



# MARKET ACTIVITY

## Spokane REALTORS® Residential Report

(This report reflects all May Closed Sales reported through COB on June 4<sup>th</sup>.)

### MLS Sales Data



May  
2025

Closed sales of single family homes on less than one acre, including condominiums, reported for May 2025 total 611. This number is up 6.1% from May 2024 when 576 closed sales were reported. The average closed sales price for May 2025 was \$487,856, up 6.7% from May last year when the average closed sales price was \$457,493. The median closed sales price for May 2025 was up 7.2% compared to May 2024, \$450,000 v. \$420,000.

Year to date closed sales through May 2025 total 2,260. This total is up 3.9% compared to year to date closed sales through May 2024, which totaled 2,176. The average closed sales price through May is \$453,630, up 2.0% when compared to the same period last year when the average closed sales price was \$444,932. Year to date median closed sales price through May is \$420,000, an increase of 1.3% when compared to last year's median closed sales price through May of \$414,945.

Inventory as of this report totals 1,274 properties. This number is up 16.5% from May of 2024 inventory of 1,094 properties. New construction closed sales for May 2025 totaled 97 closed sales, compared to 84 closed in May 2024.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 6/03/25)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	163	125	15	73	101	538,808	475,000	54,419,573	23/627,734
111	1	1	0	0	0	0	0	0	0
112	112	84	9	43	56	602,122	519,975	33,718,850	13/553,797
140	73	59	10	27	22	429,845	419,950	9,456,585	2/412,450
141	11	12	2	4	4	498,875	515,500	1,995,500	0
142	7	9	0	9	3	413,000	420,000	1,239,000	0
<b>SOUTH</b>									
210	130	117	14	81	70	476,594	417,500	33,361,606	2/807,550
211	49	39	5	20	23	637,487	590,000	14,662,200	2/682,500
220	116	67	14	53	45	612,397	531,000	27,557,857	13,554,851
221	3	4	1	0	0	0	0	0	0
<b>NORTHWEST</b>									
330	125	131	16	89	75	356,211	350,000	26,716,597	1/495,000
331	128	104	12	51	52	561,908	523,392	29,219,191	17/539,280
332	11	6	2	2	3	449,333	480,000	1,348,000	0
<b>NORTHEAST</b>									
340	114	112	13	66	56	305,694	304,595	17,118,884	5/417,997
341	19	19	2	11	16	471,466	446,250	7,543,450	0
342	48	35	4	17	23	568,602	550,000	13,077,840	0
<b>WEST PLAINS</b>									
420	57	49	3	30	20	420,644	400,000	8,412,885	3/479,278
430	22	17	3	15	13	420,010	425,000	5,460,125	2/419,813
<b>OS METRO NORTH</b>									
532	45	21	2	18	23	482,301	425,000	11,092,922	14/432,887
542	8	1	1	1	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	4	2	0	0	3	324,500	312,500	975,500	0
622	1	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	27	7	2	2	3	235,211	275,000	705,664	0
06/03/25	1,274								
May Total		1,021	130	612	611	487,856	450,000	298,080,229	97/543,772
April '25	1,146	1,010	154	633	502	452,181	427,497	226,995,006	88/502,513
May '24	1,094	1,038	115	549	576	457,493	420,000	263,513,037	84/494,490
YTD '25		4,143	675	2,612	2,260	453,630	420,000	1,025,203,986	424/515,428
YTD '24		3,796	539	2,467	2,176	444,932	414,945	968,173,220	429/508,396

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MARKET OVERVIEW May 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	611	502	+21.8%	576	+6.1%	2,260	2,176	+3.9%
Average Price	\$487,856	\$452,181	+7.9%	\$457,493	+6.7%	\$453,630	\$444,932	+2.0%
Median Price	\$450,000	\$427,497	+5.3%	\$420,000	+7.2%	\$420,000	\$414,945	+1.3%
Potential Short Sales	2	3	-33.4%	1	+100%	10	15	-33.4%
REO's	1	2	-50%	1	-	9	5	+80%
Pending Sales	612	633	-3.4%	549	+11.5%	2,612	2,467	+5.9%
New Listings	1,021	1,010	+1.1%	1,038	-1.7%	4,143	3,796	+9.2%
Active Inventory *	1,274	1,146	+11.2%	1,094	+16.5%	N/A	N/A	N/A

\*As of 6/06/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	499	391	+27.7%	476	+4.9%	1,762	1,685	+4.6%
Average Price	\$483,427	\$451,059	+7.7%	\$455,752	+6.1%	\$446,250	\$434,314	+2.8%
Median Price	\$439,500	\$419,000	+4.9%	\$417,070	+5.4%	\$408,000	\$399,900	+2.1%
Active Inventory *	930	814	+14.3%	785	+18.5%	N/A	N/A	N/A

\*As of 6/03/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	28	25	+12.0%	33	-15.2%	113	113	-
Average Price	\$737,667	\$735,184	+0.4%	\$848,980	-13.2%	\$722,614	\$756,068	-4.5%
Median Price	\$698,500	\$675,000	+3.5%	\$750,000	-6.9%	\$675,000	\$665,000	+1.5%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	97	88	+10.3%	84	+15.5%	424	429	-1.2%
Average Price	\$543,772	\$502,513	+8.3%	\$494,490	+10.0%	\$515,428	\$508,396	+1.4%
Median Price	\$496,000	\$474,019	+4.7%	\$446,492	+11.1%	\$471,571	\$454,495	+3.8%