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| **badgeprint.jpgSpokane Association of REALTORS®**  **2020 MONTHLY HOME SALES REPORT**  **FEBRUARY** | |
| **C:\Users\sharon.SAR\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\J8ZZHJFJ\MC900185956[1].wmf** | **SALES UP 3.7%**  Closed sales of single family homes on less than one acre  including condos for February 2020 total 421 compared to  February 2019 when the total was 406. |
| **C:\Users\sharon.SAR\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\5FK6IK7T\MC900339150[1].wmf** | **AVERAGE PRICE UP 10.7%**  The average closed price for February 2020 was $288,090 compared to February 2019 when the average price was $260,210.**\***  **MEDIAN PRICE UP 12%**  The median closed price for February 2020 was $268,675 compared to February 2019 when the median price was $239,950.**\***  **\*NOTE: Does not represent home values.** |
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| **C:\Users\sharon.SAR\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\J8ZZHJFJ\MC900185952[1].wmf** | **INVENTORY DOWN**  Inventory as of this report totals 452 properties which represents a 1.1 months supply. Using the old method, inventory totals 880 properties, a 2.1 months supply.  **NOTE: Months supply based on closed sales for February.** |
| **C:\Users\sharon.SAR\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\YAG5WG58\MC900431599[1].png** | **DISTRESSED SALES HOLD STEADY**  Sales of Distressed homes accounted for 1.2% of sales in February 2020 compared to 1% in February 2019. |

**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.**