



# Spokane Association of REALTORS®

## 2020 YEAR TO DATE HOME SALES REPORT

### THROUGH JULY

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## SALES UP SLIGHTLY



Closed sales of single family homes on less than one acre including condos through July 2020 total 4,169 compared to 4,143 through July 2019.

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## AVERAGE PRICE UP 9.6%

The average closed price through July 2020 is \$307,020 compared to \$280,236 through July 2019.



## MEDIAN PRICE UP 11.3%

The median closed price through July 2020 is \$287,000 compared to \$257,900 through July 2019.

**\*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. Inventory at this time last year, under the old system was 1,141 properties which was a 1.4 months supply.

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

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## DISTRESSED SALES DOWN



Sales of Distressed homes accounted for less than 1% of sales through July 2020 compared to 1.8 % through July 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.