



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all July Closed Sales reported through COB on August 5, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 541 for the month, compared with 508 for the same month last year (6.5%). The average closed sale price was \$471,684, below last year's \$468,212 (-1.3%). The median closed sale price was \$429,450, down from \$435,000 (-1.3%).

Year-to-date closed sales reached 3,419, up 5.6% from the 3,239 recorded through July of last year. The average year-to-date closed sale price is \$455,295, down -2.4% from last year's \$466,695. The year-to-date median closed sales price decreased to \$424,500, compared to \$425,293 reported during the same period last year.

July 2026

Inventory ended the month up, with 1,697 properties for sale. Months supply is up at 3.1 months, compared with 3.0 months last year. New home sales increased this month, with 66 sales reported compared to 56 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	237	129	24	95	73	\$499,226	\$459,975	\$38,939,600	12	\$548,676
	112	124	83	20	54	41	\$595,361	\$474,900	\$25,600,509	6	\$488,993
	140	81	55	19	33	31	\$482,308	\$455,200	\$16,398,482	5	\$553,696
	141	12	6	2	3	1	\$489,000	\$489,000	\$489,000	0	
	142	6	1	0	3	5	\$404,143	\$406,000	\$2,020,714	0	
SOUTH	210	142	75	12	43	51	\$521,501	\$415,000	\$27,639,571	2	\$690,000
	211	59	39	6	22	22	\$689,857	\$636,250	\$17,936,293	1	\$739,900
	220	140	69	7	35	38	\$531,035	\$539,998	\$21,241,418	4	\$619,996
	221	1	1	0	3	2	\$569,500	\$569,500	\$1,139,000	0	
NORTH	330	186	125	25	67	66	\$352,973	\$343,000	\$25,414,049	1	\$509,000
	331	187	93	25	60	56	\$527,696	\$479,950	\$30,078,700	11	\$527,841
	332	16	5	0	4	5	\$1,080,400	\$950,000	\$5,402,000	0	
	340	193	110	18	66	58	\$278,807	\$297,000	\$17,843,635	2	\$314,995
	341	35	23	4	19	14	\$453,010	\$390,000	\$6,795,144	1	\$781,245
	342	55	26	4	18	15	\$508,022	\$489,000	\$8,636,369	1	\$635,194
WEST PLAINS	420	102	53	15	45	23	\$444,121	\$439,498	\$11,547,135	7	\$488,739
	430	32	14	0	13	14	\$457,729	\$398,500	\$6,865,935	4	\$438,659
OS METRO NORTH	532	67	29	4	32	19	\$431,099	\$405,670	\$8,190,874	9	\$415,631
	542	1	0	0	1	3	\$535,000	\$605,000	\$1,605,000	0	
OS METRO SOUTH	612	6	3	1	4	2	\$361,450	\$361,450	\$722,900	0	
	622	2	0	1	0	0				0	
DOWNTOWN	700	13	6	0	1	2	\$447,500	\$447,500	\$895,000	0	
July Total		1,697	945	187	621	541	\$471,684	\$429,450	\$254,709,439	66	\$517,645
June 2026		1,573	898	177	636	617	\$461,851	\$430,000	\$284,962,362	95	\$480,215
July 2025		1,545	967	195	527	508	\$468,212	\$435,000	\$237,851,619	56	\$514,377
YTD 2026			6,086	1,221	3,297	3,419	\$455,295	\$424,500	\$1,555,741,970	564	\$496,710
YTD 2025			5,729	1,075	3,006	3,239	\$466,695	\$425,293	\$1,510,225,948	541	\$511,394



This report reflects all July Closed Sales reported through COB on August 05, 2026.

MARKET OVERVIEW	Jul 2026	Jun 2026	MoM % Change	Jul 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	541	617	-12.3%	508	6.5%	3,419	3,239	5.6%
Average Price	\$471,684	\$461,851	2.1%	\$468,212	0.7%	\$455,295	\$466,695	-2.4%
Median Sales Price	\$429,450	\$430,000	-0.1%	\$435,000	-1.3%	\$424,500	\$425,293	-0.2%
Potential Short Sales	2	2	0.0%	2	0.0%	25	11	127.3%
REO's	6	0		0		19	10	90.0%
Pending Sales	621	636	-2.4%	527	17.8%	3,297	3,006	9.7%
New Listings	945	898	5.2%	967	-2.3%	6,086	5,729	6.2%
Active Inventory	1,697	1,573	7.9%	1,545	9.8%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	470	515	-8.7%	447	5.1%	2,818	2,669	5.6%
Average Price	\$466,254	\$460,772	1.2%	\$464,378	0.4%	\$448,960	\$459,839	-2.4%
Median Sales Price	\$420,000	\$422,500	-0.6%	\$425,000	-1.2%	\$415,000	\$415,000	0.0%
Active Inventory	1,424	1,302	9.4%	1,223	16.4%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	33	45	-26.7%	30	10.0%	175	167	4.8%
Average Price	\$798,418	\$709,566	12.5%	\$859,748	-7.1%	\$730,662	\$746,052	-2.1%
Median Sales Price	\$720,000	\$650,000	10.8%	\$754,498	-4.6%	\$663,000	\$670,000	-1.0%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	66	95	-30.5%	56	17.9%	563	541	4.1%
Average Price	\$517,645	\$480,215	7.8%	\$514,377	0.6%	\$496,599	\$511,394	-2.9%
Median Sales Price	\$483,155	\$460,495	4.9%	\$471,950	2.4%	\$449,990	\$470,445	-4.3%