



# MARKET ACTIVITY

## Spokane Association of REALTORS® Residential Report

(This report reflects all October Closed Sales reported through COB on November 4th.)

### MLS Sales Data



**OCTOBER  
2021**

697 closed sales of single family homes on less than one acre including condominiums were reported for October. Compared to last October sales are down 14.8%, 697 v 818. The average closed sales price for October 2021 was \$405,189, up 17.1% from the average closed sales price for October 2020, which was \$346,098. Median closed sales price for October 2021 was \$375,000 up 17.2% from the median closed sales price for October 2020 which was \$320,000.

Year to date closed sales through October are up 1.5%, 6,826 closed sales compared to 6,722 through October 2020. The year to date average closed sales price is up 25.6%, \$399,585 compared to \$318,126 over the same period last year. The year to date median closed sales price is up 23.5%, \$368,000 compared to \$298,000.

Inventory at the time of this report stood at 539 properties for sales, up 27.1% from the same time in 2020. New construction closed sales reported to the Association were down 30.6% compared to October in 2020.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### OCTOBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 11/05/21)	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	55	96	8	93	74	433,319	420,000	32,065,579	6/483,715
111	1	1	0	0	0	0	0	0	0
112	35	43	10	50	46	532,930	531,528	24,514,799	13/548,323
140	30	41	2	38	41	370,973	353,000	15,209,903	6/436,551
141	2	3	1	3	4	424,425	479,000	1,697,700	0
142	9	9	0	5	3	406,667	400,000	1,220,000	0
<b>SOUTH</b>									
210	62	79	9	81	71	377,144	360,000	26,755,113	0
211	23	24	2	18	21	561,364	592,500	11,788,647	4/664,287
220	41	60	9	47	41	482,543	450,000	19,784,247	4/634,012
221	4	2	0	3	3	421,667	440,000	1,265,000	0
<b>NORTHWEST</b>									
330	44	107	9	125	82	326,139	309,500	26,743,419	0
331	62	87	5	85	86	487,386	456,000	41,915,222	15/521,832
332	2	2	0	2	1	514,500	514,500	514,500	0
<b>NORTHEAST</b>									
340	61	103	5	113	91	268,920	270,000	24,471,733	2/411,998
341	7	12	2	7	22	384,284	378,000	8,454,250	0
342	14	29	3	25	27	532,488	475,000	14,377,185	7/483,041
<b>WEST PLAINS</b>									
420	35	39	0	47	51	369,137	364,900	18,826,011	8/433,520
430	12	18	1	12	18	366,737	367,500	6,601,274	5/382,585
<b>OS METRO NORTH</b>									
532	23	23	1	9	12	430,916	397,363	5,170,992	7/471,713
542	5	2	0	2	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	1	5	2	7	0	0	0	0	0
622	0	0	0	1	0	0	0	0	0
<b>DOWNTOWN</b>									
700	11	7	0	5	3	340,300	306,000	1,020,900	0
11/05/21									
October Total	539	792	69	778	697	405,189	375,000	282,416,474	77/500,764
September '21	617	976	69	763	803	413,863	380,000	332,331,779	87/458,142
October '20	424	860	62	789	818	346,098	320,000	283,107,759	111/410,852
YTD '21		8,071	322	6,325	6,826	399,585	368,000	2,727,521,092	848/458,568
YTD '20		8,459	682	6,543	6,722	318,126	298,000	2,138,447,396	882/386,483



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

(This report reflects all October Closed Sales reported through COB on November 4<sup>th</sup>.)

<b>MARKET OVERVIEW OCTOBER 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>	697	803	-13.2%	818	-14.8%	6,826	6,722	+1.5%
<b>Average Price</b>	\$405,189	\$413,863	-2.1%	\$346,098	+17.1%	\$399,585	\$318,126	+25.6%
<b>Median Price</b>	\$375,000	\$380,000	-1.3%	\$320,000	+17.2%	\$368,000	\$298,000	+23.5%
<b>Potential Short Sales</b>	1	0	-	1	-	4	7	-42.9%
<b>REO's</b>	0	0	-	0	-	11	31	-64.5%
<b>Pending Sales</b>	778	763	+2%	789	-1.4%	6,325	6,543	-3.3%
<b>New Listings</b>	792	976	-18.9%	860	-7.9%	8,071	8,459	-4.6%
<b>Active Inventory *</b>	539	617	-12.6%	424	+27.1%	N/A	N/A	N/A

\*As of 11/5/2021

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	603	696	-13.4%	689	-12.5%	5,756	5,622	+2.4%
<b>Average Price</b>	\$397,656	\$412,499	-3.6%	\$336,079	+18.3	\$396,183	\$311,176	+27.3%
<b>Median Price</b>	\$365,000	\$373,250	-2.2%	\$310,000	+17.7%	\$360,000	\$287,500	+25.2%
<b>Active Inventory *</b>	355	450	-21.1%	321	+10.6%	N/A	N/A	N/A

\*As of 11/8/2021

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	47	30	+56.7%	50	-	342	370	-7.6%
<b>Average Price</b>	\$601,691	\$699,711	-14%	\$541,515	+11.1%	\$618,292	\$483,295	+26.7%
<b>Median Price</b>	\$550,000	\$567,000	-3%	\$502,500	+9.5%	\$550,000	\$450,000	+22.2%

<b>SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)</b>								
<b>Closed Sales</b>	77	83	-7.2%	110	-30%	830	871	-4.7%
<b>Average Price</b>	\$500,764	\$460,274	+8.8%	\$412,135	+21.5%	\$460,068	\$387,170	+18.8%
<b>Median Price</b>	\$480,000	\$444,995	+7.7%	\$375,787	+27.7%	\$442,397	\$360,000	+22.9%