

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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JUNE
2020

A strong comeback is reflected in June 2020 numbers. 713 residential closed sales of single family homes on less than one acre, including condominiums, were reported for this June. Compared to May 2020 closed sales were up 35.6% reflecting this strong comeback. Compared to June 2019 sale are down 7.5%. The average closed sales price is up 7.4% compared to June last year, \$310,623 v \$289,187. The median closed sales price for this June was \$295,000 up 11.1% compared to June's 2019 median closed sales of \$265,623.

Closed residential sales through June 2020 totaled 3,261 down 1% from the same time last year when 3,283 closed sales were reported. The average closed sales price through the first half of 2020 is \$301,085 up 9.3% compared to last year's closed sales price of \$275,445 over the same period. Median half year closed sales price is \$281,000 up 10.2% compared to last year's median closed sales price of \$255,000.

Inventory supply as of this report is down to one month. As of this report 728 homes were on the market. New construction closed sales total 437 compared to 389 over the same period last year, an increase of 12.3%.

Residential Site Built and Condo in Spokane County (On less than one acre)

JUNE HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 7/02/20)	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	69	128	4	118	80	350,339	319,950	28,027,136	15/394,270
111	6	1	0	1	0	0	0	0	0
112	78	85	13	54	59	381,772	373,180	22,524,568	19/414,496
140	45	67	15	52	40	320,135	297,500	12,805,398	6/384,174
141	18	3	1	3	6	388,900	387,450	2,333,400	0
142	4	13	0	11	3	291,833	287,000	875,500	0
SOUTH									
210	56	85	8	88	65	297,294	275,000	19,324,100	1/315,000
211	28	29	1	26	17	388,791	360,000	6,609,450	0
220	72	68	7	59	53	428,302	400,000	22,699,980	1/420,325
221	9	1	0	1	1	283,000	283,000	283,000	0
NORTHWEST									
330	25	116	2	121	110	244,629	230,000	26,909,154	1/269,900
331	67	83	4	81	59	363,400	345,000	21,440,616	1/337,500
332	20	5	1	8	2	379,060	379,060	758,119	1/438,119
NORTHEAST									
340	31	98	1	114	90	184,916	186,000	16,642,435	1/270,000
341	12	29	0	27	27	291,770	265,000	7,877,800	2/241,750
342	34	43	2	36	27	387,721	369,000	10,468,475	4/360,794
WEST PLAINS									
420	36	33	2	39	40	311,454	313,450	12,458,155	9/332,939
430	25	25	0	23	18	300,455	285,928	5,408,186	9/295,310
OS METRO NORTH									
532	48	35	12	16	8	236,663	234,000	1,893,300	0
542	17	1	0	0	2	345,000	345,000	690,000	0
OS METRO SOUTH									
612	6	5	0	5	1	190,000	190,000	190,000	0
622	3	0	0	0	0	0	0	0	0
DOWNTOWN									
700	19	8	2	7	5	251,100	265,000	1,255,500	0
7/02/20	728								
June Total		961	75	890	713	310,623	295,000	221,474,272	70/367,518
May '20	631	878	87	771	526	307,829	287,150	161,918,390	50/377,617
June '19	1,335*	1,067	71	681	771	289,187	265,623	222,963,766	68/362,168
YTD '20		4,640	417	4,006	3,261	301,085	281,000	981,839,846	437/374,076
YTD '19		5,005	413	3,276	3,283	275,446	255,000	904,289,687	389/368,317

*Under the new system CTGI properties are now reported as PNDI whereas the old system CTGI was included in the Active status.

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW JUNE 2020	<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	713	526	+35.6%	771	-7.5%	3,261	3,283	-1%
Average Price	\$310,623	\$307,829	+1%	\$289,187	+7.4%	\$301,085	\$275,46	+9.3%
Median Price	\$295,000	\$287,150	+2.7%	\$265,623	+11.1%	\$281,150	\$255,000	+10.2%
Potential Short Sales	0	2	-	0	-	2	16	-87.5%
REO's	3	4	-25%	10	-70%	25	52	-51.9%
Pending Sales	890	771	+15.4%	681	+30.7%	4,006	3,276	+22.3%
New Listings	961	878	+9.5%	1,067	-10%	4,640	5,005	-7.3%
Active Inventory (new system)	728	631	+15.7%	N/A	N/A	N/A	N/A	N/A
Active Inventory (old system)	1,200	1,201	-	1,335	-10.1%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	641	457	+40.3%	679	-5.6%	2,721	2,752	-1.1%
Average Price	\$306,944	\$303,498	+1.1%	\$285,810	+7.4%	\$294,007	\$266,746	+10.2%
Median Price	\$289,900	\$280,000	+3.5%	\$262,000	+10.6%	\$274,000	\$245,425	+11.6%
Active Inventory (new system)	324*	361	-10.2%	N/A	N/A	N/A	N/A	N/A
Active Inventory (old system)	875	884	-1%	1,141	-23.3%	N/A	N/A	N/A

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	37	27	+37%	51	-27.5%	161	182	-11.5%
Average Price	\$466,423	\$469,771	-1%	\$485,110	-3.9%	\$460,086	\$428,121	+7.5%
Median Price	\$425,000	\$420,000	+1.2%	\$445,000	-4.5%	\$430,000	\$398,450	+7.9%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	70	53	+32.1%	67	+4.5%	434	385	+12.7%
Average Price	\$367,518	\$377,119	-2.5%	\$362,498	+1.4%	\$374,065	\$368,051	+1.6%
Median Price	\$349,899	\$359,900	-2.8%	\$346,253	+1.1%	\$348,164	\$345,000	+1%

***Under the new system CTGI properties are now reported as PNDI whereas the old system CTGI was included in the Active status.**