



Spokane Association of REALTORS®

2020 MONTHLY HOME SALES REPORT

JANUARY



SALES UP 18%

Closed sales of single family homes on less than one acre including condos for January 2020 total 432 compared to January 2019 when the total was 366.



AVERAGE PRICE UP 11.8%

The average closed price for January 2020 was \$285,887 compared to January 2019 when the average price was \$255,812.*

MEDIAN PRICE UP 16.3%

The median closed price for January 2020 was \$273,418 up compared to January 2019 when the median price was \$235,000.*

*NOTE: Does not represent home values.



INVENTORY DOWN (New System)

Inventory as of this report totals 457 properties which represents a 1.1 months supply.

NOTE #1: Inventory does not include CTG-Inspection. As an example - Inventory, including CTG-Inspection (now Pend-Inspection) would total 834 properties, a 1.9 months supply.

NOTE #2: Using the old method inventory is approximately the same as of this report (834 compared to 841 last year at this time).



DISTRESSED SALES DOWN

Sales of Distressed homes accounted for .002% of sales in January 2020 compared to 2.5% in January 2019.

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.