive	North Kingstow	4	2	1	2,850	23,958	\$342	\$974,500					19
18	1301199	90 Explorer Drive	North Kingstow	4	4	0	3,200	49,793	\$305	\$975,000					99
19	1305473	208 Ten Rod Road	North Kingstow	3	3	1	3,347	40,510	\$293	\$979,900					28
20	1306669	146 Boston Neck Road	North Kingstow	7	6	1	4,301	33,200	\$229	\$985,000					0
21	1307731	133 Cassandra Lane	North Kingstow	4	3	1	2,600	27,000	\$381	\$989,900					2
22	1306298	37 Explorer Drive	North Kingstow	4	2	1	3,000	25,265	\$343	\$1,029,500					20
23	1295536	47 Explorer Drive	North Kingstow	4	2	1	2,800	26,595	\$375	\$1,049,500					194
24	1304698	62 CHAMPLIN Road	North Kingstow	3	3	0	3,529	46,174	\$394	\$1,390,000					34
25	1304305	1151 Vineyard Road	North Kingstow	4	2	1	3,587	174,240	\$404	\$1,450,000					46
26	1305492	114 SPRING Street	North Kingstow	4	3	1	3,582	35,500	\$613	\$2,195,000					12

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Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 2 of 11

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Active															
27	1307578	241 Fleetwood Drive	North Kingstow	4	2	1	2,600	143,312	\$1,000	\$2,599,000					5
28	1263493	46 Pojac Point	North Kingstow	5	6	2	6,700	270,943	\$522	\$3,500,000					564

# LISTINGS:	28	Min	2.00	1.00	0.00	1,200	5,157	\$229	\$399,000						0
		Max	7.00	6.00	2.00	6,700	536,484	\$1,000	\$3,500,000						564
		Avg	3.71	2.50	0.75	2,618	76,569	\$382	\$1,025,954						51
		Med	4.00	2.00	1.00	2,600	26,485	\$349	\$837,450						17

Listings: Active Und Contract

1	1306726	1 Spindrift Drive	North Kingstow	2	1	0	820	6,000	\$426	\$349,000					11
2	1306840	76 Butternut Drive	North Kingstow	4	2	0	2,400	20,038	\$208	\$499,000					11
3	1306163	350 DAVISVILLE Road	North Kingstow	4	2	0	3,054	84,070	\$222	\$679,000					21
4	1304511	422 Chimney Rock Drive	North Kingstow	3	2	1	2,376	16,553	\$290	\$689,999					42
5	1303697	56 Wright Lane	North Kingstow	3	2	0	2,356	15,611	\$318	\$749,000					52
6	1304343	139 Smoke Ridge Drive	North Kingstow	4	2	1	3,018	65,776	\$273	\$825,000					24
7	1306401	442 Sylvan Court	North Kingstow	4	2	1	4,040	20,909	\$228	\$920,000					17

# LISTINGS:	7	Min	2.00	1.00	0.00	820	6,000	\$208	\$349,000						11
		Max	4.00	2.00	1.00	4,040	84,070	\$426	\$920,000						52
		Avg	3.43	1.86	0.43	2,581	32,708	\$281	\$673,000						25
		Med	4.00	2.00	0.00	2,400	20,038	\$273	\$689,999						21

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#	MLS #	Address	City	 Bed	 FB	 HB	 SqFt	 Lot SF	 LP/SqFt	 List Price	 Sold Price	 SP/Sqft	 Sold Date	 SP%LP	 DOM
Listings: Coming Soon															
1	1307636	56 Silver Spring Road	North Kingstow	2	1	1	720	13,504	\$415	\$299,000					
2	1307371	105 Surrey Lane	North Kingstow	3	1	0	1,232	20,038	\$304	\$374,900					
3	1307784	52 Rosemary Drive	North Kingstow	2	1	0	768	7,841	\$488	\$375,000					
4	1306964	344 Shore Acres Avenue	North Kingstow	3	2	0	1,248	18,731	\$321	\$400,000					
# LISTINGS: 4				Min	2.00	1.00	0.00	720	7,841	\$304	\$299,000				
				Max	3.00	2.00	1.00	1,248	20,038	\$488	\$400,000				
				Avg	2.50	1.25	0.25	992	15,028	\$382	\$362,225				
				Med	2.50	1.00	0.00	1,000	16,118	\$368	\$374,950				



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#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Pending															
1	1305977	23 Krzak Road	North Kingstow	2	1	0	928	0	\$122	\$113,000					13
2	1300422	295 Camp Avenue	North Kingstow	3	1	0	1,438	45,302	\$209	\$300,000					17
3	1305897	12 Sand Hill Drive	North Kingstow	2	1	0	816	6,534	\$428	\$349,000					17
4	1302300	8061 Post Road	North Kingstow	5	3	1	2,590	53,579	\$156	\$405,000					58
5	1301765	251 Seawyns Drive	North Kingstow	3	2	0	1,556	5,963	\$305	\$474,000					2
6	1300515	250 Sachem Lot 15 Road	North Kingstow	2	2	0	1,500	5,775	\$317	\$474,900					87
7	1303268	250 Lot 7 Sachem Road	North Kingstow	2	2	0	1,503	6,538	\$323	\$484,900					0
8	1301953	250 Sachem Road	North Kingstow	3	2	0	1,500	11,748	\$323	\$484,900					0
9	1302892	257 Seawyns Drive	North Kingstow	3	2	1	1,597	8,505	\$305	\$487,000					0
10	1307588	404 Newcomb Road	North Kingstow	3	2	0	1,904	24,829	\$262	\$499,000					4
11	1303955	262 Seawyns Drive	North Kingstow	3	2	1	1,728	5,117	\$311	\$537,000					0
12	1306324	54 Whitman Drive	North Kingstow	4	3	0	1,294	30,928	\$432	\$559,000					4
13	1306126	107 CHATWORTH Road	North Kingstow	3	2	0	1,100	56,000	\$509	\$559,900					5
14	1305076	63 Dawn Marie Court	North Kingstow	3	2	0	1,872	41,818	\$304	\$569,900					8
15	1306809	261 Seawyns Drive	North Kingstow	3	2	1	1,900	5,700	\$305	\$579,000					0
16	1301755	75 Somerset Circle	North Kingstow	3	2	1	1,900	5,176	\$305	\$579,000					5
17	1298125	254 Seawyns Drive	North Kingstow	3	2	1	1,900	5,011	\$305	\$579,000					8
18	1306529	6 Azalea Court	North Kingstow	3	2	1	2,882	11,452	\$208	\$599,900					11
19	1304127	45 Roland Robinson Way	North Kingstow	3	2	1	1,712	10,565	\$350	\$599,900					7
20	1306144	78 Seawyns Drive	North Kingstow	3	2	1	1,793	4,792	\$335	\$600,000					5
21	1303715	172 Beacon Drive	North Kingstow	3	2	1	2,545	37,879	\$248	\$629,900					6
22	1304587	978 Boston Neck Road	North Kingstow	2	2	1	2,257	65,132	\$283	\$639,000					5
23	1304382	26 Kristen Lane	North Kingstow	4	2	1	2,662	21,780	\$240	\$639,000					26
24	1305637	40 Bellewood Court	North Kingstow	4	2	1	2,108	33,977	\$304	\$639,900					5
25	1305636	124 Daniel Drive	North Kingstow	4	2	1	2,399	28,750	\$269	\$645,000					4
26	1307138	53 AUSTIN MEADOWS Lane	North Kingstow	3	2	1	2,032	34,657	\$344	\$699,900					6
27	1305805	19 Riptide Drive	North Kingstow	2	2	1	1,909	6,000	\$380	\$725,000					7
28	1305870	166 Ricci Lane	North Kingstow	3	2	1	1,944	12,197	\$386	\$749,900					2
29	1306334	32 HIGHBUSH Terrace	North Kingstow	4	2	1	2,559	37,462	\$297	\$759,900					6

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Listings: Pending															
30	1304965	445 Glen Hill Drive	North Kingstow	3	3	1	2,883	43,996	\$270	\$779,000					15
31	1303897	15 Country Court	North Kingstow	4	2	1	3,239	81,021	\$247	\$799,900					13
32	1299247	950 Gilbert Lane	North Kingstow	4	3	1	2,312	117,475	\$355	\$819,900					125
33	1281570	185 Sylvan Court	North Kingstow	4	3	1	2,812	20,000	\$302	\$849,900					8
34	1301280	1175 Gilbert Lane	North Kingstow	4	3	1	2,312	364,338	\$376	\$869,900					0
35	1304399	386 Wickford Point Road	North Kingstow	4	2	1	2,787	36,155	\$323	\$900,000					3
36	1299345	83 Halls Rock Way	North Kingstow	4	2	1	2,550	13,000	\$379	\$967,600					0
37	1299344	82 Halls Rock Way	North Kingstow	3	2	5	2,550	13,000	\$385	\$981,000					0
38	1299343	52 Halls Rock Way	North Kingstow	3	2	0	2,275	13,000	\$440	\$1,000,400					0
39	1297377	302 Potter Road	North Kingstow	3	2	0	1,953	1,423,976	\$538	\$1,050,000					112
40	1302841	185 Explorer Drive	North Kingstow	4	2	1	3,000	33,949	\$354	\$1,060,900					60
41	1306572	251 Wilbert Way	North Kingstow	4	2	1	3,608	39,640	\$298	\$1,075,000					14
42	1299346	26 Bowline Drive	North Kingstow	4	2	1	2,550	13,000	\$472	\$1,203,050					0
43	1303750	29 LANDS END Drive	North Kingstow	5	3	2	5,179	39,329	\$483	\$2,500,000					9
# LISTINGS: 43				Min	2.00	1.00	0.00	816	0	\$122	\$113,000				0
				Max	5.00	3.00	5.00	5,179	1,423,976	\$538	\$2,500,000				125
				Avg	3.28	2.09	0.81	2,182	66,862	\$328	\$716,706				16
				Med	3.00	2.00	1.00	2,032	21,780	\$311	\$639,000				6



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#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Sold															
1	1293308	8 Krzak Road	North Kingstow	2	1	0	880	0	\$70	\$62,000	\$62,000	\$70	10/20/2021	100%	40
2	1300835	23 Krzak Road	North Kingstow	2	1	0	720	0	\$96	\$69,000	\$67,500	\$94	02/23/2022	98%	15
3	1301736	11 Krzak Road	North Kingstow	2	1	0	728	0	\$117	\$85,000	\$85,000	\$117	03/10/2022	100%	14
4	1303630	16 krzak Road	North Kingstow	2	1	0	980	0	\$102	\$100,000	\$100,000	\$102	04/12/2022	100%	0
5	1302071	5 Krzak Road	North Kingstow	2	2	0	880	0	\$119	\$105,000	\$107,500	\$122	02/28/2022	102%	10
6	1291109	30 Middle Street	North Kingstow	3	1	0	1,600	9,583	\$87	\$138,900	\$171,000	\$107	02/04/2022	123%	91
7	1299348	650 Tower Hill Road	North Kingstow	4	1	0	1,768	30,638	\$119	\$209,900	\$233,000	\$132	01/28/2022	111%	10
8	1294363	155 Hatchery Road	North Kingstow	2	1	1	1,159	16,988	\$203	\$235,000	\$249,500	\$215	01/19/2022	106%	100
9	1299785	100 Bates Avenue	North Kingstow	2	1	0	987	12,659	\$252	\$249,000	\$252,000	\$255	01/05/2022	101%	7
10	1292189	67 Hancock Drive	North Kingstow	2	1	0	648	6,969	\$409	\$265,000	\$265,000	\$409	10/29/2021	100%	2
11	1301020	125 Old Baptist Road	North Kingstow	3	1	0	1,056	20,000	\$279	\$295,000	\$270,000	\$256	03/11/2022	92%	28
12	1300944	74 Hancock Drive	North Kingstow	2	1	0	960	10,454	\$281	\$269,900	\$270,000	\$281	02/22/2022	100%	18
13	1292771	77 Bayview Avenue	North Kingstow	2	1	0	930	4,356	\$322	\$299,000	\$280,000	\$301	10/26/2021	94%	8
14	1298951	691 Lafayette Road	North Kingstow	4	1	0	1,700	18,369	\$171	\$289,900	\$289,900	\$171	11/24/2021	100%	0
15	1303293	599 Indian Corner Road	North Kingstow	3	1	0	1,408	9,148	\$212	\$299,000	\$300,000	\$213	03/20/2022	100%	33
16	1292870	25 Maple Drive	North Kingstow	2	1	0	816	6,534	\$368	\$299,900	\$300,000	\$368	04/14/2022	100%	169
17	1289125	25 Ewing Road	North Kingstow	3	1	1	1,224	7,460	\$286	\$349,900	\$348,325	\$285	11/12/2021	100%	6
18	1293372	44 GRANT Drive	North Kingstow	3	1	0	1,008	20,000	\$357	\$359,900	\$362,000	\$359	10/25/2021	101%	7
19	1298499	88 surrey Lane	North Kingstow	3	1	0	988	20,417	\$353	\$349,000	\$365,000	\$369	03/04/2022	105%	10
20	1298335	40 QUEEN Street	North Kingstow	3	1	0	1,170	20,038	\$306	\$357,700	\$367,700	\$314	01/05/2022	103%	12
21	1298930	172 West Allenton Road	North Kingstow	3	1	1	1,408	43,560	\$255	\$359,000	\$370,000	\$263	01/25/2022	103%	23
22	1297188	330 Scrabbletown Road	North Kingstow	3	1	1	1,600	59,242	\$237	\$379,900	\$370,000	\$231	01/21/2022	97%	86
23	1296939	19 Sunnybrook Drive	North Kingstow	3	1	0	1,025	21,780	\$341	\$349,900	\$370,000	\$361	01/06/2022	106%	26
24	1296159	41 Mount View Avenue	North Kingstow	2	1	0	1,152	10,000	\$283	\$325,900	\$375,000	\$326	12/02/2021	115%	6
25	1292264	1245 Tower Hill Road	North Kingstow	3	1	0	1,902	12,632	\$205	\$390,000	\$375,000	\$197	11/05/2021	96%	50
26	1266541	115 Windward Walk	North Kingstow	3	2	0	1,236	30,966	\$303	\$375,000	\$376,000	\$304	01/27/2022	100%	418
27	1298665	21 3rd Street	North Kingstow	1	1	1	1,405	7,428	\$285	\$399,900	\$390,000	\$278	01/27/2022	98%	69
28	1299816	18 Bowline Drive	North Kingstow	3	1	1	1,526	15,105	\$256	\$390,588	\$390,588	\$256	01/14/2022	100%	20
29	1298260	27 BOWLINE Drive	North Kingstow	3	1	1	1,500	13,540	\$260	\$390,588	\$390,588	\$260	11/10/2021	100%	1

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Listings: Sold															
30	1296995	30 HALLS ROCK Way	North Kingstow	3	1	1	1,500	13,540	\$260	\$390,588	\$390,588	\$260	12/02/2021	100%	18
31	1298864	20 Glendale Circle	North Kingstow	3	1	1	1,400	13,504	\$304	\$425,000	\$400,000	\$286	01/07/2022	94%	49
32	1291137	85 Hunts River Drive	North Kingstow	3	1	0	1,174	13,393	\$349	\$409,900	\$400,000	\$341	10/25/2021	98%	70
33	1301666	36 Edgewood Drive	North Kingstow	3	1	0	1,032	20,300	\$383	\$395,000	\$405,000	\$392	02/22/2022	103%	3
34	1300370	18 Lake Drive	North Kingstow	3	1	1	1,092	10,018	\$329	\$359,500	\$405,000	\$371	02/02/2022	113%	2
35	1295206	120 Essex Road	North Kingstow	3	1	0	1,048	10,019	\$334	\$350,000	\$407,000	\$388	11/02/2021	116%	18
36	1295846	333 Hatchery Road	North Kingstow	3	2	0	1,500	23,958	\$259	\$389,000	\$410,000	\$273	11/16/2021	105%	34
37	1293076	85 KNOLLWOOD Circle	North Kingstow	3	1	1	1,032	26,572	\$397	\$410,000	\$410,000	\$397	10/28/2021	100%	11
38	1302894	61 Pendar Road	North Kingstow	3	2	0	1,032	23,087	\$387	\$399,000	\$411,000	\$398	03/17/2022	103%	4
39	1297030	639 Oak Hill Road	North Kingstow	3	2	0	1,934	52,708	\$206	\$399,000	\$417,500	\$216	11/29/2021	105%	34
40	1295666	46 South Road	North Kingstow	3	2	0	1,032	42,689	\$402	\$415,000	\$420,000	\$407	11/12/2021	101%	18
41	1300283	50 EDGEWOOD Drive	North Kingstow	3	1	1	1,200	28,293	\$317	\$379,900	\$425,000	\$354	01/14/2022	112%	14
42	1296029	20 Pond Hollow Road	North Kingstow	2	2	0	1,460	20,909	\$243	\$355,000	\$426,000	\$292	11/12/2021	120%	4
43	1298979	35 Rustic Way	North Kingstow	4	2	1	1,194	33,977	\$385	\$459,900	\$430,000	\$360	01/14/2022	93%	42
44	1298261	40 Haverhill Avenue	North Kingstow	3	2	1	1,400	23,958	\$304	\$425,000	\$430,000	\$307	12/17/2021	101%	17
45	1296765	50 Apple Tree Court	North Kingstow	4	2	0	2,142	11,781	\$196	\$419,900	\$430,000	\$201	12/08/2021	102%	1
46	1291586	10 Lawton Avenue	North Kingstow	2	1	1	780	5,663	\$545	\$425,000	\$430,000	\$551	11/12/2021	101%	21
47	1294429	140 Greenwood Road	North Kingstow	4	2	0	1,666	20,038	\$240	\$399,900	\$431,500	\$259	10/28/2021	108%	13
48	1302070	55 Ebony Court	North Kingstow	3	3	0	1,920	10,020	\$247	\$475,000	\$435,500	\$227	04/15/2022	92%	18
49	1303707	126 Glenwood Drive	North Kingstow	3	2	0	1,218	12,900	\$357	\$435,000	\$441,000	\$362	04/15/2022	101%	6
50	1298868	54 Ipswich Boulevard	North Kingstow	3	2	1	1,900	5,884	\$234	\$444,000	\$444,000	\$234	11/19/2021	100%	0
51	1297943	100 Apple Tree Court	North Kingstow	3	1	0	1,542	10,019	\$227	\$349,900	\$449,000	\$291	01/13/2022	128%	11
52	1293559	77 Baker Way	North Kingstow	5	2	0	2,106	13,939	\$218	\$459,000	\$450,000	\$214	01/14/2022	98%	56
53	1304364	30 BRUSTER Drive	North Kingstow	3	1	0	1,150	21,103	\$374	\$429,900	\$452,000	\$393	04/08/2022	105%	5
54	1297242	42 Briarbrook Drive	North Kingstow	3	1	1	1,144	29,621	\$384	\$439,000	\$452,000	\$395	11/30/2021	103%	25
55	1293208	865 Tower Hill Road	North Kingstow	4	2	1	2,000	35,000	\$224	\$447,777	\$455,000	\$228	11/30/2021	102%	82
56	1294121	20 Stone Gate Drive	North Kingstow	3	2	0	1,052	95,832	\$427	\$449,000	\$457,000	\$434	11/19/2021	102%	47
57	1302119	84 Birchwood Drive	North Kingstow	3	2	0	1,773	9,760	\$242	\$429,900	\$460,000	\$259	03/09/2022	107%	4
58	1290956	85 Annaquatucket Road	North Kingstow	3	2	0	1,657	12,632	\$272	\$450,000	\$460,000	\$278	10/29/2021	102%	10

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Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 8 of 11

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Sold															
59	1302957	536 Potter Road	North Kingstow	3	2	0	1,716	84,942	\$262	\$449,900	\$467,000	\$272	04/07/2022	104%	10
60	1292907	5 Neptune Drive	North Kingstow	2	2	0	1,613	6,098	\$309	\$499,000	\$469,000	\$291	11/22/2021	94%	73
61	1293175	13 Susan Court	North Kingstow	3	3	0	2,236	18,731	\$190	\$425,000	\$470,000	\$210	10/25/2021	111%	6
62	1295435	70 Ipswich Boulevard	North Kingstow	3	3	0	1,556	5,507	\$305	\$474,000	\$474,000	\$305	02/16/2022	100%	0
63	1295432	4 Weston Avenue	North Kingstow	3	3	0	1,556	5,193	\$305	\$474,000	\$474,000	\$305	04/05/2022	100%	0
64	1290385	235 Seawyns Drive	North Kingstow	3	3	0	1,556	5,193	\$305	\$474,000	\$474,000	\$305	02/17/2022	100%	5
65	1295245	325 POTTER Road	North Kingstow	3	2	1	2,254	43,560	\$213	\$479,000	\$481,000	\$213	12/06/2021	100%	48
66	1293643	210 Brookhaven Road	North Kingstow	3	3	0	1,805	15,682	\$263	\$475,000	\$485,000	\$269	11/10/2021	102%	4
67	1294645	45 Glendale Circle	North Kingstow	3	2	1	1,610	13,504	\$310	\$499,000	\$499,000	\$310	11/12/2021	100%	17
68	1299983	731 Annaquatucket Road	North Kingstow	3	2	1	1,822	26,959	\$266	\$485,000	\$505,000	\$277	01/19/2022	104%	10
69	1291283	587 Shermantown Road	North Kingstow	4	2	1	2,789	75,015	\$188	\$525,000	\$505,000	\$181	11/18/2021	96%	75
70	1293755	62 Tomahawk Circle	North Kingstow	4	2	1	1,992	23,522	\$261	\$519,900	\$510,000	\$256	11/10/2021	98%	26
71	1302793	601 Gilbert Stuart Road	North Kingstow	2	2	0	1,313	128,502	\$380	\$499,000	\$515,000	\$392	03/25/2022	103%	46
72	1299039	65 Suffolk Drive	North Kingstow	3	2	0	1,484	25,700	\$350	\$519,900	\$519,900	\$350	01/06/2022	100%	28
73	1297652	87 Lantern Lane	North Kingstow	3	2	0	1,300	29,350	\$423	\$549,900	\$525,000	\$404	12/28/2021	95%	4
74	1298021	246 Seawyns Drive	North Kingstow	3	2	1	1,746	5,115	\$305	\$532,000	\$532,000	\$305	01/25/2022	100%	9
75	1289277	15 Sheffield Way	North Kingstow	3	2	1	1,746	5,343	\$305	\$532,000	\$532,000	\$305	11/22/2021	100%	118
76	1300221	80 Fleetwood Drive	North Kingstow	3	2	1	2,584	50,530	\$213	\$549,900	\$535,000	\$207	02/15/2022	97%	17
77	1289274	21 Sheffield Way	North Kingstow	4	3	0	1,596	5,557	\$343	\$548,000	\$546,000	\$342	12/16/2021	100%	9
78	1298536	1460 Stony Lane	North Kingstow	4	2	1	2,476	87,120	\$222	\$550,000	\$550,000	\$222	01/25/2022	100%	71
79	1278675	58 Ipswich Boulevard	North Kingstow	3	2	0	1,800	5,985	\$305	\$549,000	\$554,000	\$308	10/21/2021	101%	52
80	1283794	231 Seawyns Drive	North Kingstow	3	2	0	1,829	5,242	\$305	\$557,000	\$557,000	\$305	10/29/2021	100%	156
81	1302327	126 Kingswood Road	North Kingstow	4	2	0	1,244	26,036	\$422	\$524,900	\$560,000	\$450	03/10/2022	107%	3
82	1294272	21 Lang Drive	North Kingstow	3	2	0	1,599	20,038	\$344	\$549,900	\$560,000	\$350	11/04/2021	102%	20
83	1298793	145 Dana Road	North Kingstow	3	2	1	1,900	13,504	\$289	\$549,000	\$567,000	\$298	12/29/2021	103%	19
84	1303000	2639 Boston Neck Road	North Kingstow	5	2	1	2,143	30,492	\$247	\$529,900	\$570,000	\$266	04/02/2022	108%	26
85	1296697	3 Weston Way	North Kingstow	3	2	1	1,900	5,855	\$305	\$579,000	\$579,000	\$305	04/01/2022	100%	40
86	1296012	247 Seawyns Drive	North Kingstow	3	2	1	1,900	5,853	\$305	\$579,000	\$579,000	\$305	03/07/2022	100%	0
87	1293951	29 Sheffield Way	North Kingstow	3	2	1	1,900	5,050	\$305	\$579,000	\$579,000	\$305	11/17/2021	100%	0

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Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 9 of 11

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Sold															
88	1293941	67 Somerset Circle	North Kingstow	3	2	1	1,959	7,073	\$296	\$579,000	\$579,000	\$296	01/27/2022	100%	0
89	1299079	190 Seawynds Drive	North Kingstow	3	2	1	1,719	5,663	\$337	\$579,000	\$588,000	\$342	01/13/2022	102%	7
90	1295020	434 Newcomb Road	North Kingstow	3	2	1	1,887	47,480	\$318	\$599,900	\$592,500	\$314	02/09/2022	99%	84
91	1291546	47 Fowler Street	North Kingstow	3	1	1	1,600	4,700	\$375	\$599,500	\$599,500	\$375	12/03/2021	100%	96
92	1305090	292 Davisville Road	North Kingstow	3	2	1	1,993	23,172	\$276	\$550,000	\$600,000	\$301	04/08/2022	109%	4
93	1291066	591 Congdon Hill Road	North Kingstow	4	3	1	3,179	50,094	\$204	\$649,900	\$605,000	\$190	12/10/2021	93%	118
94	1297055	1459 Boston Neck Road Road	North Kingstow	4	4	0	1,808	179,467	\$326	\$590,000	\$615,000	\$340	01/03/2022	104%	7
95	1303921	24 Somerset Circle	North Kingstow	3	3	1	1,746	5,663	\$352	\$615,000	\$617,000	\$353	04/14/2022	100%	4
96	1294927	27 Cara Court	North Kingstow	5	3	0	3,363	1	\$189	\$635,500	\$623,000	\$185	12/01/2021	98%	52
97	1298308	212 Daniel Drive	North Kingstow	4	2	1	2,123	20,473	\$282	\$599,000	\$623,500	\$294	12/29/2021	104%	3
98	1297608	38 Clover Court	North Kingstow	3	3	0	1,926	22,423	\$321	\$619,000	\$637,000	\$331	12/20/2021	103%	4
99	1300937	10 Guzeika Road	North Kingstow	3	3	0	1,770	10,018	\$325	\$575,000	\$640,000	\$362	04/06/2022	111%	7
100	1298162	490 Shermantown Road	North Kingstow	3	3	0	1,967	35,880	\$302	\$595,000	\$642,000	\$326	12/20/2021	108%	40
101	1296875	42 Austin Meadows Lane	North Kingstow	3	2	0	1,788	25,536	\$350	\$625,000	\$650,000	\$364	12/09/2021	104%	1
102	1296348	25 Austin Meadows Lane	North Kingstow	3	2	0	1,698	26,404	\$368	\$625,000	\$650,000	\$383	12/20/2021	104%	26
103	1300848	41 Tamarack Circle	North Kingstow	3	3	1	2,650	36,590	\$251	\$665,000	\$660,000	\$249	03/10/2022	99%	22
104	1296898	35 Walnut Road	North Kingstow	3	2	0	2,376	36,155	\$284	\$674,900	\$666,000	\$280	12/17/2021	99%	4
105	1291346	22 Highland Road	North Kingstow	5	3	0	3,108	14,300	\$216	\$670,000	\$670,000	\$216	10/29/2021	100%	67
106	1302845	334 School Street	North Kingstow	3	2	0	1,702	36,590	\$405	\$689,900	\$680,000	\$400	04/05/2022	99%	18
107	1294994	54 Country Court	North Kingstow	4	2	1	2,868	75,359	\$244	\$699,000	\$699,000	\$244	11/01/2021	100%	25
108	1295649	1 Wright Lane	North Kingstow	6	3	0	1,718	15,682	\$437	\$750,000	\$700,000	\$407	12/27/2021	93%	40
109	1294378	412 Potter Road	North Kingstow	4	3	0	2,790	65,776	\$251	\$699,000	\$700,000	\$251	01/28/2022	100%	21
110	1295439	525 Potter Road	North Kingstow	4	3	0	2,532	101,495	\$269	\$679,900	\$705,000	\$278	12/13/2021	104%	6
111	1301075	52 Misty Meadow Lane	North Kingstow	4	2	1	2,434	19,166	\$267	\$649,900	\$709,357	\$291	03/21/2022	109%	21
112	1293919	77 Weavers Road	North Kingstow	3	3	0	2,804	275,299	\$241	\$674,900	\$720,000	\$257	11/23/2021	107%	7
113	1295068	2695 BOSTON NECK Road	North Kingstow	3	2	0	1,750	80,150	\$414	\$724,000	\$724,000	\$414	02/01/2022	100%	86
114	1299161	8025 Post Road	North Kingstow	4	5	0	3,165	65,340	\$237	\$750,000	\$750,000	\$237	11/26/2021	100%	0
115	1291097	271 Sylvan Court	North Kingstow	4	2	1	3,370	21,780	\$223	\$750,000	\$750,000	\$223	10/29/2021	100%	28
116	1300563	427 Westmoreland Lane	North Kingstow	3	2	2	2,200	24,093	\$340	\$749,000	\$770,000	\$350	03/04/2022	103%	62

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Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 10 of 11

#	MLS #	Address	City	Bed	FB	HB	SqFt	Lot SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
Listings: Sold															
117	1304502	25 Cottrell Road	North Kingstow	3	2	0	2,148	56,192	\$368	\$790,000	\$790,000	\$368	03/02/2022	100%	49
118	1291058	472 Wickford Point Road	North Kingstow	4	2	1	2,362	11,044	\$339	\$799,995	\$810,000	\$343	01/03/2022	101%	55
119	1292802	92 MIDDLE Street	North Kingstow	4	2	1	2,600	22,000	\$317	\$824,900	\$824,900	\$317	11/15/2021	100%	8
120	1301474	190 Fieldstone Lane	North Kingstow	4	2	1	2,630	21,780	\$266	\$699,900	\$825,000	\$314	03/04/2022	118%	4
121	1288237	21 BOWLINE Drive	North Kingstow	3	2	0	2,200	13,900	\$377	\$829,900	\$829,900	\$377	11/18/2021	100%	47
122	1299301	168 HOLLY HILLS Lane	North Kingstow	4	2	1	2,541	41,818	\$314	\$799,000	\$849,999	\$335	03/16/2022	106%	29
123	1293296	49 Pine Glen Drive	North Kingstow	3	2	1	2,968	47,500	\$320	\$949,000	\$850,000	\$286	12/16/2021	90%	32
124	1291707	270 Hamilton Allenton Road	North Kingstow	5	3	0	3,594	155,074	\$220	\$789,000	\$855,000	\$238	10/22/2021	108%	5
125	1292609	73 Fieldstone Lane	North Kingstow	4	3	2	3,478	38,000	\$252	\$875,000	\$875,000	\$252	11/09/2021	100%	52
126	1291873	12 Finch Lane	North Kingstow	4	2	1	3,563	80,150	\$244	\$869,900	\$905,000	\$254	10/29/2021	104%	66
127	1291376	24 Bowline Drive	North Kingstow	3	2	0	2,200	14,265	\$409	\$899,900	\$905,000	\$411	04/01/2022	101%	179
128	1296349	65 Fieldstone Lane	North Kingstow	4	3	1	2,952	40,510	\$305	\$899,900	\$911,250	\$309	12/09/2021	101%	6
129	1303742	41 Thornfield Way	North Kingstow	4	2	1	2,626	87,120	\$324	\$850,000	\$925,000	\$352	04/06/2022	109%	4
130	1303700	124 Walnut Road	North Kingstow	3	2	0	2,150	61,855	\$419	\$899,900	\$925,000	\$430	04/08/2022	103%	6
131	1291714	45 TOP HILL Road	North Kingstow	2	3	1	1,954	12,132	\$486	\$950,000	\$925,000	\$473	12/10/2021	97%	39
132	1302681	1651 Stony Lane	North Kingstow	4	2	1	3,725	87,556	\$234	\$869,900	\$961,000	\$258	03/17/2022	110%	4
133	1284192	26 Riptide Drive	North Kingstow	3	2	0	956	7,323	\$1,308	\$1,250,000	\$1,000,000	\$1,046	01/05/2022	80%	189
134	1297685	315 Forge Road	North Kingstow	4	4	1	3,633	69,696	\$317	\$1,150,000	\$1,050,000	\$289	03/03/2022	91%	83
135	1295295	44 Church Lane	North Kingstow	3	2	1	2,208	52,272	\$419	\$925,000	\$1,078,000	\$488	11/30/2021	117%	4
136	1293289	90 West Main Street	North Kingstow	5	3	2	4,142	84,506	\$362	\$1,500,000	\$1,150,000	\$278	12/10/2021	77%	23
137	1298289	116 Ferry Road	North Kingstow	3	2	1	2,456	17,900	\$478	\$1,175,000	\$1,175,000	\$478	11/10/2021	100%	57
138	1286891	625 West Allenton Road	North Kingstow	5	3	1	4,325	87,120	\$299	\$1,295,000	\$1,220,000	\$282	12/23/2021	94%	143
139	1237222	1340 Tower Hill Road	North Kingstow	4	1	0	1,950	836,352	\$1,023	\$1,995,000	\$1,300,000	\$667	12/28/2021	65%	805
140	1296786	115 Main Street	North Kingstow	3	3	0	2,170	7,405	\$569	\$1,235,000	\$1,400,000	\$645	12/08/2021	113%	2
141	1304547	190 Lloyd Road	North Kingstow	4	3	2	4,600	46,174	\$239	\$1,100,000	\$1,450,000	\$315	04/04/2022	132%	9
142	1279555	50 Skating Pond Lane	North Kingstow	4	4	3	4,800	47,045	\$448	\$2,150,000	\$1,875,000	\$391	01/20/2022	87%	241
143	1294243	98 Hill Side Street	North Kingstow	4	3	1	4,730	25,700	\$401	\$1,895,000	\$1,895,000	\$401	12/01/2021	100%	12
144	1300095	66 Spring Street	North Kingstow	4	1	2	3,075	51,836	\$488	\$1,500,000	\$2,050,000	\$667	02/14/2022	137%	9

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








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Market Analysis Summary | Single Family

Listings as of 4/18/2022 at 2:28 pm, Page 11 of 11

#	MLS #	Address	City	 Bed	 FB	 HB	 SqFt	 Lot SF	 LP/SqFt	 List Price	 Sold Price	 SP/Sqft	 Sold Date	 SP%LP	 DOM	
	# LISTINGS:	144		Min	1.00	1.00	0.00	648	0	\$70	\$62,000	\$62,000	\$70		65%	0
				Max	6.00	5.00	3.00	4,800	836,352	\$1,308	\$2,150,000	\$2,050,000	\$1,046		137%	805
				Avg	3.23	1.97	0.50	1,925	36,904	\$311	\$588,525	\$593,990	\$313		102%	40
				Med	3.00	2.00	0.00	1,769	20,359	\$305	\$524,950	\$522,450	\$305		100%	18

226	Total Listings	Average for all:	3.29	2.04	0.58	2,063	47,001	\$323	\$665,719	\$593,990	\$313		65%	37
		Median for all:	3.00	2.00	1.00	1,900	21,006	\$305	\$577,000	\$522,450	\$305		99%	13

Quick Statistics (226 Listings Total)

		Min	Max	Average	Median
Quick Statistics	List Price	\$62,000	\$3,500,000	\$665,719	\$577,000
	Sold Price	\$62,000	\$2,050,000	\$593,990	\$522,450
	Days on Market	0	805	37	13