



# Spokane Association of REALTORS® YEAR END HOME SALES REPORT 2019



## SALES DOWN 5%

Closed sales of single family homes on less than one acre including condos for 2019 total 7,922 compared to 8,343 for 2018.



## AVERAGE PRICE UP 11.2%

The average closed price for 2019 is \$283,600 compared to \$254,969 for 2018.

## MEDIAN PRICE UP 10.7%

The median closed price for 2019 is \$260,000 compared to \$234,900 for 2018.

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



## INVENTORY DOWN (New System)

Current inventory, as of this report is 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 DOWN

Sales of Distressed homes accounted for 1.4% of sales in 2019 compared to 2.6% in 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.