



# MARKET ACTIVITY

## Spokane REALTORS® Residential Report

This report reflects all February Closed Sales reported through COB on March 5, 2026.

### MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 336 for the month, compared with 354 for the same month last year (-5.1%). The average closed sale price was \$427,766, below last year's \$445,164 (-1.8%). The median closed sale price was \$404,998, down from \$412,375 (-1.8%).

Year-to-date closed sales reached 635, down -4.5% from the 665 recorded through February of last year. The average year-to-date closed sale price is \$430,950, down -1.7% from last year's \$438,597. The year-to-date median closed sales price were unchanged to \$405,000, compared to \$405,000 reported during the same period last year.

### February 2026

Inventory ended the month up, with 1,016 properties for sale. Months supply is up at 3.0 months, compared with 2.3 months last year. New home sales decreased this month, with 67 sales reported compared to 86 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	143	89	22	102	53	\$490,833	\$444,995	\$30,431,621	14	\$576,166
	111	1	1	0	1	0				0	
	112	104	64	12	78	18	\$486,721	\$449,950	\$12,168,030	8	\$449,094
	140	71	47	10	41	15	\$413,096	\$417,475	\$7,435,735	1	\$460,000
	141	8	7	0	3	0				0	
	142	4	3	0	7	4	\$448,300	\$411,500	\$2,241,500	0	
SOUTH	210	67	38	11	36	36	\$397,671	\$385,000	\$16,304,504	2	\$479,000
	211	29	14	5	17	14	\$558,735	\$517,500	\$9,498,500	1	\$770,000
	220	57	22	6	39	24	\$519,933	\$505,000	\$14,038,195	6	\$554,899
	221	3	4	5	2	1	\$327,500	\$327,500	\$327,500	0	
NORTH	330	96	63	12	66	38	\$324,760	\$320,000	\$13,964,700	0	
	331	90	58	10	52	29	\$476,280	\$446,500	\$15,240,947	5	\$532,862
	332	12	5	2	3	0				0	
	340	105	62	19	61	42	\$315,408	\$324,498	\$13,877,945	5	\$357,545
	341	10	5	3	12	8	\$367,383	\$390,000	\$3,306,450	0	
	342	37	18	3	19	16	\$549,709	\$525,000	\$9,345,051	5	\$677,930
WEST PLAINS	420	71	39	16	46	18	\$378,598	\$385,145	\$7,193,356	9	\$375,259
	430	27	9	3	11	8	\$384,349	\$384,995	\$3,074,793	4	\$389,655
OS METRO NORTH	532	69	36	9	24	10	\$392,938	\$379,695	\$3,929,375	6	\$399,229
	542	2	2	0	0	1	\$350,000	\$350,000	\$350,000	1	\$350,000
OS METRO SOUTH	612	2	0	0	0	0				0	
	622	2	0	0	0	0				0	
DOWNTOWN	700	6	3	1	0	1	\$660,000	\$660,000	\$660,000	0	
<b>February Total</b>		<b>1,016</b>	<b>589</b>	<b>149</b>	<b>620</b>	<b>336</b>	<b>\$427,766</b>	<b>\$404,998</b>	<b>\$143,729,506</b>	<b>67</b>	<b>\$488,052</b>
January 2026		1,107	830	226	486	299	\$434,528	\$407,095	\$129,924,003	32	\$513,797
February 2025		823	503	125	485	354	\$445,164	\$412,375	\$157,587,924	86	\$500,717
YTD 2026			1,419	375	907	635	\$430,950	\$405,000	\$273,653,509	99	\$496,374
YTD 2025			1,227	306	778	665	\$438,597	\$405,000	\$291,666,988	143	\$516,010

**February 2026**

This report reflects all February Closed Sales reported through COB on March 05, 2026.

MARKET OVERVIEW	Feb 2026	Jan 2026	MoM % Change	Feb 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
Closed Sales	336	299	12.4%	354	-5.1%	635	665	-4.5%
Average Price	\$427,766	\$434,528	-1.6%	\$445,164	-3.9%	\$430,950	\$438,597	-1.7%
Median Sales Price	\$404,998	\$407,095	-0.5%	\$412,375	-1.8%	\$405,000	\$405,000	0.0%
Potential Short Sales	3	3	0.0%	2	50.0%	9	3	200.0%
REO's	3	3	0.0%	1	200.0%	6	3	100.0%
Pending Sales	620	486	27.6%	485	27.8%	907	778	16.6%
New Listings	589	830	-29.0%	503	17.1%	1,419	1,227	15.6%
Active Inventory	1,016	1,107	-8.2%	823	23.5%	--	--	--

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)</b>								
Closed Sales	267	263	1.5%	265	0.8%	530	515	2.9%
Average Price	\$412,697	\$427,416	-3.4%	\$428,808	-3.8%	\$420,001	\$419,791	0.1%
Median Sales Price	\$393,000	\$395,000	-0.5%	\$400,000	-1.8%	\$394,750	\$384,900	2.6%
Active Inventory	711	801	-11.2%	579	22.8%	--	--	--

<b>RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)</b>								
Closed Sales	16	12	33.3%	20	-20.0%	28	40	-30.0%
Average Price	\$624,594	\$744,417	-16.1%	\$646,924	-3.5%	\$675,946	\$699,138	-3.3%
Median Sales Price	\$553,250	\$682,000	-18.9%	\$599,500	-7.7%	\$610,000	\$625,000	-2.4%

<b>RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)</b>								
Closed Sales	67	32	109.4%	86	-22.1%	99	143	-30.8%
Average Price	\$488,052	\$513,797	-5.0%	\$500,717	-2.5%	\$496,374	\$516,010	-3.8%
Median Sales Price	\$439,950	\$484,950	-9.3%	\$459,424	-4.2%	\$449,950	\$469,900	-4.2%