



MARKET ACTIVITY

Spokane Association of REALTORS® Residential Report

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

MLS Sales Data



**JUNE
2022**

704 residential closed sales of single family homes on less than one acre including condominiums, were reported for this June. Compared to June 2021 when closed sales totaled 750 sales were down 6.1%. The average closed sales price for June was \$478,932 up 14.3% over June 2021 when the average closed sales price was \$418,982. The June median closed sales price was \$440,000 up 15.8% from June's 2021 median closed sales price of \$380,000.

Closed residential through the first half of the year are down 8.5%, 3,356 closed sales this year compared to 3,667 closed sales through June last year. The year to date average closed sales price through June is \$458,188 up 18.5% from over the year to date closed sales price through June 2021 of \$386,515. Median year to date closed sales price is up 20.7%, \$425,000 v. \$352,000.

Inventory has more than doubled since last year. As of this report there were 798 residential homes, on less than one acre including condominiums, on the market compared to 284 homes last June. New construction closed sales of single family homes on less than one acre, including condominiums totaled 72 for June. Year to date new construction closed sales are down 19.8%.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JUNE HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 7/01/22)	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	104	158	6	85	87	559,648	499,900	48,689,334	9/738,932
111	0	0	0	0	0	0	0	0	0
112	76	79	4	37	49	642,159	558,489	31,465,793	13/679,926
140	39	70	6	27	50	455,407	441,602	22,770,350	12/482,154
141	7	9	0	4	1	498,000	498,000	498,000	0
142	13	11	1	5	5	424,400	400,000	2,122,000	0
SOUTH									
210	75	104	6	67	82	462,158	442,500	37,896,950	2/582,450
211	27	33	2	25	25	607,762	620,000	15,194,050	1/699,900
220	54	68	6	46	52	552,136	528,500	28,711,080	1/1,037,226
221	0	0	0	1	2	503,750	503,750	1,007,500	0
NORTHWEST									
330	79	132	3	99	78	382,750	353,000	29,854,508	0
331	89	110	5	66	81	543,312	505,000	44,008,234	18/512,266
332	7	4	0	3	3	656,633	739,900	1,969,900	1/739,900
NORTHEAST									
340	69	108	2	79	79	299,904	299,500	23,692,445	3/451,665
341	17	34	2	24	21	435,250	430,000	9,140,251	0
342	33	41	4	24	17	530,565	525,000	9,019,600	1/820,000
WEST PLAINS18									
420	47	59	0	36	35	412,540	400,000	14,438,892	6/420,028
430	16	20	1	12	16	440,018	427,500	7,040,282	2/491,641
OS METRO NORTH									
532	30	31	3	13	14	426,115	432,500	5,965,606	3/508,535
542	4	4	1	1	0	0	0	0	0
OS METRO SOUTH									
612	4	2	1	1	1	378,000	378,000	378,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	8	8	1	8	6	550,917	462,750	3,305,499	0
7/01/22	798								
June Total		1,085	54	663	704	478,932	440,000	337,168,274	72/574,195
May '22	479	972	43	785	638	481,543	450,000	307,224,331	74/546,142
June '21	284	961	18	865	750	418,982	380,000	314,236,400	74/437,638
YTD '22		4,686	224	3,644	3,356	458,188	425,000	1,537,681,257	430/547,617
YTD '21		4,401	123	3,852	3,667	386,515	352,000	1,417,354,137	516/443,014



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

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

MARKET OVERVIEW JUNE 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	704	638	+10.3%	750	-6.1%	3,356	3,667	-8.5%
Average Price	\$478,932	\$481,543	-	\$418,982	+14.3%	\$458,188	\$386,515	+18.5%
Median Price	\$440,000	\$450,000	-2.2%	\$380,000	+15.8%	\$425,000	\$352,000	+20.7%
Potential Short Sales	0	0	-	0	-	1	2	-50%
REO's	1	0	-	1	-	3	9	-66.7%
Pending Sales	663	785	-15.5%	865	-23.4%	3,644	3,852	-7.3%
New Listings	1,085	972	+11.6%	961	+12.9%	4,686	4,401	+6.5%
Active Inventory *	798	479	+66%	284	+181%	N/A	N/A	N/A

*As of 7/01/2022

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	615	539	+14.1%	659	-6.7%	2,781	3,018	-7.9%
Average Price	\$472,548	\$479,809	-1.5%	\$421,459	+12.1%	\$451,255	\$382,320	+18%
Median Price	\$430,000	\$450,000	-4.4%	\$383,600	+12.1%	\$415,000	\$347,997	+19.3%
Active Inventory *	588	409	+43.8%	243	+142%	N/A	N/A	N/A

*As of 7/05/2022

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	33	36	-8.3%	32	+3.1%	156	197	-20.8%
Average Price	\$789,713	\$811,149	-2.6%	\$636,988	+24%	\$738,811	\$600,765	+23%
Median Price	\$700,000	\$700,000	-	\$558,710	+25.3%	\$667,250	\$549,000	+21.5%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	72	74	-2.7%	74	-2.7%	421	506	-16.8%
Average Price	\$574,445	\$546,142	+5.2%	\$437,638	+31.3%	\$548,360	\$444,258	+23.4%
Median Price	\$524,928	\$497,448	+5.5%	\$409,301	+28.2%	\$499,897	\$423,553	+18%