



# Spokane Association of REALTORS®

## 2020 MONTHLY HOME SALES REPORT

### DECEMBER

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## SALES UP 6.7%

Closed sales of single family homes on less than one acre including condos for December 2020 total 727 compared to December 2019 when the total was 681.

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## AVERAGE PRICE UP 17.1%

The average closed price for December 2020 was \$337,961 compared to December 2019 when the average price was \$288,527.\*

## MEDIAN PRICE UP 22.8%

The median closed price for December 2020 was \$315,000 compared to December 2019 when the median price was \$256,500.\*

**\*NOTE:** Does not represent home values.

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## INVENTORY DOWN

Inventory as of this report totaled 236 properties which represents less than a two week supply. Last year at this time supply was slightly less than a one month supply.

**NOTE:** Months supply based on closed sales for December.

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## DISTRESSED SALES DOWN

There was only 2 distressed sales reported for December 2020 compared to 15 in December 2019. Distressed sales total less than 1% of sales.

**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.