

### MLS Sales Data



**SEPTEMBER  
2021**

Closed sales of single family homes on less than one acre, including condominiums for September totaled 803, a 3.2% increase over September last year. The average closed sales price was \$413,863, compared to September of 2020 when the average sales price was \$332,867, the average price is up 24.3%. The median closed sales price for September was \$380,000 up 21.2% from September last year when the median price was \$313,500.

Year to date closed sales continue to run ahead of last year, closed sales through September total 6,083 compared to 5,587 over the same period last year, an increase of 3.9%. The year to date average closed sales price is \$398,753, up 26.7% over last year's year to date closed sales price of \$314,735. Our year to date median closed sales price through September is \$367,138 up 24.5% over last year's median closed sales price through September of \$295,000.

Inventory continues to increase. As of this report the current inventory totaled 617 properties up 29.1% from one year ago when the inventory was 479 properties. New construction closed sales total 763 down only 4 closed sales over the same period last year.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### SEPTEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 10/01/21)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	68	119	8	94	97	434,136	405,000	42,111,208	9/523,743
111	0	0	0	0	0	0	0	0	0
112	48	68	8	44	52	509,633	494,803	26,500,903	14/508,204
140	36	55	4	36	44	410,718	410,137	18,071,599	2/384,663
141	7	5	2	2	4	537,250	600,000	2,149,000	0
142	9	10	0	7	14	399,014	382,000	5,586,192	3/373,764
<b>SOUTH</b>									
210	64	115	8	81	53	400,066	360,000	21,203,500	0
211	13	24	2	26	26	508,194	482,500	13,213,053	0
220	49	68	7	39	53	555,144	509,000	29,422,641	0
221	6	6	0	4	3	663,000	540,000	1,989,000	0
<b>NORTHWEST</b>									
330	67	128	4	106	112	318,578	302,250	35,680,776	0
331	69	90	9	79	93	500,322	450,500	46,529,948	16/496,434
332	1	2	0	2	4	701,848	583,695	2,807,390	1/649,890
<b>NORTHEAST</b>									
340	72	123	6	116	108	273,665	262,500	29,555,849	8/443,165
341	7	20	0	20	19	391,850	377,500	7,445,144	0
342	15	30	3	18	30	479,841	455,000	14,395,228	5/420,986
<b>WEST PLAINS</b>									
420	40	61	2	58	49	402,637	376,000	19,729,229	18/415,741
430	13	25	0	17	17	351,905	349,900	5,982,381	7/354,497
<b>OS METRO NORTH</b>									
532	11	11	4	6	15	412,643	371,000	6,189,638	2/467,069
542	5	1	0	2	2	282,500	282,500	565,000	0
<b>OS METRO SOUTH</b>									
612	6	6	2	2	0	0	0	0	0
622	1	1	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	10	8	0	4	8	400,513	314,950	3,204,100	2/498,600
10/01/21	617								
September Total		976	69	763	803	413,863	380,000	332,331,779	87/458,142
August '21	479	916	30	864	734	424,454	389,728	311,549,411	74/472,870
September '20	478	939	74	856	778	332,867	313,500	258,970,458	96/398,637
YTD '21		7,279	253	6,256	6,083	398,753	367,138	2,425,615,151	763/453,236
YTD '20		7,599	620	6,481	5,857	314,735	295,000	1,841,294,568	767/382,760



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

<b>MARKET OVERVIEW SEPTEMBER 2021</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>	803	734	+9.4%	778	+3.2%	6,083	5,587	+3.9%
<b>Average Price</b>	\$413,863	\$424,454	-2.5%	\$332,867	+24.3%	\$398,753	\$314,735	+26.7%
<b>Median Price</b>	\$380,000	\$389,728	-2.5%	\$313,500	+21.2%	\$367,138	\$295,000	+24.5%
<b>Potential Short Sales</b>	0	0	-	0	-	3	6	-50%
<b>REO's</b>	0	1	-	4	-	11	31	-64.5%
<b>Pending Sales</b>	763	864	-11.7%	856	-10.9%	6,256	6,481	-3.5%
<b>New Listings</b>	976	916	+6.6%	939	+3.9%	7,279	7,599	-4.2%
<b>Active Inventory *</b>	617	479	+28.8%	478	+29.1%	N/A	N/A	N/A

*\*As of 10/1/2021*

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	696	644	+8.1%	669	+4%	5,117	4,899	+4.4%
<b>Average Price</b>	\$412,499	\$423,787	-2.7%	\$326,746	+29%	\$395,950	\$307,833	+28.6%
<b>Median Price</b>	\$373,250	\$385,000	-3.1%	\$300,000	+24.4%	\$360,000	\$285,000	+26.3%
<b>Active Inventory *</b>	450	378	+19%	325	+38.5%	N/A	N/A	N/A

*\*As of 10/5/2021*

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	30	34	-1.2%	44	-46.7%	291	319	-8.8%
<b>Average Price</b>	\$699,711	\$654,620	+6.9%	\$472,473	+48.1%	\$621,397	\$474,400	+31%
<b>Median Price</b>	\$572,500	\$567,000	+1%	\$441,000	+29.8%	\$550,000	\$440,000	+25%

<b>SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)</b>								
<b>Closed Sales</b>	83	73	+13.7%	94	-11.7%	745	757	-1.6%
<b>Average Price</b>	\$460,274	\$474,964	-3.1%	\$400,494	+14.9%	\$454,625	\$383,348	+18.6%
<b>Median Price</b>	\$444,995	\$462,995	-3.9%	\$356,836	+24.7%	\$435,945	\$356,370	+22.3%