



MARKET ACTIVITY

Spokane REALTORS® Residential Report

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

MLS Sales Data



April
2025

472 closed sales of single family homes on less than one acre, including condominiums were reported for April 2025. Sales are down 2.1% when compared to April 2024, when 482 closed sales were reported. The average sales price for April 2025 was \$452,735, this has stayed steady from April 2024, when the average closed sales price was \$453,153. The median closed sales price was \$427,498 for April 2025, up 0.6% from April 2024, when the median closed sales price was \$424,975.

Closed sales of single family homes on less than one acre, including condominiums through April this year total 1,611. Compared to last year to date closed sales totaled 1,600. Closed sales through April 2025 are up 0.7%. Year to date average closed sales price through April is \$441,076 compared to the same period last year. Average closed sales price last year through April was \$440,410. Year to date median closed sales price through April is \$414,900 compared to last year's median closed sales price through April of \$410,360. An increase of 1.1%.

Inventory as of this report is up compared to last year, 1,146 properties compared to 912 last year. New construction closed sales for April were down with 325 closed sales reported compared to 345 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 5/02/25)	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	145	152	17	94	68	499,260	467,998	33,949,711	15/531,914
111	0	0	0	0	0	0	0	0	0
112	95	79	12	57	41	585,267	490,000	23,995,965	12/541,280
140	64	50	11	34	30	458,667	445,188	13,760,020	7/512,235
141	5	1	0	2	0	0	0	0	0
142	6	8	1	4	5	387,200	400,000	1,936,000	0
SOUTH									
210	126	103	11	62	36	370,356	375,000	13,332,800	0
211	38	35	7	28	12	595,025	516,700	7,140,300	1/989,900
220	130	116	20	54	42	548,881	524,950	23,053,000	10/540,450
221	2	2	1	0	1	400,000	400,000	400,000	0
NORTHWEST									
330	123	119	11	77	56	355,947	350,000	19,933,025	0
331	111	81	9	51	47	510,240	485,000	23,981,290	15/507,233
332	10	7	1	2	1	603,000	603,000	603,000	0
NORTHEAST									
340	91	92	9	64	63	315,795	313,000	19,895,079	4/379,985
341	13	18	3	11	13	418,749	418,995	5,443,735	3/433,145
342	37	31	2	30	14	585,259	576,500	8,193,625	0
WEST PLAINS									
420	46	35	3	23	18	429,950	447,575	7,739,105	5/444,022
430	25	20	2	8	7	408,542	410,632	2,859,794	5/400,159
OS METRO NORTH									
532	43	46	13	26	14	436,636	405,220	6,112,897	10/430,790
542	10	5	1	0	0	0	0	0	0
OS METRO SOUTH									
612	2	1	0	1	0	0	0	0	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN									
700	23	9	20	5	4	340,338	340,000	1,361,350	0
05/02/25	1,146								
April Total		1,010	154	633	472	452,735	427,498	213,690,696	87/498,975
March '25	934	808	77	603	446	438,483	415,000	195,563,681	95/491,813
April '24	856	912	94	655	482	453,153	424,975	218,420,034	101/517,401
YTD '25		3,127	537	2,050	1,611	441,076	414,900	710,574,997	325/506,416
YTD '24		2,782	396	1,984	1,600	440,410	410,360	704,657,183	345/459,000

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

MARKET OVERVIEW April 2025	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	472	446	+5.9%	482	-2.1%	1,611	1,600	-0.7%
Average Price	\$452,735	\$438,483	+3.3%	\$453,153	-	\$441,076	\$440,410	-
Median Price	\$427,498	\$415,000	+3.1%	\$424,975	+0.6%	\$414,900	\$410,360	+1.1%
Potential Short Sales	3	2	+50%	4	-25%	8	14	-42.9%
REO's	2	3	-33.4%	0	+200%	8	4	+100%
Pending Sales	633	603	+5.0%	655	-3.4%	2,050	1,984	+3.4%
New Listings	1,010	808	+25.0%	912	+10.8%	3,127	2,782	+12.4%
Active Inventory *	1,146	934	+22.7%	856	+33.9%	N/A	N/A	N/A

*As of 5/02/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	363	336	+8.1%	368	-1.4%	1,229	1,209	+1.7%
Average Price	\$452,617	\$431,413	+5.0%	\$439,437	+3.0%	\$431,588	\$425,874	+1.4%
Median Price	\$419,950	\$401,000	+4.8%	\$400,000	+5.0%	\$399,000	\$395,000	+1.1%
Active Inventory *	814	619	+31.5%	594	+37.1%	N/A	N/A	N/A

*As of 5/02/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	25	17	+47.1%	30	-16.7%	85	80	+6.3%
Average Price	\$735,184	\$706,327	+4.1%	\$732,718	+0.6%	\$717,655	\$717,741	-
Median Price	\$675,000	\$715,000	-5.6%	\$650,000	+3.9%	\$674,900	\$650,000	+4.0%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	87	95	-8.5%	101	-13.9%	325	345	-5.8%
Average Price	\$498,975	\$491,813	+1.5%	\$517,401	-3.6%	\$506,416	\$511,782	-1.1%
Median Price	\$472,148	\$454,995	+3.8%	\$469,995	+0.5%	\$460,645	\$459,000	+0.4%