



# MARKET ACTIVITY

## Spokane Association of REALTORS® Residential Report

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

### MLS Sales Data



**JULY  
2022**

Closed sales of single family homes on less than one acre, including condominiums, reported for July 2022 total 583. This number is down 27.8% from July 2021 when 807 closed sales were reported. The average closed sale price for July 2022 was \$461,055 up 10.5% from July 2021 when the average price was \$417,136. The median closed sales price for this July was \$420,000 up 6.3% from July last year when the median closed sales price was \$395,000.

Year to date closed sales through July 2022 total 3,990. This total is down 11.7% from closed sales through July last year which total 4,517. The average closed sales price through July is \$458,573, up 16.9% when compared to last year when the year to date average closed sales price was \$392,223. Year to date median closed sales price is \$425,000 up 18.1% from last year's median year to date closed sales price of \$360,000.

Inventory continues to grow with 1,011 properties for sale as of this report. Months supply is up to 1.7 months. Last year at this time we had 14 days of inventory. New home sales slowed this month with 57 sales reported compared to 80 for July last year.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### JULY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 8/05/22)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	139	129	15	81	78	507,690	434,000	39,599,781	14/839,085
111	2	2	0	0	0	0	0	0	0
112	81	68	11	44	35	581,173	540,000	20,341,054	11/531,550
140	55	57	5	31	31	447,529	445,000	13,873,399	6/513,878
141	12	8	1	1	3	544,333	428,000	1,633,000	0
142	10	9	2	5	2	362,400	362,400	724,800	0
<b>SOUTH</b>									
210	95	106	7	55	53	437,352	405,000	23,179,649	0
211	28	22	3	19	15	631,200	570,000	9,468,000	0
220	79	65	6	34	42	588,526	562,650	24,718,099	3/726,600
221	2	2	0	1	0	0	0	0	0
<b>NORTHWEST</b>									
330	94	130	6	91	90	354,758	340,000	31,928,209	0
331	120	113	12	69	71	541,695	500,000	38,460,353	9/604,383
332	8	6	2	2	4	572,000	461,500	2,288,000	0
<b>NORTHEAST</b>									
340	106	131	8	81	53	306,332	290,000	16,235,594	2/376,200
341	18	16	3	15	21	427,458	400,000	8,976,610	0
342	30	36	5	29	19	517,020	490,000	9,823,379	0
<b>WEST PLAINS</b>									
420	68	57	2	34	30	404,573	397,500	12,137,182	4/557,573
430	15	12	0	11	17	415,977	432,388	7,071,605	5/465,021
<b>OS METRO NORTH</b>									
532	29	23	6	11	12	456,371	459,750	5,476,448	3/491,664
542	3	2	1	1	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	8	11	3	4	2	330,000	330,000	660,000	0
622	0	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	9	3	0	3	5	440,000	480,000	2,200,000	0
8/05/22	1,011								
July Total		1,008	98	622	583	461,055	420,000	268,795,162	57/615,431
June '22	798	1,085	54	663	704	478,932	440,000	337,168,274	72/574,162
July '21	374	986	31	777	807	417,136	395,000	336,628,415	80/490,270
YTD '22		5,694	322	4,266	3,900	458,573	425,000	1,879,707,282	491/555,854
YTD '21		5,387	154	4,629	4,517	392,223	360,000	1,771,675,207	601/449,826



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

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

<b>MARKET OVERVIEW JULY 2022</b>	<b><i>This Month</i></b>	<b><i>Previous Month</i></b>	<b><i>Percent Change</i></b>	<b><i>Previous Year</i></b>	<b><i>Percent Change</i></b>	<b><i>This Year to Date</i></b>	<b><i>Previous Year to Date</i></b>	<b><i>Percent Change</i></b>
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
<b>Closed Sales</b>	583	704	-17.2%	807	-27.8%	3,990	4,517	-11.7%
<b>Average Price</b>	\$461,055	\$478,932	-3.7%	\$417,136	+10.5%	\$458,573	\$392,223	+16.9%
<b>Median Price</b>	\$420,000	\$440,000	-4.5%	\$395,000	+6.3%	\$425,000	\$360,000	+18.1%
<b>Potential Short Sales</b>	1	0	-	1	-	2	3	-
<b>REO's</b>	0	1	-	1	-	3	9	-66.7%
<b>Pending Sales</b>	622	663	-6.2%	777	-19.9%	4,266	4,629	-7.8%
<b>New Listings</b>	1,008	1,085	-7.1%	986	+2.2%	5,694	5,387	+5.7%
<b>Active Inventory *</b>	1,011	798	+26.7%	374	+170.3%	N/A	N/A	N/A

\*As of 8/05/2022

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	513	615	-16.6%	718	-28.6%	3,334	3,754	-11.2%
<b>Average Price</b>	\$448,015	\$472,548	-5.2%	\$414,031	+8.2%	\$450,806	\$388,348	+16.1%
<b>Median Price</b>	\$405,000	\$430,000	-5.8%	\$385,000	+5.2%	\$415,000	\$353,250	+17.5%
<b>Active Inventory *</b>	789	588	+34.2%	281	+180.8%	N/A	N/A	N/A

\*As of 8/09/2022

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	29	30	-3.3%	30	-3.3%	186	227	-18.1%
<b>Average Price</b>	\$721,663	\$789,713	-8.6%	\$696,316	+3.6%	\$736,466	\$607,071	+21.3%
<b>Median Price</b>	\$680,000	\$700,000	-2.8%	\$605,000	+12.4%	\$677,500	\$550,000	+23.2%

<b>SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)</b>								
<b>Closed Sales</b>	57	72	-20.8%	80	-28.8%	481	589	-18.3%
<b>Average Price</b>	\$617,792	\$574,445	+7.5%	\$491,256	+25.6%	\$556,978	\$451,161	+23.5%
<b>Median Price</b>	\$533,545	\$524,928	+1.6%	\$465,972	+14.5%	\$502,395	\$430,000	+16.8%