

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**JANUARY
2020**

Closed sales of single family homes on less than one acre, including condominiums, reported for January 2020 total 432. This number is up 18% when compared to the 366 closed sales reported in January 2019. The average closed sales price for January 2020 was \$285,887, up 11.8% from the average closed sales price of \$255,812 in January 2019. The median closed sales price compared to January last year was up 16.3%, \$273,418 v. \$235,000 respectively.

These numbers also reflect year to date totals.

Inventory as of this report totals 457 properties, slightly more than a one month supply. New construction closed sales reported show a substantial increase of 46.9% when compared to the closed sales reported in January 2019, 72 v. 49.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JANUARY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 2/04/20)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	71	85	10	73	49	334,819	306,000	16,406,127	8/463,715
111	0	0	0	0	0	0	0	0	0
112	44	57	8	31	36	370,706	338,365	13,345,421	18/368,252
140	24	43	11	40	22	291,209	289,950	6,406,606	5/380,331
141	3	0	0	1	4	352,000	377,500	1,408,000	0
142	1	8	0	6	1	209,000	209,000	209,000	0
SOUTH									
210	41	60	12	53	49	263,956	250,000	12,933,847	3/288,893
211	15	16	1	22	10	349,890	315,000	3,498,900	0
220	37	36	7	21	26	357,943	335,750	9,306,510	4/455,353
221	0	0	0	0	1	366,500	366,500	366,500	0
NORTHWEST									
330	29	59	7	70	62	207,444	205,465	12,861,549	0
331	52	60	9	40	47	333,383	323,000	15,668,982	5/392,566
332	6	5	1	5	2	330,950	330,950	661,900	0
NORTHEAST									
340	24	75	5	84	46	177,230	182,250	8,152,600	1/269,000
341	5	15	4	15	9	255,086	252,000	2,295,776	1/210,525
342	26	32	11	21	14	351,022	337,500	4,914,311	2/329,950
WEST PLAINS									
420	35	35	4	27	34	286,599	283,250	9,744,365	17/310,568
430	12	15	1	14	12	250,712	262,850	3,008,545	8/273,462
OS METRO NORTH									
532	8	5	1	7	2	255,000	255,000	510,000	0
542	2	1	0	0	0	0	0	0	0
OS METRO SOUTH									
612	2	0	0	3	3	254,167	242,500	762,500	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN									
700	19	12	5	5	3	347,333	285,000	1,042,000	0
2/04/20	457								
January Total		619	97	538	432	285,887	273,418	123,503,439	72/354,133
December '19	596	398	152	478	674	288,788	257,750	194,643,761	92/419,599
January '19	841*	626	118	350	366	255,812	235,000	93,627,487	50/378,548
YTD '20		619	97	538	432	285,887	285,000	123,503,439	72/354,133
YTD '19		626	118	350	366	255,812	235,000	93,627,487	50/378,548

Under the new system CTGI properties are now reported as PNDI whereas the old system CTGI was included in the Active status.

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW JANUARY 2020	<i>This Month</i>	<i>Previous Month</i>	<i>Percent Change</i>	<i>Previous Year</i>	<i>Percent Change</i>	<i>This Year to Date</i>	<i>Previous Year to Date</i>	<i>Percent Change</i>
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	432	674	-35.9%	366	+18%	432	366	+18%
Average Price	\$285,887	\$288,788	-1%	\$255,812	+11.8%	\$285,877	\$255,812	+11.8%
Median Price	\$273,418	\$257,750	+6.1%	\$235,000	+16.3%	\$273,418	\$235,000	+16.3%
Potential Short Sales	0	3	-100%	3	-100%	0	3	-100%
REO's	1	12	-91.7%	6	-83.3%	1	6	-83.3%
Pending Sales	538	478	+20.9%	350	+53.7%	538	350	+53.7%
New Listings	619	398	+55.5%	626	-1.1%	619	626	-1.1%
Active Inventory (new system)	457*	596	-23.3%	N/A	N/A	N/A	N/A	N/A
Active Inventory (old system)	834	936	-10.9%	841	-1%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	351	550	-36.2%	302	+16.2%	351	302	+16.2%
Average Price	\$274,574	\$271,142	+1.3%	\$239,762	+14.5%	\$274,574	\$239,762	+14.5%
Median Price	\$255,000	\$247,298	+1.1%	\$225,000	13.3%	\$255,000	\$225,000	+13.3%
Active Inventory (new system)	253*	496	-49%	N/A	N/A	N/A	N/A	N/A
Active Inventory (old system)	574	885	-35.1%	578	-1%	N/A	N/A	N/A

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	26	35	-25.7%	23	+13%	26	23	+13%
Average Price	\$456,042	\$423,260	+7.7%	\$385,969	+18.2%	\$456,042	\$385,969	+18.2%
Median Price	\$424,475	\$395,000	+7.5%	\$352,600	+20.4%	\$424,475	\$352,600	+20.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	72	95	-24.2%	49	+46.9%	72	49	+46.9%
Average Price	\$354,133	\$421,880	-16.1%	\$377,978	-6.3%	\$354,133	\$377,978	-6.3%
Median Price	\$329,443	\$399,340	-17.5%	\$371,498	-11.3%	\$329,443	\$371,498	-11.3%

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