

MLS Sales Data



**AUGUST
2021**

734 closed sales of single family homes on less than one acre, including condominiums were reported for August. Compared to August last year closed sales were down 1.7%, 734 v. 747. The average closed sales price for August 2021 was \$424,454, up 26.5% from the average closed sales price for August 2020 which was \$335,532. Median closed sales price for August 2021 was \$389,728 up 22.9% from the median closed sales price for August 2020.

Year to date closed sales through August 2021 are up 4.1%, 5,235 closed sales compared to 5,031 through August 2020. The year to date average closed sales price is up 27.4%, \$396,388 compared to \$311,228. The year to date median closed sales price is up 25.9%, \$365,000 compared to \$290,000.

Inventory is slowly increasing this year. Compared to last month inventory is up 105 properties, 479 v. 374. Compared to last year our inventory is down 10.3% an improvement from being down 28.1% as of 8/4/21. New construction is up 2% on a year to date basis, 672 v. 659.

Residential Site Built and Condo in Spokane County

(On less than one acre)

AUGUST HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 9/03/21)	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	110	8	91	98	442,097	406,500	43,325,489	10/512,439
111	0	0	0	0	50	539,773	511,500	26,988,668	0
112	32	60	2	56	0	0	0	0	12/562,053
140	27	46	0	49	41	408,522	372,150	16,749,422	4/439,904
141	7	4	0	5	2	710,500	710,500	1,421,000	0
142	7	7	0	10	10	401,774	390,076	4,017,735	4/360,434
SOUTH									
210	46	74	2	68	71	421,060	380,000	29,895,257	1/475,000
211	16	33	0	24	20	528,498	505,000	10,569,950	0
220	27	60	4	63	57	545,052	480,000	31,067,950	2/612,500
221	6	5	0	3	3	487,333	525,000	1,462,000	0
NORTHWEST									
330	46	111	1	129	102	328,919	312,500	33,549,722	0
331	67	127	5	103	74	498,306	462,998	36,874,642	14/503,736
332	0	1	0	4	6	694,667	446,500	4,168,000	0
NORTHEAST									
340	63	114	4	128	76	278,567	273,250	21,171,080	4/469,695
341	8	25	0	22	20	435,693	377,000	8,713,850	0
342	12	24	2	25	16	530,286	491,000	8,484,575	2/494,900
WEST PLAINS									
420	37	62	0	41	44	376,923	371,250	16,584,630	9/409,759
430	12	22	0	20	22	368,408	367,500	8,104,977	5/345,895
OS METRO NORTH									
532	7	16	0	13	13	372,343	361,750	4,840,464	6/427,302
542	5	3	1	2	2	262,500	262,500	525,000	0
OS METRO SOUTH									
612	3	4	0	0	2	150,000	150,000	300,000	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN									
700	6	8	1	8	5	547,000	350,000	2,735,000	1/320,000
9/03/21	479								
August Total		916	30	864	734	424,454	389,728	311,549,411	74/472,870
July '21	374	961	18	777	807	417,136	395,000	336,628,415	80/490,270
August '20	534	896	55	877	747	335,532	317,000	250,642,727	75/389,506
YTD '21		6,303	184	5,493	5,235	396,388	365,000	2,075,091,364	672/451,658
YTD '20		6,660	546	5,625	5,031	311,228	290,000	1,565,790,396	659/380,216



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

MARKET OVERVIEW AUGUST 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	734	807	-9%	747	-1.7%	5,235	5,031	+4.1%
Average Price	\$424,454	\$417,136	+1.8%	\$335,532	+26.5%	\$396,388	\$311,228	+27.4%
Median Price	\$389,728	\$395,000	-1.3%	\$317,000	+22.9%	\$365,000	\$290,000	+25.9%
Potential Short Sales	0	1	-	3	-	3	6	-50%
REO's	1	1	-	1	-	11	27	-59.2%
Pending Sales	864	777	+11.2%	877	-1.5%	5,493	5,625	-2.3%
New Listings	916	986	-7.1%	896	+2.2%	6,303	6,660	-5.4%
Active Inventory *	479	374	+28.1%	534	-10.3%	N/A	N/A	N/A

**As of 9/3/2021*

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	644	718	-10.3%	649	-	4,386	4,202	+4.4%
Average Price	\$423,787	\$414,031	+2.4%	\$332,985	+27.3%	\$393,501	\$304,670	+29.2%
Median Price	\$385,000	\$385,000	-	\$314,500	+22.4%	\$360,000	\$280,000	+28.6%
Active Inventory *	378	281	+34.5%	351	+7.7%	N/A	N/A	N/A

**As of 9/3/2021*

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	34	30	+13.3%	46	-26.1%	260	272	-4.4%
Average Price	\$654,620	\$696,316	-6%	\$483,543	+35.4%	\$612,566	\$474,572	+29.1%
Median Price	\$567,000	\$565,000	-	\$478,000	+18.6%	\$550,000	\$442,000	+24.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	73	80	-8.8%	75	-2.7%	659	652	+1.1%
Average Price	\$474,964	\$491,256	-3.3%	\$389,506	+21.9%	\$453,084	\$380,632	+19%
Median Price	\$462,995	\$465,972	-	\$364,946	+26.9%	\$432,345	\$356,370	+21.3%