



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all August Closed Sales reported through COB on September 9, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 491 for the month, compared with 509 for the same month last year (-3.5%). The average closed sale price was \$462,524, below last year's \$465,023 (-2.7%). The median closed sale price was \$418,300, down from \$429,975 (-2.7%).

Year-to-date closed sales reached 3,933, up 4.9% from the 3,748 recorded through August of last year. The average year-to-date closed sale price is \$456,649, down -2.1% from last year's \$466,468. The year-to-date median closed sales price decreased to \$422,500, compared to \$426,750 reported during the same period last year.

Inventory ended the month unchanged, with 1,580 properties for sale. Months supply is up at 3.2 months, compared with 3.1 months last year. New home sales decreased this month, with 74 sales reported compared to 79 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	211	102	20	100	78	\$481,229	\$449,000	\$45,716,726	19	\$566,149
	112	130	74	23	47	41	\$634,453	\$492,000	\$29,819,292	10	\$433,679
	140	70	40	15	43	22	\$465,569	\$440,000	\$13,035,928	2	\$516,739
	141	12	4	2	3	1	\$875,000	\$875,000	\$875,000	0	
	142	6	6	1	5	2	\$505,000	\$505,000	\$1,010,000	0	
SOUTH	210	145	69	16	45	32	\$457,872	\$399,000	\$18,772,769	0	
	211	44	19	6	22	22	\$632,747	\$612,175	\$14,553,175	1	\$965,000
	220	128	60	12	56	22	\$544,428	\$528,498	\$17,421,710	2	\$502,493
	221	3	2	0	0	3	\$763,767	\$650,000	\$2,291,300	0	
NORTH	330	185	104	15	76	64	\$344,011	\$335,000	\$28,208,899	0	
	331	175	93	18	61	51	\$531,274	\$477,000	\$29,751,350	10	\$456,760
	332	10	0	1	4	2	\$772,500	\$772,500	\$1,545,000	1	\$1,100,000
	340	197	91	16	62	50	\$299,663	\$302,998	\$17,380,480	4	\$371,246
	341	33	14	2	13	16	\$424,806	\$415,000	\$6,796,895	2	\$561,136
	342	51	28	8	26	14	\$599,545	\$555,000	\$11,391,350	2	\$622,883
WEST PLAINS	420	73	34	22	47	32	\$397,791	\$400,000	\$16,309,435	4	\$464,366
	430	27	21	8	16	13	\$384,395	\$382,345	\$5,765,927	3	\$405,894
OS METRO NORTH	532	63	34	13	26	21	\$428,019	\$390,845	\$10,272,450	14	\$428,318
	542	1	0	1	0	0				0	
OS METRO SOUTH	612	4	2	2	4	2	\$292,500	\$292,500	\$585,000	0	
	622	0	0	0	1	1	\$650,000	\$650,000	\$650,000	0	
DOWNTOWN	700	12	2	3	0	2	\$355,750	\$355,750	\$711,500	0	
August Total		1,580	799	204	657	491	\$462,524	\$418,300	\$225,249,247	74	\$495,801
July 2026		1,724	947	195	568	560	\$473,638	\$429,900	\$264,763,624	70	\$514,747
August 2025		1,580	864	194	537	509	\$465,023	\$429,975	\$236,231,769	79	\$514,269
YTD 2026			6,884	1,437	3,764	3,933	\$456,649	\$422,500	\$1,793,259,047	644	\$497,190
YTD 2025			6,593	1,269	3,433	3,748	\$466,468	\$426,750	\$1,746,457,717	620	\$511,760

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MARKET OVERVIEW	Aug 2026	Jul 2026	MoM % Change	Aug 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	491	560	-12.3%	509	-3.5%	3,933	3,748	4.9%
Average Price	\$462,524	\$473,638	-2.3%	\$465,023	-0.5%	\$456,649	\$466,468	-2.1%
Median Sales Price	\$418,300	\$429,900	-2.7%	\$429,975	-2.7%	\$422,500	\$426,750	-1.0%
Potential Short Sales	2	2	0.0%	0		28	11	154.5%
REO's	6	6	0.0%	0		25	10	150.0%
Pending Sales	657	568	15.7%	537	22.3%	3,764	3,433	9.6%
New Listings	799	947	-15.6%	864	-7.5%	6,884	6,593	4.4%
Active Inventory	1,580	1,724	-8.4%	1,580	0.0%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	411	485	-15.3%	426	-3.5%	3,246	3,095	4.9%
Average Price	\$457,736	\$468,718	-2.3%	\$456,055	0.4%	\$450,457	\$459,319	-1.9%
Median Sales Price	\$410,000	\$420,000	-2.4%	\$420,000	-2.4%	\$415,000	\$415,000	0.0%
Active Inventory	1,311	1,453	-9.8%	1,285	2.0%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	29	34	-14.7%	41	-29.3%	206	208	-1.0%
Average Price	\$733,823	\$800,542	-8.3%	\$647,098	13.4%	\$731,782	\$726,546	0.7%
Median Sales Price	\$659,500	\$732,500	-10.0%	\$610,000	8.1%	\$663,500	\$652,500	1.7%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	74	70	5.7%	79	-6.3%	643	620	3.7%
Average Price	\$495,801	\$514,747	-3.7%	\$514,269	-3.6%	\$497,094	\$511,760	-2.9%
Median Sales Price	\$450,473	\$481,573	-6.5%	\$454,995	-1.0%	\$449,998	\$469,400	-4.1%