

SPOKANE COUNTY MARKET REPORT

DECEMBER 2022

Trends, Opportunities and Challenges in the
Spokane County Real Estate Market



COLDWELL BANKER | TOMLINSON

In December 2022, Spokane home prices were down 2.0% compared to last year, selling for a median price of \$382,300. On median, homes in Spokane sell after 31 days on the market, up 342.9% from last year in December. There were 340 homes sold in December this year, down from 714 last year.

Average Sales Price

\$418,012

Down 4.5% from prior month
Up 0.6% from prior year

Current Listing Inventory

628

Down 28.7% from prior month
Up 130.0% from prior year

Median Days On Market

31

Up 47.6% from prior month
Up 342.9% from prior year

Median Sales Price

\$382,300

Down 3.2% from prior month
Down 2.0% from prior year

Residential Closed Sales

340

Down 20.0% from prior month
Down 52.4% from prior year

Annual Residential Closed Sales

6,632

Down 20.4% from prior year

Information pulled on 01/03/2023

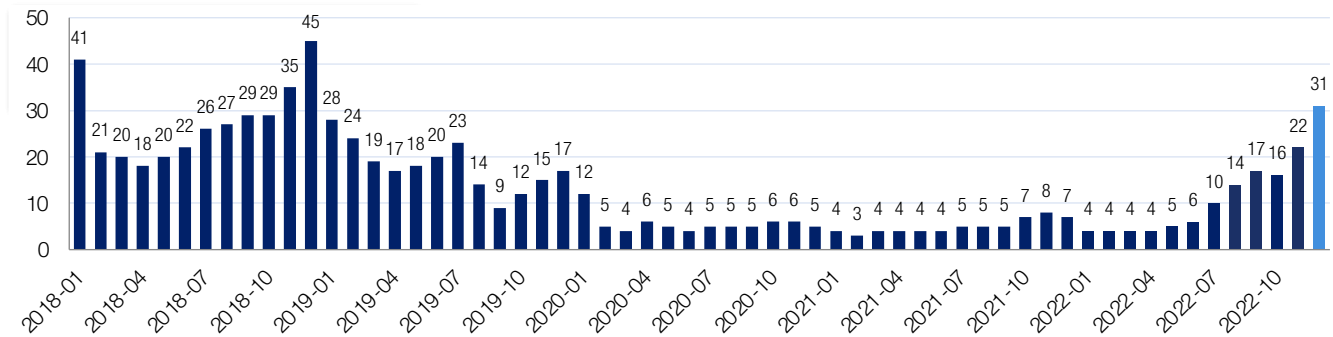
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.



Median Days On Market

As of 1/3/2023. By month dating from January 2018 to December 2022.

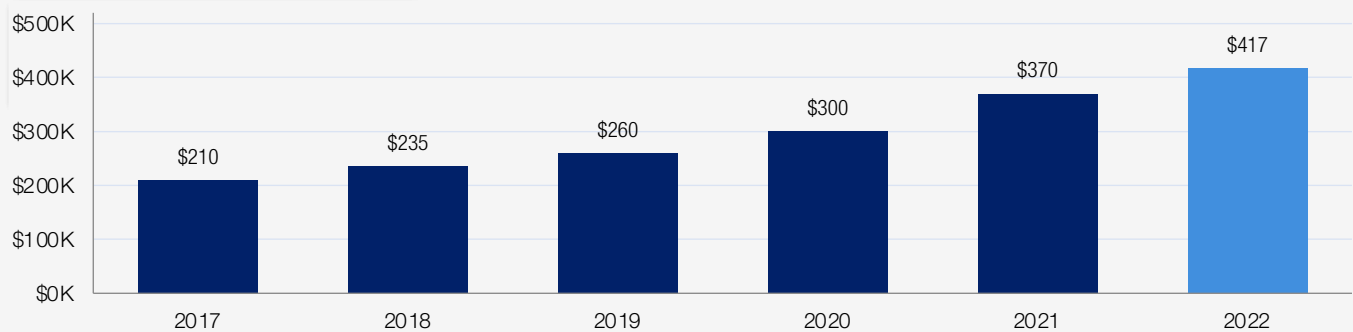
Days on Market is the median number of days between when a property is listed and the contract date.



Annual Median Sales Price

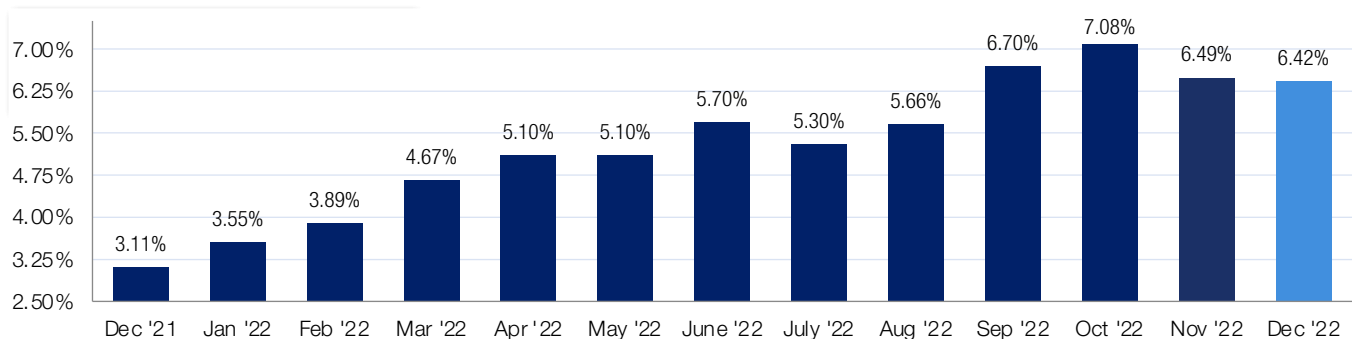
Year-to-date as of December.

Median Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Monthly Mortgage Rates

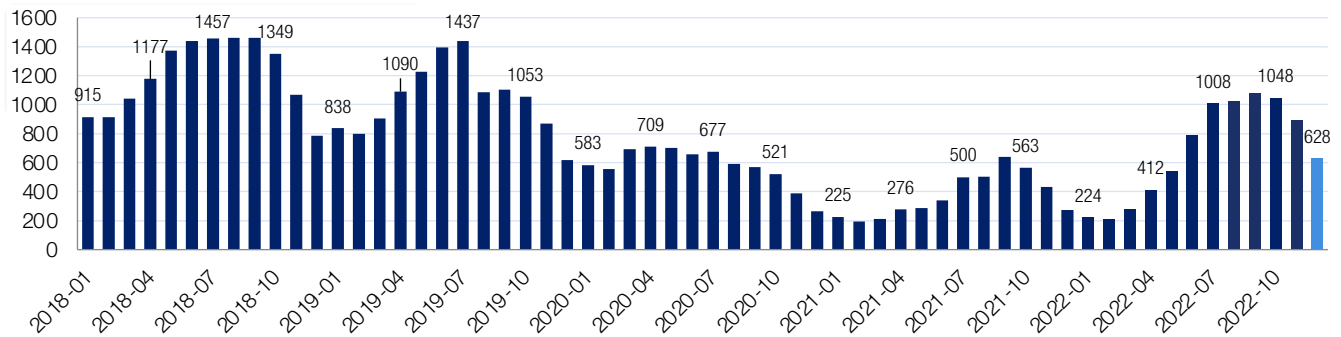
Monthly 30-year fixed mortgage rates highlighting the week ending Thursday, December 29, 2022.



Active Residential Listings

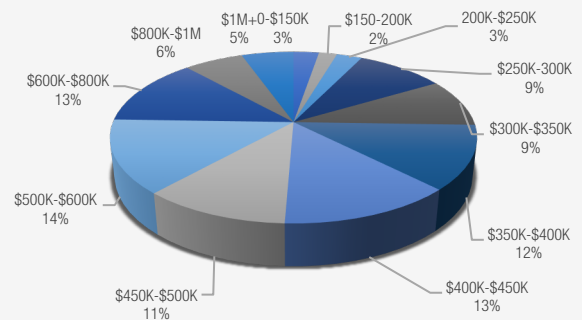
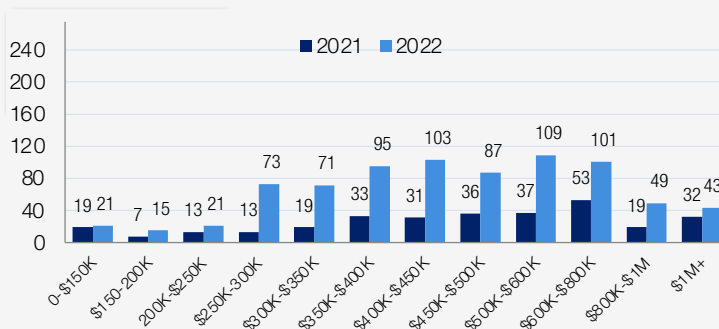
As of 1/3/2023. By month dating from January 2018 to December 2022.

Active Inventory is the number of properties for sales at the end of the month, based on the contract date.



Active Listings By Price Range

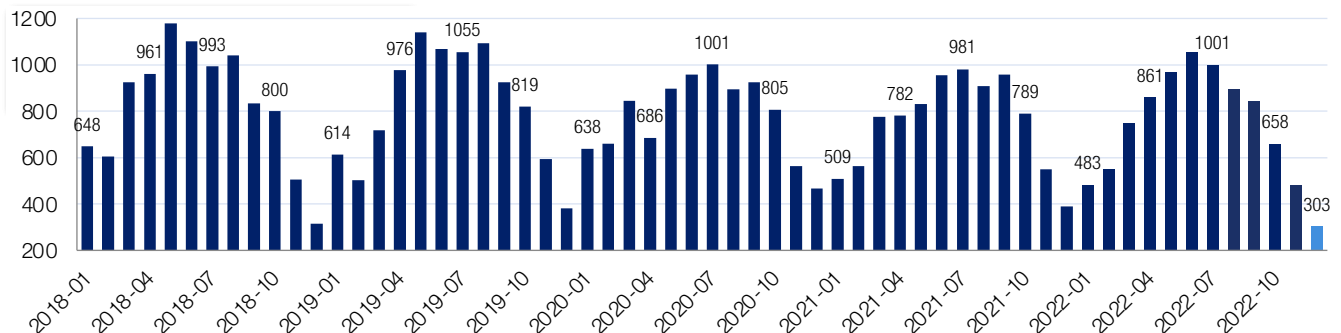
As of 1/3/2023.



New Residential Listings

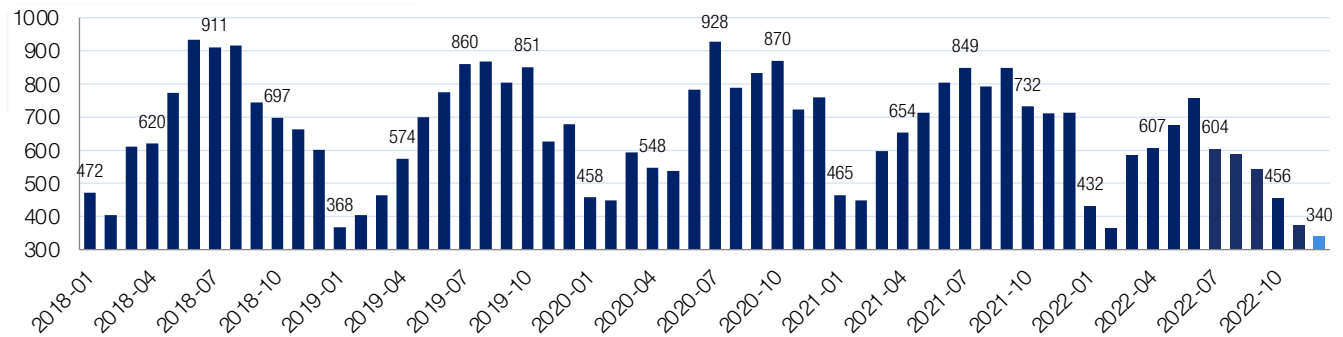
As of 1/3/2023. By month dating from January 2018 to December 2022.

New Listings is the number of properties listed regardless of current status.



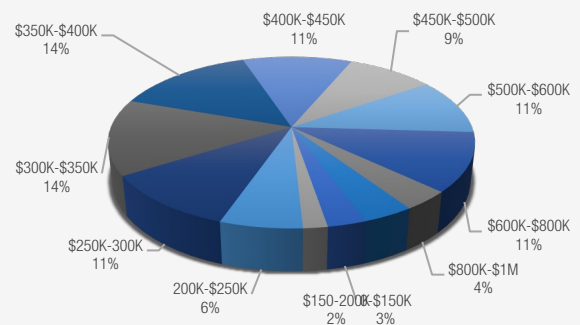
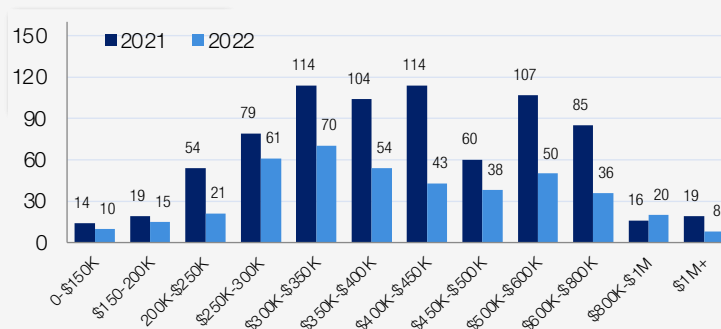
Residential Closed Sales

As of 1/3/2023. By month dating from January 2018 to December 2022.
Closed Sales is the number of properties sold.



Sold Listings By Price Range

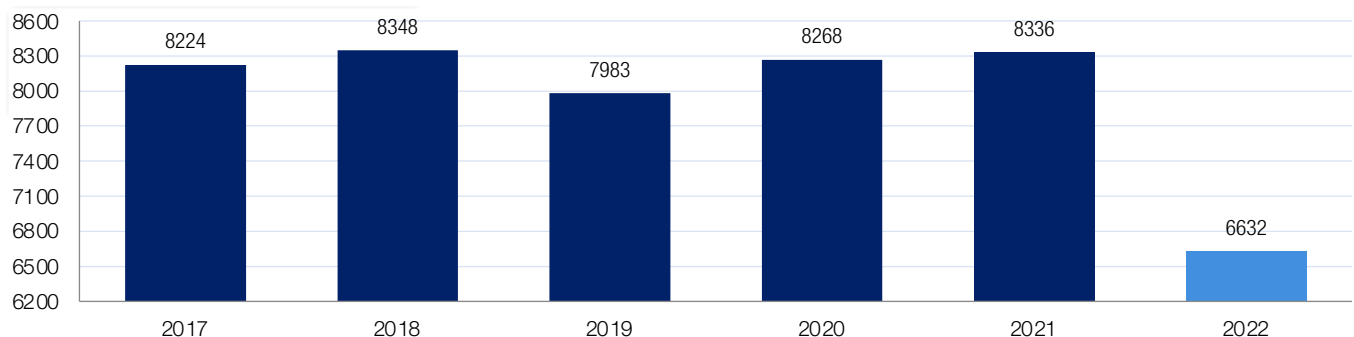
Year-over-year comparison for the month of December.



Annual Residential Closed Sales

Year-to-date as of December.

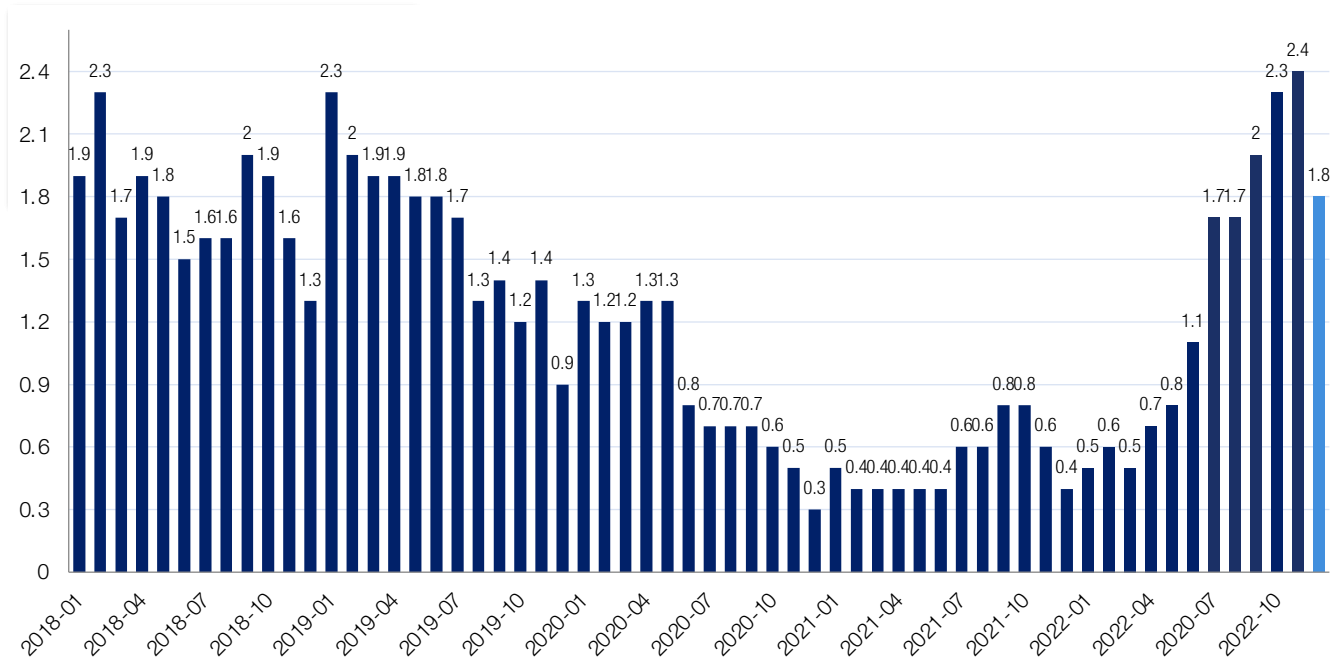
Closed Sales is the number of properties sold.



Months Supply of Inventory

As of 1/3/2023. By month dating from January 2018 to December 2022.

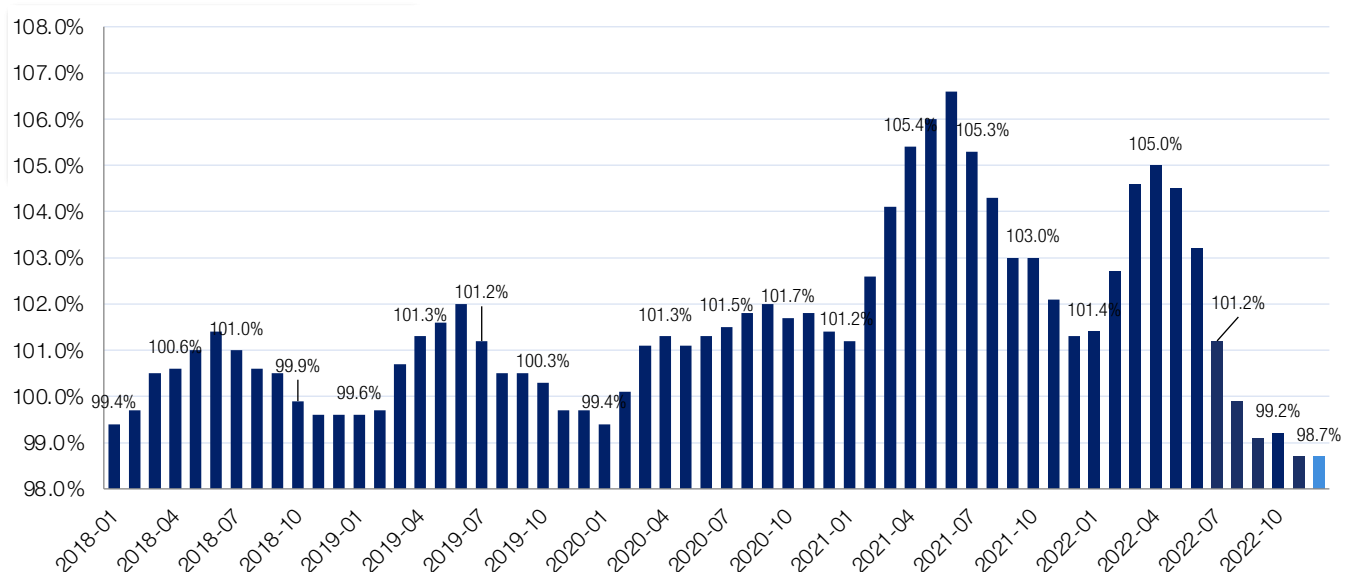
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

As of 1/3/2023. By month dating from January 2018 to December 2022.

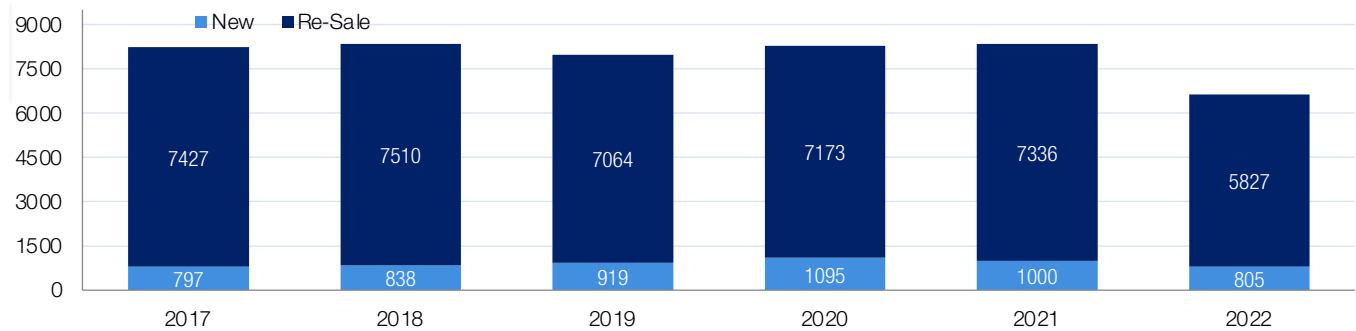
Sale-to-List Price Ratio is the average of sales price divided by the final list price expressed as a percentage.



Annual Residential Closed Sales

Year-to-date Re-Sale vs New Construction as of December.

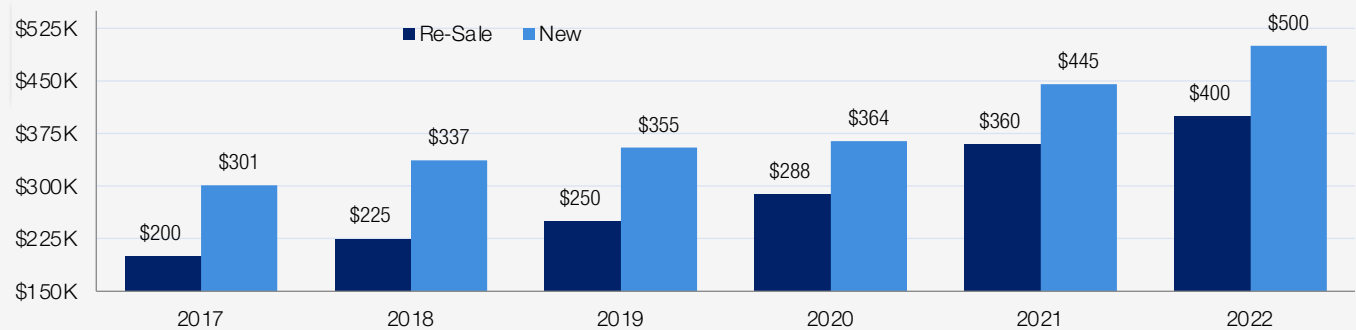
Closed Sales is the number of properties sold.



Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of December.

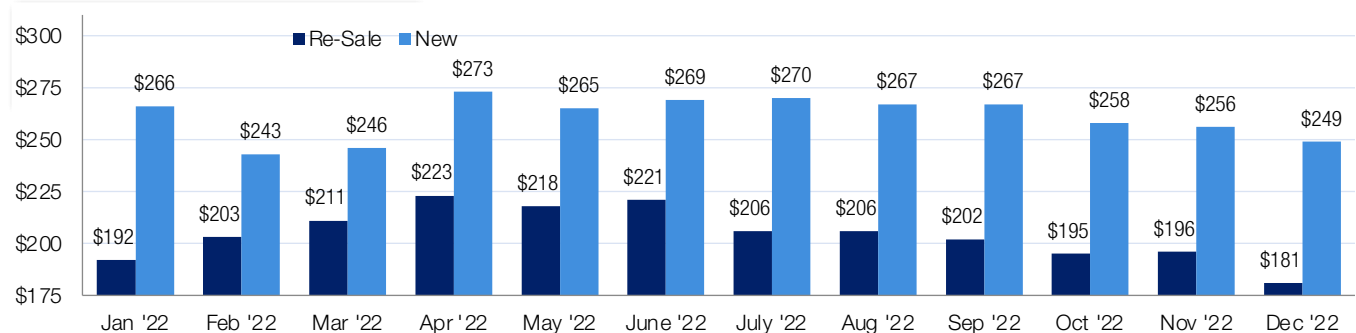
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Median Price Per Square Foot

As of 1/3/2023. Monthly Re-Sale vs New Construction comparison.

Price per Square Foot is the mid-point (median) PPSF of all closed listings.





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