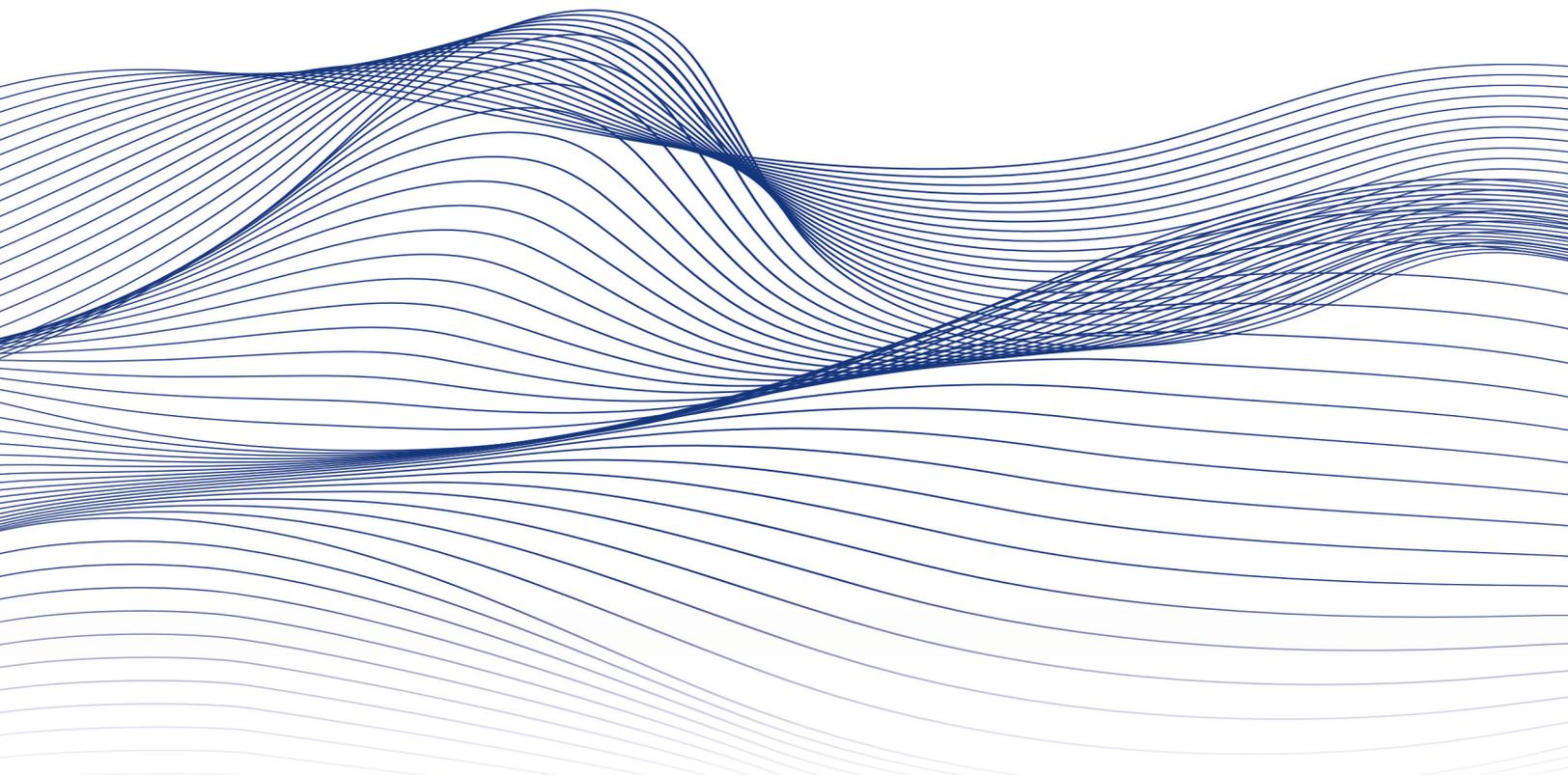


SPOKANE COUNTY MARKET REPORT

AUGUST 2022

Trends, Opportunities and Challenges in the
Spokane County Real Estate Market



In August 2022, Spokane home prices were up 5.6% compared to last year, selling for a median price of \$419,000. On median, homes in Spokane sell after 14 days on the market, up 180.0% from last year in August. There were 589 homes sold in August this year, down from 792 last year.

Average Sales Price

\$447,041

Down 3.2% from prior month
Up 5.6% from prior year

Current Listing Inventory

1,026

Down 2.5% from prior month
Up 103.6% from prior year

Median Days On Market

14

Up 40.0% from prior month
Up 180.0% from prior year

Median Sales Price

\$419,000

Down 0.2% from prior month
Up 8.2% from prior year

Residential Closed Sales

589

Down 2.5% from prior month
Down 25.6% from prior year

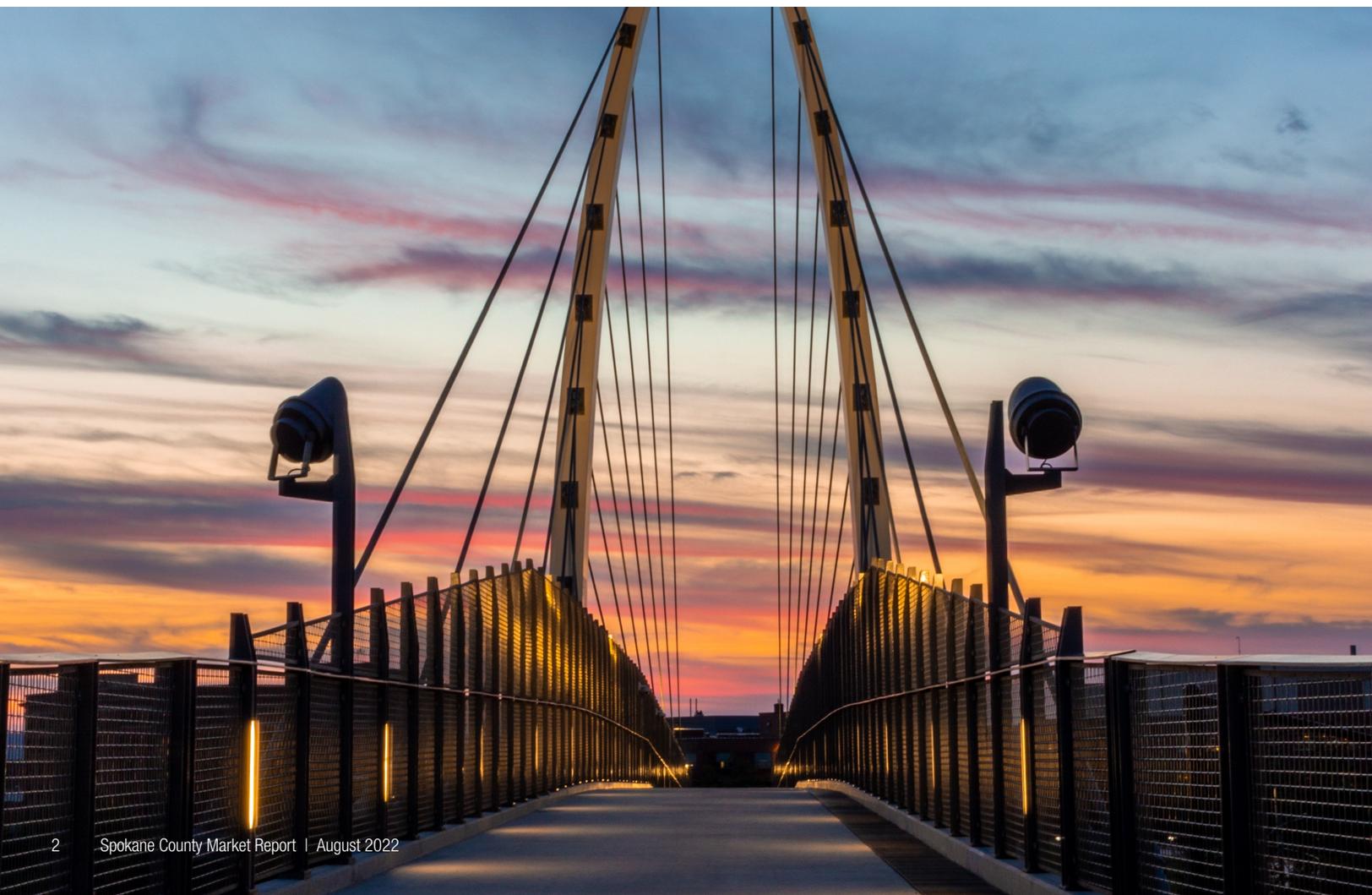
Annual Residential Closed Sales

4,617

Down 13.3% from prior year

Information pulled on 09/01/2022

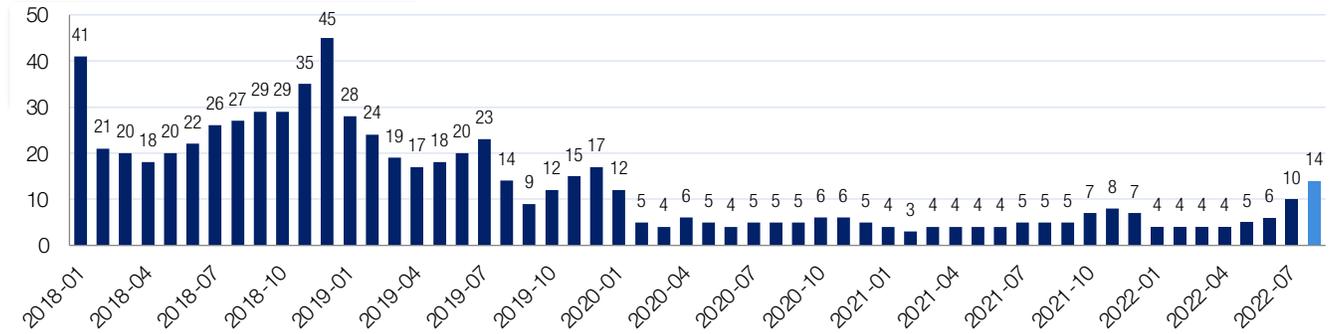
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.



Median Days On Market

As of 9/1/2022. By month dating from January 2018 to August 2022.

Days on Market is the median number of days between when a property is listed and the contract date.



Annual Median Sales Price

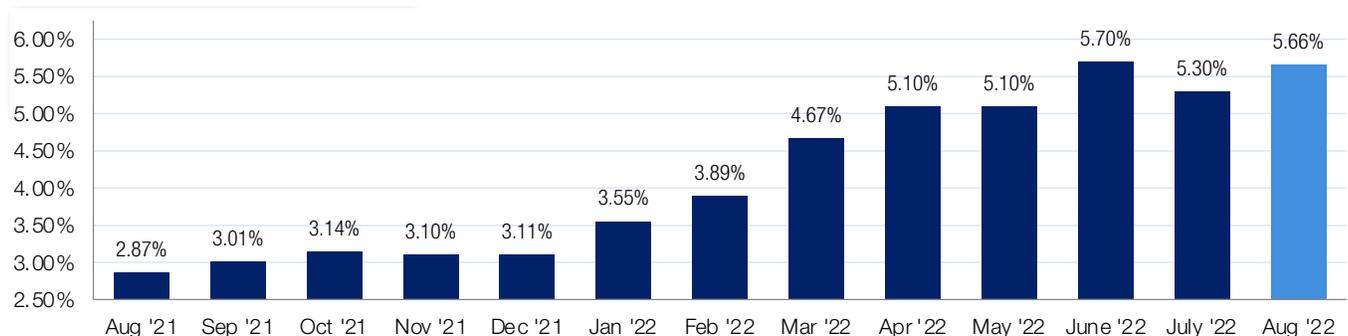
Year-to-date as of August.

Median Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Monthly Mortgage Rates

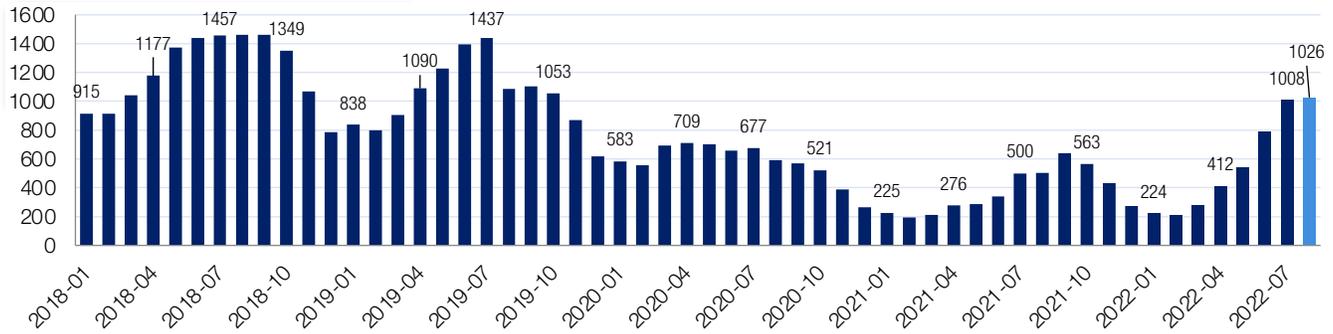
Monthly 30-year fixed mortgage rates highlighting the week ending Thursday, September 1, 2022.



Active Residential Listings

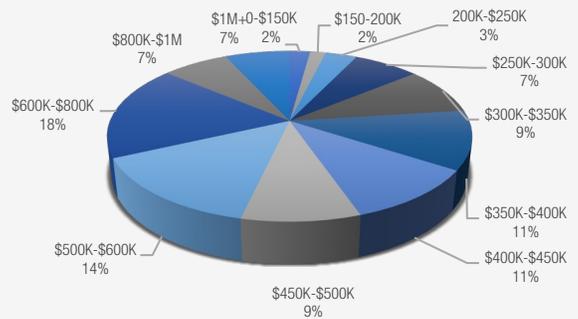
As of 9/1/2022. By month dating from January 2018 to August 2022.

Active Inventory is the number of properties for sales at the end of the month, based on the contract date.



Active Listings By Price Range

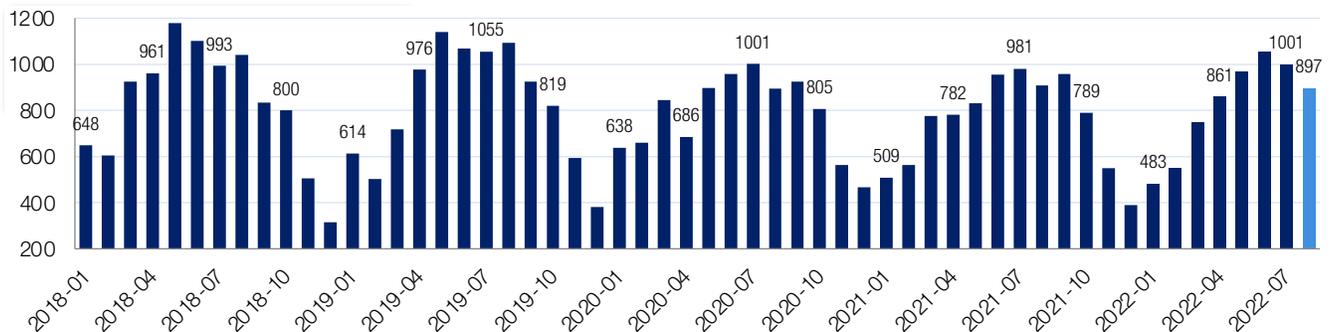
As of 9/1/2022.



New Residential Listings

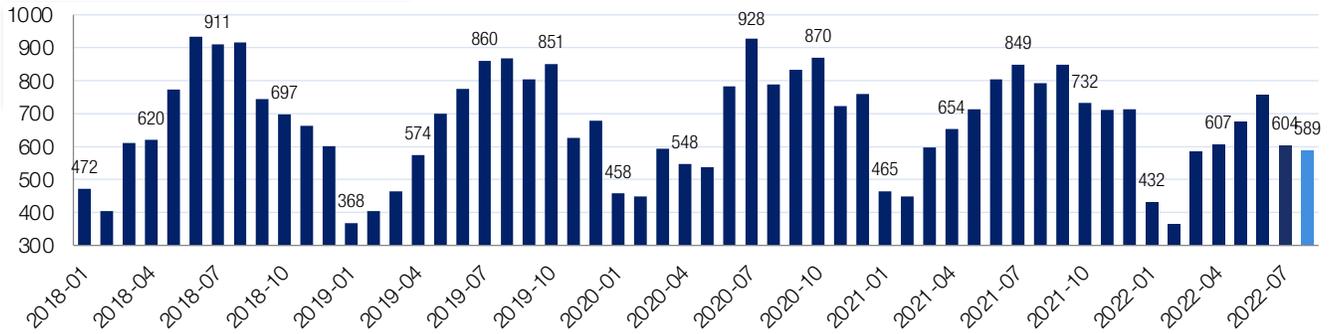
As of 9/1/2022. By month dating from January 2018 to August 2022.

New Listings is the number of properties listed regardless of current status.



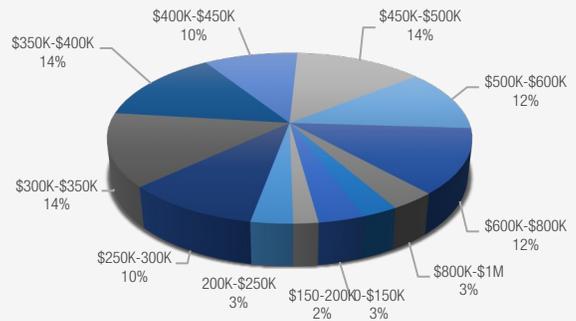
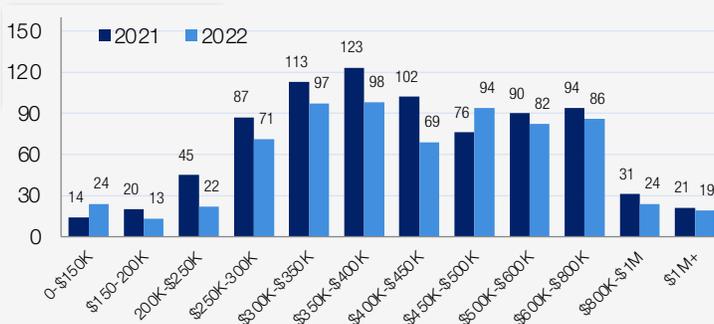
Residential Closed Sales

As of 9/1/2022. By month dating from January 2018 to August 2022.
 Closed Sales is the number of properties sold.



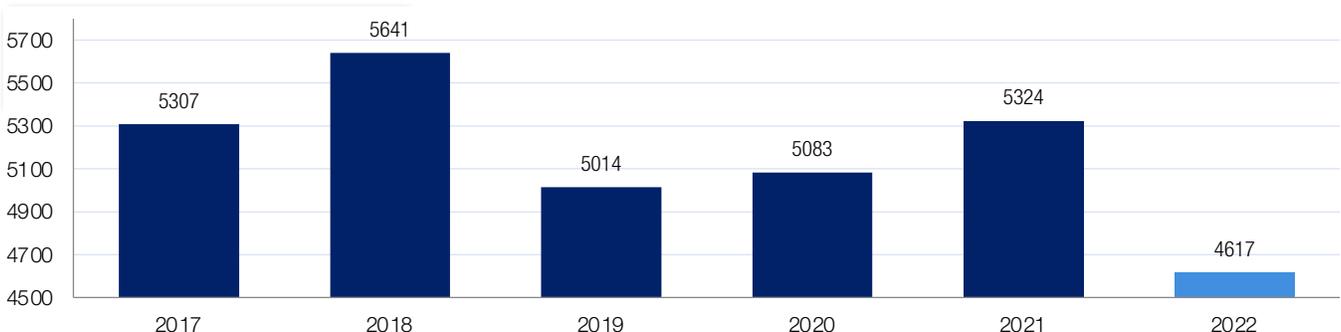
Sold Listings By Price Range

Year-over-year comparison for the month of August.



Annual Residential Closed Sales

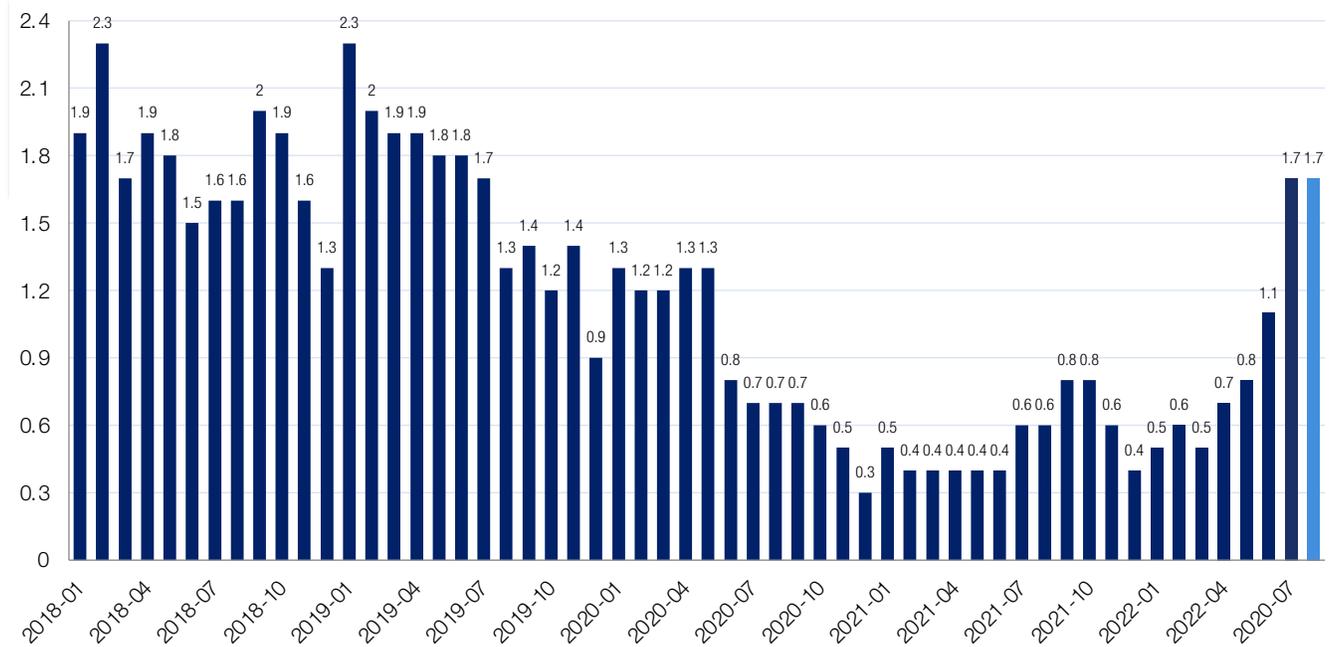
Year-to-date as of August.
 Closed Sales is the number of properties sold.



Months Supply of Inventory

As of 9/1/2022. By month dating from January 2018 to August 2022.

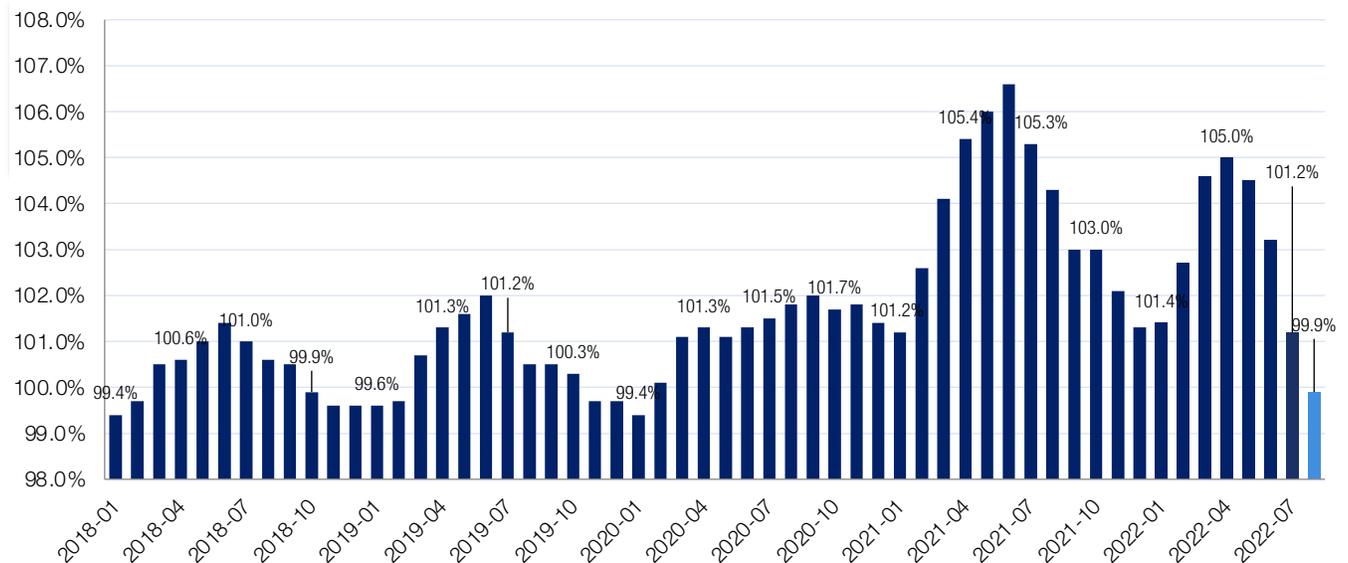
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

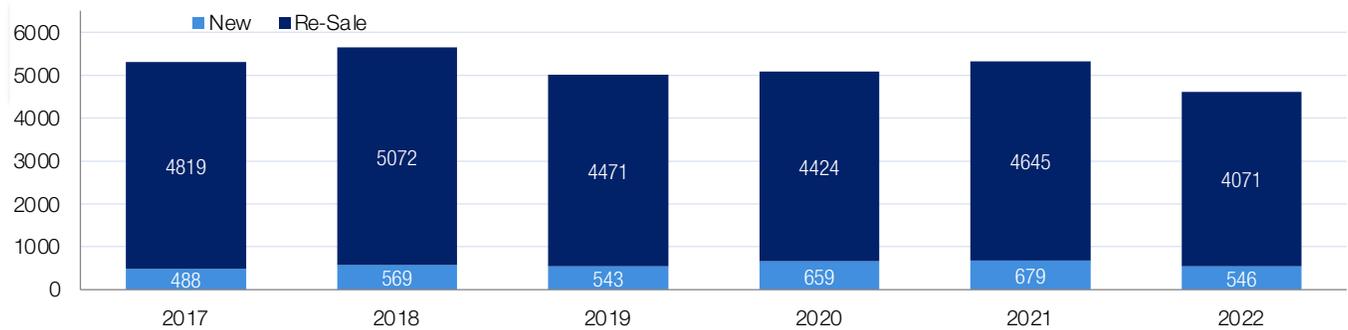
As of 9/1/2022. By month dating from January 2018 to August 2022.

Sale-to-List Price Ratio is the average of sales price divided by the final list price expressed as a percentage.



Annual Residential Closed Sales

Year-to-date Re-Sale vs New Construction as of August.
Closed Sales is the number of properties sold.



Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of August.
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Median Price Per Square Foot

As of 9/1/2022. Monthly Re-Sale vs New Construction comparison.
Price per Square Foot is the mid-point (median) PPSF of all closed listings.





COLDWELL BANKER
TOMLINSON

cbspokane.com

The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

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