MARKET ACTIVITY

Spokane REALTORS® Residential Report

This report reflects all October Closed Sales reported through COB on November 8, 2026.

MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 434 for the month, compared with 491 for the same month last year (-11.6%). The average closed sale price was $473,878, above last year's $454,884 (1.2%). The median closed sale price was $425,000, up from $420,000 (1.2%).

Year-to-date closed sales reached 4,940, up 4.3% from the 4,738 recorded through October of last year. The average year-to-date closed sale price is $457,222, up -1.3% from last year's $463,119. 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 1,566 properties for sale. Months supply is up at 3.6 months, compared with 3.2 months last year. New home sales decreased this month, with 41 sales reported compared to 77 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	202	104	33	65	77	$513,889	$446,250	$43,166,680	10	$634,768
	112	141	60	30	39	32	$515,162	$442,500	$19,060,979	6	$467,888
	140	75	42	13	34	19	$425,217	$411,250	$10,205,200	4	$419,250
	141	7	2	1	2	1	$610,000	$610,000	$610,000	0	
	142	7	3	2	1	4	$446,100	$417,450	$1,784,400	0	
SOUTH	210	156	65	20	40	37	$501,550	$453,729	$23,071,321	2	$572,475
	211	42	20	8	18	11	$717,773	$620,000	$7,895,500	0	
	220	132	43	18	40	31	$623,383	$497,000	$22,441,790	1	$549,995
	221	7	4	0	0	0				0	
NORTH	330	178	96	26	59	62	$367,886	$330,000	$26,487,796	0	
	331	170	87	28	65	51	$547,632	$500,000	$35,596,091	4	$533,713
	332	7	2	2	2	1	$387,600	$387,600	$387,600	0	
	340	182	70	37	49	39	$248,602	$260,000	$10,689,895	1	$321,995
	341	37	22	2	8	11	$402,136	$365,000	$4,423,499	0	
	342	51	24	13	15	16	$570,856	$530,000	$10,846,268	2	$805,000
WEST PLAINS	420	64	27	19	27	19	$423,987	$409,790	$8,903,728	4	$518,196
	430	45	9	2	4	5	$378,249	$367,748	$2,269,495	1	$369,995
OS METRO NORTH	532	48	20	2	18	16	$404,509	$395,498	$8,090,173	6	$429,529
	542	2	0	0	0	0				0	
OS METRO SOUTH	612	1	1	0	1	1	$269,000	$269,000	$269,000	0	
	622	0	0	1	0	0				0	
DOWNTOWN	700	12	2	1	2	1	$245,000	$245,000	$490,000	0	
October Total		**1,566**	**703**	**258**	**489**	**434**	**$473,878**	**$425,000**	**$205,189,251**	**41**	**$527,165**
September 2026		**1,666**	**849**	**236**	**502**	**552**	**$451,877**	**$419,999**	**$248,984,327**	**90**	**$489,185**
October 2025		**1,547**	**782**	**247**	**469**	**491**	**$454,884**	**$420,000**	**$222,438,126**	**77**	**$524,837**
YTD 2026			**8,438**	**1,946**	**4,426**	**4,940**	**$457,222**	**$421,315**	**$2,255,019,924**	**776**	**$497,993**
YTD 2025			**8,235**	**1,788**	**4,196**	**4,738**	**$463,119**	**$425,000**	**$2,191,479,804**	**789**	**$504,603**

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SPOKANE REALTORS®

This report reflects all October Closed Sales reported through COB on November 08, 2026.

MARKET OVERVIEW	Oct 2026	Sep 2026	MoM % Change	Oct 2025	YoY % Change	2026 YTD	2025 YTD	YTD % Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	434	552	-21.4%	491	-11.6%	4,940	4,738	4.3%
Average Price	$473,878	$451,877	4.9%	$454,884	4.2%	$457,222	$463,119	-1.3%
Median Sales Price	$425,000	$419,999	1.2%	$420,000	1.2%	$421,315	$425,000	-0.9%
Potential Short Sales	3	3	0.0%	0		33	11	200.0%
REO's	4	4	0.0%	2	100.0%	33	13	153.8%
Pending Sales	489	502	-2.6%	469	4.3%	4,426	4,196	5.5%
New Listings	703	849	-17.2%	782	-10.1%	8,438	8,235	2.5%
Active Inventory	1,566	1,666	-6.0%	1,547	1.2%	--	--	--
RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)								
Closed Sales	392	454	-13.7%	404	-3.0%	4,111	3,902	5.4%
Average Price	$469,093	$448,168	4.7%	$444,859	5.4%	$451,546	$456,804	-1.2%
Median Sales Price	$420,000	$412,000	1.9%	$410,000	2.4%	$415,000	$415,000	0.0%
Active Inventory	1,283	1,363	-5.9%	1,238	3.6%	--	--	--
RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)								
Closed Sales	18	32	-43.8%	29	-37.9%	258	265	-2.6%
Average Price	$856,883	$775,103	10.6%	$749,862	14.3%	$748,354	$730,617	2.4%
Median Sales Price	$716,500	$624,950	14.6%	$580,000	23.5%	$667,000	$650,000	2.6%
RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	41	90	-54.4%	77	-46.8%	775	789	-1.8%
Average Price	$527,165	$489,185	7.8%	$524,837	0.4%	$497,914	$504,603	-1.3%
Median Sales Price	$450,940	$448,470	0.6%	$461,450	-2.3%	$449,995	$463,445	-2.9%

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