

MLS Sales Data



**JULY
2021**

Closed sales of single family homes on less than one acre including condominiums totaled 807 for July 2021. Compared to July last year, closed sales were down 4.4%, 807 v. 844. The average sales price for closed sales was \$417,136 an increase of 26.6% over July last year when the average closed sales price was \$329,501. The median closed sales price increased 31% over July last year, \$395,000 v. \$301,509.

Year to date closed sales through July are up 5.3% compared to the same period last year, 4,472 closed sales this year compared to 4,246 over the same period last year. The average closed sales price through July is \$392,140 up 27.8% over July's year to date average closed sales price of \$306,913. The year to date median sales price through July is up 25.8% compared to last year, \$360,000 v. \$286,000.

Inventory is seeing a slight improvement. Inventory as of 8/4/21 revealed 374 single family homes on less than one acre including condominiums on the market, an increase of 31.7% from last month, however, compared to last year, inventory is down 28.1%. New construction sales reported to the SAR/MLS slowed somewhat with 80 closed sales reported. Year to date, new construction closed sales are up 2.3%, 584 v. 571.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JULY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 8/04/21)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	44	142	5	104	101	445,057	415,000	44,950,756	14/524,004
111	0	0	0	0	0	0	0	0	0
112	30	60	5	43	48	482,547	488,500	23,162,239	15/538,486
140	33	60	3	43	51	411,581	420,000	20,990,649	7/397,307
141	5	5	0	5	5	738,100	750,000	3,690,500	0
142	6	17	0	13	4	386,000	385,500	1,544,000	0
SOUTH									
210	26	85	2	73	69	423,849	382,850	29,245,609	0
211	10	23	2	24	25	526,622	500,000	13,165,557	0
220	27	67	1	49	58	550,441	512,500	31,925,554	4/742,326
221	3	3	0	2	3	445,333	450,000	1,336,000	0
NORTHWEST									
330	38	134	1	114	107	316,943	305,000	33,912,877	0
331	42	98	0	74	105	501,930	460,000	52,702,615	14/546,609
332	1	9	0	7	5	545,000	555,000	2,725,000	1/450,000
NORTHEAST									
340	46	126	7	101	103	275,864	276,000	28,414,010	3/425,965
341	7	25	0	27	19	364,515	366,500	6,925,777	0
342	13	23	1	22	26	487,787	464,250	12,682,450	7/425,921
WEST PLAINS									
420	14	61	1	44	39	365,556	370,000	14,256,677	2/332,442
430	9	17	0	12	16	390,209	387,500	6,243,341	6/326,807
OS METRO NORTH									
532	10	17	1	10	12	376,553	359,950	4,518,635	5/451,847
542	4	4	0	1	1	89,000	89,000	89,000	0
OS METRO SOUTH									
612	1	1	0	1	1	250,000	250,000	250,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	5	9	2	8	9	433,019	323,800	3,897,169	2/405,500
8/04/21	374								
July Total		986	31	777	807	417,136	395,000	336,628,415	80/490,270
June '21	284	961	18	865	750	418,982	380,000	314,236,400	74/437,638
July '20	520	1,124	74	872	844	329,501	301,509	278,099,264	109/400,736
YTD '21		5,387	154	4,629	4,472	392,140	360,000	1,753,653,498	596/448,697
YTD '20		5,764	491	4,878	4,246	306,913	286,070	1,303,156,736	578/379,478



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

MARKET OVERVIEW JULY 2021	<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	807	750	+7.6%	844	-4.4%	4,472	4,246	+5.3%
Average Price	\$417,136	\$418,982	-	\$329,501	+26.6%	\$392,140	\$306,913	+27.8%
Median Price	\$395,000	\$380,000	+3.9%	\$301,509	+31%	\$360,000	\$286,070	+25.8%
Potential Short Sales	1	0	-	0	-	3	3	-
REO's	1	1	-	0	-	9	25	-64%
Pending Sales	777	865	-10.2%	872	-10.9%	4,629	4,878	-5.1%
New Listings	986	961	+2.6%	1,124	-12.3%	5,387	5,764	-6.5%
Active Inventory *	374	284	+31.7%	520	-28.1%	N/A	N/A	N/A

**As of 8/4/2021*

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	718	659	+9%	714	-	3,724	3,525	+5.6%
Average Price	\$414,031	\$421,459	-1.8%	\$322,185	+28.5%	\$388,538	\$299,349	+29.8%
Median Price	\$385,000	\$383,600	-	\$295,000	+30.5%	\$353,250	\$275,000	+28.5%
Active Inventory *	281	243	+15.6%	323	-13%	N/A	N/A	N/A

**As of 8/4/2021*

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	30	32	-6.3%	59	-49.2%	225	223	+1%
Average Price	\$696,316	\$636,988	+9.3%	\$513,989	+35.5%	\$607,312	\$475,144	+27.8%
Median Price	\$605,000	\$565,000	+7.1%	\$450,000	+34.4%	\$550,000	\$435,000	+26.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	80	74	+8.1%	105	-23.8%	584	571	+2.3%
Average Price	\$491,256	\$437,638	+12.3%	\$403,970	+21.6%	\$450,020	\$379,944	+18.4%
Median Price	\$465,972	\$409,301	+13.8%	\$386,208	+20.7%	\$429,900	\$356,370	+20.6%