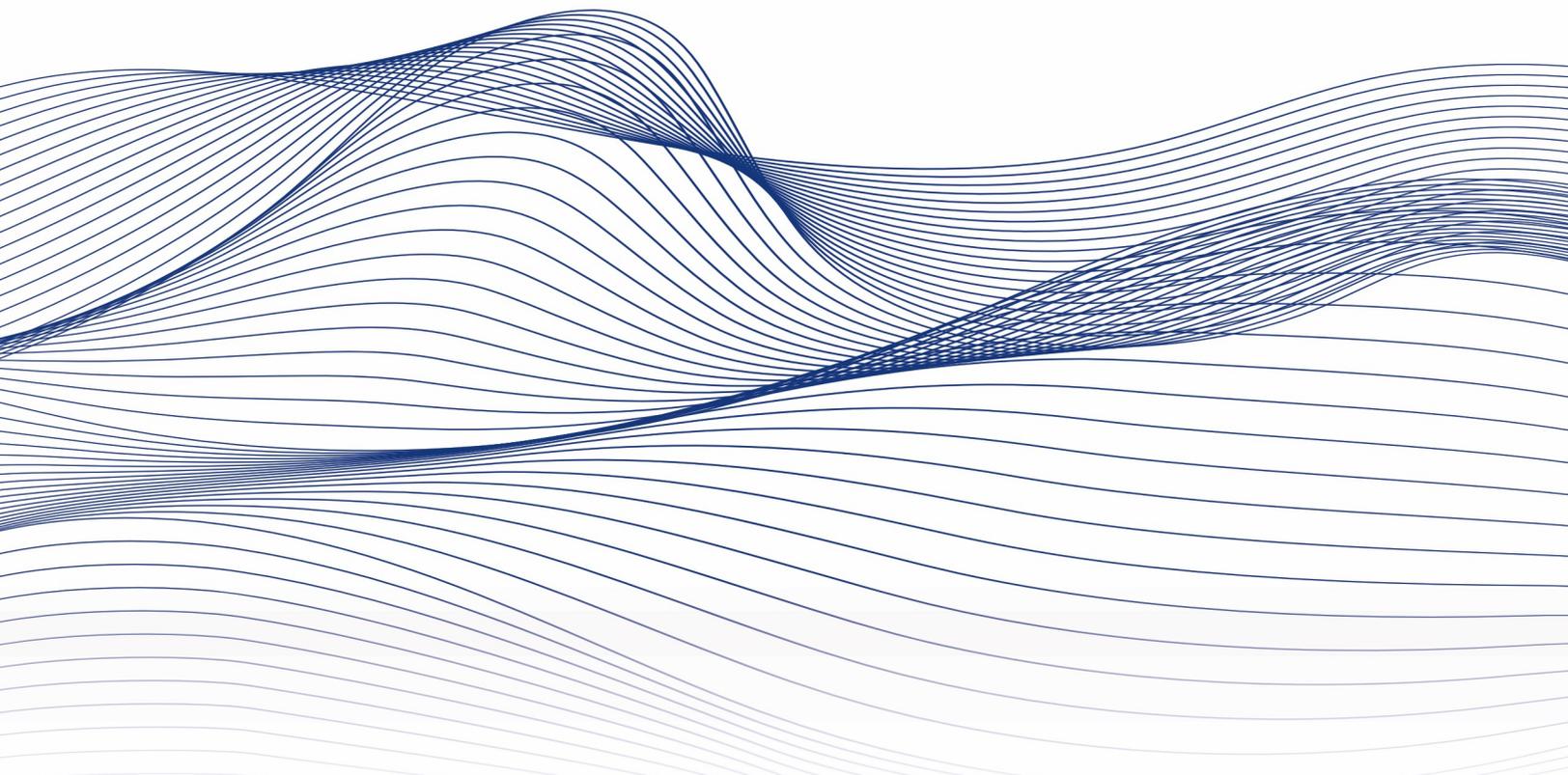


SPOKANE COUNTY MARKET REPORT

OCTOBER 2022

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



In October 2022, Spokane home prices were up 6.8% compared to last year, selling for a median price of \$395,750. On median, homes in Spokane sell after 16 days on the market, up 128.6% from last year in October. There were 456 homes sold in October this year, down from 628 last year.

Average Sales Price

\$434,485

Down 5.0% from prior month
Up 7.7% from prior year

Current Listing Inventory

1,048

Down 6.8% from prior month
Up 86.1% from prior year

Median Days On Market

16

Even 0.0% from prior month
Up 128.6% from prior year

Median Sales Price

\$395,750

Down 3.5% from prior month
Up 6.8% from prior year

Residential Closed Sales

456

Down 27.4% from prior month
Down 37.9% from prior year

Annual Residential Closed Sales

5,792

Down 16.2% from prior year

Information pulled on 11/01/2022

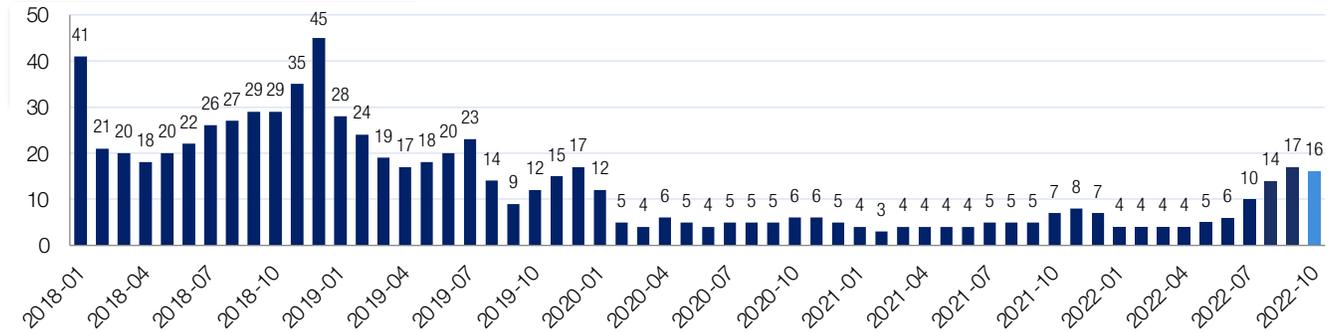
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.



Median Days On Market

As of 11/1/2022. By month dating from January 2018 to October 2022.

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



Annual Median Sales Price

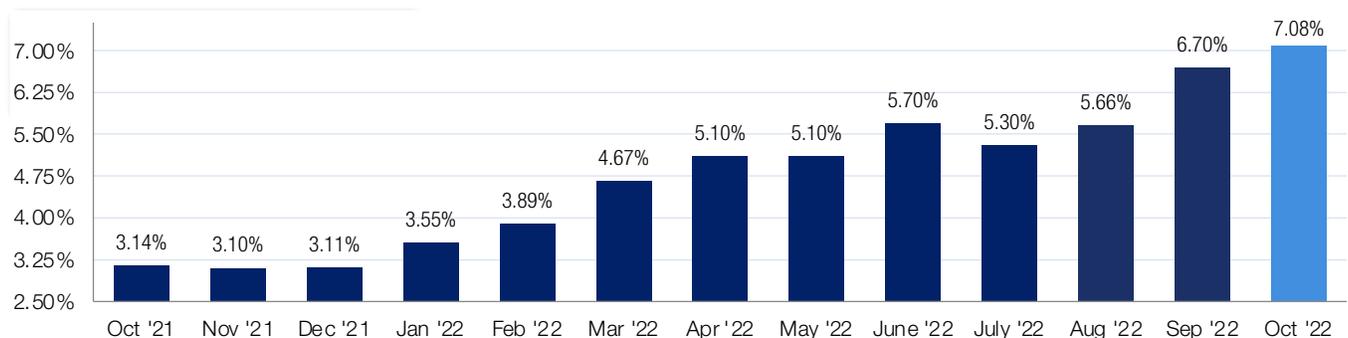
Year-to-date as of October.

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, October 27, 2022.



Active Residential Listings

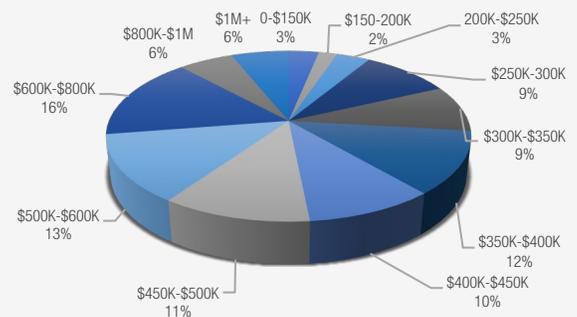
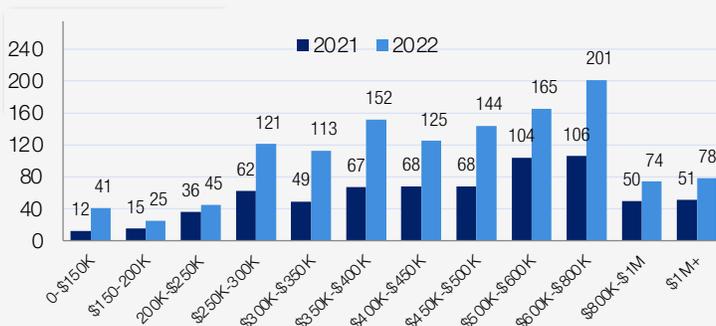
As of 11/1/2022. By month dating from January 2018 to October 2022.

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

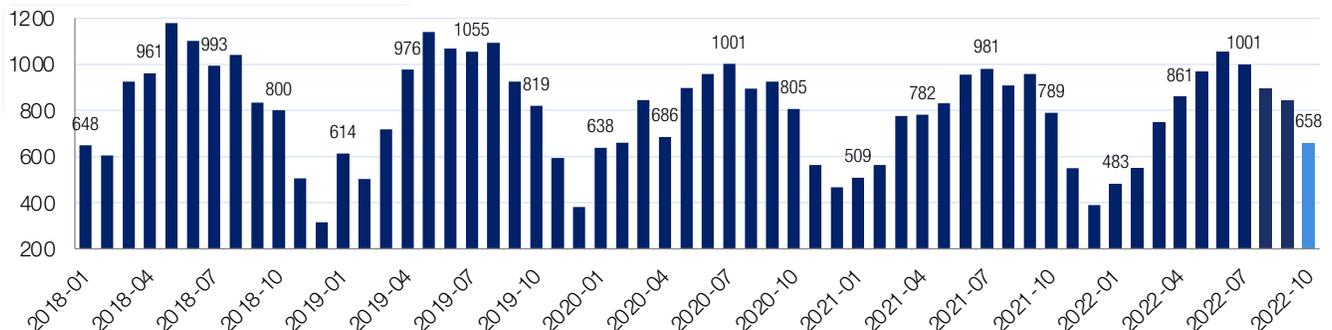
As of 11/1/2022.



New Residential Listings

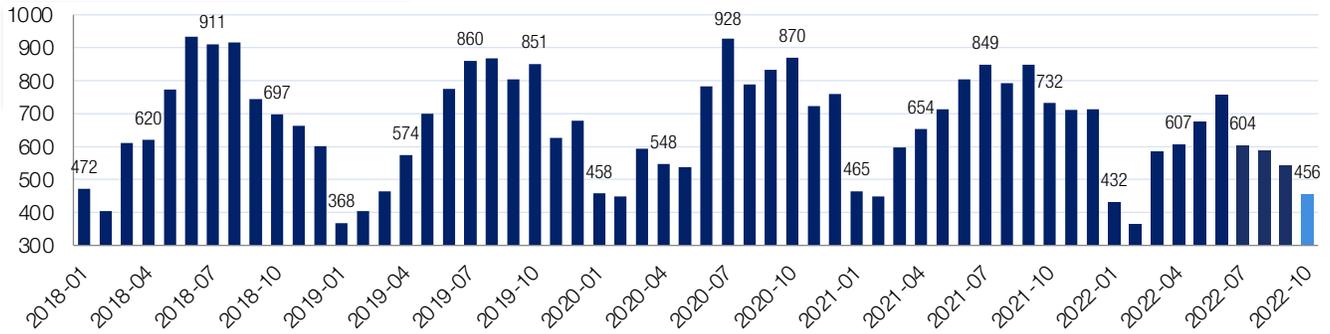
As of 11/1/2022. By month dating from January 2018 to October 2022.

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



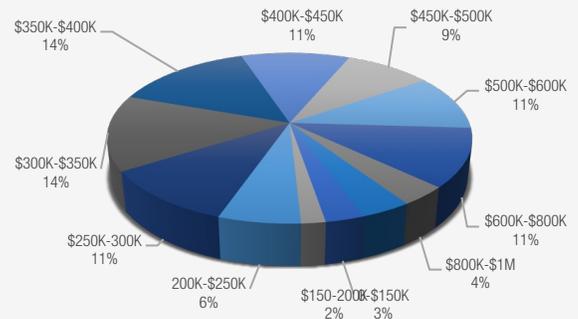
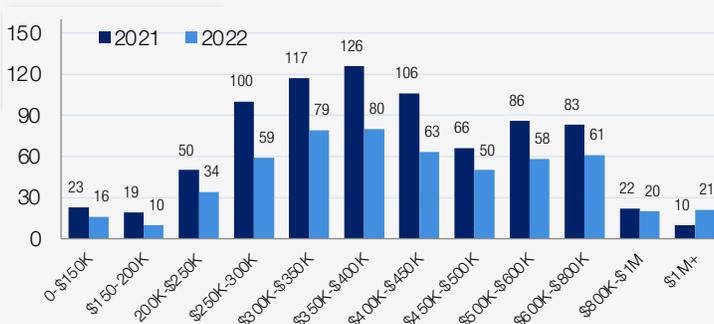
Residential Closed Sales

As of 11/1/2022. By month dating from January 2018 to October 2022.
 Closed Sales is the number of properties sold.



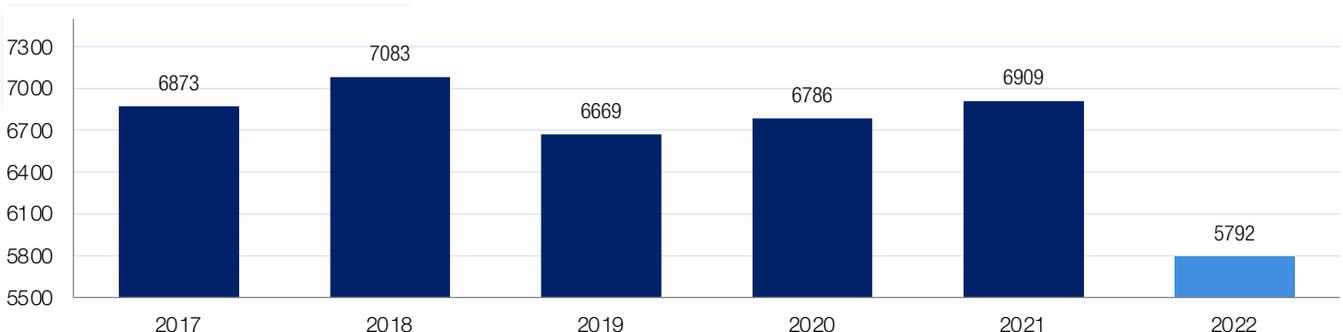
Sold Listings By Price Range

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



Annual Residential Closed Sales

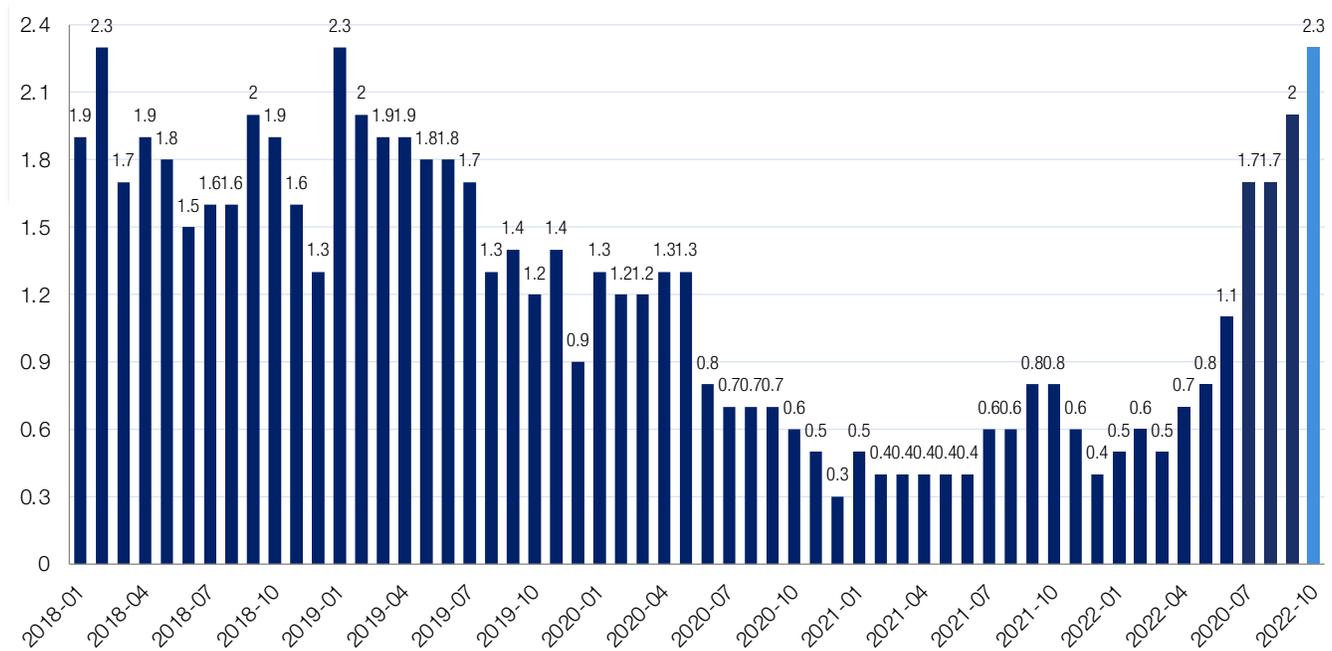
Year-to-date as of October.
 Closed Sales is the number of properties sold.



Months Supply of Inventory

As of 11/1/2022. By month dating from January 2018 to October 2022.

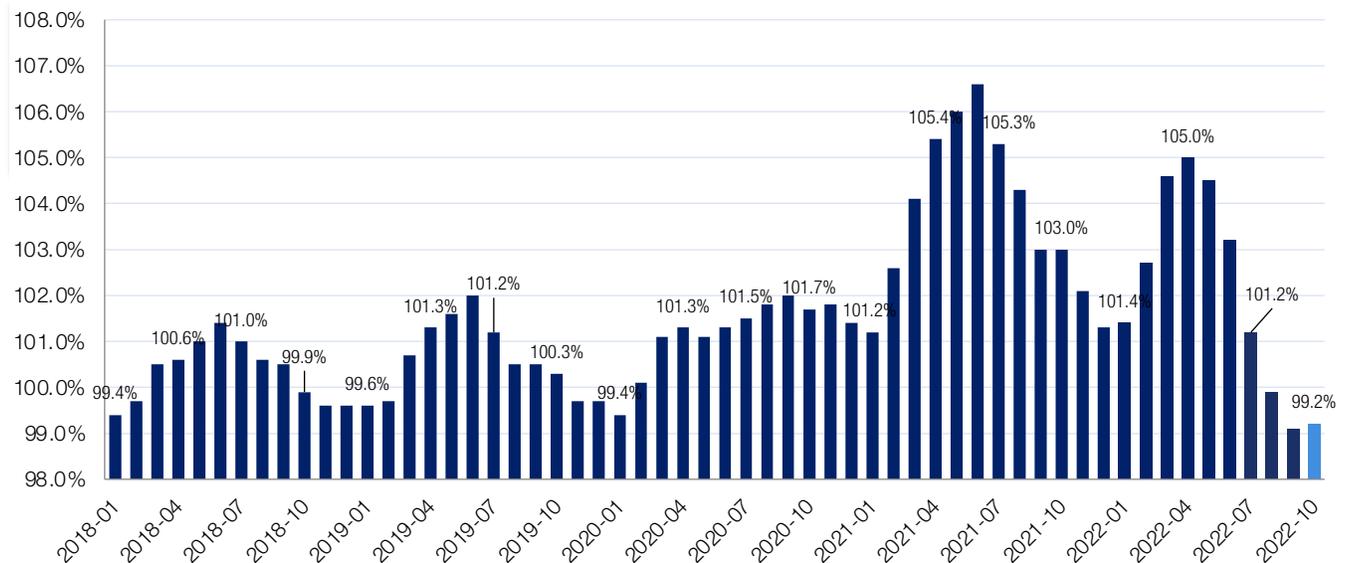
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

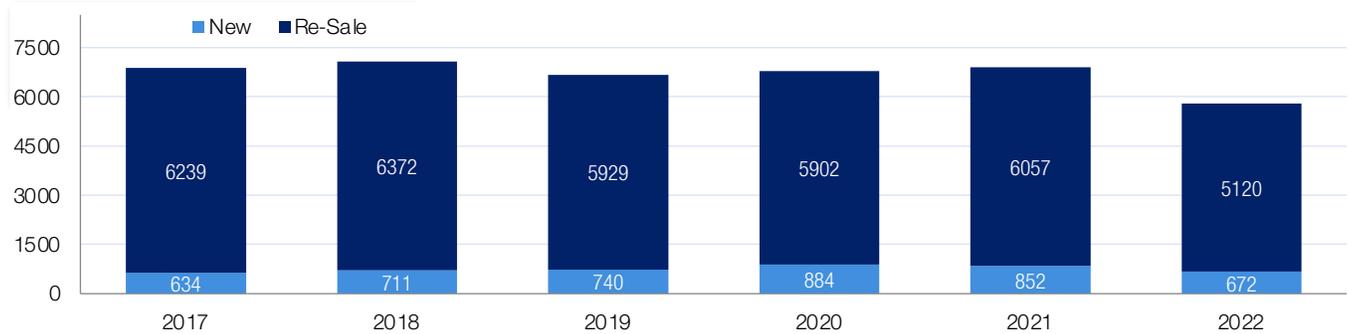
As of 11/1/2022. By month dating from January 2018 to October 2022.

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 October.
Closed Sales is the number of properties sold.



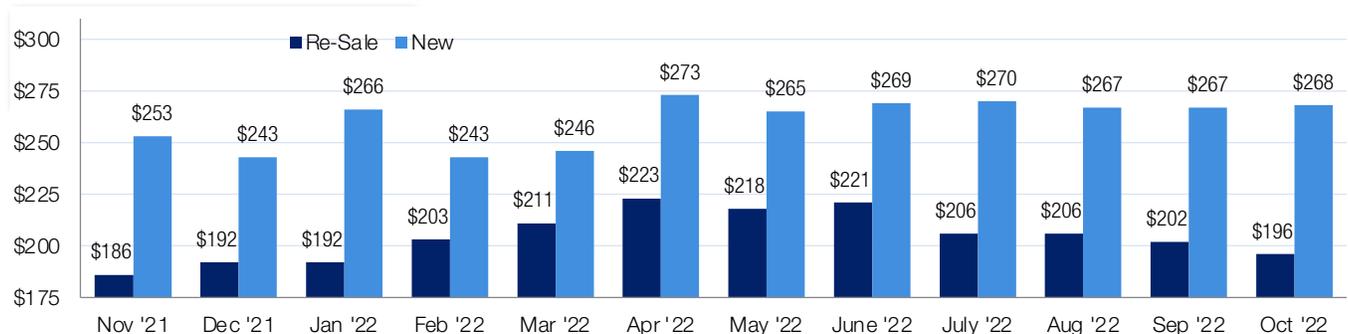
Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of October.
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 11/1/2022. 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.

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