



MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all September Closed Sales reported through COB on October 7, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 536 for the month, compared with 499 for the same month last year (7.4%). The average closed sale price was \$451,341, above last year's \$446,060 (1.2%). The median closed sale price was \$419,995, up from \$415,000 (1.2%).

Year-to-date closed sales reached 4,483, up 5.6% from the 4,247 recorded through September of last year. The average year-to-date closed sale price is \$455,793, up -1.8% from last year's \$464,068. The year-to-date median closed sales price decreased to \$421,315, compared to \$425,000 reported during the same period last year.

Inventory ended the month up, with 1,620 properties for sale. Months supply is unchanged at 3.0 months, compared with 3.2 months last year. New home sales decreased this month, with 90 sales reported compared to 92 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	197	115	40	98	78	\$474,083	\$430,000	\$45,037,925	19	\$510,619
	112	141	72	15	52	32	\$580,983	\$491,775	\$20,915,405	6	\$602,934
	140	75	50	16	28	34	\$481,400	\$452,495	\$17,330,408	4	\$582,132
	141	7	2	2	3	3	\$456,667	\$345,000	\$1,370,000	0	
	142	8	7	0	4	4	\$412,750	\$424,000	\$1,651,000	0	
SOUTH	210	164	79	15	42	40	\$455,598	\$399,999	\$24,146,699	1	\$779,900
	211	50	32	11	14	17	\$615,325	\$555,000	\$12,306,500	2	\$889,500
	220	145	69	9	41	46	\$530,584	\$495,000	\$27,590,361	8	\$504,767
	221	3	1	0	0	1	\$460,000	\$460,000	\$460,000	0	
NORTH	330	184	106	27	59	70	\$343,485	\$330,000	\$27,478,778	0	
	331	172	87	20	67	54	\$542,623	\$517,400	\$35,813,100	6	\$423,625
	332	10	4	1	2	3	\$645,283	\$462,350	\$1,935,850	0	
	340	196	91	27	59	52	\$295,032	\$299,995	\$17,406,905	12	\$374,463
	341	33	13	3	12	10	\$468,753	\$450,000	\$5,156,286	1	\$762,286
	342	52	25	11	20	16	\$591,617	\$581,000	\$11,240,725	3	\$739,708
WEST PLAINS	420	74	38	15	33	35	\$400,319	\$400,923	\$16,012,747	5	\$497,760
	430	42	28	5	6	15	\$384,052	\$369,957	\$6,528,886	8	\$366,504
OS METRO NORTH	532	48	19	14	20	23	\$422,094	\$416,523	\$10,974,448	15	\$422,943
	542	3	4	1	0	0				0	
OS METRO SOUTH	612	3	0	0	2	3	\$302,333	\$270,000	\$907,000	0	
	622	1	0	0	0	0				0	
DOWNTOWN	700	12	4	2	2	0				0	
September Total		1,620	846	234	564	536	\$451,341	\$419,995	\$241,467,578	90	\$489,185
August 2026		1,613	799	207	616	504	\$460,768	\$416,750	\$230,384,146	75	\$497,337
September 2025		1,599	860	272	508	499	\$446,060	\$415,000	\$222,583,961	92	\$439,429
YTD 2026			7,729	1,679	4,133	4,483	\$455,793	\$421,315	\$2,040,131,524	735	\$496,364
YTD 2025			7,453	1,541	3,829	4,247	\$464,068	\$425,000	\$1,969,041,678	712	\$502,414

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MARKET OVERVIEW	Sep 2026	Aug 2026	MoM % Change	Sep 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	536	504	6.3%	499	7.4%	4,483	4,247	5.6%
Average Price	\$451,341	\$460,768	-2.0%	\$446,060	1.2%	\$455,793	\$464,068	-1.8%
Median Sales Price	\$419,995	\$416,750	0.8%	\$415,000	1.2%	\$421,315	\$425,000	-0.9%
Potential Short Sales	2	2	0.0%	0		30	11	172.7%
REO's	4	6	-33.3%	1	300.0%	29	11	163.6%
Pending Sales	564	616	-8.4%	508	11.0%	4,133	3,829	7.9%
New Listings	846	799	5.9%	860	-1.6%	7,729	7,453	3.7%
Active Inventory	1,620	1,613	0.4%	1,599	1.3%	--	--	--

RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	438	423	3.5%	403	8.7%	3,697	3,498	5.7%
Average Price	\$447,376	\$455,424	-1.8%	\$449,432	-0.5%	\$449,805	\$458,179	-1.8%
Median Sales Price	\$411,500	\$410,000	0.4%	\$410,000	0.4%	\$415,000	\$415,000	0.0%
Active Inventory	1,325	1,337	-0.9%	1,314	0.8%	--	--	--

RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	31	30	3.3%	28	10.7%	239	236	1.3%
Average Price	\$787,236	\$735,001	7.1%	\$740,925	6.3%	\$741,586	\$728,252	1.8%
Median Sales Price	\$625,000	\$680,000	-8.1%	\$732,500	-14.7%	\$663,000	\$657,294	0.9%

RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	90	75	20.0%	92	-2.2%	734	712	3.1%
Average Price	\$489,185	\$497,337	-1.6%	\$439,429	11.3%	\$496,278	\$502,414	-1.2%
Median Sales Price	\$448,470	\$450,995	-0.6%	\$425,495	5.4%	\$449,995	\$464,198	-3.1%