



MARKET ACTIVITY

Spokane REALTORS® Residential Report

(This report reflects all September Closed Sales reported through COB on October 3rd.)

MLS Sales Data



September
2025

Closed sales of single-family homes on less than one acre, including condominiums, reported for September 2025 total 480. This number is up 2.6% from September 2024 when 468 closed sales were reported. The average closed sale price for September 2025 was \$448,241 down 0.5% from September 2024 when the average price was \$450,449. The median closed sales price for this September was \$415,450, down 2.2% from \$425,000 in September last year.

Year to date closed sales through September 2025 total 4,224. This total is up 2.9% from closed sales through September last year which total 4,103. The average closed sales price through September is \$464,440, up 2.5% when compared to last year when the year-to-date average closed sales price was \$452,905. Year to date median closed sales price is \$425,000 up 1.2% from last year's median year to date closed sales price of \$420,000.

Inventory is down with 1,570 properties for sale as of this report. Months' supply is up to 3.3 months. Last year at this time we had 2.6 months of inventory. New home sales increased this month with 87 sales reported compared to 62 for September 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	223	115	19	83	71	469,994	449,900	33,369,581	15/533,441
111	0	0	0	0	0	0	0	0	0
112	139	90	26	46	34	530,767	477,950	18,046,063	10/417,543
140	97	45	15	27	23	407,881	399,999	9,381,259	1/459,990
141	14	4	0	2	2	749,450	749,450	1,498,900	0
142	15	9	1	5	4	447,500	455,000	1,790,000	0
SOUTH									
210	141	78	19	44	44	466,168	427,500	20,511,373	2/379,750
211	59	38	15	28	11	625,409	579,000	6,879,500	0
220	122	62	24	50	32	594,187	617,475	19,013,984	7/564,426
221	5	6	1	2	0				0
NORTHWEST									
330	179	120	32	77	62	358,348	320,000	22,217,596	0
331	157	78	13	59	57	522,221	492,000	39,766,610	8/498,828
332	12	4	1	2	2	577,000	577,000	1,154,000	0
NORTHEAST									
340	174	91	14	57	47	293,436	299,995	13,791,495	12/317,120
341	25	16	1	10	11	378,318	370,000	4,161,500	0
342	61	27	11	19	13	534,058	515,000	6,942,750	0
WEST PLAINS									
420	61	40	12	34	35	404,613	407,000	14,161,456	19/413,327
430	24	12	2	10	11	378,180	393,000	4,159,984	3/392,361
OS METRO NORTH									
532	35	17	8	17	19	413,763	403,400	7,861,505	10/415,561
542	5	1	3	0	1	256,000	256,000	256,000	0
OS METRO SOUTH									
612	8	3	1	2	1	192,000	192,000	192,000	0
622	2	0	0	0	0	0	0	0	0
DOWNTOWN4									
700	12	4	5	2	0	0	0	0	0
10/03/25	1,570								
September Total		860	223	576	480	448,241	415,450	215,155,556	87/44,0569
August '25	1,579	865	240	554	505	465,389	429,925	234,556,029	76/517,552
September '24	1,231	787	206	525	468	450,449	425,000	210,359,811	62/513,907
YTD '25		7,461	1,622	5,021	4224	464,440	425,000	1,959,937,533	704/503,306
YTD '24		6,810	1,370	4,987	4103	452,905	420,000	1,857,362,054	702/503,882

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<i>MARKET OVERVIEW September 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	480	505	-5.0%	468	2.6%	4,224	4,103	2.9%
Average Price	\$448,241	\$465,389	-3.7%	\$450,449	-0.5%	\$464,440	\$452,905	2.5%
Median Price	\$415,450	\$429,925	-3.4%	\$425,000	-2.2%	\$425,000	\$420,000	1.2%
Potential Short Sales	0	0	0%	1	-100.0%	17	25	-32%
REO's	1	0	0%	0	0%	11	10	10.0%
Pending Sales	576	554	4.0%	525	9.7%	5,021	4,987	0.7%
New Listings	860	865	-0.6%	787	9.3%	7,461	6,810	9.6%
Active Inventory *	1,570	1,579	-0.6%	1231	27.5%	N/A	N/A	N/A

*As of 10/03/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	389	425	-8.5%	402	-3.2%	3,483	3,355	3.8%
Average Price	\$451,904	\$456,229	-0.9%	\$442,871	2.0%	\$458,512	\$444,363	3.2%
Median Price	\$413,950	\$420,000	-1.4%	\$411,500	0.6%	\$415,000	\$405,000	2.5%
Active Inventory *	1,295	1,291	0.3%	976	32.7%	N/A	N/A	N/A

*As of 10/03/2025

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	30	26	15.4%	34	-11.8%	167	165	1.2%
Average Price	\$859,748	\$735,415	16.9%	\$695,482	23.6%	\$746,052	\$731,046	2.1%
Median Price	\$754,498	\$637,450	18.4%	\$673,750	12.0%	\$670,000	\$650,000	3.1%

RESIDENTIAL/SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	87	76	-14.9%	62	40.3%	704	702	0.3%
Average Price	\$440,569	\$517,552	-14.9%	\$513,907	-14.3%	\$503,306	\$503,882	-0.1%
Median Price	\$424,995	\$454,870	-6.6%	\$480,768	-11.6%	\$464,970	\$454,997	2.2%