



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all May Closed Sales reported through COB on June 4, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 521 for the month, compared with 595 for the same month last year (-12.4%). The average closed sale price was \$464,477, below last year's \$488,346 (-2.8%). The median closed sale price was \$437,500, down from \$450,000 (-2.8%).

Year-to-date closed sales reached 2,231, up 2.9% from the 2,169 recorded through May of last year. The average year-to-date closed sale price is \$449,409, down -1.7% from last year's \$457,069. The year-to-date median closed sales price decreased to \$420,000, compared to \$424,950 reported during the same period last year.

Inventory ended the month up, with 1,415 properties for sale. Months supply is up at 2.7 months, compared with 2.1 months last year. New home sales decreased this month, with 85 sales reported compared to 91 a year earlier.

May 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	200	134	21	103	74	\$479,769	\$450,000	\$41,739,872	24	\$489,486
	112	115	79	19	62	44	\$525,507	\$492,000	\$25,224,355	12	\$503,574
	140	78	65	21	52	26	\$441,463	\$394,375	\$13,243,887	3	\$593,330
	141	11	6	1	1	3	\$468,300	\$534,900	\$1,404,900	0	
	142	10	4	0	0	4	\$404,325	\$403,750	\$1,617,300	0	
SOUTH	210	117	90	12	66	50	\$472,392	\$427,000	\$27,398,750	0	
	211	46	32	3	20	19	\$636,683	\$620,000	\$13,370,349	4	\$885,337
	220	105	70	9	59	33	\$615,569	\$550,000	\$22,776,048	4	\$590,725
	221	4	0	0	0	2	\$582,450	\$582,450	\$1,164,900	1	\$615,000
NORTH	330	141	114	9	105	58	\$362,941	\$346,500	\$24,679,975	0	
	331	152	108	7	78	62	\$510,589	\$480,000	\$34,209,450	10	\$542,955
	332	16	5	1	9	0	\$1,161,075	\$1,161,075	\$2,322,150	0	
	340	149	100	13	82	52	\$291,196	\$300,000	\$18,636,566	5	\$351,796
	341	29	26	1	14	7	\$485,771	\$467,500	\$3,400,400	0	
	342	40	31	7	22	21	\$544,957	\$543,000	\$11,444,093	2	\$749,930
WEST PLAINS	420	81	61	13	52	33	\$429,490	\$419,995	\$15,032,147	13	\$440,227
	430	30	17	2	18	14	\$478,045	\$396,849	\$7,648,716	2	\$392,997
OS METRO NORTH	532	67	48	7	35	17	\$421,839	\$390,000	\$7,171,258	5	\$404,516
	542	3	1	0	2	1	\$397,000	\$397,000	\$794,000	0	
OS METRO SOUTH	612	6	5	0	5	1	\$472,000	\$472,000	\$472,000	0	
	622	3	0	0	0	0				0	
DOWNTOWN	700	12	5	0	3	0	\$315,000	\$315,000	\$315,000	0	
May Total		1,415	1,001	146	792	521	\$464,477	\$437,500	\$241,992,309	85	\$509,526
April 2026		1,271	934	124	694	551	\$449,340	\$419,995	\$247,136,913	94	\$497,338
May 2025		1,255	964	117	611	595	\$488,346	\$450,000	\$290,565,766	91	\$537,601
YTD 2026			4,243	839	2,440	2,231	\$449,409	\$420,000	\$1,002,181,752	395	\$496,787
YTD 2025			3,883	699	2,179	2,169	\$457,069	\$424,950	\$990,926,377	412	\$510,539

This report reflects all May Closed Sales reported through COB on June 04, 2026.

MARKET OVERVIEW	May 2026	Apr 2026	MoM % Change	May 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	521	551	-5.4%	595	-12.4%	2,231	2,169	2.9%
Average Price	\$464,477	\$449,340	3.4%	\$488,346	-4.9%	\$449,409	\$457,069	-1.7%
Median Sales Price	\$437,500	\$419,995	4.2%	\$450,000	-2.8%	\$420,000	\$424,950	-1.2%
Potential Short Sales	0	0		2	-100.0%	15	9	66.7%
REO's	2	4	-50.0%	1	100.0%	13	9	44.4%
Pending Sales	792	694	14.1%	611	29.6%	2,440	2,179	12.0%
New Listings	1,001	934	7.2%	964	3.8%	4,243	3,883	9.3%
Active Inventory	1,415	1,271	11.3%	1,255	12.7%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	430	451	-4.7%	498	-13.7%	1,812	1,734	4.5%
Average Price	\$457,947	\$441,005	3.8%	\$482,047	-5.0%	\$441,052	\$447,060	-1.3%
Median Sales Price	\$435,000	\$408,242	6.6%	\$437,250	-0.5%	\$410,000	\$410,000	0.0%
Active Inventory	1,146	997	14.9%	976	17.4%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	29	25	16.0%	29	0.0%	97	111	-12.6%
Average Price	\$737,978	\$748,932	-1.5%	\$735,334	0.4%	\$717,397	\$717,815	-0.1%
Median Sales Price	\$622,500	\$675,000	-7.8%	\$690,000	-9.8%	\$650,000	\$674,900	-3.7%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	84	94	-10.6%	91	-7.7%	394	412	-4.4%
Average Price	\$508,939	\$497,338	2.3%	\$537,601	-5.3%	\$496,629	\$510,539	-2.7%
Median Sales Price	\$458,723	\$433,995	5.7%	\$495,000	-7.3%	\$448,000	\$469,973	-4.7%