Spokane Association of REALTORS®
2019 MONTHLY HOME SALES REPORT
JULY

**SALES DOWN 5.5%**
Closed sales of single family homes on less than one acre including condos for July 2019 total 850 compared to July 2018 when the total was 899.

**AVERAGE PRICE UP 15.2%**
The average closed price for July 2019 was $298,337 compared to July 2018 when the average price was $259,059.*

**MEDIAN PRICE UP 14.9%**
The median closed price for July 2019 was $270,000 compared to July 2018 when the median price was $235,000.*

*NOTE: Does not represent home values.

**INVENTORY DOWN**
Inventory is down 2.7% compared to July 2018. Current inventory, as of this report totals 1,428 properties which represents a 1.7 months supply.

NOTE #1: Beginning with the August report Inventory will not include CTG-Inspection. As an example - Inventory, excluding CTG-Inspection totals 1,007 properties, a 1.2 months supply.

NOTE #2: Months supply based on closed sales for July.

**DISTRESSED SALES DOWN**
Sales of Distressed homes accounted for less than 1% of sales in July 2019 compared to 3% in July 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.