



MARKET ACTIVITY

Spokane REALTORS® Residential Report

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

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 525 for the month, compared with 478 for the same month last year (9.8%). The average closed sale price was \$452,344, below last year's \$456,308 (-2.8%). The median closed sale price was \$420,000, down from \$432,250 (-2.8%).

Year-to-date closed sales reached 1,680, up 6.7% from the 1,574 recorded through April of last year. The average year-to-date closed sale price is \$445,867, down 0.1% from last year's \$445,239. The year-to-date median closed sales price decreased to \$415,000, compared to \$416,076 reported during the same period last year.

Inventory ended the month up, with 1,238 properties for sale. Months supply is up at 2.4 months, compared with 2.2 months last year. New home sales increased this month, with 88 sales reported compared to 86 a year earlier.

April 2026

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	175	125	13	105	76	\$545,463	\$479,950	\$44,727,972	22	\$661,136
	111	0	0	0	0	1	\$360,000	\$360,000	\$360,000	0	
	112	114	68	11	55	52	\$516,477	\$450,000	\$30,472,123	23	\$452,338
	140	72	41	11	45	20	\$413,691	\$420,000	\$8,687,510	1	\$431,460
	141	8	3	1	2	2	\$472,450	\$472,450	\$944,900	1	\$559,900
	142	10	9	0	5	6	\$417,992	\$402,975	\$2,507,950	0	
SOUTH	210	111	95	13	61	35	\$424,429	\$375,000	\$18,250,450	0	
	211	37	24	4	21	19	\$576,174	\$545,000	\$10,947,300	0	
	220	90	69	5	53	33	\$563,026	\$528,000	\$21,958,014	5	\$526,411
	221	4	5	0	2	2	\$338,238	\$338,238	\$676,475	0	
NORTH	330	135	141	14	84	63	\$347,644	\$342,950	\$24,335,108	0	
	331	118	96	6	86	59	\$531,822	\$490,000	\$34,568,450	10	\$476,167
	332	18	15	4	5	2	\$786,000	\$786,000	\$1,572,000	0	
	340	132	83	6	78	69	\$294,639	\$300,000	\$21,508,649	5	\$351,176
	341	14	12	0	13	9	\$374,483	\$380,000	\$3,370,350	0	
	342	37	30	5	23	19	\$603,868	\$570,000	\$12,681,229	2	\$669,715
WEST PLAINS	420	68	55	18	62	23	\$415,345	\$419,995	\$10,383,625	3	\$471,660
	430	27	20	2	26	10	\$388,830	\$367,448	\$4,665,957	3	\$406,887
OS METRO NORTH	532	48	31	9	34	23	\$405,985	\$408,242	\$10,149,636	13	\$402,923
	542	3	1	0	2	0				0	
OS METRO SOUTH	612	4	5	0	3	0				0	
	622	3	1	0	0	0				0	
DOWNTOWN	700	10	4	1	0	2	\$342,000	\$342,000	\$684,000	0	
April Total		1,238	933	123	765	525	\$452,344	\$420,000	\$237,028,193	88	\$503,754
March 2026		1,121	886	176	646	472	\$458,434	\$415,750	\$216,380,867	85	\$491,147
April 2025		1,036	938	145	669	478	\$456,308	\$432,250	\$218,115,053	86	\$494,767
YTD 2026			3,242	688	1,925	1,680	\$445,867	\$415,000	\$748,610,723	304	\$495,045
YTD 2025			2,919	581	1,726	1,574	\$445,239	\$416,076	\$700,360,611	321	\$502,867

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MARKET OVERVIEW	Apr 2026	Mar 2026	MoM % Change	Apr 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	525	472	11.2%	478	9.8%	1,680	1,574	6.7%
Average Price	\$452,344	\$458,434	-1.3%	\$456,308	-0.9%	\$445,867	\$445,239	0.1%
Median Sales Price	\$420,000	\$415,750	1.0%	\$432,250	-2.8%	\$415,000	\$416,076	-0.3%
Potential Short Sales	4	4	0.0%	2	100.0%	15	7	114.3%
REO's	4	1	300.0%	2	100.0%	11	8	37.5%
Pending Sales	765	646	18.4%	669	14.3%	1,925	1,726	11.5%
New Listings	933	886	5.3%	938	-0.5%	3,242	2,919	11.1%
Active Inventory	1,238	1,121	10.4%	1,036	19.5%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	431	382	12.8%	385	11.9%	1,358	1,236	9.9%
Average Price	\$443,643	\$453,402	-2.2%	\$451,058	-1.6%	\$436,757	\$432,951	0.9%
Median Sales Price	\$409,000	\$410,000	-0.2%	\$419,950	-2.6%	\$402,350	\$399,900	0.6%
Active Inventory	970	842	15.2%	781	24.2%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	24	15	60.0%	25	-4.0%	67	82	-18.3%
Average Price	\$717,846	\$702,427	2.2%	\$735,184	-2.4%	\$696,884	\$711,618	-2.1%
Median Sales Price	\$662,500	\$664,000	-0.2%	\$675,000	-1.9%	\$650,000	\$672,450	-3.3%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	88	85	3.5%	86	2.3%	304	321	-5.3%
Average Price	\$503,754	\$491,147	2.6%	\$494,767	1.8%	\$495,045	\$502,867	-1.6%
Median Sales Price	\$434,295	\$449,950	-3.5%	\$467,998	-7.2%	\$444,995	\$460,078	-3.3%