



Spokane Association of REALTORS®

2019 MONTHLY HOME SALES REPORT

DECEMBER



SALES UP 8.8%

Closed sales of single family homes on less than one acre including condos for December 2019 total 654 compared to December 2018 when the total was 601.



AVERAGE PRICE UP 19.2%

The average closed price for December 2019 was \$288,794 compared to December 2018 when the average price was \$242,335.*

MEDIAN PRICE UP 15.5%

The median closed price for December 2019 was \$257,000 compared to December 2018 when the median price was \$222,500.*

*NOTE: Does not represent home values.



INVENTORY DOWN (New System)

Current inventory, as of this report totals 596 properties which represents a .9 month supply.

NOTE #1: Inventory does not include CTG-Inspection. As an example - Inventory, including CTG-Inspection (now Pend-Inspection) would total 936 properties, a 1.4 months supply.

NOTE #2: Using the old method inventory is up 17.3% as of this report (936 compared to 798 last year at this time).



DISTRESSED SALES UP SLIGHTLY

Sales of Distressed homes accounted for less than 2.3% of sales in December 2019 compared to 2.2% in December 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.