



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all December Closed Sales reported through COB on January 5, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 381 for the month, compared with 390 for the same month last year (-2.3%). The average closed sale price was \$441,811, below last year's \$448,021 (-2.2%). The median closed sale price was \$406,995, down from \$416,223 (-2.2%).

Year-to-date closed sales reached 5,496, up 2.3% from the 5,375 recorded through December of last year. The average year-to-date closed sale price is \$461,275, down 1.9% from last year's \$452,829. The year-to-date median closed sales price increased to \$424,999, compared to \$420,000 reported during the same period last year.

December 2025

Inventory ended the month up, with 968 properties for sale. Months supply is up at 2.5 months, compared with 2.1 months last year. New home sales decreased this month, with 47 sales reported compared to 48 a year earlier.

Residential Site Built and Condo in Spokane County

(On less than one acre)

REGION	AREA	Active Listings	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price	Median Close Price	Total Volume	New Home Sales	New Home Avg Price
VALLEY	110	136	57	51	71	60	\$448,449	\$418,000	\$27,355,382	10	\$635,369
	111	1	0	0	0	0				0	
	112	92	41	34	39	25	\$561,733	\$474,000	\$15,166,783	4	\$566,221
	140	59	39	30	30	20	\$506,102	\$469,990	\$10,628,146	3	\$538,515
	141	6	3	2	2	1	\$420,950	\$420,950	\$420,950	0	
	142	9	2	2	4	3	\$430,333	\$410,000	\$1,291,000	0	
SOUTH	210	76	35	32	36	32	\$401,878	\$399,500	\$12,860,100	2	\$481,500
	211	36	13	12	12	7	\$606,386	\$522,045	\$4,851,090	0	
	220	52	25	26	32	31	\$606,931	\$585,000	\$18,814,876	3	\$628,642
	221	3	2	3	0	1	\$490,000	\$490,000	\$490,000	0	
NORTH	330	99	55	47	49	59	\$339,628	\$322,450	\$20,377,689	0	
	331	87	26	33	41	42	\$543,726	\$451,750	\$22,836,495	4	\$709,000
	332	9	2	2	1	1	\$600,000	\$600,000	\$600,000	1	\$600,000
	340	122	50	29	41	48	\$291,203	\$304,500	\$14,560,170	7	\$322,424
	341	18	9	2	8	6	\$353,786	\$352,500	\$2,476,500	0	
	342	37	10	16	20	10	\$484,590	\$480,000	\$4,845,904	1	\$677,905
WEST PLAINS	420	54	33	26	27	15	\$413,009	\$403,498	\$6,608,144	5	\$384,035
	430	19	5	7	4	6	\$383,483	\$377,450	\$2,300,895	1	\$380,995
OS METRO NORTH	532	45	17	15	7	11	\$470,185	\$429,495	\$5,642,220	6	\$419,621
	542	0	0	1	1	0				0	
OS METRO SOUTH	612	2	0	1	1	2	\$362,500	\$362,500	\$725,000	0	
	622	2	0	0	0	0				0	
DOWNTOWN	700	4	0	2	1	1	\$161,000	\$161,000	\$161,000	0	
December Total		968	424	373	427	381	\$441,811	\$406,995	\$168,329,849	47	\$516,443
November 2025		1,360	527	228	466	384	\$456,634	\$420,688	\$174,890,995	45	\$532,859
December 2024		823	338	296	339	390	\$448,021	\$416,223	\$174,728,109	48	\$552,289
YTD 2025			9,186	2,360	4,807	5,496	\$461,275	\$424,999	\$2,531,936,353	879	\$506,729
YTD 2024			8,433	1,857	4,701	5,375	\$452,829	\$420,000	\$2,433,049,618	890	\$507,201

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MARKET OVERVIEW	Dec 2025	Nov 2025	MoM % Change	Dec 2024	YoY % Change	2025 YTD	2024 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	381	384	-0.8%	390	-2.3%	5,496	5,375	2.3%
Average Price	\$441,811	\$456,634	-3.2%	\$448,021	-1.4%	\$461,275	\$452,829	1.9%
Median Sales Price	\$406,995	\$420,688	-3.3%	\$416,223	-2.2%	\$424,999	\$420,000	1.2%
Potential Short Sales	1	0	N/A	3	-66.7%	18	26	-30.8%
REO's	4	0	N/A	0	N/A	17	15	13.3%
Pending Sales	427	466	-8.4%	339	26.0%	4,807	4,701	2.3%
New Listings	424	527	-19.5%	338	25.4%	9,186	8,433	8.9%
Active Inventory	968	1,360	-28.8%	823	17.6%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	328	339	-3.2%	338	-3.0%	4,565	4,425	3.2%
Average Price	\$433,726	\$446,486	-2.9%	\$435,113	-0.3%	\$454,442	\$443,716	2.4%
Median Sales Price	\$400,000	\$410,000	-2.4%	\$410,000	-2.4%	\$413,000	\$406,000	1.7%
Active Inventory	726	1,060	-31.5%	580	25.2%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	21	36	-41.7%	21	0.0%	322	287	12.2%
Average Price	\$521,322	\$677,442	-23.0%	\$633,279	-17.7%	\$711,022	\$737,975	-3.7%
Median Sales Price	\$470,000	\$612,500	-23.3%	\$589,000	-20.2%	\$640,000	\$650,000	-1.5%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	47	45	4.4%	48	-2.1%	879	890	-1.2%
Average Price	\$516,443	\$532,859	-3.1%	\$552,289	-6.5%	\$506,729	\$507,201	-0.1%
Median Sales Price	\$435,000	\$507,000	-14.2%	\$452,273	-3.8%	\$464,950	\$455,818	2.0%