



# Spokane Association of REALTORS® 2020 MONTHLY HOME SALES REPORT JULY

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## SALES HOLDING STEADY

Closed sales of single family homes on less than one acre including condos for July 2020 total 844 compared to July 2019 when the total was 850.

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## AVERAGE PRICE UP 10.4%

The average closed price for July 2020 was \$329,501 compared to July 2019 when the average price was \$298,337.\*

## MEDIAN PRICE UP 11.7%

The median closed price for July 2020 was \$301,509 compared to July 2019 when the median price was \$270,000.\*

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

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## INVENTORY DOWN

Inventory as of this report totaled 520 properties which represents less than a one month supply. Using the old method, inventory totaled 1,141 properties or a 1.4 months supply.

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

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## DISTRESSED SALES DOWN

There were no distressed sales reported for July 2020 compared to 7 in July 2019, or less than 1%.



**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.