



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all June Closed Sales reported through COB on July 6, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 597 for the month, compared with 562 for the same month last year (6.2%). The average closed sale price was \$463,975, below last year's \$502,586 (-0.3%). The median closed sale price was \$434,950, down from \$436,250 (-0.3%).

Year-to-date closed sales reached 2,849, up 4.3% from the 2,731 recorded through June of last year. The average year-to-date closed sale price is \$452,782, down -2.9% from last year's \$466,413. The year-to-date median closed sales price decreased to \$422,750, compared to \$425,000 reported during the same period last year.

Inventory ended the month up, with 1,540 properties for sale. Months supply is up at 2.6 months, compared with 2.4 months last year. New home sales increased this month, with 90 sales reported compared to 73 a year earlier.

Residential Site Built and Condo in Spokane County

(On less than one acre)

REGION	AREA	Active Listings	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price	Median Close Price	Total Volume	New Home Sales	New Home Avg Price
VALLEY	110	221	126	23	91	80	\$495,186	\$469,900	\$43,081,219	25	\$476,837
	112	111	56	13	54	50	\$601,031	\$540,000	\$31,854,663	13	\$477,164
	140	72	47	15	47	36	\$484,154	\$467,500	\$20,334,473	5	\$555,371
	141	13	3	0	1	1	\$545,000	\$545,000	\$545,000	0	
	142	8	4	0	6	3	\$413,613	\$425,000	\$1,654,450	0	
SOUTH	210	124	76	13	60	53	\$464,986	\$402,800	\$28,829,114	0	
	211	53	38	9	24	16	\$582,862	\$512,650	\$9,908,649	1	\$595,000
	220	115	64	12	44	50	\$564,426	\$532,495	\$31,607,845	6	\$508,818
	221	4	2	0	1	0				0	
NORTH	330	161	114	19	77	88	\$347,143	\$327,500	\$34,367,115	1	\$669,000
	331	184	100	15	63	59	\$508,704	\$488,475	\$32,557,079	7	\$549,943
	332	14	2	0	6	7	\$977,128	\$790,000	\$8,794,150	0	
	340	164	99	13	74	67	\$288,984	\$298,335	\$22,540,739	6	\$347,554
	341	34	19	1	19	8	\$407,801	\$375,448	\$3,670,213	1	\$756,265
	342	47	32	10	24	13	\$583,220	\$599,900	\$8,748,304	2	\$720,155
WEST PLAINS	420	97	58	14	45	27	\$414,485	\$410,698	\$11,605,586	9	\$453,221
	430	31	17	4	18	10	\$424,288	\$413,950	\$5,091,458	4	\$407,915
OS METRO NORTH	532	66	34	9	36	21	\$470,500	\$454,950	\$12,232,995	10	\$464,410
	542	1	2	1	4	1	\$369,000	\$369,000	\$369,000	0	
OS METRO SOUTH	612	6	3	0	4	4	\$358,880	\$360,000	\$1,794,400	0	
	622	3	0	0	0	0				0	
DOWNTOWN	700	11	2	1	1	3	\$383,333	\$335,000	\$1,150,000	0	
June Total		1,540	898	172	699	597	\$463,975	\$434,950	\$276,993,237	90	\$485,601
May 2026		1,471	1,002	149	719	538	\$464,081	\$435,000	\$249,675,389	89	\$503,987
June 2025		1,352	879	181	555	562	\$502,586	\$436,250	\$281,447,952	73	\$513,934
YTD 2026			5,141	1,023	2,878	2,849	\$452,782	\$422,750	\$1,289,522,761	491	\$495,230
YTD 2025			4,762	880	2,605	2,731	\$466,413	\$425,000	\$1,272,374,329	485	\$511,050

This report reflects all June Closed Sales reported through COB on July 06, 2026.

MARKET OVERVIEW	Jun 2026	May 2026	MoM % Change	Jun 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	597	538	11.0%	562	6.2%	2,849	2,731	4.3%
Average Price	\$463,975	\$464,081	0.0%	\$502,586	-7.7%	\$452,782	\$466,413	-2.9%
Median Sales Price	\$434,950	\$435,000	0.0%	\$436,250	-0.3%	\$422,750	\$425,000	-0.5%
Potential Short Sales	7	7	0.0%	0		22	9	144.4%
REO's	0	2	-100.0%	1	-100.0%	13	10	30.0%
Pending Sales	699	719	-2.8%	555	25.9%	2,878	2,605	10.5%
New Listings	898	1,002	-10.4%	879	2.2%	5,141	4,762	8.0%
Active Inventory	1,540	1,471	4.7%	1,352	13.9%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	500	443	12.9%	488	2.5%	2,327	2,222	4.7%
Average Price	\$462,489	\$458,363	0.9%	\$501,236	-7.7%	\$445,876	\$458,925	-2.8%
Median Sales Price	\$424,500	\$435,000	-2.4%	\$430,000	-1.3%	\$415,000	\$412,164	0.7%
Active Inventory	1,270	1,195	6.3%	1,078	17.8%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	44	29	51.7%	26	69.2%	141	137	2.9%
Average Price	\$712,739	\$737,978	-3.4%	\$735,415	-3.1%	\$715,944	\$721,155	-0.7%
Median Sales Price	\$650,000	\$622,500	4.4%	\$637,450	2.0%	\$650,000	\$670,000	-3.0%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	90	88	2.3%	73	23.3%	490	485	1.0%
Average Price	\$485,601	\$503,364	-3.5%	\$513,934	-5.5%	\$495,100	\$511,050	-3.1%
Median Sales Price	\$463,475	\$457,820	1.2%	\$477,551	-2.9%	\$449,950	\$470,445	-4.4%