



# MARKET ACTIVITY

## Spokane Association of REALTORS® Residential Report

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

### MLS Sales Data



**AUGUST  
2022**

629 closed sales of single family homes, including condominiums, were reported for August. Compared to August last year sales were down 14.3%, 629 v. 734. The average closed sales price for August 2022 was \$445,867 up 5% from the August 2021 closed sales price of \$424,454. Median closed sales price for August 2022 was \$420,000 up 7.8% from August 2021 median closed sales price of \$389,728.

Year to date closed sales through August total 4,650. This total is down 12.3% compared to closed sales reported through August last year of 5,305. The year to date average sales price through August is \$456,584 up 15.1% when compared to last year when year to date closed sales price was \$396,765. The median year to date closed sales price through August 2022 was \$425,000 up 16.4% to last year's year to date sales price through August of \$365,000.

Inventory, at the time of this report, totals 1,039 properties or 1.7 months of inventory, very similar to last month. New construction closed sales this month were down 27%, 54 vs. 74. So far this year through August new construction closed sales are down 18.6% 547 v. 672.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### AUGUST HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 9/02/22)	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	137	129	13	95	72	473,602	449,950	34,099,352	4/585,094
111	2	1	0	1	0	0	0	0	0
112	79	57	7	49	41	588,521	520,000	24,129,376	7/533,368
140	60	54	10	32	33	447,680	465,000	14,773,429	6/485,172
141	9	3	1	8	4	690,000	507,500	2,760,000	0
142	8	4	0	5	3	433,333	450,000	1,300,000	0
<b>SOUTH</b>									
210	91	96	10	90	67	422,360	430,000	28,298,134	1/760,778
211	29	24	5	17	21	561,485	489,680	11,791,180	0
220	86	71	8	43	38	605,717	575,000	23,017,230	2/669,950
221	3	2	0	1	1	377,000	377,000	377,000	0
<b>NORTHWEST</b>									
330	106	114	8	78	78	347,099	329,500	27,073,750	0
331	112	97	8	81	81	519,941	485,000	42,115,250	18/516,285
332	4	2	0	5	2	602,000	602,000	1,204,000	0
<b>NORTHEAST</b>									
340	111	104	8	84	81	290,298	295,000	23,514,110	0
341	25	23	1	14	12	406,408	367,500	4,876,900	0
342	41	30	1	24	28	527,566	504,500	14,771,850	1/360,000
<b>WEST PLAINS</b>									
420	63	39	2	34	30	399,532	388,000	11,985,970	6/417,862
430	19	18	1	16	13	430,166	399,000	5,592,154	4/468,964
<b>OS METRO NORTH</b>									
532	34	19	3	16	14	403,599	393,000	5,650,388	5/484,319
542	1	2	1	2	2	285,000	285,000	570,000	0
<b>OS METRO SOUTH</b>									
612	8	2	0	3	3	233,333	270,000	700,000	0
622	0	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	11	11	2	5	5	370,000	330,000	1,850,000	0
9/02/22	1,039								
August Total		902	89	703	629	445,867	420,000	280,450,073	54/510,063
July '22	1,011	1,008	98	622	583	461,005	420,000	268,795,162	57/615,431
August '21	479	916	30	864	734	424,454	389,728	311,549,411	74/472,870
YTD '22		6,596	411	4,961	4,650	456,584	425,000	2,123,120,056	547/551,142
YTD '21		6,303	184	5,493	5,305	396,765	365,000	2,104,841,157	672/451,658



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

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

<b>MARKET OVERVIEW AUGUST 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>	629	583	+7.9%	734	-14.3%	4,650	5,305	-12.3%
<b>Average Price</b>	\$445,867	\$461,055	-3.3%	\$424,454	+5%	\$456,584	\$396,765	+15.1%
<b>Median Price</b>	\$420,000	\$420,000	-	\$389,728	+7.8%	\$425,000	\$365,000	+16.4%
<b>Potential Short Sales</b>	0	1	-	0	-	2	3	-
<b>REO's</b>	0	0	-	1	-	3	11	-72.7%
<b>Pending Sales</b>	703	622	+13%	864	-18.6%	4,969	5,493	-9.5%
<b>New Listings</b>	902	1,008	-10.5%	916	-1.5%	6,596	6,303	+4.6%
<b>Active Inventory *</b>	1,039	1,011	+2.8%	479	+116.9%	N/A	N/A	N/A

\*As of 9/02/2022

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	558	513	+8.8%	644	-13.4%	3,923	4,386	-10.6%
<b>Average Price</b>	\$444,842	\$448,015	-	\$423,787	+5%	\$449,785	\$393,501	+14.3%
<b>Median Price</b>	\$405,000	\$405,000	-	\$385,000	+5.2%	\$415,000	\$360,000	+15.3%
<b>Active Inventory *</b>	802	789	+1.6%	378	+112.2%	N/A	N/A	N/A

\*As of 9/06/2022

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	39	29	+34.5%	34	+14.7%	225	263	-14.4%
<b>Average Price</b>	\$749,302	\$721,663	+3.8%	\$654,620	+14.5%	\$738,691	\$612,948	+20.5%
<b>Median Price</b>	\$674,000	\$680,000	-	\$567,000	+18.9%	\$675,000	\$550,000	+22.7%

<b>SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)</b>								
<b>Closed Sales</b>	54	57	-5.3%	74	-27%	538	665	-19.1%
<b>Average Price</b>	\$510,063	\$617,792	-17.4%	\$472,870	+7.9%	\$551,778	\$454,739	+21.3%
<b>Median Price</b>	\$483,745	\$533,545	-9.3%	\$459,220	+5.3%	\$499,947	\$432,990	+15.5%