



MARKET ACTIVITY

Spokane Association of REALTORS® Residential Report

(This report reflects all December Closed Sales reported through COB on February 4th.)

MLS Sales Data



**JANUARY
2022**

Closed sales of single family homes on less than one acre, including condominiums, reported for January 2022 total 411. This number is down 8.1% when compared to the 447 closed sales reported in January 2021. The average closed sales price for January 2022 was \$413,100, up 18.9% from the average closed sales price of \$347,475 reported for January 2021. The median closed sales price compared to January last year was up 20.6%, \$380,000 vs. \$315,000.

The above numbers also reflect year to date totals.

Inventory as of this report total 209 properties. This number is up 27.4% from the inventory reported last year at this time of 164 properties. New construction closed sales reported for January 2022 total 51, down from 59 closed sales reported in January 2021.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JANUARY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 2/01/22)	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	20	50	6	39	59	458,699	415,000	27,063,264	10/556,930
111	0	0	0	0	0	0	0	0	0
112	26	43	5	26	21	506,665	425,000	10,639,955	4/531,239
140	13	53	3	26	31	413,609	390,000	12,821,894	6/450,176
141	0	1	0	1	2	442,350	442,350	884,700	0
142	2	5	0	8	7	406,680	390,000	2,846,760	3/468,253
SOUTH									
210	16	47	0	45	36	386,794	360,000	13,924,594	2/500,000
211	12	14	0	12	9	596,878	555,000	5,371,900	1/669,900
220	14	31	2	30	32	522,757	499,450	16,728,233	2/954,267
221	1	1	0	4	0	0	0	0	0
NORTHWEST									
330	14	51	2	51	56	309,854	303,750	17,351,800	0
331	23	61	1	57	44	546,202	454,750	24,032,885	9/618,940
332	0	0	0	1	0	0	0	0	0
NORTHEAST									
340	15	52	3	57	61	285,480	283,250	17,414,280	4/409,793
341	2	5	2	7	11	363,773	360,000	4,001,500	0
342	6	8	1	9	2	530,500	530,500	1,061,000	0
WEST PLAINS									
420	9	23	0	29	23	410,535	413,500	9,442,310	8/466,726
430	5	16	0	7	11	364,869	370,000	4,013,555	2/404,928
OS METRO NORTH									
532	20	19	13	8	4	343,250	330,000	1,373,000	0
542	2	1	0	2	0	0	0	0	0
OS METRO SOUTH									
612	2	4	4	0	0	0	0	0	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	7	8	1	4	2	406,250	406,250	812,500	0
2/01/22	209								
January Total		493	43	423	411	413,100	380,000	169,784,130	51/531,702
December '21	224	395	86	457	675	417,357	390,000	281,715,810	91/504,211
January '21	164	511	38	463	447	347,475	315,000	155,321,284	59/429,102
YTD '22		493	43	423	411	413,100	380,000	169,784,130	51/531,702
YTD '21		511	38	463	447	347,475	315,000	155,321,284	59/429,102



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

(This report reflects all December Closed Sales reported through COB on February 4th.)

MARKET OVERVIEW JANUARY 2022	<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	411	675	-39.1%	447	-8.1%	411	447	-8.1%
Average Price	\$413,100	\$417,357	-1%	\$347,475	+18.9%	\$413,100	\$347,475	+18.9%
Median Price	\$380,000	\$390,000	-2.6%	\$315,000	+20.6%	\$380,000	\$315,000	+20.6%
Potential Short Sales	0	0	-	1	-	0	1	-
REO's	0	0	-	3	-	0	3	-
Pending Sales	423	457	-7.4%	463	-8.6%	423	463	-8.6%
New Listings	493	395	+24.8%	511	-3.5%	493	511	-3.5%
Active Inventory *	209	224	-6.7%	164	+27.4%	N/A	N/A	N/A

*As of 2/1/2022

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	348	570	-38.9%	376	-7.4%	348	376	-7.4%
Average Price	\$398,733	\$409,052	-2.5%	\$340,056	+17.3%	\$398,733	\$340,056	+17.3%
Median Price	\$361,000	\$380,000	-5%	\$300,000	+20.3%	\$361,000	\$300,000	+20.3%
Active Inventory *	87	118	-26.3%	104	-16.3%	N/A	N/A	N/A

*As of 2/9/2022

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	20	36	-44.4%	30	-33.3%	20	30	-33.3%
Average Price	\$598,012	\$726,760	-17.7%	\$482,602	+23.9%	\$598,012	\$482,602	+23.9%
Median Price	\$560,000	\$630,500	-11.2%	\$435,000	+28.7%	\$560,000	\$435,000	+28.7%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	49	90	-45.6%	59	-16.9%	49	59	-16.9%
Average Price	\$537,181	\$502,780	+6.8%	\$429,102	+25.2%	\$537,181	\$429,102	+25.2%
Median Price	\$487,774	\$474,169	+2.9%	\$390,449	+24.9%	\$487,774	\$390,449	+24.9%