



MARKET ACTIVITY

Spokane Association of REALTORS® Residential Report

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

MLS Sales Data



**NOVEMBER
2021**

Closed sales of single family homes on less than one acre, including condominiums for November 2021 total 677. This is a slight decrease from November 2020 when 687 closed sales were reported, a 1.5% decrease. The average closed sales price for November was \$397,092 up 18.2% from November last year when the closed sales price was \$335,963. The median closed sales price was up 21.2% from the median last year, \$375,000 v. \$309,500.

Year to date residential closed sales total 7,537 through November. Compared to the same period last year there were 7,438 closed sales reported, an increase this year of 1.3%. Average closed sales price through November is \$399,047 up 24.8% from last year's year to date November closed sales price of \$319,644. Year to date median closed sales price is up 23.1%, \$369,235 v. \$299,900.

Inventory is up 18.5% compared to last year at this time. However, lack of inventory continues to strain supply. As of this report there were 397 residential properties on the market compared to 335 last November. New construction sales lag last year, down 9.1%

Residential Site Built and Condo in Spokane County

(On less than one acre)

NOVEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 12/03/21)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	42	64	6	77	99	450,087	402,000	44,558,631	10/625,688
111	0	1	0	1	0	0	0	0	0
112	24	33	2	41	44	478,457	463,250	21,052,125	8/559,648
140	27	26	4	22	33	415,795	402,900	13,721,236	5/460,887
141	1	2	0	3	1	498,000	498,000	498,000	0
142	6	7	2	11	7	460,286	400,000	3,222,000	0
SOUTH									
210	33	54	5	70	74	396,855	360,000	29,367,300	2/494,450
211	13	18	3	21	16	491,595	480,000	7,865,526	0
220	32	31	5	41	43	484,167	453,500	20,819,200	1/725,000
221	0	0	0	2	3	428,000	478,000	1,284,000	0
NORTHWEST									
330	35	76	6	92	104	313,830	300,000	32,638,304	1/380,000
331	50	52	1	68	60	471,259	444,000	28,275,533	7/472,080
332	0	1	0	1	1	385,000	385,000	385,000	0
NORTHEAST									
340	39	80	6	87	91	268,218	260,000	24,407,819	4/455,530
341	9	20	1	20	9	333,328	360,000	2,999,950	0
342	11	14	4	19	17	533,176	509,000	9,064,000	2/675,000
WEST PLAINS									
420	24	34	3	41	45	367,718	360,000	16,547,306	6/379,176
430	9	14	3	13	11	378,829	385,000	4,167,119	4/409,280
OS METRO NORTH									
532	27	17	4	5	7	395,708	385,000	2,769,955	1/444,955
542	5	2	0	1	2	547,500	547,500	1,095,000	0
OS METRO SOUTH									
612	1	1	2	1	3	229,667	254,000	689,000	0
622	0	0	0	0	1	378,000	378,000	378,000	0
DOWNTOWN									
700	9	3	0	6	6	504,333	543,500	3,026,000	3/671,667
12/03/21	397								
November Total		550	57	643	677	397,092	375,000	268,831,004	54/518,170
October '21	539	792	69	778	697	405,189	375,000	282,416,474	77/500,764
November '20	335	566	61	609	687	335,963	309,500	230,806,248	112/403,979
YTD '21		8,621	379	6,968	7,537	399,047	369,235	3,007,617,771	905/462,207
YTD '20		9,025	743	7,152	7,438	319,664	299,900	2,377,665,933	996/388,407



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

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

MARKET OVERVIEW NOVEMBER 2021	<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	677	697	-2.9%	687	-1.5%	7,537	7,438	+1.3%
Average Price	\$397,092	\$405,189	-2%	\$335,963	+18.2%	\$399,047	\$319,664	+24.8%
Median Price	\$375,000	\$375,000	-1.3%	\$309,500	+21.2%	\$369,235	\$299,900	+23.1%
Potential Short Sales	0	1	-	0	-	4	7	-42.9%
REO's	0	0	-	1	-	11	32	-65.6%
Pending Sales	643	778	-17.4%	609	+5.6%	6,968	7,152	-2.6%
New Listings	550	792	-30.5%	566	-2.8%	8,621	9,025	-4.5%
Active Inventory *	397	539	-26.3%	335	+18.5%	N/A	N/A	N/A

*As of 12/3/2021

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	606	603	-	553	+9.6%	6,383	6,198	+3%
Average Price	\$391,433	\$397,656	-1.6%	\$328,533	+19.1%	\$395,519	\$312,644	+26.5%
Median Price	\$370,000	\$365,000	+1.4%	\$299,000	+23.7%	\$360,000	\$290,000	+24.1%
Active Inventory *	315	355	-11.3%	189	+66.7%	N/A	N/A	N/A

*As of 12/7/2021

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	30	47	-36.2%	33	-9.1%	375	403	-6.9%
Average Price	\$662,673	\$601,691	+10.1%	\$529,047	+25.3%	\$622,647	\$487,042	+27.8%
Median Price	\$578,000	\$550,000	+5.1%	\$450,000	+28.4%	\$560,000	\$450,000	+24.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	51	77	-33.8%	109	-53.2%	883	982	-10.1%
Average Price	\$509,141	\$500,764	+1.7%	\$405,832	+25.4%	\$462,942	\$389,197	+18.9%
Median Price	\$464,995	\$444,995	+4.5%	\$370,596	+25.5%	\$443,500	\$362,475	+22.4%