



MARKET ACTIVITY

Spokane REALTORS® Residential Report

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

MLS Sales Data



July
2025

Closed sales of single family homes on less than one acre, including condominiums, reported for July 2025 total 521. This number is down 2.5% from July 2024 when 534 closed sales were reported. The average closed sale price for July 2025 was \$463,261 up 3.0% from July 2024 when the average price was \$449,843. The median closed sales price for this July was \$431,395, up 4.1% from \$414,447 in July last year.

Year to date closed sales through July 2025 total 3,377. This total is up 3.2% from closed sales through July last year which total 3,275. The average closed sales price through July is \$463,331, up 3.3% when compared to last year when the year to date average closed sales price was \$448,850. Year to date median closed sales price is \$425,000 up 2.4% from last year's median year to date closed sales price of \$415,000.

Inventory is up with 1,637 properties for sale as of this report. Months supply is up to 4.7 months. Last year at this time we had 2.5 months of inventory. New home sales decreased this month with 55 sales reported compared to 66 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 8/04/25)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	229	159	20	87	62	482,538	442,500	29,917,328	11/532,884
111	0	1	0	2	0	0	0	0	0
112	137	70	11	38	30	621,452	530,000	18,643,562	8/483,883
140	97	58	12	24	30	467,377	449,995	14,021,310	3/519,154
141	13	7	1	4	4	578,750	582,500	2,315,000	0
142	13	11	2	3	5	455,920	453,600	2,279,600	0
SOUTH									
210	150	87	19	49	72	398,146	387,500	28,666,499	0
211	62	36	6	12	21	670,063	597,000	14,071,320	3/974,633
220	154	97	26	45	45	529,752	531,878	23,838,836	7/548,187
221	4	4	1	2	1	180,000	180,000	180,000	0
NORTHWEST									
330	162	107	24	69	67	362,256	350,000	24,271,150	0
331	149	96	21	56	50	562,409	487,500	28,120,426	4/514,788
332	14	6	2	3	1	500,000	500,000	500,000	0
NORTHEAST									
340	167	117	9	64	53	298,281	295,000	15,808,890	2/339,998
341	30	21	2	15	9	360,236	370,000	3,242,125	1/400,000
342	50	27	6	13	20	657,020	550,000	13,140,399	0
WEST PLAINS									
420	78	59	6	21	24	439,161	439,813	10,539,859	8/432,483
430	29	20	4	13	10	448,880	428,400	4,488,800	2/747,500
OS METRO NORTH									
532	58	33	13	15	10	442,612	423,995	4,426,120	6/412,937
542	13	5	0	1	2	449,500	449,500	899,000	0
OS METRO SOUTH									
612	8	3	0	2	1	235,000	235,000	235,000	0
622	2	1	0	0	0	0	0	0	0
DOWNTOWN4									
700	18	9	9	4	4	438,500	427,500	1,754,000	0
08/04/25	1,637								
July Total		1,034	194	542	521	463,261	431,395	241,359,224	55/520,420
June '25	1,443	929	150	564	585	502,069	437,500	293,710,698	79/521,311
July '24	1,239	825	154	541	534	449,843	414,447	240,216,592	66/484,882
YTD '25		6,094	1,045	3,630	3,377	463,331	425,000	1,564,671,908	560/516,855
YTD '24		5,524	791	3,552	3,275	448,850	415,000	1,469,984,482	590/504,498

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

MARKET OVERVIEW July 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	521	585	-11.0%	534	-2.5%	3,377	3,275	+3.2%
Average Price	\$463,261	\$502,069	-7.8%	\$449,843	+3.0%	\$463,331	\$448,850	+3.3%
Median Price	\$431,395	\$437,500	-1.4%	\$414,447	+4.1%	\$425,000	\$415,000	+2.4%
Potential Short Sales	2	0	+200%	4	-50%	12	20	-40%
REO's	0	1	-100%	2	-200%	10	9	+11.2%
Pending Sales	542	564	-3.9%	541	-	3,630	3,552	+2.2%
New Listings	1,034	929	+11.3%	825	+25.4%	6,094	5,524	+10.4%
Active Inventory *	1,637	1,443	+13.5%	1,239	+32.2%	N/A	N/A	N/A

*As of 8/04/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	442	496	-10.9%	439	+0.7%	2,709	2,576	+5.2%
Average Price	\$466,527	\$501,251	-7.0%	\$455,526	+2.5%	\$459,367	\$442,756	+3.8%
Median Price	\$427,000	\$431,187	-1.0%	\$412,000	+3.7%	\$415,000	\$404,900	+2.5%
Active Inventory *	1,244	1,078	+15.4%	957	+30.0%	N/A	N/A	N/A

*As of 8/04/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	30	26	+15.4%	35	-14.3%	171	172	-0.6%
Average Price	\$859,748	\$735,415	+16.9%	\$702,039	+22.5%	\$754,553	\$736,256	+2.5%
Median Price	\$754,497	\$637,450	+18.4%	\$697,500	+30.8%	\$674,900	\$657,200	+2.7%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	55	79	-30.4%	66	-16.7%	560	590	-5.1%
Average Price	\$520,420	\$521,311	-	\$484,882	+7.4%	\$516,855	\$504,498	+2.5%
Median Price	\$475,000	\$483,603	-1.5%	\$447,497	+6.2%	\$474,950	\$453,933	+4.7%