



# THE KEY NEWS

OCTOBER-NOVEMBER 2023

## Work on “Superman Building” Starts Soon!

The owner of the Industrial Trust Tower in downtown Providence hopes to begin redeveloping the 26-story landmark known as the Superman Building in a matter of weeks.

After a delay of nearly a year, the transformation of the tallest building in Rhode Island into apartments should begin this month, the owner said Thursday. High Rock Development announced that it has applied for a city building permit to begin demolition inside the vacant former bank headquarters, the first step to renovating it.

In a news release Thursday morning, High Rock announced it has hired a general contractor, Consigli Construction Co., for the project, which includes building 300 apartments above food and shops on the ground floor.

Source : Providence Journal



**JACK-O-LANTERN SPECTACULAR AT THE ROGER WILLIAMS PARK ZOO NOW- OCT 31ST**

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# MARKET UPDATE

September 2023

Rhode Island  
Single-Family

## HOME SALES

September showed a small improvement in Rhode Island's housing supply though rising prices continue to hamper the market. Inventory rose to a two-month supply in September, a change for the better from earlier in the year when it had fallen to 1.2 months.



MEDIAN SALES PRICE

**\$455,000**

▲ 9.4%



NUMBER OF SALES

**712**

▼ 15.2%

### ACTIVE INVENTORY

\*as of 10/10/23



● Seller's Market ● Buyer's Market

**2 MONTH SUPPLY**



PENDING SALES

**913**

▼ 10.3%

Percent change reflects a year-over-year comparison between 2022 and 2023. Information is provided by State-Wide MLS, Inc., a subsidiary of the Rhode Island Association of REALTORS®. Information deemed reliable but not guaranteed.

For more information:  
[www.rirealtors.org/pressreleases](http://www.rirealtors.org/pressreleases)



## SELECT CITIES IN RHODE ISLAND MEDIAN SALES PRICE 2023

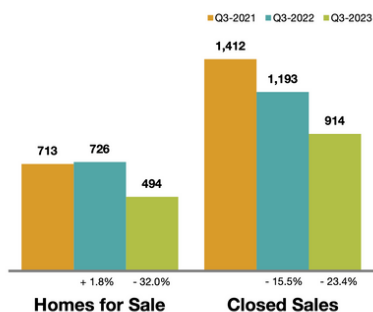
PROVIDENCE	\$384,000
EAST GREENWICH	\$770,000
NORTH KINGSTOWN	\$710,000
EXETER	\$379,791
EAST PROVIDENCE	\$390,500
NORTH SMITHFIELD	\$462,414
BRISTOL	\$773,780
WESTERLY	\$600,000
COVENTRY	\$390,000
WEST GREENWICH	\$765,000
LINCOLN	\$555,000
WARWICK	\$410,000
JAMESTOWN	\$915,000
NEWPORT	\$980,000

SOURCE: RHODEISLANDLIVING.COM

## Bristol County Spotlight on Massachusetts

Key Metrics	Q3-2023	1-Yr Chg
Median Sales Price	\$500,000	+ 4.2%
Average Sales Price	\$571,290	+ 6.2%
Pct. of Orig. Price Rec'd.	101.1%	+ 0.6%
Homes for Sale	494	- 32.0%
Closed Sales	914	- 23.4%
Months Supply	1.8	- 14.0%
Days on Market	32	+ 10.7%

### Market Activity







# COMMUNITY SPOTLIGHT

eXp Realty of Rhode Island went big this year!! As a brokerage, we volunteered at the Rhode Island Community Food Bank, helping to sort food that will be distributed across the state.

In addition we also collected canned and non perishable items through our food drive that we delivered to the food bank on community day. Through a virtual fundraiser we raised over \$750.00 dollars that goes directly to the foodbank! Thank you to all that supported us on this day!

For More information check out:  
<https://extendahandcharity.org>







## Places & Spaces Around Town

### **RED DOOR** 49 PECK ST, PVD

SPECIALIZING IN ECLECTIC FOOD, BEER  
AND CREATIVE COCKTAILS.



One of the exciting things about Providence is the number of speakeasy style bars that take a little sleuthing to stumble upon.

## Speakeasy Style Bars Across RI

Located in Providence:

- 345 Speakeasy by Plant City
- The Avery
- Courtland Club
- The East End
- Justine's
- Marcellino's Boutique Bar
- Needle & Thread
- The Eddy
- The Royal Bobcat



### **PASTICHE.** AN INTIMATE EUROPEAN-STYLE CAFÉ

92 SPRUCE ST, PROVIDENCE, RI 02903

KEYTONEWENGLANDTEAM.COM

- Copper Club - Newport
- The Jefferson - Warwick

401-302-8196





## Fall Decorating Ideas

Fall is the time we should be tidying up to get ready for cozy winter months. It's also a time we seem to be hosting friends and family more, so creating an inviting entrance and doing some "fall cleaning" to freshen up your space.

Wood tones, warm, and earthy colors against a fresh white or bright backdrop sets the stage for cozy ambiance. Fall and winter is all about textures and layering. Rustic pieces, cozy blankets, fresh greens. For a mini makeover without pulling out the paint cans, try swaping out seasonal throw pillows, and perhaps opt to even change your curtains. Velvet or embroidered curtains can really make a big statement without the weekend project commitment .

Before it's too cold out, think about a quick tidying up in the garage, and get your winter decoration totes ready to switch out. When its 20 degrees out, you'll be thanking this article you didn't have to go digging out your winter decor from the garage or shed!

**"The weather just went from 90 to 55 like it saw a state trooper."**







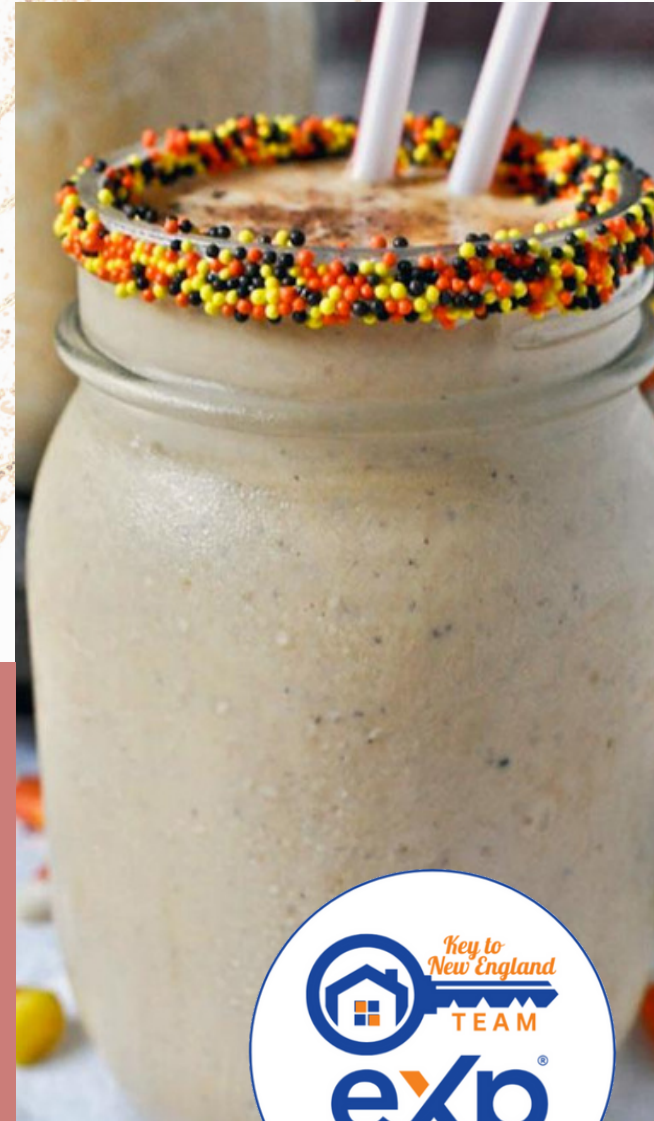
## Fall Drinks

# BOURBON PUMPKIN PIE MILKSHAKE RECIPE

Make a delectable adult milkshake mixing fall's top flavors with a few shots of bourbon.

## INGREDIENTS

- 2 cups vanilla ice cream
- 1/2 cup milk
- 1/4 cup cream or half-and-half
- 1 tablespoon vanilla extract
- 2/3 cup pureed pumpkin
- 1/2 tablespoon pumpkin pie spice
- 1/3 cup graham-cracker crumbs
- 2-3 ounces bourbon
- pinch of cinnamon
- frosting and sprinkles, for rim
- whipped cream (optional)



## CRANBERRY SPRITZER

POUR IN 2 OZ OF CRANBERRY SIMPLE SYRUP  
1/4 TO 1/2 LEMON (DEPENDING ON HOW TART YOU WANT IT)

TOP OFF WITH LEMON-LIME SODA OR GINGER BEER, STIR GENTLY TO COMBINE

TRY WITH A SPLASH OF BOURBON OR VODKA

