

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**APRIL
2021**

Close sales of single family homes on less than one acre including condominiums totaled 612 for April 2021. That number is up 20.5% compared to April 2020 when 508 closed sales were reported. The average closed sales price for this April was \$392,566 up \$29.3% from April last year. The median closed sales price was \$356,500 up 27.3% over April 2020 when the median closed sales price was \$280,091.

Year to date closed sales through April 2021 total 2,106 up 3.7% over the closed sales through April 2020 which was 2,030. The year to date average closed sales price is \$368,100 through April, up 24.3% compared to last year when the average closed sales price was \$296,098. The median closed sales price through April is up 21.2%, \$335,000 v. \$276,294.

Inventory as of this report remains tight at 188 single family homes including condominiums on the market. Last year at this time inventory totaled approximately 602 properties. New construction sales are up 2.8% compared to last year, 331 v. 322.

Residential Site Built and Condo in Spokane County

(On less than one acre)

APRIL HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 5/03/21)	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	15	92	1	73	87	421,396	378,875	36,661,434	11/550,239
111	0	1	0	0	1	230,000	230,000	230,000	0
112	11	54	0	40	49	539,540	466,844	26,437,436	13/483,753
140	11	46	1	33	30	423,426	383,000	12,702,791	5/475,813
141	3	1	0	0	2	597,500	597,500	1,194,999	0
142	1	3	0	5	4	374,500	359,000	1,498,000	0
SOUTH									
210	23	105	3	94	64	371,345	360,000	23,766,050	1/449,900
211	10	22	1	20	13	530,871	508,000	6,901,321	2/530,661
220	18	56	3	43	38	497,816	448,500	18,916,993	4/707,898
221	0	1	0	1	1	450,000	450,000	450,000	0
NORTHWEST									
330	17	92	3	77	81	320,333	290,000	25,946,942	0
331	14	75	2	67	62	493,566	466,252	30,601,092	5/472,488
332	4	4	0	3	3	493,500	445,000	1,480,500	0
NORTHEAST									
340	24	105	4	84	79	256,556	260,000	20,267,895	3/367,215
341	5	25	0	17	8	301,025	333,500	2,408,200	0
342	10	30	1	16	27	436,824	400,000	11,794,236	8/405,402
WEST PLAINS									
420	8	31	1	25	32	335,060	329,664	10,721,925	6/362,024
430	6	21	0	15	11	312,945	307,794	3,442,396	2/306,248
OS METRO NORTH									
532	1	10	1	11	6	301,207	303,156	1,807,240	4/306,785
542	0	0	0	0	3	185,917	190,000	557,750	0
OS METRO SOUTH									
612	1	1	0	0	5	190,800	194,000	954,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	6	6	0	9	6	251,575	263,750	1,509,450	1/306,000
5/03/21	188								
April Total		781	21	633	612	392,566	356,500	240,250,653	65/462,898
March '21	209	768	17	649	572	371,874	341,750	212,711,657	94/426,828
April '20	602	683	65	573	508	303,583	280,091	154,219,988	60/404,852
YTD '21		2,611	88	2,234	2,106	368,100	335,000	775,219,006	331/433,304
YTD '20		2,801	55	2,345	2,030	296,098	276,294	601,079,992	322/374,211

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW APRIL 2021	<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	612	572	+7%	508	+20.5%	2,106	2,030	+3.7%
Average Price	\$392,566	\$371,874	+5.6%	\$303,583	+29.3%	\$368,100	\$296,098	+24.3%
Median Price	\$356,500	\$341,750	+4.3%	\$280,091	+27.3%	\$335,000	\$276,294	+21.2%
Potential Short Sales	1	0	-	0	-	2	1	+100%
REO's	2	2	-	3	-	7	18	-61.1%
Pending Sales	633	649	-2.5%	573	+10.5%	2,234	2,345	-4.7%
New Listings	781	768	+1.7%	683	+14.3%	2,611	2,801	-6.7%
Active Inventory	188	209	-10%	602	-68.8%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	529	458	+15.5%	423	+25.1%	1,707	1,629	+4.8%
Average Price	\$392,777	\$364,549	+7.7%	\$298,463	+31.6%	\$361,576	\$285,992	+26.4%
Median Price	\$355,000	\$330,000	+7.6%	\$275,000	+29.1%	\$326,000	\$265,000	+23%
Active Inventory	147	122	+20.5%	370	-60.3%	N/A	N/A	N/A

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	31	34	-8.8%	23	+34.8%	118	97	+21.6%
Average Price	\$596,365	\$613,359	-2.8%	\$460,121	+29.6%	\$575,098	\$454,973	+26.4%
Median Price	\$580,000	\$564,000	+2.8%	\$460,000	+26.1%	\$506,500	\$449,950	+12.6%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	65	93	-30.1%	60	+8.3%	325	320	+1.6%
Average Price	\$462,898	\$428,839	+7.9%	\$404,852	+14.3%	\$434,580	\$374,215	+16.1%
Median Price	\$447,200	\$389,900	+14.7%	\$379,450	+17.9%	\$405,100	\$343,475	+17.9%