

Market Activity

Market Activity Spokane Association of REALTORS® Residential Report

MLS Sales Data



**JANUARY
2021**

447 closed sales of single family homes on less than one acre, including condominiums were reported for January 2021. This number is up 3.5% compared to January 2020 when 432 closed sales were reported. The average sales price for January was \$347,475 up 21.5% compared to January last year when the average sales price was \$285,887. The median sales price was up 15.2%, \$315,000 this January compared to \$273,418 for January 2020.

These numbers also reflect year to date totals.

Inventory continues to be at record low levels. As of this report inventory of single family homes on less than one acre, including condominiums total 164 properties, less than a two week supply. New construction reported closed sales for January total 59 compared to 72 last January.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JANUARY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 2/01/21)	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	18	56	4	59	66	364,037	348,250	24,026,419	12/431,905
111	0	0	0	0	0	0	0	0	0
112	11	49	4	36	26	515,246	457,495	13,396,389	9/450,096
140	7	35	5	25	29	408,468	360,000	11,845,570	4/400,000
141	2	1	0	0	1	600,000	600,000	600,000	0
142	3	5	0	6	4	318,500	319,500	1,274,000	0
SOUTH									
210	17	44	4	47	43	324,634	285,000	13,959,250	0
211	8	13	2	12	12	493,592	447,000	5,923,100	0
220	13	35	2	30	29	462,424	455,000	13,410,295	7/567,342
221	0	1	0	1	0	0	0	0	0
NORTHWEST									
330	18	73	5	63	66	263,661	248,175	18,061,597	0
331	20	48	1	44	35	393,571	378,600	13,774,968	9/502,133
332	2	0	0	2	6	435,120	396,609	2,610,718	3/419,574
NORTHEAST									
340	22	64	4	53	70	239,425	232,500	16,759,722	1/285,000
341	0	15	0	20	8	329,425	310,725	2,633,950	0
342	11	21	2	14	12	385,131	380,000	4,621,575	2/326,338
WEST PLAINS									
420	3	25	0	20	16	350,465	339,000	5,607,433	3/353,644
430	1	7	0	6	11	316,965	308,000	3,846,613	5/320,723
OS METRO NORTH									
532	1	11	3	13	9	319,521	305,010	2,875,685	3/303,928
542	0	2	0	2	2	172,500	172,500	345,000	1/220,000
OS METRO SOUTH									
612	0	2	0	4	2	54,500	54,500	109,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	7	4	2	6	0	0	0	0	0
2/01/21	164								
January Total		511	38	463	447	347,475	315,000	155,321,284	59/429,102
December '20	236	462	82	481	727	337,961	315,000	245,967,446	90/419,116
January '20	457	619	97	538	432	285,887	273,418	123,505,439	72/354,133
YTD '21		511	38	463	447	347,475	315,000	155,321,284	59/429,102
YTD '20		619	97	538	432	285,887	273,418	123,505,439	72/354,133

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW JANUARY 2021	<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	447	727	-38.5%	432	+3.5%	447	432	+3.5%
Average Price	\$347,475	\$337,961	+2.8%	\$285,887	+21.5%	\$347,475	\$285,887	+21.5%
Median Price	\$315,000	\$315,000	-	\$273,418	+15.2%	\$315,000	\$273,418	+15.2%
Potential Short Sales	1	2	-	0	-	1	0	-
REO's	3	0	-	3	-	3	3	-
Pending Sales	463	481	-3.7%	538	-13.9%	463	538	-13.9%
New Listings	511	462	+10.6%	619	-17.4%	511	619	-17.4%
Active Inventory	164	236	-30.5%	457	64.1%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	376	605	-37.8%	351	+7.1%	376	351	+7.1%
Average Price	\$340,056	\$332,993	+2.1%	\$274,574	+23.8%	\$340,056	\$274,574	+23.8%
Median Price	\$300,000	\$310,000	-3.2%	\$255,000	+17.6%	\$300,000	\$255,000	+17.6%
Active Inventory	104	140	-25.7%	253	-58.9%	N/A	N/A	N/A

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	30	42	-28.6%	26	+15.4%	30	26	+15.4%
Average Price	\$482,602	\$536,475	-10%	\$456,042	+5.8%	\$482,602	\$456,042	+5.8%
Median Price	\$435,000	\$450,000	-3.3%	\$424,475	+2.5%	\$435,000	\$424,475	+2.5%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	59	90	-34.4%	72	-18%	59	72	-18%
Average Price	\$429,102	\$418,806	+2.5%	\$354,133	+21.2%	\$429,102	\$354,133	+21.2%
Median Price	\$390,449	\$384,709	+1.5%	\$329,443	+18.5%	\$390,449	\$329,443	+18.5%