



MARKET ACTIVITY

Spokane REALTORS® Residential Report

(This report reflects all August Closed Sales reported through COB on September 7th.)

MLS Sales Data



August
2025

Closed sales of single family homes on less than one acre, including condominiums, reported for August 2025 total 498. This number is down 5.1% from August 2024 when 525 closed sales were reported. The average closed sale price for August 2025 was \$467,058 up 0.8% from August 2024 when the average price was \$424,995. The median closed sales price for this August was \$430,000, up 1.2% from \$424,995 in August last year.

Year to date closed sales through August 2025 total 3,737. This total is up 2.7% from closed sales through August last year which total 3,635. The average closed sales price through August is \$466,744, up 2.9% when compared to last year when the year to date average closed sales price was \$453,220. Year to date median closed sales price is \$427,000 up 1.6% from last year's median year to date closed sales price of \$420,000.

Inventory is up with 1,554 properties for sale as of this report. Months supply is up to 3.1 months. Last year at this time we had 2.3 months of inventory. New home sales decreased this month with 76 sales reported compared to 81 for August last year.

Residential Site Built and Condo in Spokane County (On less than one acre)

HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 9/07/25)	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	218	123	39	87	79	515,925	448,500	40,242,185	20/645,532
111	0	0	0	1	1	305,000	305,000	305,000	0
112	113	60	23	48	48	522,004	557,541	25,056,193	18/422,126
140	95	60	22	30	27	463,592	435,000	12,516,980	3/415,995
141	13	7	1	3	3	786,667	600,000	2,360,000	0
142	12	6	3	4	4	414,500	417,000	1,658,000	0
SOUTH									
210	128	67	21	49	49	462,809	420,000	22,677,665	1/329,900
211	67	42	17	12	13	547,062	499,900	7,111,800	1/760,000
220	141	64	15	43	27	558,521	549,000	15,080,072	1/584,801
221	3	0	1	0	3	518,000	489,000	1,554,000	0
NORTHWEST									
330	184	130	19	89	53	353,017	350,000	18,709,888	0
331	154	88	18	71	55	551,708	502,000	30,343,958	8/632,051
332	13	4	1	2	1	573,500	573,500	573,500	0
NORTHEAST									
340	167	95	22	57	60	307,951	315,000	18,477,066	7/401,281
341	22	11	3	11	9	419,078	397,800	3,771,700	0
342	59	30	7	23	14	599,850	578,000	8,397,900	2/727,500
WEST PLAINS									
420	62	37	7	45	24	460,326	447,970	11,047,830	5/432,736
430	24	9	0	11	8	359,763	332,550	2,878,100	0
OS METRO NORTH									
532	52	22	6	22	16	473,896	437,236	7,582,342	9/444,705
542	5	0	2	1	0	0	0	0	0
OS METRO SOUTH									
612	7	4	0	2	3	234,583	280,000	703,750	0
622	2	0	0	0	0	0	0	0	0
DOWNTOWN4									
700	13	7	6	2	1	1,080,000	1,080,000	1,080,000	0
09/07/25	1,554								
August Total		866	233	613	498	467,058	430,000	232,127,929	76/517,552
July '25	1,540	970	218	547	508	468,212	435,000	237,851,619	56/514,377
August '24	1,204	831	241	550	525	463,410	424,995	243,290,198	81/523,530
YTD '25		6,602	1,379	4,525	3,737	466,744	427,000	1,742,353,877	617/512,153
YTD '24		6,023	1,163	4,474	3,635	453,220	420,000	1,647,002,243	640/502,911

(This report reflects all August Closed Sales reported through COB on September 7th.)

<i>MARKET OVERVIEW August 2025</i>	<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	498	508	-2.0%	525	-5.1%	3,737	3,635	2.8%
Average Price	\$467,058	\$468,212	-0.2%	\$463,410	0.8%	\$466,744	\$453,220	3.0%
Median Price	\$430,000	\$435,000	-1.1%	\$424,995	1.2%	\$427,000	\$420,000	1.7%
Potential Short Sales	0	2	-100%	4	-100%	17	25	-32%
REO's	4	2	100.0%	3	33.3%	13	19	-31.6%
Pending Sales	613	547	12.1%	550	11.5%	4525	4474	1.1%
New Listings	866	970	-10.7%	831	4.2%	6602	6023	9.6%
Active Inventory *	1554	1540	0.9%	1204	29.1%	N/A	N/A	N/A

*As of 9/07/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	508	512	-0.8%	499	1.8%	3,560	3,393	4.9%
Average Price	\$511,720	\$509,341	0.5%	\$485,753	5.3%	\$496,298	\$477,253	4.0%
Median Price	\$443,500	\$441,250	0.5%	\$425,000	4.4%	\$430,000	\$421,250	2.1%
Active Inventory *	1,653	1,609	2.7%	1259	31.3%	N/A	N/A	N/A

*As of 9/07/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	40	30	33.3%	21	90.5%	211	193	9.3%
Average Price	\$653,650	\$859,748	-24.0%	\$799,757	-18.3%	\$735,425	\$743,165	-1.0%
Median Price	\$612,500	\$754,497	-18.8%	\$655,000	-6.5%	\$659,587	\$655,000	0.7%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	76	56	0.6%	81	-6.2%	617	640	-3.6%
Average Price	\$517,552	\$514,377	0.6%	\$523,530	-1.1%	\$512,153	\$502,911	1.8%
Median Price	\$454,870	\$471,950	-3.6%	\$468,860	-3.0%	\$469,900	\$453,995	3.5%