Spokane Association of REALTORS®
2019 MONTHLY HOME SALES REPORT
AUGUST

SALES DOWN 5%
Closed sales of single family homes on less than one acre including condos for August 2019 total 869 compared to August 2018 when the total was 915.

AVERAGE PRICE UP 11.4%
The average closed price for August 2019 was $288,256 compared to August 2018 when the average price was $258,826.*

MEDIAN PRICE UP 9%
The median closed price for August 2019 was $267,000 compared to August 2018 when the median price was $245,000.*
*NOTE: Does not represent home values.

INVENTORY DOWN (New System)
Current inventory, as of this report totals 961 properties which represents a 1.1 months supply.
NOTE #1: Beginning with this report Inventory does not include CTG-Inspection. As an example - Inventory, including CTG-Inspection (now Pend-Inspection) would total 1,559 properties, a 1.9 months supply.
NOTE #2: Using the old method inventory is up 6.8% as of this report (1,559 compared to 1,460 last year at this time).

DISTRESSED SALES DOWN
Sales of Distressed homes accounted for less than 1% of sales in August 2019 compared to 1.7% in August 2018.

NOTE: Information comes from the SAR’s Monthly Activity Report which looks at single family residential/site built properties on less than one acre and condominiums.