

SPOKANE COUNTY MARKET REPORT

SEPTEMBER 2022

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

In September 2022, Spokane home prices were up 7.0% compared to last year, selling for a median price of \$406,750. On median, homes in Spokane sell after 17 days on the market, up 240.0% from last year in September. There were 544 homes sold in September this year, down from 851 last year.

Average Sales Price

\$453,815

Up 1.6% from prior month
Up 9.9% from prior year

Current Listing Inventory

1,081

Up 0.5% from prior month
Up 68.4% from prior year

Median Days On Market

17

Up 21.4% from prior month
Up 240.0% from prior year

Median Sales Price

\$406,750

Down 2.7% from prior month
Up 7.0% from prior year

Residential Closed Sales

544

Down 18.1% from prior month
Down 36.1% from prior year

Annual Residential Closed Sales

5,245

Down 15.1% from prior year

Information pulled on 10/03/2022

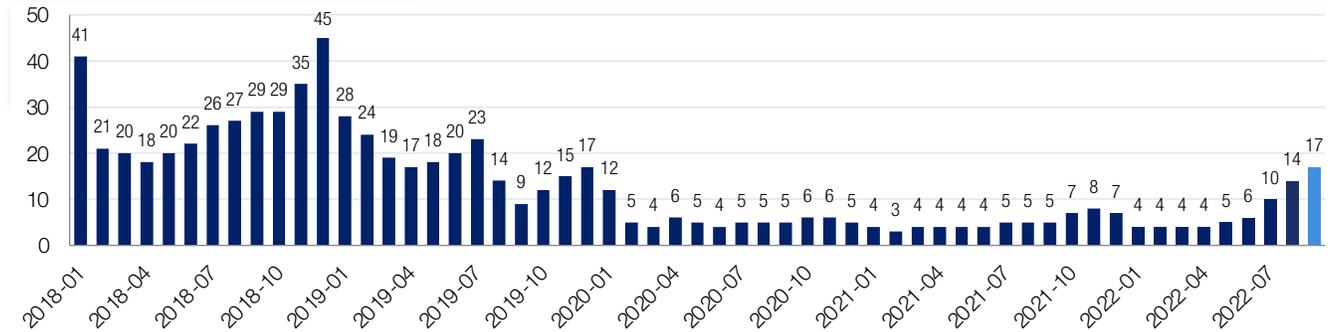
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.



Median Days On Market

As of 10/3/2022. By month dating from January 2018 to September 2022.

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



Annual Median Sales Price

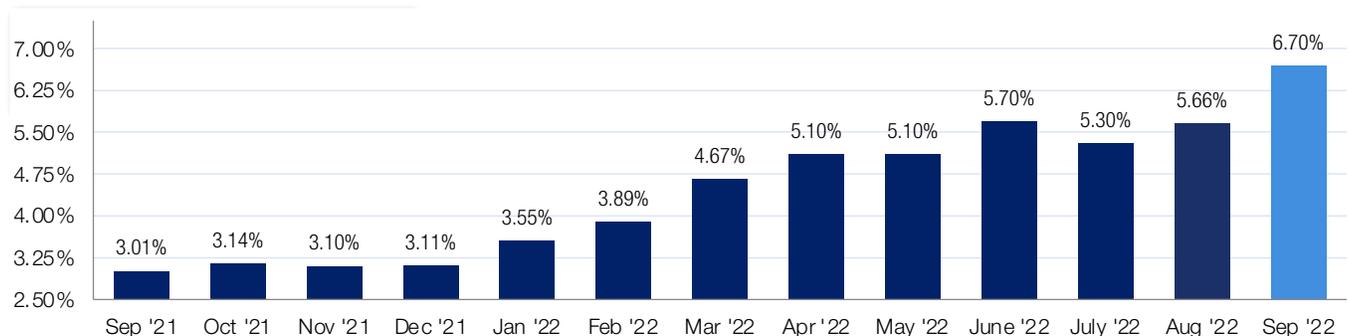
Year-to-date as of September.

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

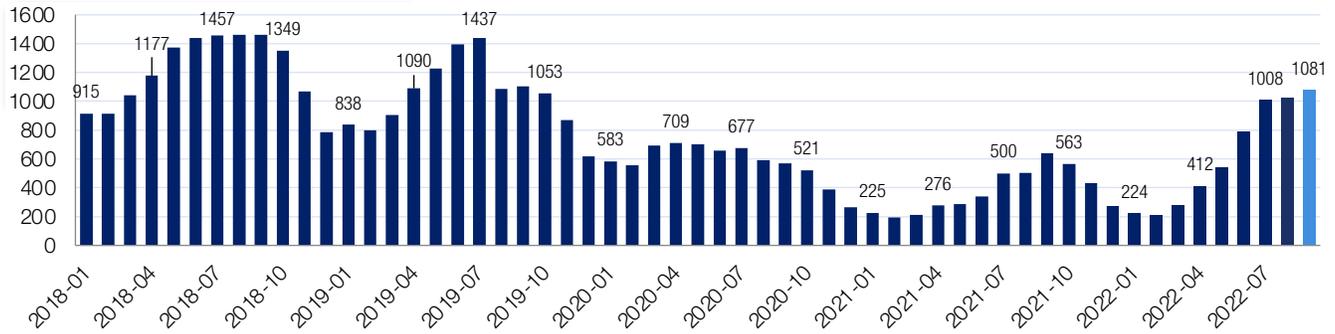
Monthly 30-year fixed mortgage rates highlighting the week ending Thursday, September 29, 2022.



Active Residential Listings

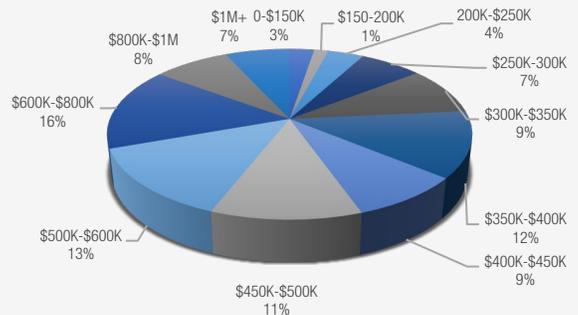
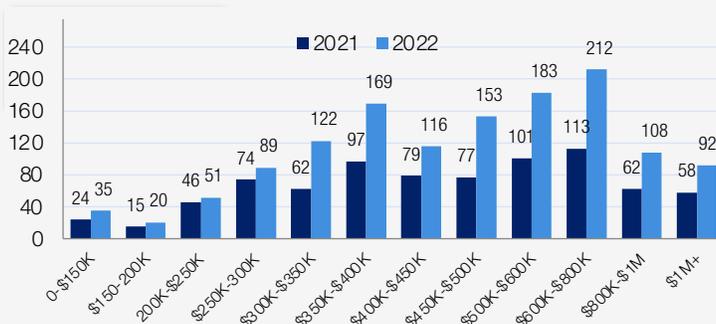
As of 10/3/2022. By month dating from January 2018 to September 2022.

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

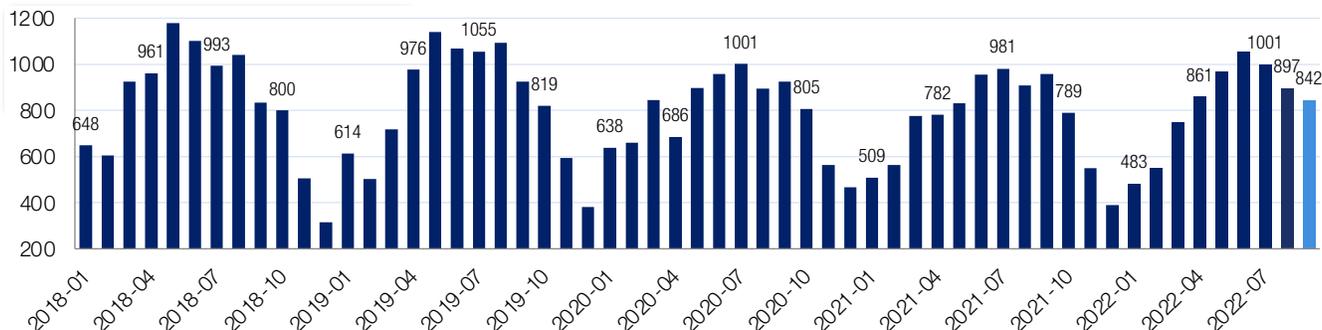
As of 10/3/2022.



New Residential Listings

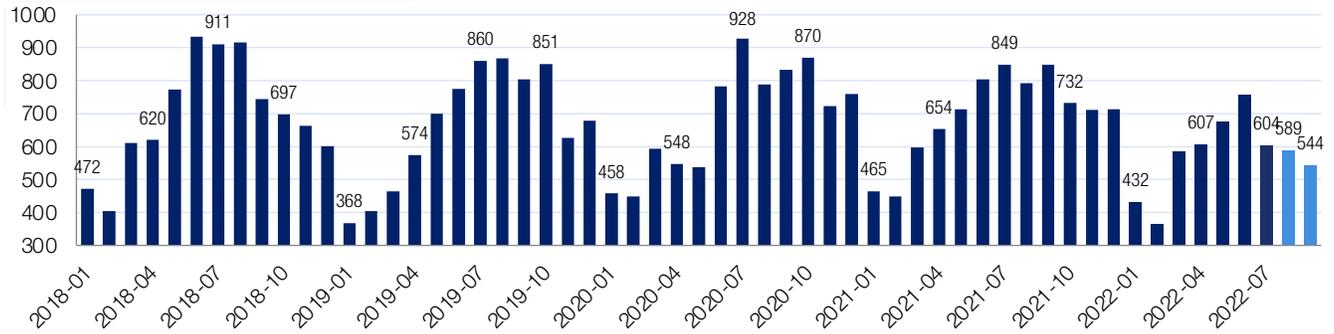
As of 10/3/2022. By month dating from January 2018 to September 2022.

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



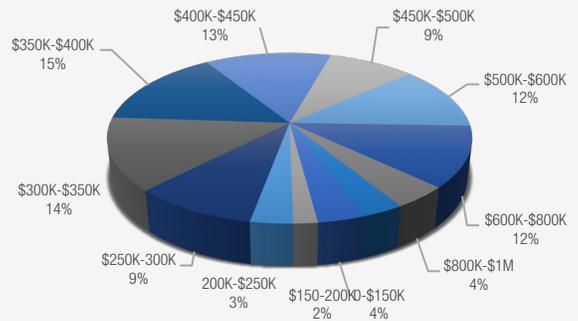
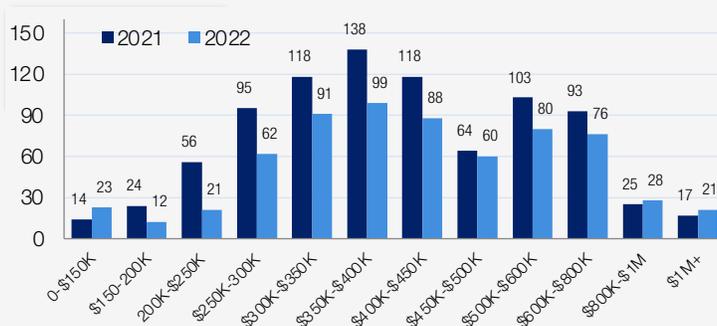
Residential Closed Sales

As of 10/3/2022. By month dating from January 2018 to September 2022.
 Closed Sales is the number of properties sold.



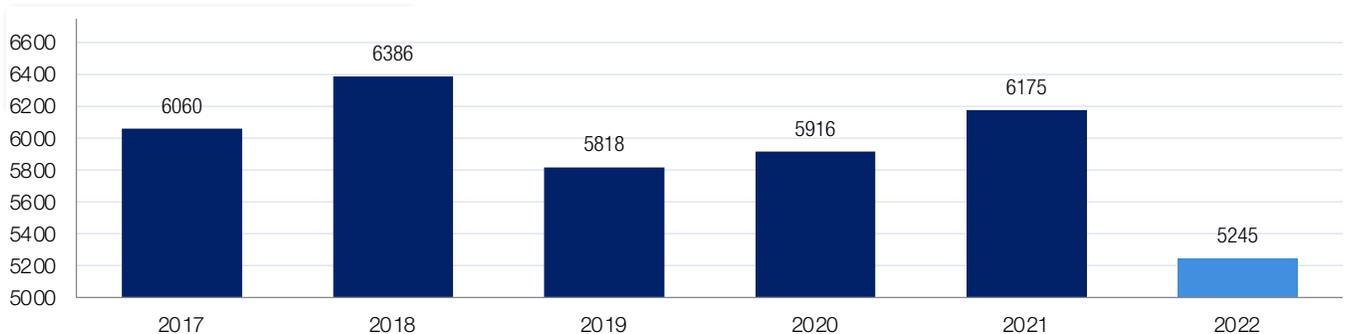
Sold Listings By Price Range

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



Annual Residential Closed Sales

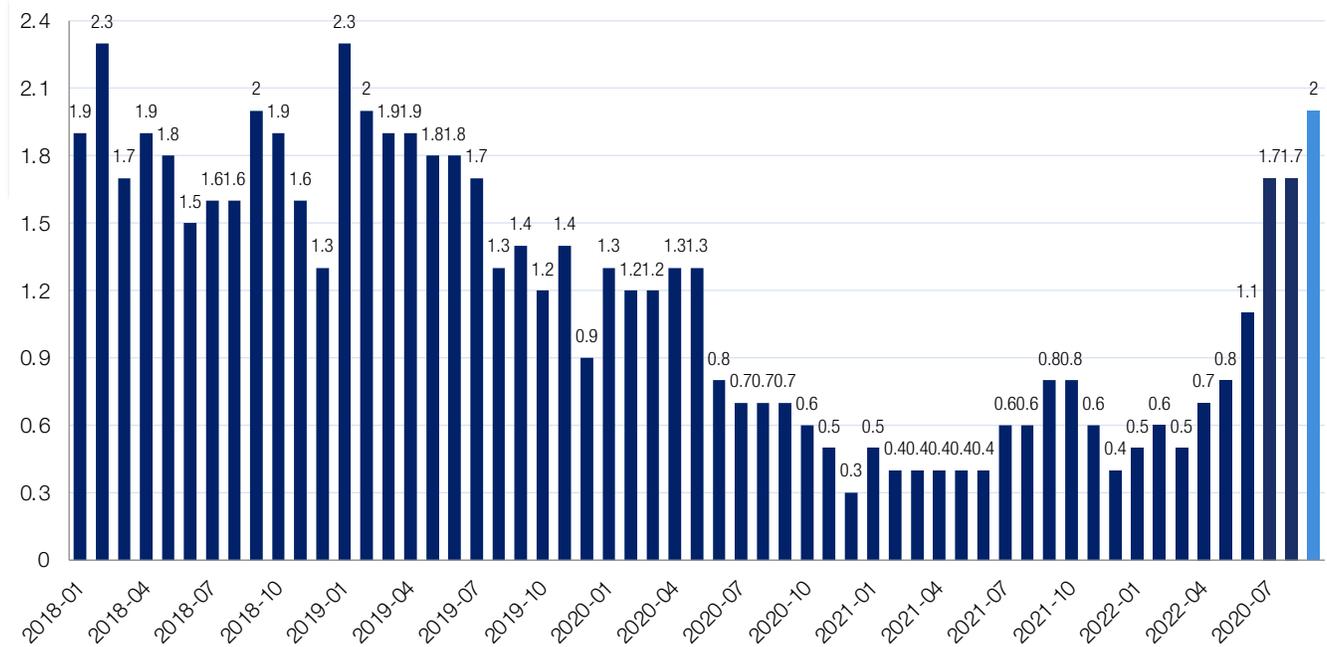
Year-to-date as of September.
 Closed Sales is the number of properties sold.



Months Supply of Inventory

As of 10/3/2022. By month dating from January 2018 to September 2022.

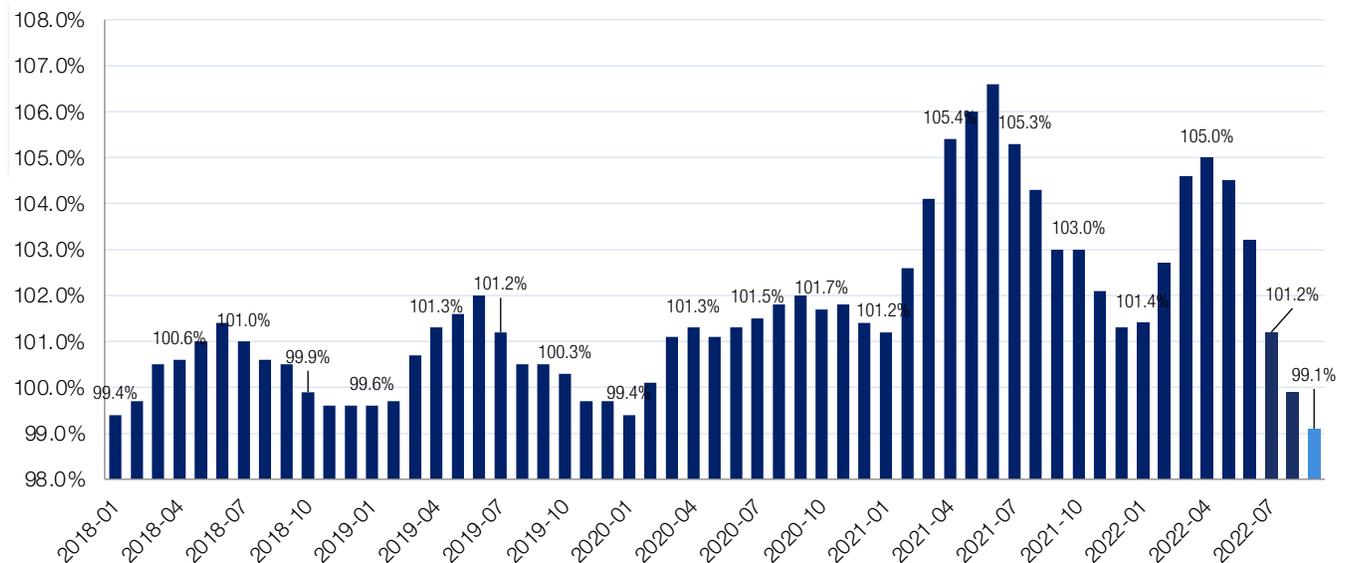
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

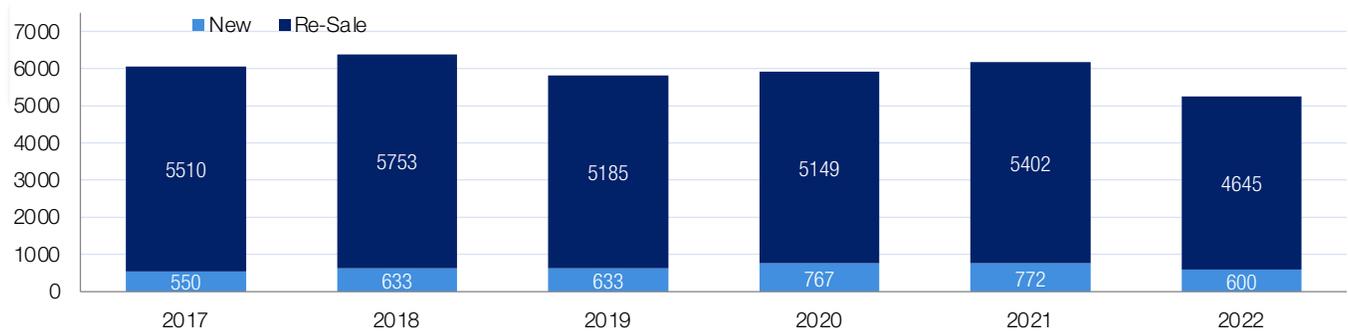
As of 10/3/2022. By month dating from January 2018 to September 2022.

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 September.
 Closed Sales is the number of properties sold.



Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of September..
 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 10/3/2022. 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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