



# MARKET ACTIVITY

## Spokane REALTORS® Residential Report

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

### MLS Sales Data

#### March 2026

Closed sales of single-family homes on less than one acre, including condominiums, totaled 450 for the month with 431 for the same month last year (4.4%). The average closed sale price was \$459,195, below last year's \$477,011 (-2.3%). The median closed sale price was \$415,000, down from \$404,005 (-2.7%).

Year-to-date closed sales reached 1,120, up 2.2% from the 1,096 recorded through March of last year. The year-to-date closed sale price is \$442,237, down 0.4% from last year's \$444,407. The year-to-date median closed sale price increased to \$410,750, compared to \$410,000 reported during the same period last year.

Inventory ended the month up, with 1,081 properties for sale. Months supply is up at 2.4 months, compared to 2.3 months last year. New home sales decreased this month, with 77 sales reported compared to 92 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
VALLEY	110	148	116	16	113	69	\$491,892	\$449,975	\$35,416,216	
	111	0	0	0	1	0				
	112	103	80	23	67	45	\$596,180	\$492,500	\$27,424,275	
	140	79	51	18	31	36	\$444,273	\$425,000	\$16,438,102	
	141	7	3	1	4	2	\$465,833	\$385,000	\$1,397,500	
	142	6	6	0	7	4	\$424,990	\$420,000	\$2,124,950	
SOUTH	210	88	79	12	43	32	\$410,485	\$395,000	\$13,956,490	
	211	37	33	7	20	14	\$811,531	\$674,500	\$12,984,500	
	220	67	63	9	49	31	\$573,009	\$532,490	\$19,482,309	
	221	1	5	4	3	1	\$499,000	\$499,000	\$499,000	
NORTH	330	95	101	13	78	61	\$320,633	\$317,000	\$22,123,650	
	331	107	87	8	73	35	\$517,423	\$526,500	\$22,249,187	
	332	12	4	1	3	3	\$555,000	\$475,000	\$1,665,000	
	340	120	107	10	85	47	\$305,838	\$290,085	\$15,903,598	
	341	10	10	0	14	8	\$451,719	\$398,700	\$3,613,750	
	342	33	27	9	21	17	\$577,536	\$565,000	\$10,973,180	
WEST PLAINS	420	65	54	16	56	23	\$388,392	\$389,995	\$10,486,594	
	430	33	27	6	14	11	\$393,666	\$387,498	\$4,723,995	
OS METRO NORTH	532	55	22	15	34	11	\$376,338	\$379,995	\$4,139,716	
	542	4	3	1	0	0				
OS METRO SOUTH	612	2	1	1	0	0				
	622	2	1	1	0	0				
DOWNTOWN	700	7	3	0	2	0				
<b>March Total</b>		<b>1,081</b>	<b>883</b>	<b>171</b>	<b>718</b>	<b>450</b>	<b>\$459,195</b>	<b>\$415,000</b>	<b>\$206,637,547</b>	
February 2026		1,034	503	159	559	260	\$437,011	\$404,005	\$157,990,310	

March 2026



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

MARKET OVERVIEW	Mar 2026	Feb 2026	MoM % Change	Mar 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
Closed Sales	450	369	22.0%	431	4.4%	1,120	1,096	2.2%
Average Price	\$459,195	\$427,911	7.3%	\$443,206	3.6%	\$442,237	\$440,407	0.4%
Median Sales Price	\$415,000	\$404,995	2.5%	\$417,899	-0.7%	\$410,750	\$410,000	0.2%
Potential Short Sales	2	2	0.0%	2	0.0%	11	5	120.0%
REO's	1	3	-66.7%	3	-66.7%	7	6	16.7%
Pending Sales	718	568	26.4%	585	22.7%	1,417	1,236	14.6%
New Listings	883	593	48.9%	754	17.1%	2,305	1,981	16.4%
Active Inventory	1,081	1,031	4.8%	865	25.0%	--	--	--

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)</b>								
Closed Sales	369	279	32.3%	336	9.8%	911	851	7.1%
Average Price	\$453,563	\$413,076	9.8%	\$432,374	4.9%	\$433,615	\$424,750	2.1%
Median Sales Price	\$407,000	\$390,000	4.4%	\$401,000	1.5%	\$399,999	\$390,000	2.6%
Active Inventory	803	727	10.5%	619	29.7%	--	--	--

<b>RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)</b>								
Closed Sales	13	16	-18.8%	17	-23.5%	41	57	-28.1%
Average Price	\$717,223	\$624,594	14.8%	\$706,328	1.5%	\$689,034	\$701,283	-1.7%
Median Sales Price	\$664,000	\$553,250	20.0%	\$715,000	-7.1%	\$650,000	\$660,000	-1.5%

<b>RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)</b>								
Closed Sales	77	87	-11.5%	92	-16.3%	198	235	-15.7%
Average Price	\$495,620	\$478,765	3.5%	\$490,009	1.1%	\$490,412	\$505,831	-3.0%
Median Sales Price	\$449,950	\$434,950	3.4%	\$452,937	-0.7%	\$447,045	\$459,995	-2.8%