

(This report reflects all December Closed Sales reported through COB on January 6th.)

MLS Sales Data



December 2024

The final month of the year reporting in single family homes, as well as condominium units, ended the year with a total of 392 closed sales for the month of December 2024. When looking at prior year, December 2024's 392 units vs December 2023's 361 units marks an increase of 8.4% YOY. The average price per unit in December 2024 was \$445,752 up 8.7% from the December 2023 closed sales price of \$410,399. Median closed sales price for December 2024 was \$415,000 increased YOY by 10.7% from December 2023 median closed sales price of \$375,000.

Year end 2024 closed sales through December totaled 5,615. This total finalized for the year up 1.5% compared to closed sales reported through the end of December 2023 of 5,535. The year-end average sales price ended at \$449,480 up 2.5% when compared to 2023 which ended with an average closed sales price of \$438,515. The median sales price year end closed for 2024 was \$417,000 up 2.0% to last year's year to date sales price through the end of 2023 at \$409,000.

Inventory, at the time of this report, totals 921 properties or 2.2 months of inventory, a decline from last months 3.1 months of inventory. New construction closed sales this month were down 33.9% at 45 in December 2024 compared to 68 in the month of November 2024. Ending the year, new construction closed sales are up 10.6% at 913 v. 826.

Residential Site Built and Condo in Spokane County (On less than one acre) HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 1/7/25)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	103	56	28	43	43	527,464	440,000	22,680,957	9/721,265
111	1	1	2	0	0	0	0	0	0
112	81	28	23	10	25	516,510	480,000	12,912,749	4/411,255
140	52	31	27	16	16	417,356	408,500	6,677,700	0
141	9	1	2	1	2	754,500	754,500	1,509,000	0
142	7	3	1	2	5	452,000	440,000	2,260,000	0
SOUTH									
210	77	23	29	39	47	423,946	380,990	19,925,485	3/692,033
211	31	10	14	11	16	584,869	582,500	9,357,900	0
220	92	28	19	25	32	556,810	506,750	17,817,928	4/912,685
221	4	3	0	1	0	0	0	0	0
NORTHWEST									
330	92	51	38	52	54	311,128	322,500	16,800,932	0
331	77	28	33	28	47	515,524	470,000	24,229,613	6/531,844
332	6	1	5	2	1	702,438	702,438	702,438	0
NORTHEAST									
340	84	48	30	44	36	285,031	285,000	10,261,119	0
341	17	8	7	11	3	413,197	419,545	1,239,590	2/437,045
342	30	5	10	5	16	526,300	524,450	8,420,800	0
WEST PLAINS									
420	62	19	12	12	25	401,241	414,900	10,031,020	6/413,288
430	22	9	4	8	7	383,245	380,995	2,682,717	5/404,543
OS METRO NORTH									
532	31	7	12	5	14	456,613	413,370	6,392,575	6/419,179
542	6	5	3	1	0	0	0	0	0
OS METRO SOUTH									
612	3	1	1	2	1	273,400	273,400	273,400	0
622	1	0	0	0	1	174,000	174,000	174,000	0
DOWNTOWN									
700	33	3	7	0	1	385,000	385,000	385,000	0
1/7/25	921								
December Total		369	307	318	392	445,752	415,000	174,734,923	45/554,351
November '24	1,190	558	204	405	399	451,324	415,000	180,078,569	68/470,904
December '23	737	315	224	296	361	410,399	375,000	148,154,081	51/513,203
YTD '24		8,963	1,936	5,686	5,615	449,480	417,000	2,523,833,860	913/508,730
YTD '23		8,096	1,666	5,508	5,535	438,515	409,000	2,427,185,569	826/529,002

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MARKET OVERVIEW December 2024	This Month	Previous Month	Percent Change	Previous Year	Percent Change	This Year to Date	Previous Year to Date	Percent Change
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	392	399	-1.8%	361	+8.4%	5,615	5,535	+1.5%
Average Price	\$445,752	\$451,324	-1.3%	\$410,399	+8.7%	\$449,480	\$438,515	+2.5%
Median Price	\$415,000	\$415,000	-	\$375,000	+10.7%	\$417,000	\$409,000	+2.0%
Potential Short Sales	0	1	-100%	0	-	27	3	+88.9%
REO's	0	3	-300%	0	-	15	6	+150.0%
Pending Sales	318	405	-21.5%	296	+7.5%	5,686	5,508	+3.3%
New Listings	369	558	-33.9%	315	+17.2%	8,963	8,096	+10.7%
Active Inventory *	921	1,190	-22.6%	737	+25.0%	N/A	N/A	N/A

*As of 1/07/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	337	316	+6.7%	297	+13.5%	4,514	4,485	+0.7%
Average Price	\$436,248	\$450,066	-3.1%	\$398,089	+9.6%	\$443,770	\$429,958	+3.2%
Median Price	\$412,000	\$397,999	+3.6%	\$360,000	+14.5%	\$406,000	\$396,000	+2.6%
Active Inventory *	625	862	-27.5%	491	+27.3%	N/A	N/A	N/A

*As of 1/07/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	23	22	+4.6%	20	+15.0%	297	285	+4.3%
Average Price	\$645,081	\$780,750	-17.4%	\$584,444	+10.4%	\$739,899	\$684,062	+8.2%
Median Price	\$615,000	\$702,000	-12.4%	\$504,999	+21.8%	\$654,500	\$625,000	+4.8%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	45	68	-33.9%	51	-11.8%	913	826	+10.6%
Average Price	\$554,351	\$470,904	+17.8%	\$513,203	+8.1%	\$508,730	\$529,002	-3.9%
Median Price	\$449,995	\$453,472	-0.8%	\$449,995	-	\$457,295	\$470,000	-2.7%