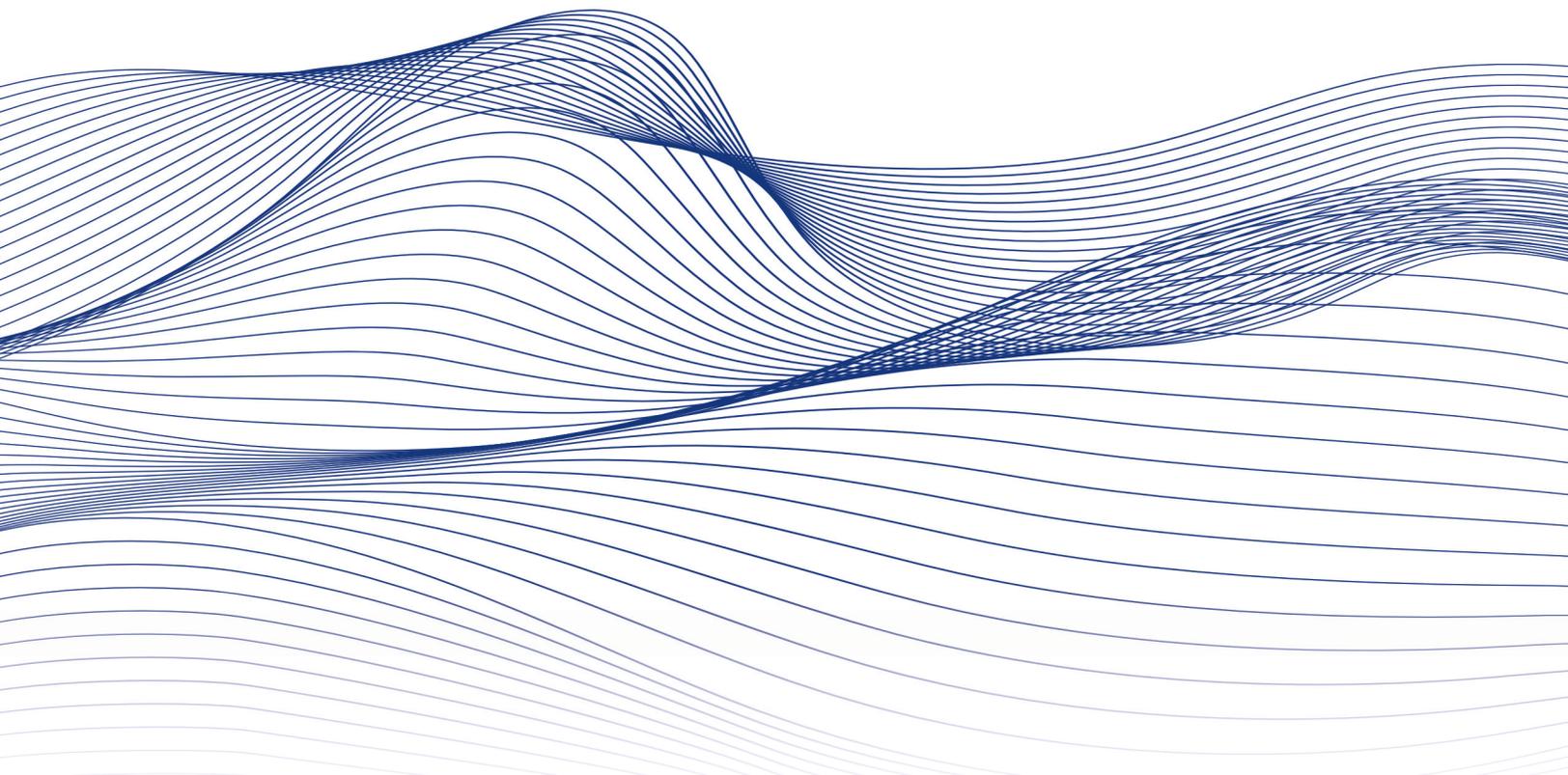


SPOKANE COUNTY MARKET REPORT

NOVEMBER 2022

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



In November 2022, Spokane home prices were up 5.8% compared to last year, selling for a median price of \$396,750. On median, homes in Spokane sell after 22 days on the market, up 175.0% from last year in November. There were 374 homes sold in November this year, down from 712 last year.

Average Sales Price

\$441,310

Up 0.4% from prior month
Up 10.8% from prior year

Current Listing Inventory

891

Down 16.1% from prior month
Up 106.7% from prior year

Median Days On Market

22

Up 41.9% from prior month
Up 175.0% from prior year

Median Sales Price

\$396,750

Up 0.4% from prior month
Up 5.8% from prior year

Residential Closed Sales

374

Down 25.2% from prior month
Down 47.5% from prior year

Annual Residential Closed Sales

6,217

Down 18.4% from prior year

Information pulled on 12/01/2022

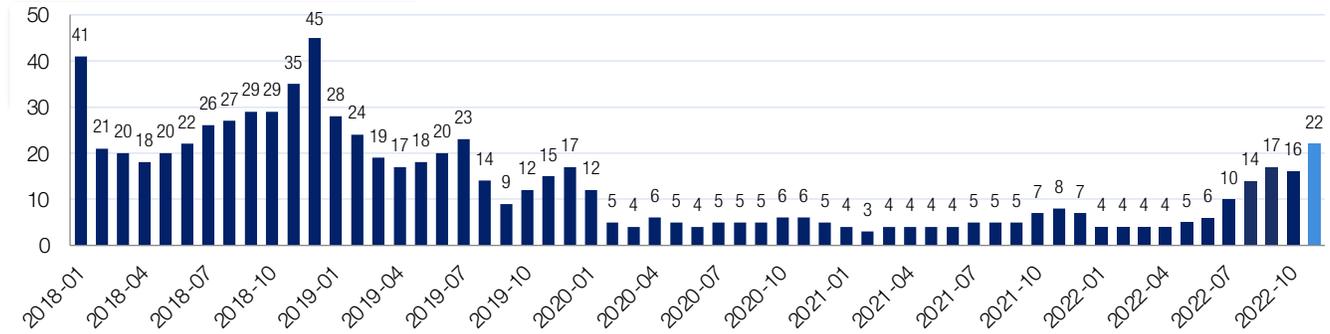
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.



Median Days On Market

As of 12/1/2022. By month dating from January 2018 to November 2022.

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



Annual Median Sales Price

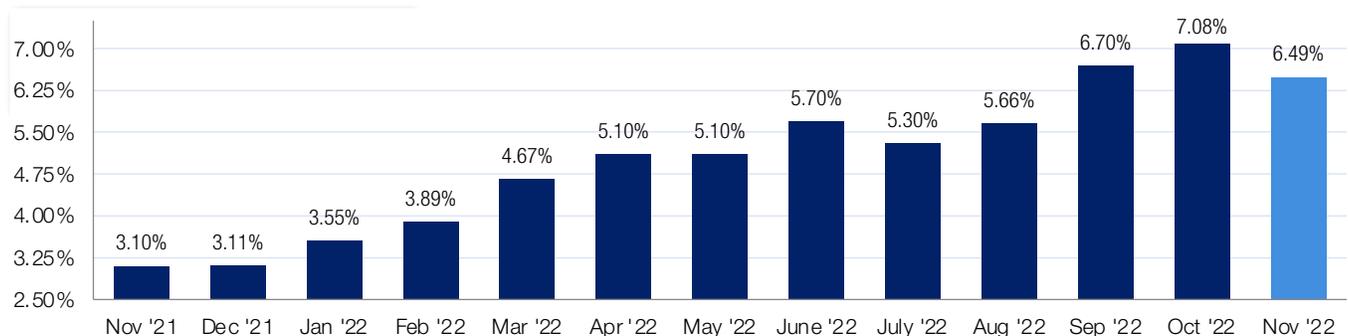
Year-to-date as of November.

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 1, 2022.



Active Residential Listings

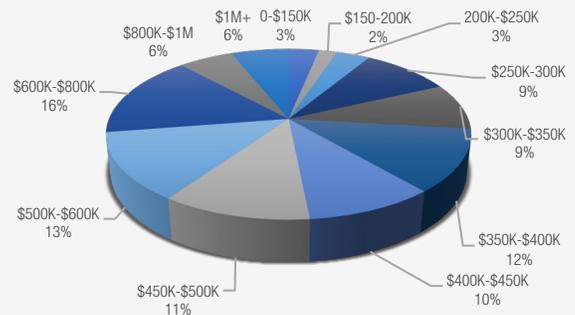
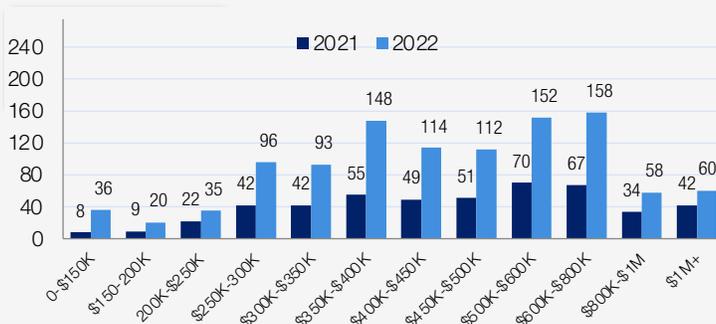
As of 12/1/2022. By month dating from January 2018 to November 2022.

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

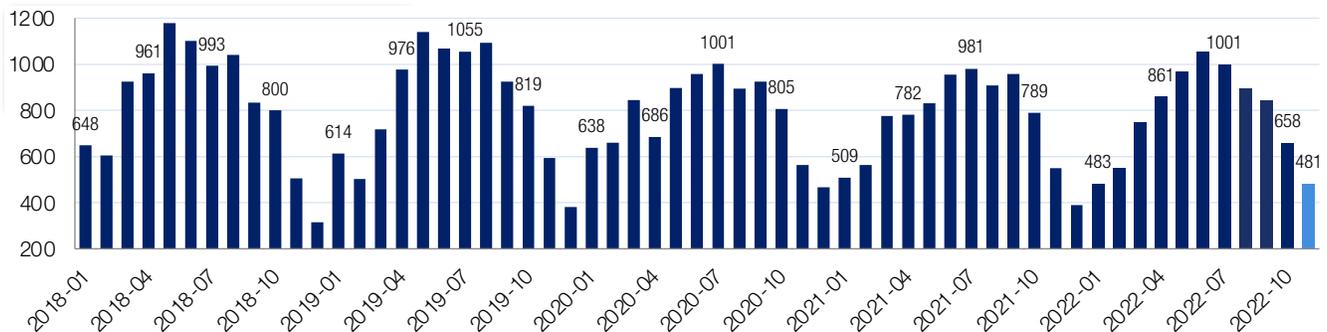
As of 12/1/2022.



New Residential Listings

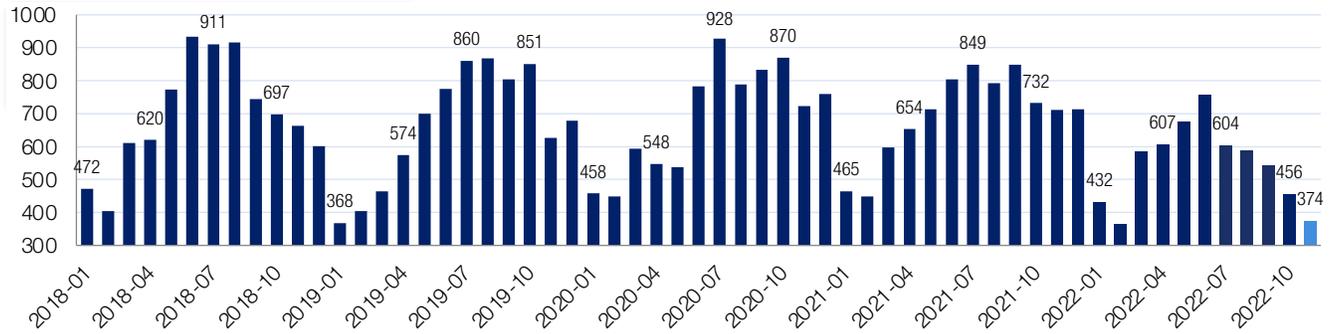
As of 12/1/2022. By month dating from January 2018 to November 2022.

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



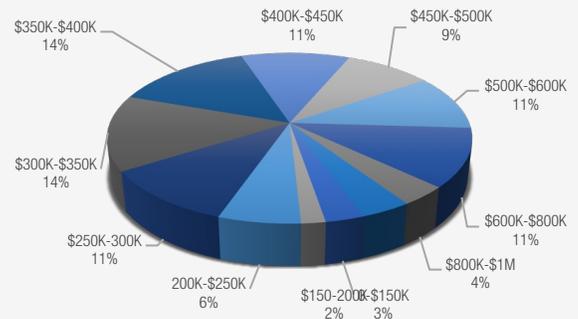
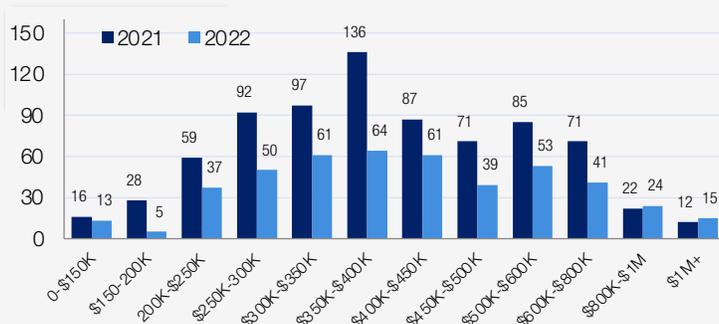
Residential Closed Sales

As of 12/1/2022. By month dating from January 2018 to November 2022.
Closed Sales is the number of properties sold.



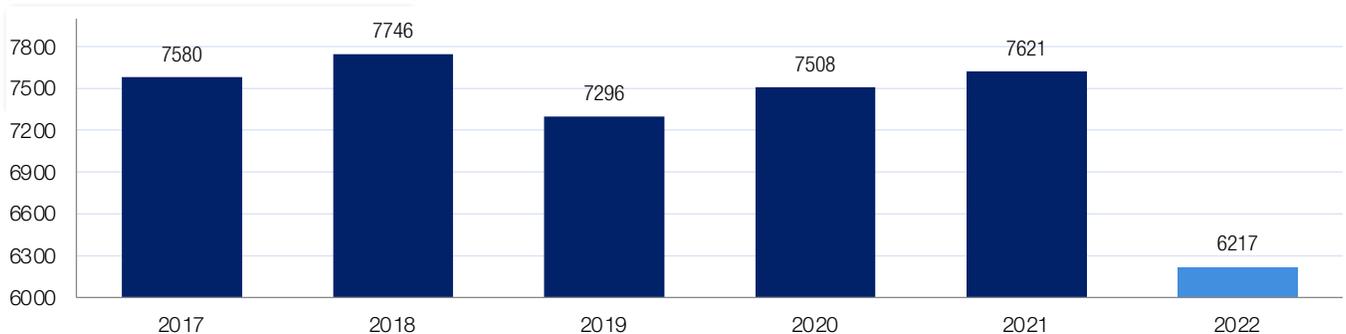
Sold Listings By Price Range

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



Annual Residential Closed Sales

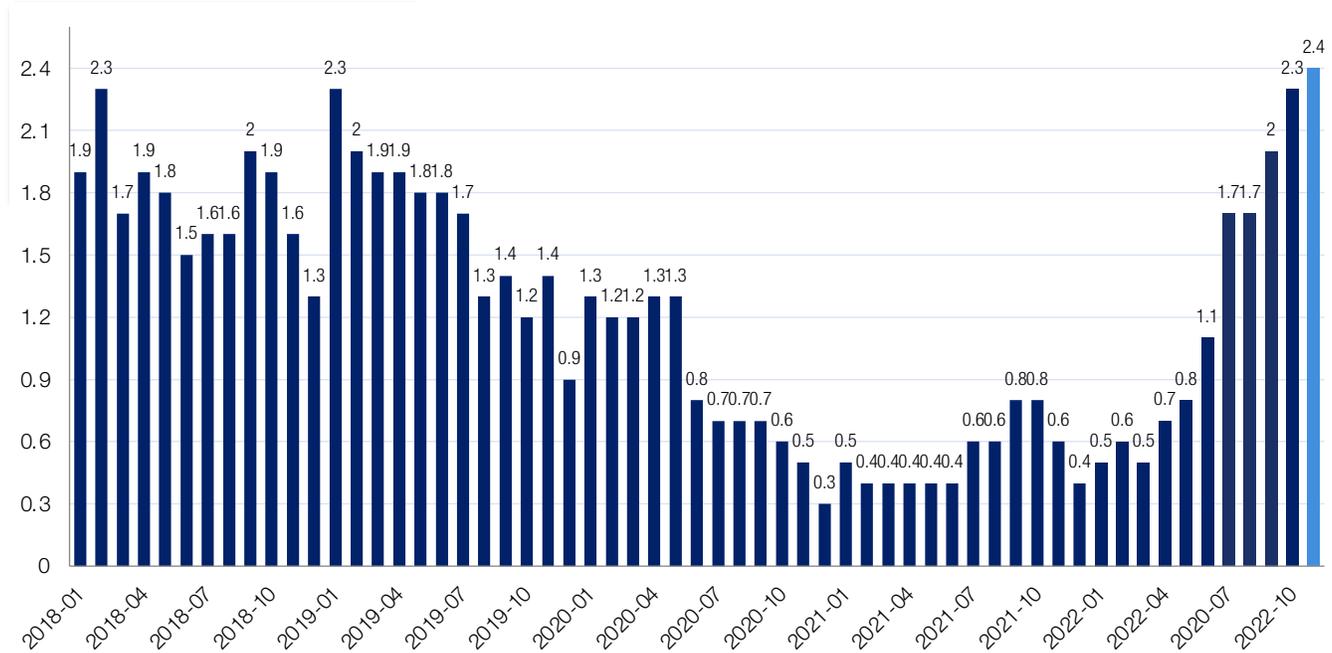
Year-to-date as of November.
Closed Sales is the number of properties sold.



Months Supply of Inventory

As of 12/1/2022. By month dating from January 2018 to November 2022.

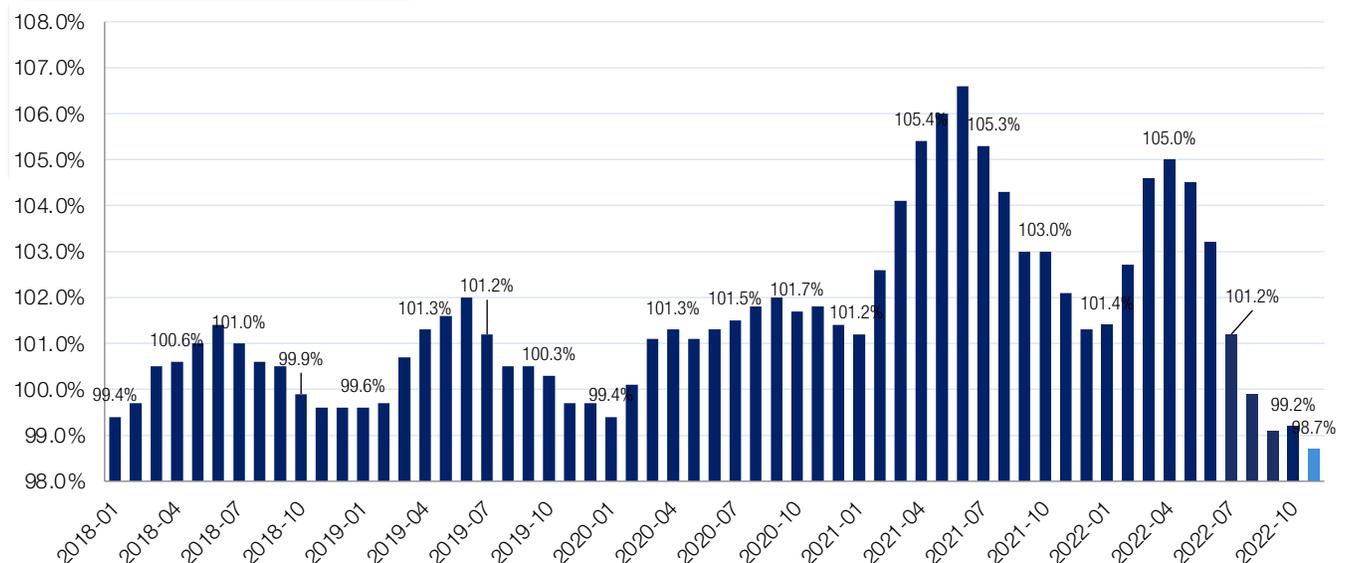
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

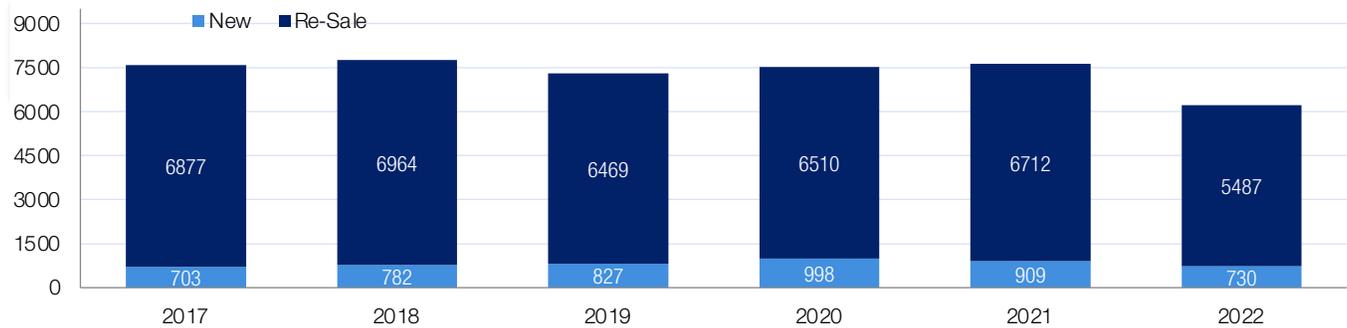
As of 12/1/2022. By month dating from January 2018 to November 2022.

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 November.
 Closed Sales is the number of properties sold.



Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of November.
 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 12/1/2022. Monthly Re-Sale vs New Construction comparison.
 Price per Square Foot is the mid-point (median) PPSF of all closed listings.





COLDWELL BANKER
TOMLINSON

cbspokane.com

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.

©2021 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office Is Independently Owned And Operated. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. Information deemed reliable but not guaranteed and should be independently verified.

