

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

## MLS Sales Data



**July  
2024**

Closed sales of single family homes on less than one acre, including condominiums, reported for July 2024 total 502. This number is down 0.8% from July 2023 when 506 closed sales were reported. The average closed sale price for July 2024 was \$455,937 down 2.3% from July 2023 when the average price was \$466,702. The median closed sales price for this July was \$418,038, down 0.7% from \$420,750 in July last year..

Year to date closed sales through July 2024 total 3,226. This total is down 0.6% from closed sales through July last year which total 3,244. The average closed sales price through July is \$450,130, up 1.7% when compared to last year when the year to date average closed sales price was \$442,726. Year to date median closed sales price is \$415,000 up 1.3% from last year's median year to date closed sales price of \$410,000.

Inventory is up with 1,239 properties for sale as of this report. Months supply is up to 2.5 months. Last year at this time we had 2.1 months of inventory. New home sales increased this month with 65 sales reported compared to 40 for July last year.

## Residential Site Built and Condo in Spokane County

(On less than one acre)

### HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 8/1/24)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	151	102	27	72	77	480,600	432,145	37,006,163	13/494,444
111	1	0	0	0	0	0	0	0	0
112	101	65	11	41	32	577,155	516,693	18,468,971	5/469,714
140	67	50	12	28	24	455,661	451,500	10,935,866	1/450,000
141	11	7	2	2	2	698,500	698,500	1,397,000	0
142	11	8	0	2	4	422,250	447,500	1,689,000	0
<b>SOUTH</b>									
210	109	74	17	52	58	408,922	375,000	23,717,450	3/717,167
211	48	38	8	23	19	616,108	573,900	11,706,050	1/969,900
220	120	53	13	30	35	542,342	520,000	18,981,980	2/483,190
221	5	4	0	0	1	460,000	460,000	460,000	0
<b>NORTHWEST</b>									
330	125	107	14	81	66	380,289	342,500	25,099,074	0
331	165	99	19	57	59	494,608	460,045	29,181,851	20/456,713
332	7	3	0	1	3	643,333	565,000	1,930,000	0
<b>NORTHEAST</b>									
340	103	82	5	56	36	309,306	291,500	11,135,000	1/420,000
341	28	15	1	12	13	407,744	413,995	5,300,675	5/442,235
342	48	26	9	13	21	536,313	529,000	11,262,564	1/575,000
<b>WEST PLAINS</b>									
420	49	38	8	34	28	388,734	397,748	10,884,545	6/423,387
430	16	13	2	12	8	421,965	393,950	3,375,722	2/417,161
<b>OS METRO NORTH</b>									
532	37	26	4	13	8	397,123	386,998	3,176,980	5/438,396
542	5	6	1	6	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	9	3	0	1	1	388,000	388,000	388,000	0
622	2	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	21	6	1	5	7	397,643	360,000	2,783,500	0
8/1/24	1,239								
July Total		825	154	541	502	455,937	418,038	228,880,391	65/480,326
June '24	1239	902	113	581	550	463,683	426,810	255,025,920	94/499,376
July '23	994	805	124	547	506	466,702	420,750	236,151,384	40/570,261
YTD '24		5,524	791	3,552	3,226	450,130	415,000	1,452,120,181	589/504,029
YTD '23		4,952	701	3,530	3,224	442,726	410,000	1,436,204,014	486/540,612

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MARKET OVERVIEW July 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	502	550	-8.8%	506	-0.8%	3,226	3,244	-0.6%
Average Price	\$455,937	\$463,683	-1.7%	\$466,702	-2.3%	\$450,130	\$442,726	+1.7%
Median Price	\$418,038	\$426,810	-2.1%	\$420,750	-0.7%	\$415,000	\$410,000	+1.3%
Potential Short Sales	2	1	+100%	0	+200%	18	2	+800%
REO's	2	2	-	0	+200%	9	3	+200%
Pending Sales	541	581	-6.9%	547	-1.1%	3,552	3,530	+0.7%
New Listings	825	902	-8.6%	805	+2.5%	5,524	4,952	+11.6%
Active Inventory *	1,239	1,239	-	994	+24.7%	N/A	N/A	N/A

\*As of 8/01/2024

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	411	440	-6.6%	446	-7.9%	2,533	2,615	-3.2%
Average Price	\$462,897	\$462,135	-0.2%	\$466,942	-0.9%	\$444,075	\$433,548	+2.5%
Median Price	\$415,000	\$419,000	-1.0%	\$420,000	-1.2%	\$405,000	\$400,000	+1.3%
Active Inventory *	957	932	+2.7%	729	+31.3%	N/A	N/A	N/A

\*As of 8/01/2024

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	34	24	+41.7%	29	+17.3%	171	157	+9.0%
Average Price	\$713,423	\$692,876	+3.0%	\$666,194	+7.1%	\$738,720	\$671,371	+10.1%
Median Price	\$698,750	\$607,500	+15.1%	\$655,700	+6.6%	\$659,900	\$630,000	+4.8%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	65	94	-30.9%	40	+62.5%	589	486	+21.2%
Average Price	\$480,326	\$499,376	-3.9%	\$570,261	-15.8%	\$504,029	\$540,612	-6.8%
Median Price	\$444,995	\$458,497	-3.0%	\$494,997	-10.1%	\$453,927	\$479,972	-5.5%