

(This report reflects all January Closed Sales reported through COB on February 4<sup>th</sup>.)

## MLS Sales Data



**January  
2024**

Closed sales of single family homes on less than one acre, including condominiums, reported for January 2024 total 263. This number is down 5.4% when compared to the 278 closed sales reported in January 2023. The average closed sales price for January 2024 was \$418,787, up 5.3% from the average closed sales price of \$397,870 reported for January 2023. The median closed sales price compared to January last year was up 4.4%, \$380,997 vs. \$365,000.

The above numbers also reflect year to date totals.

Inventory as of this report total 705 properties. This number is up 26.6% from the inventory reported last year at this time of 557 properties. New construction closed sales reported for January 2024 total 45, down from 49 closed sales reported in January 2023.

## Residential Site Built and Condo in Spokane County

(On less than one acre)

### HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 2/2/24)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	105	80	20	64	45	455,801	430,000	20,511,056	8/576,701
111	0	0	0	0	1	140,000	140,000	140,000	0
112	82	70	13	35	27	516,379	459,950	13,942,241	17/471,673
140	33	40	11	23	14	397,250	385,000	5,561,500	1/438,000
141	7	5	2	0	0	0	0	0	0
142	10	5	0	5	3	363,633	392,000	1,090,900	0
<b>SOUTH</b>									
210	55	58	13	49	27	423,229	370,000	11,427,195	1/868,896
211	29	27	15	12	5	923,000	950,000	4,615,000	1/1,120,000
220	59	39	11	16	12	461,950	465,700	5,543,400	0
221	0	0	0	0	1	425,000	425,000	425,000	0
<b>NORTHWEST</b>									
330	57	70	9	62	27	322,429	325,000	8,705,574	0
331	75	56	10	49	28	481,203	454,000	13,473,689	8/450,593
332	7	7	1	3	1	1,245,000	1,245,000	1,245,000	0
<b>NORTHEAST</b>									
340	52	70	10	47	42	290,066	271,300	12,182,769	0
341	19	13	2	11	3	395,317	395,950	1,185,950	0
342	34	30	9	14	1	425,000	425,000	425,000	0
<b>WEST PLAINS</b>									
420	33	28	0	28	9	400,382	389,995	3,603,411	5/435,214
430	18	16	1	12	8	327,309	331,920	2,618,473	3/352,491
<b>OS METRO NORTH</b>									
532	14	11	2	6	5	467,200	429,000	2,336,000	1/535,000
542	8	4	1	5	1	210,000	210,000	210,000	0
<b>OS METRO SOUTH</b>									
612	2	0	0	1	1	140,000	140,000	140,000	0
622	2	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	4	3	0	1	2	379,500	379,500	759,000	0
2/2/24	705								
January Total		632	130	443	263	418,788	380,997	110,141,188	45/498,494
December '23	737	315	213	296	346	406,145	375,000	140,526,154	46/482,596
January '23	557	515	141	408	278	397,870	365,000	110,607,764	35/582,272
YTD '24		632	130	443	263	418,788	380,997	110,141,188	45/498,494
YTD '23		515	141	408	278	397,870	365,000	110,607,764	35/582,272

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MARKET OVERVIEW January 2024	This Month	Previous Month	Percent Change	Previous Year	Percent Change	This Year to Date	Previous Year to Date	Percent Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	263	346	-24%	278	-5.4%%	263	278	-5.4%
Average Price	\$418,787	\$406,145	+3.1%	\$397,870	+5.3%	\$418,787	\$397,870	+5.3%
Median Price	\$380,997	\$375,000	+1.6%	\$365,000	+4.4%	\$380,997	\$365,000	+4.4%
Potential Short Sales	3	0	+300%	0	+300%	3	0	+300%
REO's	1	0	+100%	1	-	1	1	-
Pending Sales	443	296	+49.7%	408	+8.6%	443	408	+8.6%
New Listings	632	315	+100.6%	515	+22.7%	632	515	+22.7%
Active Inventory *	705	737	-4.3%	557	+26.6%	N/A	N/A	N/A

\*As of 2/02/2024

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	208	287	-27.5%	224	-7.1%	208	348	-7.1%
Average Price	\$409,658	\$399,229	+2.6%	\$379,174	+8.0%	\$409,658	\$398,733	+8.0%
Median Price	\$368,000	\$360,000	+2.2%	\$355,000	+3.7%	\$368,000	\$361,000	+3.7%
Active Inventory *	448	491	-8.8%	366	+24%	N/A	N/A	N/A

\*As of 2/02/2024

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	20	20	-	20	-	20	20	-
Average Price	\$835,950	\$584,444	+43%	\$598,012	+39.8%	\$835,950	\$598,012	+39.8%
Median Price	\$697,500	\$504,999	+38.1%	\$560,000	+24.6%	\$397,500	\$560,000	+24.6%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	45	46	-2.2%	49	-8.2%	45	49	-8.2%
Average Price	\$498,494	\$482,595	+3.3%	\$537,181	-7.2%	\$498,494	\$537,181	-7.2%
Median Price	\$449,995	\$443,750	+1.4%	\$487,774	-7.7%	449,995	\$487,774	-7.7%