



MARKET ACTIVITY

Spokane REALTORS® Residential Report

(This report reflects all February Closed Sales reported through COB on March 4th.)

**MLS
Sales
Data**
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**February
2025**

339 closed sales of single family homes on less than one acre, including condominiums were reported for February 2025. Sales are down 4.3% when compared to February 2024, when 354 closed sales were reported. The average sales price for February 2025 was \$442,337, up 5.2% from February 2024, when the average closed sales price was \$420,716. The median closed sales price was \$412,164 for February 2025, up 3.1% from February 2024, when the median closed sales price was \$400,000.

Closed sales of single family homes on less than one acre, including condominiums through February this year total 667. Compared to last year to date closed sales totaled 640. Closed sales through February are up 4.3%. Year to date average closed sales price through February is \$432,958 an increase of 2.8% compared to the same period last year. Average closed sales price last year through February was \$421,434. Year to date median closed sales price through February is \$400,000 compared to last year's median closed sales price through February of \$395,000. An increase of 1.3%.

Inventory as of this report is up compared to last year, 842 properties compared to 719 last year. New construction closed sales for February were up with 80 closed sales reported compared to 73 closed sales reported last February.

Residential Site Built and Condo in Spokane County

(On less than one acre)

HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 3/05/25)	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	93	73	15	71	39	520,802	494,995	20,311,274	13/610,025
111	0	0	0	0	0	0	0	0	0
112	67	44	15	36	25	489,461	440,000	12,236,525	13/418,531
140	48	22	11	17	12	424,867	446,949	5,098,398	1/458,898
141	5	1	3	1	1	469,900	469,900	469,900	1/469,900
142	8	4	0	4	2	431,500	431,500	863,000	0
SOUTH									
210	78	55	16	36	35	433,500	370,000	15,175,648	2/993,374
211	26	13	2	12	13	671,776	600,000	8,733,092	3/823,645
220	92	55	10	39	30	579,945	509,950	17,398,350	16/491,959
221	2	1	2	0	1	440,000	440,000	440,000	0
NORTHWEST									
330	81	64	7	59	49	329,059	334,900	16,123,884	0
331	79	53	8	39	31	520,386	524,990	16,131,965	7/589,078
332	7	3	0	1	1	475,000	475,000	475,000	0
NORTHEAST									
340	75	58	7	57	38	305,849	304,000	11,622,276	0
341	17	13	1	12	10	364,634	380,248	3,646,335	3/416,545
342	27	14	1	10	4	521,350	464,950	2,085,400	0
WEST PLAINS									
420	38	33	13	30	21	415,186	412,250	8,718,904	6/407,110
430	17	12	1	10	9	383,087	374,400	3,447,780	6/376,480
OS METRO NORTH									
532	34	10	2	13	13	401,828	404,995	5,223,760	9/427,307
542	7	2	2	0	3	373,000	279,000	1,119,000	0
OS METRO SOUTH									
612	2	0	0	0	2	315,875	315,875	631,750	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN38									
700	38	9	2	2	0	0	0	0	0
03/05/25	842								
February Total		539	118	449	339	442,337	412,164	149,952,241	80/506,869
January '25	913	781	171	451	328	423,264	389,900	138,830,872	57/535,484
February '24	719	588	70	470	354	420,716	400,000	148,933,671	73/514,075
YTD '25		1,315	293	879	667	432,958	400,000	288,783,113	138/519,073
YTD '24		1,215	203	873	640	421,434	395,000	269,718,127	130/514,763

(This report reflects all February Closed Sales reported through COB on March 4th.)

MARKET OVERVIEW February 2025	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	339	328	+3.4%	354	-4.3%	667	640	+4.3%
Average Price	\$442,337	\$423,264	+4.5%	\$420,716	+5.2%	\$432,958	\$421,434	+2.8%
Median Price	\$412,164	\$389,900	+5.8%	\$400,000	+3.1%	\$400,000	\$395,000	+1.3%
Potential Short Sales	1	1	-	3	-66.7%	2	6	-66.7%
REO's	1	2	-50%	3	-66.7%	3	4	-25%
Pending Sales	449	451	-0.5%	470	-4.5%	879	873	+0.7%
New Listings	539	781	-31%	588	-8.4%	1,315	1,215	+8.3%
Active Inventory *	842	913	-7.8%	719	+17.1%	N/A	N/A	N/A

*As of 3/05/2025

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	249	261	-4.6%	270	-7.8%	510	487	+4.8%
Average Price	\$427,701	\$404,255	+5.8%	\$401,621	+6.5%	\$415,702	\$404,210	+2.9%
Median Price	\$400,000	\$360,000	+11.2%	\$377,750	+5.9%	\$375,000	\$373,000	+0.6%
Active Inventory *	531	591	-10.2%	463	+14.7%	N/A	N/A	N/A

*As of 3/05/2025

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	21	22	-4.6%	15	+40%	43	38	+13.2%
Average Price	\$651,166	\$769,956	-15.5%	\$622,333	+4.7%	\$711,942	\$748,921	-5.0%
Median Price	\$600,000	\$665,000	-9.8%	\$580,000	+3.5%	\$650,000	\$672,500	-3.4%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	80	81	-1.3%	73	+9.6%	138	130	+6.2%
Average Price	\$506,869	\$507,525	-0.2%	\$514,075	-1.4%	\$519,073	\$514,763	+0.9%
Median Price	\$460,014	\$460,078	-	\$469,995	-2.2%	\$469,925	\$459,995	+2.2%