



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all January Closed Sales reported through COB on February 4, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 290 for the month, compared with 311 for the same month last year (-6.8%). The average closed sale price was \$433,190, above last year's \$431,122 (2.3%). The median closed sale price was \$406,048, up from \$397,000 (2.3%).

Year-to-date closed sales reached 290, down -6.8% from the 311 recorded through January of last year. The average year-to-date closed sale price is \$433,190, up 0.5% from last year's \$431,122. The year-to-date median closed sales price increased to \$406,048, compared to \$397,000 reported during the same period last year.

Inventory ended the month up, with 1,080 properties for sale. Months supply is up at 3.7 months, compared with 2.9 months last year. New home sales decreased this month, with 28 sales reported compared to 57 a year earlier.

January 2026

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	152	116	26	89	43	\$455,936	\$437,000	\$22,340,870	6	\$560,445
	111	1	0	0	0	0				0	
	112	97	79	30	56	20	\$572,623	\$484,705	\$12,597,707	4	\$544,360
	140	64	45	14	28	22	\$432,637	\$420,000	\$9,950,643	4	\$612,586
	141	4	2	3	0	2	\$588,750	\$588,750	\$1,177,500	0	
	142	9	7	1	4	5	\$476,050	\$466,700	\$2,856,300	0	
SOUTH	210	78	61	15	40	32	\$424,855	\$393,000	\$15,719,640	1	\$434,000
	211	29	29	9	23	9	\$583,727	\$490,000	\$6,421,000	0	
	220	66	59	13	42	17	\$535,849	\$526,445	\$10,716,971	2	\$496,036
	221	6	4	0	1	0				0	
NORTH	330	113	105	25	51	46	\$334,984	\$330,000	\$16,414,198	0	
	331	87	59	20	42	28	\$473,104	\$450,000	\$13,720,022	0	
	332	12	5	2	0	1	\$415,000	\$415,000	\$415,000	0	
	340	126	83	20	55	31	\$290,051	\$290,500	\$9,861,720	2	\$389,998
	341	17	11	1	12	5	\$398,980	\$385,000	\$1,994,900	1	\$500,000
	342	39	33	11	22	11	\$581,737	\$632,500	\$6,980,842	1	\$766,842
WEST PLAINS	420	79	70	21	38	13	\$395,575	\$390,000	\$5,933,620	5	\$415,275
	430	31	20	1	8	1	\$409,750	\$409,750	\$819,500	0	
OS METRO NORTH	532	62	36	7	15	3	\$418,113	\$431,845	\$1,254,340	2	\$400,920
	542	0	0	0	1	0				0	
OS METRO SOUTH	612	2	1	1	0	1	\$368,000	\$368,000	\$368,000	0	
	622	2	0	0	0	0				0	
DOWNTOWN	700	4	2	1	1	0				0	
January Total		1,080	827	221	528	290	\$433,190	\$406,048	\$125,625,063	28	\$512,199
December 2025		991	426	386	385	399	\$438,031	\$401,000	\$174,774,449	48	\$516,932
January 2025		891	724	181	428	311	\$431,122	\$397,000	\$134,079,064	57	\$539,086
YTD 2026			827	221	528	290	\$433,190	\$406,048	\$125,625,063	28	\$512,199
YTD 2025			724	181	428	311	\$431,122	\$397,000	\$134,079,064	57	\$539,086

This report reflects all January Closed Sales reported through COB on February 04, 2026.

MARKET OVERVIEW	Jan 2026	Dec 2025	MoM % Change	Jan 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	290	399	-27.3%	311	-6.8%	290	311	-6.8%
Average Price	\$433,190	\$438,031	-1.1%	\$431,122	0.5%	\$433,190	\$431,122	0.5%
Median Sales Price	\$406,048	\$401,000	1.3%	\$397,000	2.3%	\$406,048	\$397,000	2.3%
Potential Short Sales	5	5	0.0%	1	400.0%	5	1	400.0%
REO's	3	4	-25.0%	2	50.0%	3	2	50.0%
Pending Sales	528	385	37.1%	428	23.4%	528	428	23.4%
New Listings	827	426	94.1%	724	14.2%	827	724	14.2%
Active Inventory	1,080	991	9.0%	891	21.2%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	258	345	-25.2%	250	3.2%	258	250	3.2%
Average Price	\$427,176	\$429,469	-0.5%	\$410,233	4.1%	\$427,176	\$410,233	4.1%
Median Sales Price	\$395,000	\$400,000	-1.3%	\$363,498	8.7%	\$395,000	\$363,498	8.7%
Active Inventory	777	750	3.6%	617	25.9%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	12	22	-45.5%	20	-40.0%	12	20	-40.0%
Average Price	\$744,417	\$536,944	38.6%	\$751,353	-0.9%	\$744,417	\$751,353	-0.9%
Median Sales Price	\$682,000	\$485,000	40.6%	\$665,000	2.6%	\$682,000	\$665,000	2.6%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	28	48	-41.7%	57	-50.9%	28	57	-50.9%
Average Price	\$512,199	\$516,932	-0.9%	\$539,086	-5.0%	\$512,199	\$539,086	-5.0%
Median Sales Price	\$489,973	\$443,998	10.4%	\$483,000	1.4%	\$489,973	\$483,000	1.4%