



# MARKET ACTIVITY

## Spokane REALTORS® Residential Report

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

### MLS Sales Data



June  
2025

574 residential closed sales of single family homes on less than one acre including condominiums, were reported for this June. Compared to June 2024 when closed sales totaled 565 sales were up 1.6%. The average closed sales price for June was \$501,879 up 8.4% over June 2024 when the average closed sales price was \$462,999. The June median closed sales price was \$435,000 up 1.9% from June's 2024 median closed sales price of \$427,059.

Closed residential through the first half of the year are up 3.8%, 2,845 closed sales this year compared to 2,741 closed sales through June last year. The year to date average closed sales price through June is \$463,156 up 3.3% over the year to date closed sales price through June 2024 of \$448,656. Median year to date closed sales price is up 2.4%, \$424,950 v. \$415,000.

As of this report there were 1,443 residential homes, on less than one acre including condominiums, on the market compared to 1,239 homes last June. New construction closed sales of single family homes on less than one acre, including condominiums totaled 77 for June. Year to date new construction closed sales are down 4.0%.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 7/03/25)	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	202	126	22	72	69	548,943	475,000	37,877,038	12/619,257
111	1	0	0	0	0	0	0	0	0
112	120	68	9	43	46	716,547	565,625	32,961,146	10/478,575
140	73	44	9	30	28	455,542	436,938	12,755,169	2/423,002
141	12	3	0	3	1	355,000	355,000	355,000	0
142	6	5	0	5	6	441,133	449,500	2,646,800	0
<b>SOUTH</b>									
210	135	105	21	79	56	501,134	412,500	28,063,498	1/752,000
211	49	30	5	21	26	677,358	605,000	17,611,300	1/1,080,000
220	141	83	19	40	45	633,464	580,000	28,505,878	6/520,759
221	3	4	1	2	1	615,000	615,000	615,000	0
<b>NORTHWEST</b>									
330	146	118	18	67	79	352,046	346,700	27,811,605	0
331	152	87	17	50	59	540,304	499,000	31,877,925	15/558,365
332	13	6	2	0	2	551,950	551,950	1,103,900	1/664,900
<b>NORTHEAST</b>									
340	132	86	8	59	59	325,917	315,000	19,229,078	8/426,135
341	31	29	3	8	11	468,881	440,000	5,157,695	1/399,995
342	44	34	4	28	21	588,886	570,000	12,366,599	1/690,000
<b>WEST PLAINS</b>									
420	56	36	2	28	29	436,123	414,995	12,647,570	5/408,234
430	23	14	1	9	11	451,727	360,000	4,969,000	0
<b>OS METRO NORTH</b>									
532	60	32	4	14	21	425,690	420,000	8,939,487	14/432,678
542	8	4	1	2	2	377,500	377,500	755,000	0
<b>OS METRO SOUTH</b>									
612	8	4	0	1	0	0	0	0	0
622	1	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	27	11	4	3	2	915,000	915,000	1,830,000	0
07/03/25	1,443								
June Total		929	150	564	574	501,879	435,000	288,078,688	77/515,032
May '25	1,274	1,021	130	612	622	486,299	450,000	302,478,229	99/543,807
June '24	1,239	902	113	581	565	462,999	427,059	261,594,670	95/500,525
YTD '25		5,066	836	3,135	2,845	463,156	424,950	1,317,680,674	503/515,487
YTD '24		4,710	630	3,051	2,741	448,656	415,000	1,229,767,890	524/506,969

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MARKET OVERVIEW June 2025	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	574	622	-7.8%	565	+1.6%	2,845	2,741	+3.8%
Average Price	\$501,879	\$486,299	+3.2%	\$462,999	+8.4%	\$463,156	\$448,656	+3.3%
Median Price	\$435,000	\$450,000	-3.4%	\$427,059	+1.9%	\$424,950	\$415,000	+2.4%
Potential Short Sales	0	2	-200%	1	-100%	10	16	-37.5%
REO's	1	1	-	2	-50%	10	7	+42.9%
Pending Sales	564	612	-7.9%	581	-3.0%	3,135	3,015	+4.0%
New Listings	929	1,021	-9.1%	902	+3.0%	5,066	4,710	+7.6%
Active Inventory *	1,443	1,274	+13.3%	1,239	+16.5%	N/A	N/A	N/A

\*As of 7/02/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	487	508	-4.2%	452	+7.8%	2,258	2,137	+5.7%
Average Price	\$502,084	\$481,372	+4.3%	\$461,825	+8.8%	\$457,978	\$440,133	+4.1%
Median Price	\$431,000	\$431,250	-	\$420,250	+2.6%	\$410,850	\$400,000	+2.8%
Active Inventory *	1,078	930	+16.0%	932	+15.7%	N/A	N/A	N/A

\*As of 7/02/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	26	30	-13.4%	24	+8.4%	141	137	+3.0%
Average Price	\$735,415	\$770,490	-4.6%	\$692,876	+6.2%	\$732,171	\$744,998	-1.8%
Median Price	\$637,450	\$698,500	-8.8%	\$607,500	+5.0%	\$670,000	\$654,500	+2.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	77	99	-22.3%	95	-19.0%	503	524	-4.0%
Average Price	\$515,032	\$543,807	-5.3%	\$500,525	+2.9%	\$515,487	\$506,969	+1.7%
Median Price	\$482,995	\$496,000	-2.7%	\$459,000	+5.3%	\$474,950	\$455,075	+4.4%