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TOP HOME SALES

High End Real Estate Sales & Agencies in Rhode Island

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1 THE BIRDHOUSE | 70 BEACON HILL ROAD | NEWPORT

PRICE: \$9,000,000 **DATE SOLD:** July 30, 2018

BUYERS: Judith S. and Jerry Sheindlin

SELLER: Dorrance H. Hamilton Revocable Trust

BROKER: Gustave White Sotheby's International Realty (buyers and seller)

YEAR BUILT: 2012 **BATHROOMS:** 6 full, 2 half **BEDROOMS:** 6

LIVING SPACE: 14,912 square feet

PREVIOUS PRICE: Originally listed for \$10,900,000.

HOLDING COURT: Judy Sheindlin, of the syndicated TV show "Judge Judy," and her husband, Jerry, purchased The Birdhouse at 70 Beacon Hill Road in Newport for \$9 million last July, making it the most expensive home sale in Rhode Island in 2018.

COURTESY MICHAEL OSEAN

2 45 THULE COVE ROAD | NARRAGANSETT



COURTESY LILA DELMAN REAL ESTATE

PRICE: \$8,200,000 **DATE SOLD:** Aug. 17, 2018
BUYER: 45 Thule Cove Road LLC
SELLERS: Donald and Jasmine Belanger
BROKER: Lila Delman Real Estate (buyer); Mott & Chace Sotheby's International Realty (sellers)
YEAR BUILT: 2008 **BATHROOMS:** 4 full, 2 half **BEDROOMS:** 5
LIVING SPACE: 5,202 square feet
PREVIOUS PRICE: Originally listed for \$9,250,000. Sold for \$6,050,500 in November 2004.

5 (tie) 14 NINIGRET AVE. | WESTERLY



COURTESY RANDALL REALTORS

PRICE: \$6,100,000 **DATE SOLD:** July 30, 2018
BUYERS: Christopher B. and Christina B. Combe
SELLERS: Michael J. Flynn and Barbara Gallagher
BROKERS: Mott & Chace Sotheby's International Realty (buyers); Randall Realtors (sellers)
YEAR BUILT: 1898 **BATHROOMS:** 9 full, 2 half **BEDROOMS:** 8
LIVING SPACE: 6,974 square feet
PREVIOUS PRICE: Originally listed for \$6,500,000. Sold for \$1,200,000 in October 1998.

3 THE PLAYHOUSE | 294 OCEAN AVE. | NEWPORT



COURTESY MICHAEL OSEAN

PRICE: \$6,999,000 **DATE SOLD:** Oct. 31, 2018
BUYER: Forest E. Patten Revocable Trust
SELLERS: David P. Vieau Revocable Trust and Joann P. Vieau Revocable Trust
BROKERS: Teri Degnan Real Estate & Consulting Ltd. (buyer); Gustave White Sotheby's International Realty (sellers)
YEAR BUILT: 1902 **BATHROOMS:** 3 full, 1 half **BEDROOMS:** 4
LIVING SPACE: 4,732 square feet
PREVIOUS PRICE: Originally listed for \$7,850,000. Sold for \$2,190,000 in July 2010.

5 (tie) EDGE COVE | 6 WATERS EDGE ROAD | WESTERLY



COURTESY MOTT & CHACE SOTHEBY'S INTERNATIONAL REALTY

PRICE: \$6,100,000 **DATE SOLD:** Sept. 4, 2018
BUYERS: John Alexander Cecil-Swainson and Linda Montgomerie Swainson
SELLER: William G. Clark Estate
BROKERS: Mott & Chace Sotheby's International Realty (buyers); Olga B. Goff Real Estate (seller)
YEAR BUILT: 1879 **BATHROOMS:** 5 full, 1 half **BEDROOMS:** 8
LIVING SPACE: 4,500 square feet
PREVIOUS PRICE: Originally listed for \$6,495,000.

4 20 OCEAN HEIGHTS ROAD | NEWPORT



COURTESY GUSTAVE WHITE SOTHEBY'S INTERNATIONAL REALTY

PRICE: \$6,295,000 **DATE SOLD:** May 25, 2018
BUYERS: Timothy and Lisa Anna Hall
SELLER: Natmo LLC
BROKER: Gustave White Sotheby's International Realty (buyers and seller)
YEAR BUILT: 1996 **BATHROOMS:** 4 full, 1 half **BEDROOMS:** 4
LIVING SPACE: 6,830 square feet
PREVIOUS PRICE: Originally listed for \$6,990,000.

7 (tie) HARBOR WATCH | 169 WELLINGTON AVE. | NEWPORT



COURTESY GUSTAVE WHITE SOTHEBY'S INTERNATIONAL REALTY

PRICE: \$6,000,000 **DATE SOLD:** April 20, 2018
BUYERS: Daniel Joseph and Beth Ann Hughes
SELLER: Harbor Watch LLC
BROKERS: Mott & Chace Sotheby's International Realty (buyers); Gustave White Sotheby's International Realty (seller)
YEAR BUILT: 2007 **BATHROOMS:** 4 full, 2 half **BEDROOMS:** 4
LIVING SPACE: 7,652 square feet
PREVIOUS PRICE: Originally listed for \$6,950,000. Sold for \$2,300,000 in June 2005.

TOP HOME SALES

7 (tie) 9 LIGHTHOUSE ROAD | WESTERLY



PRICE: \$6,000,000 **DATE SOLD:** June 12, 2018
BUYER: 9 Lighthouse Road LLC
SELLERS: Joan Forgan Addington-White, Hilary Wood Addington and Anne Johnson Addington
BROKERS: None
YEAR BUILT: 1879 **BATHROOMS:** 7 **BEDROOMS:** 5
LIVING SPACE: 4,745 square feet
PREVIOUS PRICE: N/A

10 (tie) WYNDHAM ESTATE
36 BEACON HILL ROAD | NEWPORT



PRICE: \$4,400,000 **DATE SOLD:** May 5, 2018
BUYER: CSS Newport LLC
SELLER: Coastway Community Bank
BROKERS: Mott & Chace Sotheby's International Realty (buyer); Gustave White Sotheby's International Realty (seller)
YEAR BUILT: 1891 **BATHROOMS:** 7 full, 2 half **BEDROOMS:** 8
LIVING SPACE: 12,279 square feet
PREVIOUS PRICE: Originally listed for \$4,995,000. Sold for \$6,800,000 in January 2014. Sold at auction for \$4,175,000 in September 2017.

9 39 TAYLORS LANE SOUTH | LITTLE COMPTON



PRICE: \$4,550,000 **DATE SOLD:** Nov. 2, 2018
BUYER: Kevin P. Gilboy Trustee of the 39 Taylors Lane South Nominee Trust
SELLER: John L. Klinck Jr.
BROKER: Mott & Chace Sotheby's International Realty (buyer); LandVest Inc. (seller)
YEAR BUILT: 1999 **BATHROOMS:** 3 full, 1 half **BEDROOMS:** 4
LIVING SPACE: 4,137 square feet
PREVIOUS PRICE: Originally listed for \$4,550,000. Sold for \$3,250,000 in October 2013.

10 (tie) SLOCUM ESTATE | 459 BELLEVUE AVE. | NEWPORT



PRICE: \$4,400,000 **DATE SOLD:** Sept. 28, 2018
BUYER: Tara Griffin
SELLER: 459 Bellevue Avenue Limited Partnership
BROKERS: Mott & Chace Sotheby's International Realty (buyer); Gustave White Sotheby's International Realty (seller)
YEAR BUILT: 1880 **BATHROOMS:** 8 full, 3 half **BEDROOMS:** 12
LIVING SPACE: 13,962 square feet
PREVIOUS PRICE: Originally listed for \$4,995,000.

CONTINUING GROWTH

For the second year in a row, the number of homes sold in Rhode Island for more than \$1 million were the most on record, at 276, besting the previous high since at least 2005, set in 2017.

SOURCE:
RHODE ISLAND
ASSOCIATION OF REALTORS

YEAR	UNITS	MEDIAN SALE PRICE	HIGH SALE PRICE	LOW SALE PRICE
2005	186	\$1,387,500	\$5,500,000	\$1,000,000
2006	188	\$1,313,000	\$17,150,000	\$1,000,000
2007	190	\$1,433,750	\$15,700,000	\$1,000,000
2008	138	\$1,550,000	\$7,750,000	\$1,025,000
2009	85	\$1,560,748	\$6,510,000	\$1,035,000
2010	118	\$1,395,625	\$7,800,000	\$1,000,000
2011	111	\$1,600,000	\$11,650,000	\$1,000,000
2012	175	\$1,495,000	\$16,000,000	\$1,000,000
2013	148	\$1,386,500	\$14,000,000	\$1,010,000
2014	176	\$1,500,000	\$12,000,000	\$1,000,000
2015	198	\$1,400,000	\$15,000,000	\$1,000,000
2016	203	\$1,450,000	\$16,100,000	\$1,000,000
2017	272	\$1,360,000	\$13,500,000	\$1,005,000
2018	276	\$1,357,000	\$9,000,000	\$1,000,000

2019 rank	Company Website Owners/principals	Address Phone	Residences sold in 2018 ^①	Value of residences sold in 2018	Areas covered	Year founded
1 2018: 1	Residential Properties Ltd. residentialproperties.com Sally E. Lapides	140 Wickenden St. Providence, R.I. 02903 (401) 274-6740	1,490	\$644,528,696	Rhode Island, Connecticut and Massachusetts	1981
2 2018: 5	HomeSmart Professionals Real Estate therhodehome.com Dean A. deTonnancourt, broker/owner	501 Centerville Road, No. 102 Warwick, R.I. 02886 (401) 921-5011	1,297	\$335,589,501	Rhode Island and nearby Massachusetts	2014
3 2018: 3	RE/MAX Preferred ri-homes.com Richard P. Zompa, broker/owner	1417 Douglas Ave. North Providence, R.I. 02904 (401) 353-2200	1,295	\$338,576,060	Rhode Island and nearby Massachusetts	1992
4 2018: 2	Coldwell Banker Residential Brokerage coldwellbankerhomes.com Patricia Lenihan, principal broker; Merit McIntyre, president; Daphna Fields, regional vice president, southern Mass./Rhode Island	831 Bald Hill Road Warwick, R.I. 02886 (401) 739-9500	1,162	\$348,281,849	Rhode Island, southeastern Connecticut and Massachusetts	1999
5 2018: 4	Keller Williams Realty Central Rhode Island kwcentralrhodeisland.com Carl J. Coutu, operating principal; Jo Anne Samborsky, broker/co-owner; Joseph Dias, broker/co-owner	1170 Pontiac Ave. Cranston, R.I. 02920 (401) 785-1700	995	\$267,021,058	Rhode Island, eastern Connecticut and southeastern Massachusetts	2000
6 2018: 6	RE/MAX Professionals sellri.com David Iannuccilli, president and broker/owner	655 Main St. East Greenwich, R.I. 02818 (401) 884-6050	801	\$248,560,809	Rhode Island, Connecticut and Massachusetts	1986
7 2018: 14	Mott & Chace Sotheby's International Realty mottandchace.com Judith Chace; Raymond Mott, broker/owners	5280 Post Road Charlestown, R.I. 02813 (401) 364-6700	678	\$399,265,792	Rhode Island, Connecticut and southeastern Massachusetts	2013
8 2018: 11	Lila Delman Real Estate liladelman.com John Hodnett, president and broker/owner	41 Ocean Road Narragansett, R.I. 02882 (401) 789-6666	544	\$360,641,380	Coastal Rhode Island, southeastern Connecticut and Massachusetts	1964
9 2018: 12	RE/MAX 1st Choice realestateri.com Robert Scitalia, president	980 Reservoir Ave. Cranston, R.I. 02910 (401) 943-6111	512	\$128,726,133	Rhode Island	1992
10 2018: 10	RE/MAX Flagship rihomesearch.com Christine M. Tanner; Michael Mita, brokers/co-owners	140 Point Judith Road Narragansett, R.I. 02882 (401) 789-2255	491	\$166,733,505	Rhode Island, Connecticut and Massachusetts	1996
11 2018: 13	RE/MAX River's Edge riversedgeri.com Michelle Cartwright, president, broker/owner; Todd Mosher, owner	300 County Road Barrington, R.I. 02806 (401) 245-2000	480	\$142,246,310	East Bay, East Providence, Greater Providence and southeastern Massachusetts	2007
12 2018: 7	Randall Realtors randallrealtors.com H. Douglas Randall, CEO; Michael Schlott, president	4009 Old Post Road Charlestown, R.I. 02813 (401) 364-3388	471	\$183,877,394	Rhode Island and eastern Connecticut	1977
13 2018: 16	Berkshire Hathaway HomeServices Gammons Realty bhhsgammons.com Corry Wheeler, president	461 Main St. East Greenwich, R.I. 02818 (401) 886-6100	239	\$71,778,557	Rhode Island, southeastern Connecticut and southern Massachusetts	2001
14 2018: 17	Gustave White Sotheby's International Realty gustavewhite.com Paul A. Leys; Christina K. West, brokers/co-owners	37 Bellevue Ave. Newport, R.I. 02840 (401) 849-3000	202	\$183,256,714	Rhode Island, neighboring parts of coastal Connecticut and Massachusetts	1925
15 2018: 19	Hogan Associates hoganassociatesre.com Matthew Hadfield; Leslie Hogan, brokers/co-owners	129 Bellevue Ave. Newport, R.I. 02840 (401) 845-9500	172	\$95,550,630	Rhode Island and southeastern Massachusetts	2009
16 2018: 22	Steele Realty Consultants International srcigroup.com Rita Danielle Steele, principal and broker/owner	97 Hope St. Providence, R.I. 02906 (401) 227-9040	40	\$12,428,300	Rhode Island, Connecticut, Massachusetts, New York	2015

CLOSER LOOK

Re-ranked by value of residences sold in 2018:

1
Residential Properties Ltd.
Value of residences sold: **\$644 million**

2
Mott & Chace Sotheby's International Realty
Value of residences sold: **\$399 million**

3
Lila Delman Real Estate
Value of residences sold: **\$361 million**

LIST RESEARCHED BY
James Bessette

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To purchase a copy of this list, call (401) 273-2201 or visit PBN.com/lists.html for more information.

UPCOMING LISTS
Hospitals, Rehabilitation, Physical & Occupational Therapy Centers (Feb. 15); Estate Planners (Feb. 22).

WANT TO JOIN?
For more information about participating in PBN's Top Lists, or to make additions or corrections, call (401) 680-4838 or write to Research@PBN.com.

FOOTNOTE
① Numbers reflect sales of single-side transactions of single-family homes, multifamily homes and residential condominiums within Rhode Island and Bristol County, Mass.