

(This report reflects all April Closed Sales reported through COB on May 4th.)

MLS Sales Data



April 2024

464 closed sales of single family homes on less than one acre, including condominiums were reported for April 2024. Sales are up 6.2% when compared to April 2023, when 437 closed sales were reported. The average sales price for April 2024 was \$451,256, down 0.1% from April 2023, when the average closed sales price was \$451,541. The median closed sales price was \$426,995 for April 2024, up 1.9% from April 2023, when the median closed sales price was \$419,000.

Closed sales of single family homes on less than one acre, including condominiums through April this year total 1,571. Compared to last year to date closed sales totaled 1,492. Closed sales through April 2024 are up 5.3%. Year to date average closed sales price through April is \$439,259 an increase of 2.9% compared to the same period last year. Average closed sales price last year through April was \$426,933. Year to date median closed sales price through April is \$411,500 compared to last year's median closed sales price through April of \$396,500. An increase of 3.8%.

Inventory as of this report is up compared to last year, 856 properties compared to 690 last year. New construction closed sales for April were up with 97 closed sales reported compared to 96 closed sales reported last April.

Residential Site Built and Condo in Spokane County

(On less than one acre)

HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 5/2/24)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	127	147	15	103	73	472,630	449,000	34,502,006	26/517,443
111	0	0	0	0	0	0	0	0	0
112	92	74	12	51	39	521,655	489,950	20,344,455	0
140	41	51	5	36	20	459,498	402,500	9,189,950	1/448,000
141	10	10	1	5	4	498,750	475,000	1,995,000	0
142	4	2	0	1	9	442,155	449,999	3,979,394	2/491,448
SOUTH									
210	59	86	6	71	55	391,190	375,000	21,515,435	1/500,000
211	39	33	7	18	15	584,220	550,000	8,763,300	3/808,267
220	80	74	10	49	29	611,078	598,707	17,721,267	5/529,973
221	1	1	0	1	1	465,000	465,000	465,000	0
NORTHWEST									
330	71	88	7	69	59	378,355	338,000	22,322,958	0
331	108	106	5	83	41	512,317	480,000	21,005,010	14/486,358
332	8	7	1	2	3	843,000	799,000	2,529,000	0
NORTHEAST									
340	53	74	4	69	41	300,644	300,000	12,326,424	1/479,000
341	20	30	5	18	13	432,521	464,995	5,622,775	4/450,359
342	35	25	7	17	12	609,658	517,450	7,315,900	1/630,000
WEST PLAINS									
420	41	46	3	31	24	403,899	407,611	9,693,575	9/437,231
430	17	19	1	14	14	383,751	388,823	5,372,503	8/417,177
OS METRO NORTH									
532	23	17	1	7	5	383,998	399,990	1,919,990	1/399,990
542	14	12	0	6	4	424,584	416,998	1,698,335	3/433,112
OS METRO SOUTH									
612	3	2	1	0	0	0	0	0	0
622	3	3	1	2	1	186,528	186,528	186,528	0
DOWNTOWN									
700	7	5	2	2	2	457,000	457,000	914,000	0
5/2/24	856								
April Total		912	94	655	464	451,256	426,995	209,382,911	97/494,967
March '24	690	661	89	525	437	451,541	419,000	197,323,539	96/491,913
April '23	634	752	74	602	413	441,053	415,000	182,154,923	69/529,028
YTD '24		2782	396	1984	1,571	439,259	411,500	690,076,369	339/502,791
YTD '23		2,468	375	2,026	1,492	426,933	396,500	636,984,386	241/549,584

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MARKET OVERVIEW April 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	464	437	+6.2%	413	+12.4%	1,571	1492	+5.3%
Average Price	\$451,256	\$451,541	--	\$441,053	+2.4%	\$439,259	\$426,933	+2.9%
Median Price	\$426,995	\$419,000	+1.9%	\$415,000	+2.9%	\$411,500	\$396,500	+3.8%
Potential Short Sales	4	3	+33.4%	0	+400%	14	0	+1400%
REO's	0	0	-	0	-	4	2	+100%
Pending Sales	655	525	+24.8%	602	+8.8%	1984	2,026	-2.1%
New Listings	912	661	+38.0%	752	+21.3%	2782	2,468	+12.8%
Active Inventory *	856	690	+24.1%	634	+35.1%	N/A	N/A	N/A

*As of 5/02/2024

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	355	331	+7.3%	316	+12.4%	1,187	1,172	+1.3%
Average Price	\$442,702	\$444,976	-0.6%	\$437,601	+1.2%	\$426,838	\$413,380	+3.3%
Median Price	\$404,000	\$412,000	-2.0%	\$410,000	-1.5%	\$395,000	\$379,000	+4.3%
Active Inventory *	594	449	+32.3%	417	+42.5%	N/A	N/A	N/A

*As of 5/02/2024

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	29	12	+141.7%	20	+45.0%	79	61	+29.5%
Average Price	\$736,605	\$581,566	+26.7%	\$663,860	+11.0%	\$718,979	\$657,336	+9.4%
Median Price	\$650,000	\$570,000	+14.1%	\$640,000	+1.6%	\$650,000	\$625,000	+40%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	97	96	+1.1%	69	+40.6%	339	241	+40.7%
Average Price	\$494,967	\$491,913	+0.7%	\$529,028	-6.5%	\$502,791	\$549,854	-86%
Median Price	\$464,990	\$449,995	+3.4%	\$462,950	+0.5%	\$459,000	\$494,995	-7.3%