

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**SEPTEMBER
2020**

778 closed sales of single family homes on less than one acre, including condominiums were reported for September 2020. Compared to September 2019 closed sales were down 2.6%, 778 v. 799. The average closed sales price for September 2020 was \$332,867, up 15% over the average closed sales price from September 2019, which was \$289,395. The median closed sales price for September 2020 was \$313,500 an increase of 17.2% over September 2019, which was \$267,500.

Year to date closed sales total 5,760, down approximately 1% for 2019's total closed sales through September of 5,812. The year to date average closed sales price is up 11% over last year, \$313,810 v. \$282,837. The year to date median closed sales price through September 2020 is up 13.5% over last year, \$294,999 v. \$260,000.

Inventory continues at extremely low levels. As of this report single family homes on less than one acre, including condominiums, on the market totaled 478 properties. New construction closed sales reported to the Association through September 2020 total 749 up 14.7% over last year through September which totaled 653 closed sales.

Residential Site Built and Condo in Spokane County

(On less than one acre)

SEPTEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 10/05/20)	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	57	110	5	119	100	349,685	325,000	34,968,498	20/408,618
111	0	1	0	2	0	0	0	0	0
112	39	59	3	66	61	431,393	390,000	26,314,967	23/400,448
140	37	65	11	51	45	359,544	324,637	16,179,494	7/453,024
141	5	4	1	3	3	483,333	540,000	1,450,000	0
142	3	7	2	6	6	335,983	333,450	2,015,900	0
SOUTH									
210	39	97	8	92	89	314,867	296,001	28,023,188	2/331,900
211	21	32	1	33	33	451,833	405,000	14,910,476	2/645,038
220	49	70	12	55	64	415,410	380,000	26,586,231	3/462,043
221	0	0	0	0	2	357,500	357,500	715,000	0
NORTHWEST									
330	46	125	6	122	103	244,909	230,000	25,225,612	0
331	47	89	5	67	61	383,476	374,640	23,392,012	7/445,325
332	2	5	0	7	4	433,600	443,750	1,734,400	0
NORTHEAST									
340	47	120	2	110	86	219,522	218,200	18,878,900	2/243,200
341	11	22	2	19	13	288,765	290,000	3,753,950	0
342	25	47	5	36	28	375,661	340,340	10,518,520	9/367,212
WEST PLAINS									
420	17	29	1	25	34	303,108	303,000	10,305,675	7/394,146
430	2	19	1	19	25	297,543	298,666	7,438,574	9/299,936
OS METRO NORTH									
532	11	27	5	14	14	326,004	320,050	4,564,061	5/401,652
542	4	3	1	2	0	0	0	0	0
OS METRO SOUTH									
612	1	1	0	3	2	299,750	299,750	599,500	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	15	7	3	5	5	279,100	280,000	1,395,500	0
10/05/20	478								
September Total		939	74	856	778	332,867	313,500	258,970,458	96/398,637
August '20	534	896	55	877	747	335,532	317,000	250,642,727	75/389,506
September '19	977	919	93	769	799	289,395	267,500	231,226,829	92/378,804
YTD '20		7,599	620	6,611	5,760	313,810	294,999	1,807,551,277	749/382,003
YTD '19		8,229	705	5,982	5,812	282,837	260,000	1,643,851,717	653/371,309

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW SEPTEMBER 2020	<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	778	747	+4.1%	799	-2.6%	5,760	5,812	-1%
Average Price	\$332,867	\$335,532	-	\$289,395	+15%	\$313,810	\$282,837	+11%
Median Price	\$313,500	\$317,000	-1.1%	\$267,500	+17.2%	\$294,999	\$260,000	+13.5%
Potential Short Sales	0	2	-100%	1	-	6	23	-74%
REO's	4	1	+400%	5	-20%	31	63	-50.8%
Pending Sales	856	877	-2.4%	1,003	-14.7%	6,611	5,982	+10.5%
New Listings	939	896	+4.8%	919	+2.2%	7,599	8,229	-7.7%
Active Inventory	478	534	-10.5%	977	-51.1%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	669	649	+3.1%	687	-2.6%	4,850	4,956	-2.1%
Average Price	\$326,746	\$332,985	-1.9%	\$280,799	+16.4%	\$307,863	\$274,876	+12%
Median Price	\$300,000	\$295,000	+1.7%	\$259,900	+15.4%	\$285,000	\$252,000	+13.1%
Active Inventory	325	351	-7.4%	744	-56.3%	N/A	N/A	N/A

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	44	46	-4.3%	43	+2.3%	316	325	-2.8%
Average Price	\$472,473	\$483,543	-2.3%	\$480,883	-1.7%	\$474,280	\$441,865	+7.3%
Median Price	\$441,000	\$478,000	-7.7%	\$445,000	-	\$441,000	\$405,000	+8.9%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	94	75	+25.3%	91	+3.3%	741	646	+14.7%
Average Price	\$400,494	\$389,506	+2.8%	\$379,340	+5.6%	\$383,241	\$371,447	+3.2%
Median Price	\$356,836	\$364,946	-2.2%	\$360,000	-	\$356,370	\$349,500	+2%