



MARKET ACTIVITY

Spokane Association of REALTORS® Residential Report

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

MLS Sales Data



APRIL 2022

570 closed sales of single family homes on less than one acre, including condominiums were reported for April 2022. Closed sales are down 6.9% when compared to April 2021, when 612 closed sales were reported. The average closed sales price for April 2022 was \$460,388 up 17.3% from April 2021, when the average closed sales price was \$392,566. The median closed sales price was \$425,000 for April 2022 up 19.2% from April 2021, when the median closed sales price was \$356,500.

YTD closed sales of single family homes on less than one acre, including condominiums through April this year total 1,943. Closed sales year to date through April last year totaled 2,152, closed sales year to date are down 9.7%. Year to date average closed sales price through April is \$441,710 an increase of 19.9% compared to the same period last year, \$441,710 v. \$368,427. Year to date median closed sales price through April is \$411,000, when compared to last year's median closed sales price through April of \$355,000, the increase is 15.8%.

Inventory as of this report is up to 352 properties compared to last year when we reported 188 properties. New construction closed sales for April 2022 were up slightly as of this report when compared to last April, 68 v. 65.

Residential Site Built and Condo in Spokane County

(On less than one acre)

APRIL HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 5/05/22)	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	36	108	2	89	67	483,768	460,000	32,412,458	6/628,533
111	0	2	0	2	1	120,000	120,000	120,000	0
112	28	51	4	49	33	582,620	595,895	19,226,459	8/578,433
140	11	53	1	46	34	481,097	456,238	16,357,295	11/501,845
141	3	3	0	1	2	342,500	342,500	685,000	0
142	7	11	1	7	9	447,609	460,000	4,028,482	4/448,871
SOUTH									
210	36	5	4	72	39	480,194	427,500	18,727,568	2/439,000
211	16	20	4	14	21	652,076	600,000	13,693,603	1/710,699
220	31	59	2	48	52	606,626	587,500	31,544,562	1/565,000
221	1	2	0	1	2	567,000	567,000	1,134,000	0
NORTHWEST									
330	29	109	1	102	89	348,197	350,000	30,989,550	1/579,900
331	42	86	2	68	58	562,048	530,000	32,598,760	9/596,918
332	4	4	0	2	2	602,000	602,000	1,204,000	1/689,000
NORTHEAST									
340	28	95	2	81	77	308,832	325,000	23,780,050	5/388,369
341	5	25	0	21	11	394,193	410,000	4,336,122	0
342	22	30	0	23	10	641,018	689,000	6,410,183	2/760,142
WEST PLAINS18									
420	18	39	2	29	26	387,403	400,000	10,072,475	5/430,735
430	6	21	1	20	15	403,722	405,310	6,055,828	4/440,707
OS METRO NORTH									
532	18	36	3	22	13	461,498	485,990	5,999,478	8/542,372
542	1	0	0	0	0	0	0	0	0
OS METRO SOUTH									
612	3	7	1	4	4	283,750	277,500	1,135,000	0
622	0	0	0	0	0	0	0	0	0
DOWNTOWN									
700	7	9	0	8	5	382,020	360,000	1,910,100	0
5/05/22	352								
April Total		855	30	709	570	460,388	425,000	262,420,973	68/532,749
March '22	233	739	25	588	538	457,967	430,000	246,386,232	77/553,431
April '21	188	781	21	633	612	392,566	356,500	240,250,653	65/462,898
YTD '22		2,629	127	2,196	1,943	441,710	411,000	858,242,717	265/540,972
YTD '21		2,611	88	2,234	2,152	368,427	355,000	792,855,341	342/434,388



SPOKANE ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE DATA Spokane County

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

MARKET OVERVIEW APRIL 2022	This Month	Previous Month	Percent Change	Previous Year	Percent Change	This Year to Date	Previous Year to Date	Percent Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	570	538	+5.9%	612	-6.9%	1,943	2,152	-9.7%
Average Price	\$460,388	\$457,967	-	\$392,566	+17.3%	\$441,710	\$368,427	+19.9%
Median Price	\$425,000	\$430,000	-1.2%	\$356,500	+19.2%	\$411,000	\$355,000	+15.8%
Potential Short Sales	0	1	-	1	-	1	2	-50%
REO's	0	2	-	2	-	2	7	-71.4%
Pending Sales	709	588	+20.6%	633	+12%	2,196	2,234	-1.7%
New Listings	855	739	+15.7%	781	+9.5%	2,629	2,611	-
Active Inventory *	352	233	+51.1%	188	+87.2%	N/A	N/A	N/A

*As of 5/05/2022

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	479	455	+5.3%	529	-9.5%	1,597	1,733	-7.8%
Average Price	\$459,648	\$447,883	+2.6%	\$392,777	+17%	\$433,167	\$361,183	+19.9%
Median Price	\$421,000	\$415,000	+1.4%	\$355,000	+18.6%	\$398,000	\$325,000	+22.5%
Active Inventory *	255	144	+77.1%	147	+73.5%	N/A	N/A	N/A

*As of 5/05/2022

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	25	20	+25%	33	-24.2%	85	120	-29.2%
Average Price	\$758,810	\$599,424	+26.6%	\$590,676	+28.4%	\$692,031	\$573,888	+20.6%
Median Price	\$766,350	\$569,250	+34.6%	\$580,000	+32.1%	\$630,400	\$506,500	+24.5%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	64	77	-16.9%	65	-	257	336	-23.5%
Average Price	\$536,366	\$553,431	-3.1%	\$462,898	+15.9%	\$542,177	\$435,642	+24.5%
Median Price	\$491,525	\$539,900	-9%	\$447,200	+9.9%	\$496,530	\$407,000	+22%