



MARKET ACTIVITY

Spokane Association of REALTORS® Residential Report

(This report reflects all December Closed Sales reported through COB on June 4th.)

MLS Sales Data



**MAY
2022**

Closed sales of single family homes on less than one acre, including condominiums, reported for May 2022 total 638. This number is down 7% from May 2021 when 686 closed sales were reported. The average closed sales price for May 2022 was \$481,543, up 18.2% from May last year when the average closed sales price was \$407,343. The median closed sales price for May 2022 was up 19.8% compared to May 2021, \$450,000 v. \$375,500.

Year to date closed sales through May 2022 total 2,618. This total is down 8.5% compared to year to date closed sales through May 2021, which totaled 2,862. The average closed sales price through May is \$451,699, up 19.5% when compared to the same period last year when the average closed sales price was \$377,991. Year to date median closed sales price through May is \$421,500, an increase of 21.8% when compared to last year's median closed sales price through May of \$346,200.

Inventory as of this report totals 479 properties. This number is more than double May of 2021 inventory of 224 properties. New construction closed sales for May 2022 totaled 74 closed sale, down 14 closed sales when compared to May 2021.

Residential Site Built and Condo in Spokane County

(On less than one acre)

MAY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 6/01/22)	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	44	108	5	91	86	526,430	473,000	45,272,957	8/695,210
111	1	1	0	0	2	455,000	455,000	910,000	0
112	39	76	3	61	41	629,718	599,900	25,818,439	8/585,549
140	20	43	2	39	41	453,020	444,511	18,573,836	11/469,953
141	4	2	0	1	1	805,000	805,000	805,000	0
142	6	12	4	8	10	468,318	486,250	4,683,179	3/496,060
SOUTH									
210	46	109	4	94	72	446,141	395,000	32,122,175	4/560,225
211	22	32	0	25	12	606,042	570,250	7,272,501	2/777,001
220	42	82	7	65	47	589,290	550,000	27,696,614	1/1,156,114
221	2	9	0	2	0	0	0	0	0
NORTHWEST									
330	44	117	2	93	86	403,220	375,000	34,676,895	0
331	58	111	1	91	64	535,253	507,498	34,256,217	17/531,107
332	4	2	0	2	0	0	0	0	0
NORTHEAST									
340	46	104	0	88	69	317,623	331,000	21,916,000	1/423,000
341	9	24	0	20	15	458,800	450,000	6,882,000	0
342	21	34	1	26	26	553,800	517,450	14,398,795	2/502,450
WEST PLAINS18									
420	24	44	1	39	25	450,547	435,000	11,263,686	8/466,092
430	15	28	0	17	17	535,751	470,000	9,107,763	6/461,877
OS METRO NORTH									
532	18	21	9	17	15	436,292	425,000	6,544,374	3/534,325
542	1	1	2	0	1	139,900	139,900	139,900	0
OS METRO SOUTH									
612	3	3	1	1	4	266,250	276,000	1,065,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	10	9	1	5	4	954,750	677,500	3,819,000	0
6/01/22	479								
May Total		972	43	785	638	481,543	450,000	307,224,331	74/546,142
April '22	352	855	30	409	570	460,388	425,000	262,420,973	68/532,749
May '21	224	829	17	753	686	407,343	375,500	279,437,274	88/472,587
YTD '22		3,601	170	2,981	2,618	451,699	421,500	1,182,548,296	348/540,447
YTD '21		3,440	105	2,987	2,862	377,991	346,200	1,081,812,750	434/442,297



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

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

MARKET OVERVIEW May 2022	<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	638	570	+11.9%	686	-7%	2,618	2,862	-8.5%
Average Price	\$481,543	\$460,388	+4.6%	\$407,343	+18.2%	\$451,699	\$377,991	+19.5%
Median Price	\$450,000	\$425,000	+5.9%	\$375,500	+19.8%	\$421,500	\$346,200	+21.8%
Potential Short Sales	0	0	-	0	-	1	2	-50%
REO's	0	0	-	1	-	2	8	-75%
Pending Sales	785	709	+10.7%	753	+4.2%	2,981	2,987	-
New Listings	972	855	+13.7%	829	+17.2%	3,601	3,440	+4.7%
Active Inventory *	479	352	+36.1%	224	+113.8%	N/A	N/A	N/A

*As of 6/01/2022

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	539	479	+12.5%	576	-6.4%	2,157	2,328	-7.3%
Average Price	\$479,809	\$459,648	+4.4%	\$403,913	+18.8%	444,765	\$372,054	+19.5%
Median Price	\$450,000	\$421,000	+6.9%	\$366,500	+22.8%	\$410,000	\$335,000	+22.4%
Active Inventory *	409	255	+60.4%	248	+64.9%	N/A	N/A	N/A

*As of 6/07/2022

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	36	25	+44%	41	-12.2%	122	162	-24.7%
Average Price	\$811,149	\$758,810	+6.9%	\$622,402	+30.3%	\$726,016	\$587,531	+23.6%
Median Price	\$700,000	\$766,350	-8.7%	\$565,000	+23.9%	\$650,700	\$542,500	+19.9%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	74	64	+15.6%	86	-14%	340	426	-20.2%
Average Price	\$546,141	\$536,366	+1.8%	\$474,242	+15.2%	\$541,346	\$443,590	+22%
Median Price	\$497,448	\$491,525	+1.2%	\$451,175	+10.3%	\$494,075	\$421,655	+17.2%