

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

MLS Sales Data



**June
2024**

523 residential closed sales of single family homes on less than one acre including condominiums, were reported for this June. Compared to June 2023 when closed sales totaled 624 sales were down 16.2%. The average closed sales price for June was \$460,492 up 0.2% over June 2023 when the average closed sales price was \$459,850. The June median closed sales price was \$425,395 up 0.1% from June's 2023 median closed sales price of \$425,000.

Closed residential through the first half of the year are down 2.3%, 2,677 closed sales this year compared to 2,738 closed sales through June last year. The year to date average closed sales price through June is \$447,086 up 2% over the year to date closed sales price through June 2023 of \$438,295. Median year to date closed sales price is up 1.6%, \$415,000 v. \$408,737.

As of this report there were 1,239 residential homes, on less than one acre including condominiums, on the market compared to 1,095 homes last June. New construction closed sales of single family homes on less than one acre, including condominiums totaled 93 for June. Year to date new construction closed sales are up 15.3%.

Residential Site Built and Condo in Spokane County

(On less than one acre)

HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 7/2/24)	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	174	124	11	85	82	495,028	460,950	40,592,331	17/579,896
111	1	1	0	0	0	0	0	0	0
112	105	69	16	42	45	518,134	475,000	23,316,011	16/451,605
140	63	49	8	24	32	466,086	443,950	14,914,750	4/561,750
141	9	2	0	3	6	490,242	477,500	2,941,450	0
142	5	6	0	6	0	0	0	0	0
SOUTH									
210	107	101	12	73	55	476,021	400,000	26,181,144	5/577,766
211	49	36	5	23	18	601,248	595,500	10,822,469	3/741,480
220	124	68	13	43	34	585,451	577,500	19,905,336	5/508,547
221	2	4	1	1	1	406,000	406,000	406,000	0
NORTHWEST									
330	119	117	7	74	68	353,189	341,250	24,016,839	0
331	158	105	15	64	61	499,023	469,950	30,440,427	13/531,591
332	5	5	0	4	3	846,667	560,000	2,540,000	0
NORTHEAST									
340	100	82	9	48	45	299,173	302,000	13,462,799	0
341	26	26	2	15	15	443,389	422,000	6,650,835	3/449,328
342	50	25	4	19	6	522,717	505,000	3,136,300	0
WEST PLAINS									
420	54	38	3	26	25	422,144	417,995	10,553,950	15/414,356
430	22	10	2	7	9	424,832	460,000	3,823,484	3/390,995
OS METRO NORTH									
532	29	11	1	13	11	413,530	392,745	4,548,825	5/412,985
542	8	2	1	1	5	372,536	374,995	1,862,680	4/373,170
OS METRO SOUTH									
612	7	5	1	2	0	0	0	0	0
622	2	0	0	0	0	0	0	0	0
DOWNTOWN									
700	20	16	2	8	2	361,000	361,000	722,000	0
7/2/24	1,239								
June Total		902	113	581	523	460,492	425,395	240,837,270	93/496,682
May '24	1,095	1,038	115	549	561	456,392	420,000	256,036,124	78/476,017
June '23	867	1,085	54	663	624	459,850	425,000	286,946,431	89/539,067
YTD '24		4,710	630	3,051	2,677	447,068	415,000	1,196,801,954	514/499,967
YTD '23		4,147	577	2,983	2,738	438,295	408,737	1,200,052,630	446/537,953

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MARKET OVERVIEW June 2024	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	523	561	-6.8%	624	-16.2%	2,677	2,738	-2.3%
Average Price	\$460,492	\$456,392	+0.9%	\$459,850	+0.2%	\$447,086	\$438,295	+2.0%
Median Price	\$425,395	\$420,000	+1.3%	\$425,000	-	\$415,000	\$408,737	+1.6%
Potential Short Sales	0	1	-100%	1	-100%	15	2	+650%
REO's	2	1	+100%	1	+100%	7	3	+133.4%
Pending Sales	581	549	+5.9%	557	+4.3%	3,051	2,983	+2.3%
New Listings	902	1,038	-13.1%	875	+3.1%	4,710	4,147	+13.6%
Active Inventory *	1,239	1,095	+13.2%	876	+41.5%	N/A	N/A	N/A

*As of 7/02/2024

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	416	467	-11%	516	-19.4%	2,087	2,169	-3.8%
Average Price	\$458,773	\$457,956	+0.2%	\$452,930	+1.3%	\$439,756	\$426,682	+3.1%
Median Price	\$416,500	\$420,000	-0.9%	\$415,000	+0.4%	\$400,000	\$395,000	+1.3%
Active Inventory *	932	785	+18.8%	633	+47.3%	N/A	N/A	N/A

*As of 7/02/2024

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	23	33	-30.3%	30	-23.4%	136	128	+6.3%
Average Price	\$701,696	\$848,980	-17.4%	\$700,159	+0.3%	\$746,873	\$672,544	+11.1%
Median Price	\$610,000	\$750,000	-18.7%	\$600,550	+1.6%	\$657,200	\$630,000	+4.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	93	78	+19.3%	89	+4.5%	514	446	+15.3%
Average Price	\$496,682	\$476,017	+4.4%	\$539,067	-7.9%	\$499,967	\$537,953	-7.1%
Median Price	\$457,995	\$443,438	+3.3%	\$474,456	-3.5%	\$453,933	\$479,188	-5.3%