



# MARKET ACTIVITY

## Spokane REALTORS® Residential Report

This report reflects all November Closed Sales reported through COB on December 8, 2025.

### MLS Sales Data

Closed sales of single-family homes on less than one acre, including condominiums, totaled 381 for the month, compared with 396 for the same month last year (-3.8%). The average closed sale price was \$456,221, above last year's \$452,151 (0.6%). The median closed sale price was \$420,344, up from \$417,993 (0.6%).

Year-to-date closed sales reached 5,115, up 2.6% from the 4,985 recorded through November of last year. The average year-to-date closed sale price is \$462,664, up 2.1% from last year's \$453,205. The year-to-date median closed sales price increased to \$425,000, compared to \$420,000 reported during the same period last year.

Inventory ended the month up, with 1,344 properties for sale. Months supply is up at 3.5 months, compared with 2.9 months last year. New home sales decreased this month, with 44 sales reported compared to 69 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	209	87	27	72	52	\$490,645	\$456,300	\$34,835,828	15	\$575,856
	111	1	1	0	0	0				0	
	112	113	52	19	46	36	\$597,541	\$487,500	\$22,706,540	8	\$483,996
	140	75	30	17	32	13	\$488,871	\$429,900	\$8,310,800	0	
	141	9	3	5	1	2	\$578,561	\$425,733	\$1,735,683	0	
	142	12	4	0	4	5	\$466,983	\$458,450	\$2,801,900	1	\$520,000
SOUTH	210	113	38	13	44	35	\$469,905	\$425,000	\$18,326,295	2	\$609,125
	211	44	17	5	13	16	\$625,781	\$568,200	\$11,889,837	1	\$799,900
	220	80	28	21	40	28	\$561,977	\$568,720	\$19,669,210	1	\$548,490
	221	6	3	2	0	1	\$589,000	\$589,000	\$589,000	0	
NORTH	330	151	81	26	64	54	\$354,416	\$324,500	\$23,391,486	0	
	331	135	41	18	52	32	\$510,638	\$495,000	\$20,936,150	4	\$544,000
	332	12	1	4	1	1	\$533,500	\$533,500	\$1,067,000	0	
	340	145	60	27	55	41	\$276,158	\$274,900	\$13,531,740	0	
	341	22	13	6	6	9	\$410,956	\$375,000	\$4,520,513	0	
	342	57	16	11	19	10	\$529,201	\$535,660	\$6,350,413	1	\$784,344
WEST PLAINS	420	68	24	4	23	24	\$412,873	\$405,995	\$10,321,829	4	\$415,370
	430	26	9	6	5	8	\$403,999	\$382,500	\$4,039,987	2	\$461,749
OS METRO NORTH	532	51	18	3	12	12	\$402,848	\$378,495	\$5,639,875	5	\$432,377
	542	2	1	0	0	0				0	
OS METRO SOUTH	612	4	0	1	2	1	\$200,000	\$200,000	\$200,000	0	
	622	2	0	0	0	0				0	
DOWNTOWN	700	7	0	0	1	1	\$390,000	\$390,000	\$390,000	0	
November Total		1,344	527	215	492	381	\$456,221	\$420,344	\$173,364,095	44	\$529,629
October 2025		1,536	786	227	490	488	\$455,529	\$420,000	\$221,387,026	77	\$524,837
November 2024		1,150	523	176	443	396	\$452,151	\$417,993	\$179,051,709	69	\$475,505
YTD 2025			8,768	1,954	4,551	5,115	\$462,664	\$425,000	\$2,363,287,104	831	\$505,977
YTD 2024			8,095	1,561	4,468	4,985	\$453,205	\$420,000	\$2,258,321,509	842	\$504,631

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MARKET OVERVIEW	Nov 2025	Oct 2025	MoM % Change	Nov 2024	YoY % Change	2025 YTD	2024 YTD	YTD % Change
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
Closed Sales	381	488	-21.9%	396	-3.8%	5,115	4,985	2.6%
Average Price	\$456,221	\$455,529	0.2%	\$452,151	0.9%	\$462,664	\$453,205	2.1%
Median Sales Price	\$420,344	\$420,000	0.1%	\$417,993	0.6%	\$425,000	\$420,000	1.2%
Potential Short Sales	0	0	0.0%	3	-100.0%	17	26	-34.6%
REO's	0	2	-100.0%	3	-100.0%	13	15	-13.3%
Pending Sales	492	490	0.4%	443	11.1%	4,551	4,468	1.9%
New Listings	527	786	-33.0%	523	0.8%	8,768	8,095	8.3%
Active Inventory	1,344	1,536	-12.5%	1,150	16.9%	--	--	--

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction, On less than 1 acre)</b>								
Closed Sales	337	402	-16.2%	318	6.0%	4,238	4,087	3.7%
Average Price	\$446,608	\$445,103	0.3%	\$447,454	-0.2%	\$456,025	\$444,428	2.6%
Median Sales Price	\$410,000	\$410,000	0.0%	\$398,000	3.0%	\$415,000	\$406,000	2.2%
Active Inventory	1,046	1,233	-15.2%	865	20.9%	--	--	--

<b>RESIDENTIAL RESALE ON 1-5 ACRES (Excludes Condos and New Construction)</b>								
Closed Sales	34	29	17.2%	22	54.5%	299	266	12.4%
Average Price	\$679,646	\$749,862	-9.4%	\$780,750	-12.9%	\$724,821	\$746,240	-2.9%
Median Sales Price	\$590,000	\$580,000	1.7%	\$702,000	-16.0%	\$650,000	\$659,950	-1.5%

<b>RESIDENTIAL SITE BUILT NEW CONSTRUCTION (On less than 1 acre)</b>								
Closed Sales	44	77	-42.9%	69	-36.2%	831	842	-1.3%
Average Price	\$529,629	\$524,837	0.9%	\$475,505	11.4%	\$505,977	\$504,631	0.3%
Median Sales Price	\$506,500	\$461,450	9.8%	\$456,995	10.8%	\$464,995	\$455,993	2.0%