

# Market Activity

## Market Activity

### Spokane Association of REALTORS® Residential Report

#### MLS Sales Data

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JUNE  
2021

750 residential closed sales of single family homes on less than one acre, including condominiums, were reported for this June. Compared to June 2020 when closed sales total 713 sales were up 5.2%. The average closed sales price for June was \$418,982 up 34.9% over June 2020 when the average closed sales price was \$310,623. The June median closed sales price was \$380,000 up 28.8% from June's 2020 median closed sales price which was \$295,000.

Closed residential sales through the first half of the year are up 7.7%, 3,598 this year compared to 3,340 for the first half of 2020. The year to date average closed sales price through June is \$386,424 up 28.4% over year to date last year, through June, of \$300,859. Median year to date closed sales price is up 25.5%, \$352,000 v. \$280,456.

Inventory picked up ever so slightly with 284 active listings as of this report, 60 more active listings compared to last month's report. However, compared to last year inventory is down when we had 728 homes on the market. New construction closed sales of single family homes, including condominiums totaled 74 for June. Year to date through June new construction closed sales are up 9.3%.

#### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### JUNE HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 7/02/21)	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	29	108	4	104	105	431,303	395,000	45,286,816	3/631,210
111	0	0	0	0	0	0	0	0	0
112	18	60	0	40	50	515,620	466,567	25,781,011	14/495,447
140	18	59	1	50	41	395,869	367,138	16,230,645	4/407,249
141	5	5	0	4	1	180,000	180,000	180,000	0
142	4	7	0	8	7	375,286	375,000	2,627,000	0
<b>SOUTH</b>									
210	26	81	0	95	95	400,710	380,000	38,067,447	0
211	7	32	1	23	18	594,782	550,000	10,706,082	3/606,861
220	21	78	0	70	48	570,235	522,500	27,371,300	0
221	4	6	0	4	1	440,000	440,000	440,000	0
<b>NORTHWEST</b>									
330	30	143	3	136	81	365,924	324,000	29,639,809	2/388,835
331	32	114	1	101	76	485,003	462,500	36,860,212	13/486,212
332	4	7	1	4	6	846,333	775,000	5,078,000	0
<b>NORTHEAST</b>									
340	43	121	1	111	89	265,569	268,000	23,635,630	2/482,643
341	7	22	1	20	23	355,843	330,000	8,184,400	0
342	10	24	2	18	44	440,824	418,640	19,396,253	18/383,164
<b>WEST PLAINS</b>									
420	8	48	1	41	35	348,487	335,000	12,197,042	10/326,939
430	5	18	1	16	16	348,943	350,000	5,583,091	1/323,141
<b>OS METRO NORTH</b>									
532	5	16	1	10	7	396,795	380,000	2,777,562	4/388,141
542	2	2	0	1	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	1	4	0	2	0	0	0	0	0
622	0	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	5	6	0	7	7	599,157	425,000	4,194,100	0
7/02/21	284								
June Total		961	18	865	750	418,982	380,000	314,236,400	74/437,638
May '21	224	829	17	753	686	407,343	375,500	279,437,274	88/472,587
June '20	728	961	75	890	713	310,623	295,000	221,474,272	70/367,518
YTD '21		4,401	123	3,852	3,598	386,424	352,000	1,390,355,625	503/440,746
YTD '20		4,640	417	4,006	3,340	300,859	280,456	1,004,871,673	460/372,976

**SPOKANE ASSOCIATION OF REALTORS®**  
**MULTIPLE LISTING SERVICE DATA**  
**Spokane County**

<b>MARKET OVERVIEW JUNE 2021</b>	<b><i>This Month</i></b>	<b><i>Previous Month</i></b>	<b><i>Percent Change</i></b>	<b><i>Previous Year</i></b>	<b><i>Percent Change</i></b>	<b><i>This Year to Date</i></b>	<b><i>Previous Year to Date</i></b>	<b><i>Percent Change</i></b>
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
<b>Closed Sales</b>	750	686	+9.3%	713	+5.2%	3,598	3,340	+7.7%
<b>Average Price</b>	\$418,982	\$407,343	+2.9%	\$310,623	+34.9%	\$386,424	\$300,859	+28.4%
<b>Median Price</b>	\$380,000	\$375,500	+12%	\$295,000	+28.8%	\$352,000	\$280,456	+25.5%
<b>Potential Short Sales</b>	0	0	-	0	-	2	3	-33.3%
<b>REO's</b>	1	1	-	3	-	8	25	-68%
<b>Pending Sales</b>	865	753	+14.9%	890	-2.8%	3,852	4,006	-3.8%
<b>New Listings</b>	961	829	+15.9%	961	-	4,401	4,640	-5.2%
<b>Active Inventory *</b>	284	224	+26.8%	728	-61%	N/A	N/A	N/A

*\*As of 7/2/2021*

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	659	576	+14.4%	641	+2.8%	2,973	2,765	+7.5%
<b>Average Price</b>	\$421,459	\$403,913	+4.3%	\$306,944	+37.3%	\$382,928	\$293,466	+30.5%
<b>Median Price</b>	\$383,600	\$366,500	+4.7%	\$289,900	+32.3%	\$348,000	\$272,400	+27.8%
<b>Active Inventory *</b>	243	248	-2%	324	-25%	N/A	N/A	N/A

*\*As of 7/8/2021*

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	32	41	-22%	37	-13.5%	193	165	+17%
<b>Average Price</b>	\$636,988	\$622,402	+2.3%	\$466,423	+36.6%	\$594,656	\$460,375	+29.2%
<b>Median Price</b>	\$558,710	\$565,000	-1.1%	\$425,000	+31.5%	\$549,000	\$430,000	+27.7%

<b>SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)</b>								
<b>Closed Sales</b>	74	86	-14%	70	+5.7%	493	457	+7.9%
<b>Average Price</b>	\$437,638	\$474,242	-7.7%	\$367,518	+19.1%	\$441,977	\$372,959	+18.5%
<b>Median Price</b>	\$409,301	\$451,175	-9.3%	\$349,899	+17%	\$419,834	\$348,333	+20.5%