

DECEMBER 2020

# MARKET REPORT

## SPOKANE WASHINGTON

©2020 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.



**COLDWELL BANKER**  
**TOMLINSON**

# SPOKANE WASHINGTON MARKET SNAPSHOT

## SPOKANE COUNTY

DECEMBER 2020

 **\$338K**  
AVERAGE SALES PRICE

**16**   
DAYS ON MARKET

 **236**  
CURRENT LISTING  
INVENTORY

**727**   
CLOSED SALES

*December 2020, as compared to December 2019. Information pulled on 1/8/2021*

©2020 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.

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.

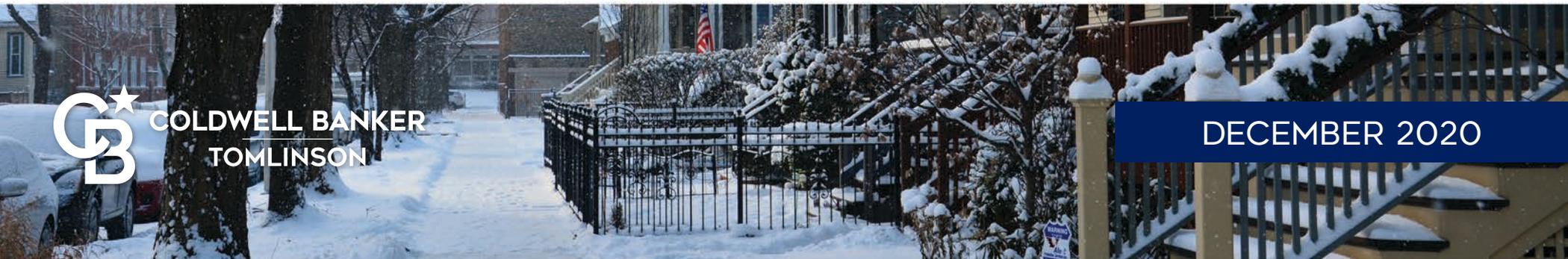
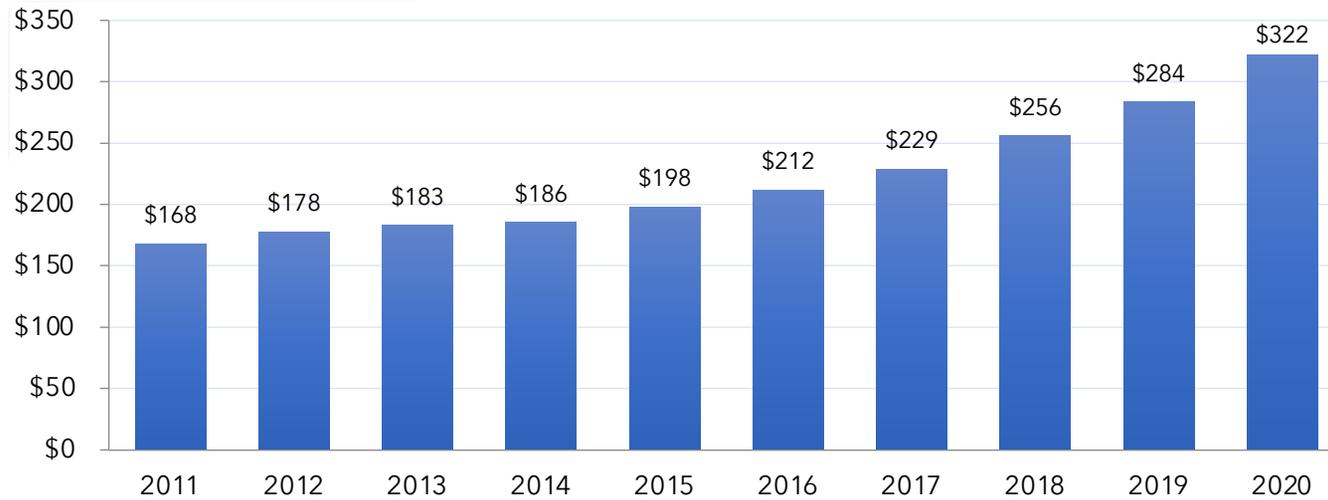


# ANNUAL AVERAGE SALES PRICE

## DECEMBER 2020 YTD

SPOKANE, WA

*Year-to-date average. Total shown in \$Tbousands.  
Information pulled on 1/4/2021*



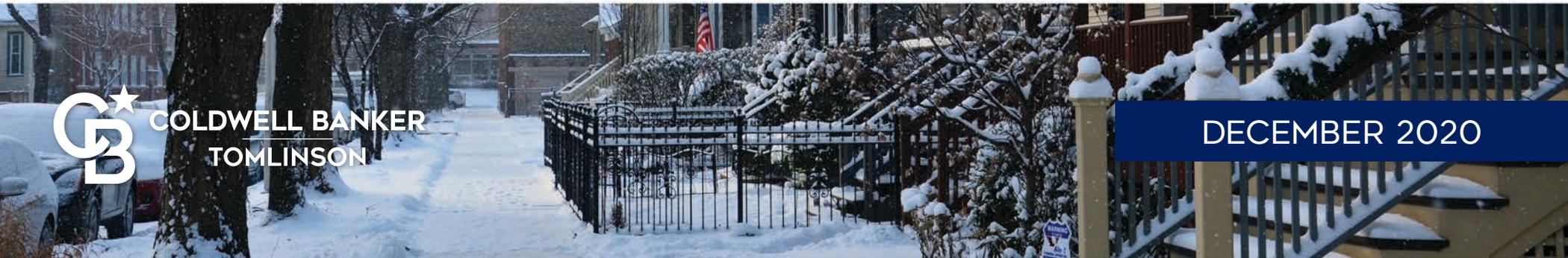
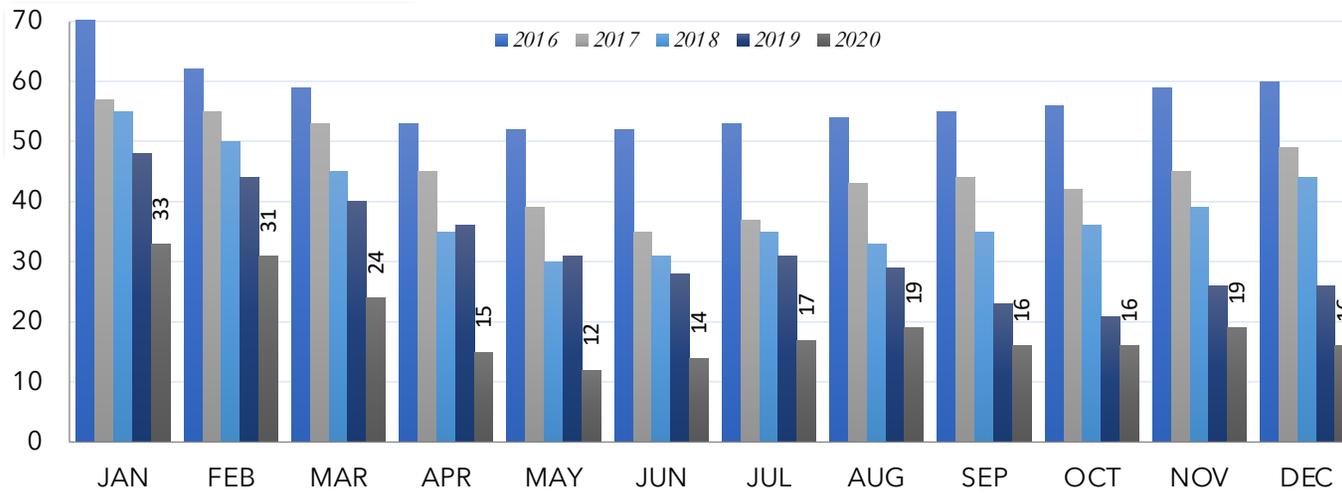
DECEMBER 2020

# AVERAGE DAYS ON MARKET

## DECEMBER 2020

SPOKANE, WA

Information pulled on 1/4/2021



**COLDWELL BANKER**  
TOMLINSON

DECEMBER 2020

© 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.

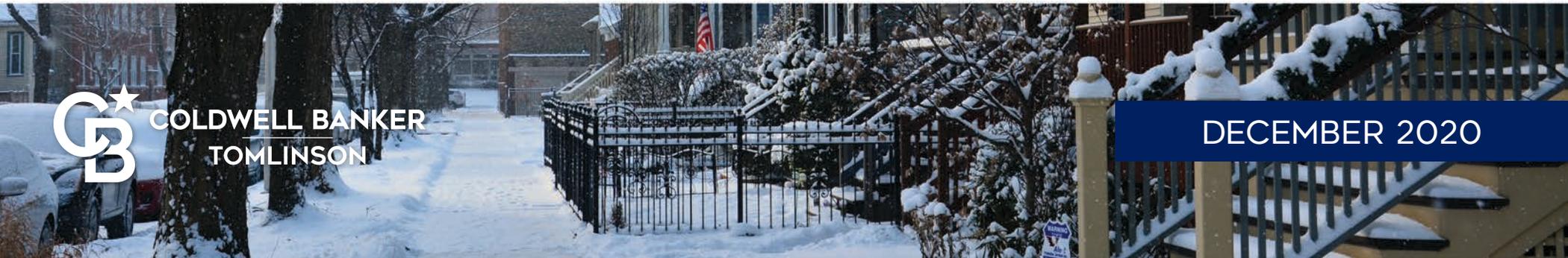
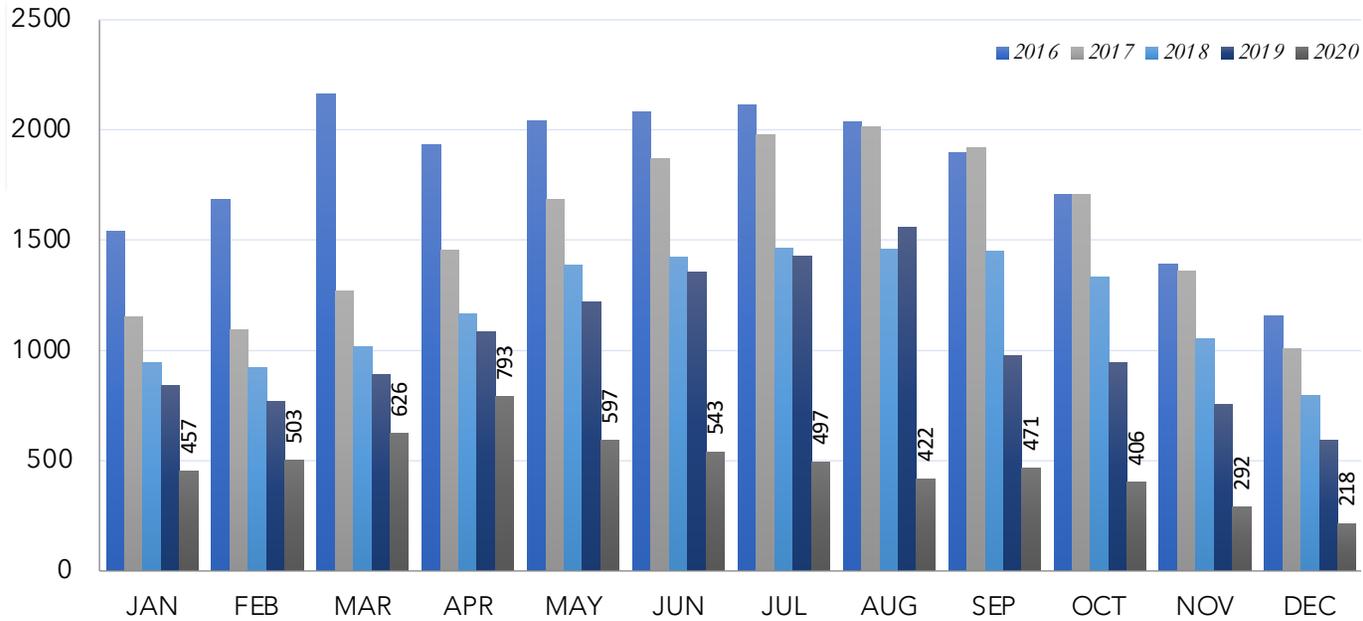
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

# ACTIVE RESIDENTIAL LISTINGS

## DECEMBER 2020 YTD

SPOKANE, WA

*January 2020 reflects new system of contingent properties now reported as pending instead of active. Information pulled on 1/1/2021*



DECEMBER 2020

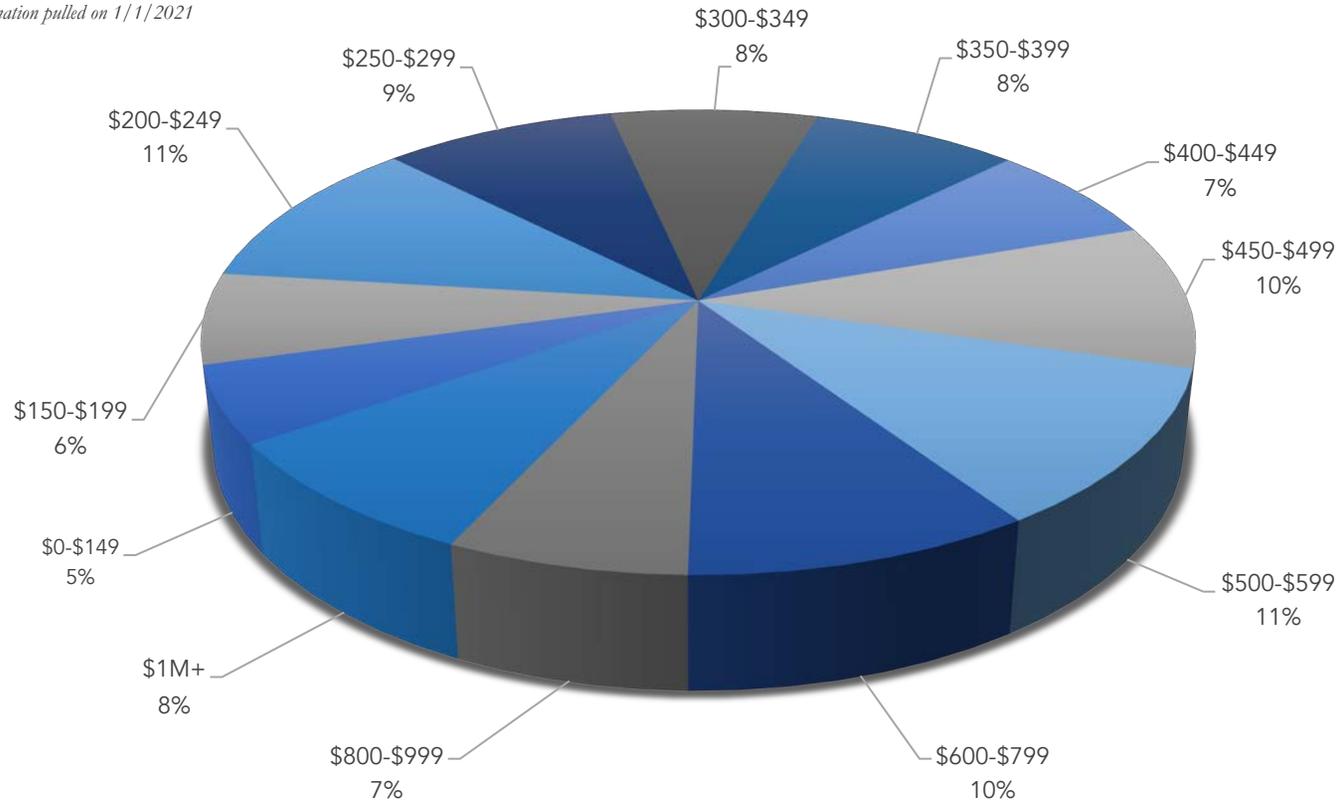
# ACTIVE LISTINGS BY PRICE RANGE

DECEMBER 2020

SPOKANE, WA

*Information pulled on 1/1/2021*

PRICE RANGE	#
\$0-\$149,999	16
\$150,000-\$199,999	19
\$200,000-\$249,999	32
\$250,000-\$299,999	27
\$300,000-\$349,999	24
\$350,000-\$399,999	24
\$400,000-\$449,999	21
\$450,000-\$499,999	30
\$500,000-\$599,999	33
\$600,000-\$799,999	29
\$800,000-\$999,999	20
\$1,000,000+	25
<b>TOTAL</b>	<b>300</b>

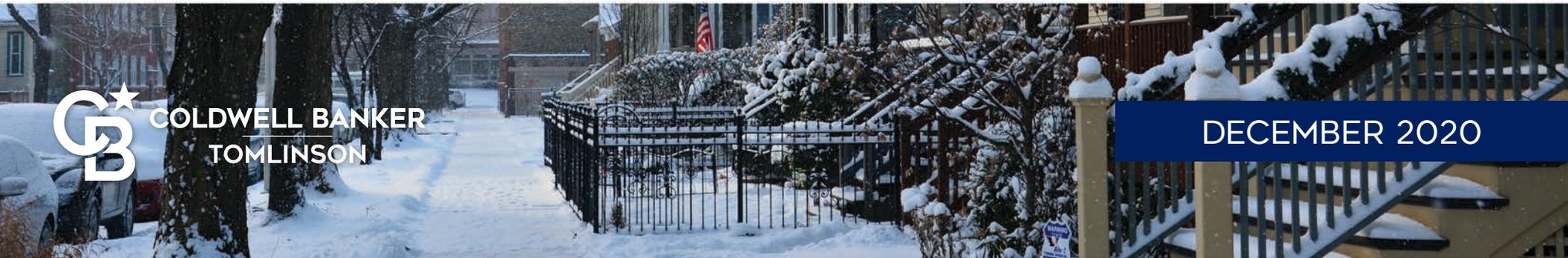
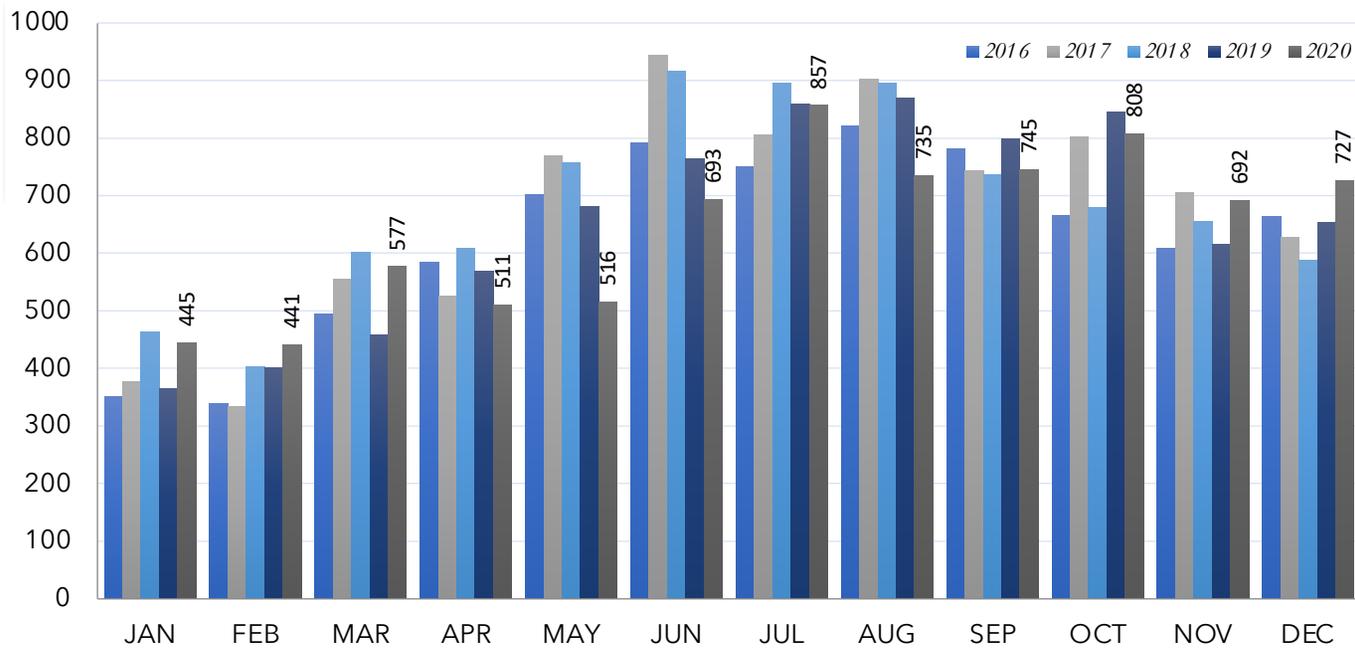


# RESIDENTIAL CLOSED SALES

AS OF DECEMBER 2020

SPOKANE, WA

*Total units closed per month. Information pulled on 1/4/2021*



© 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.

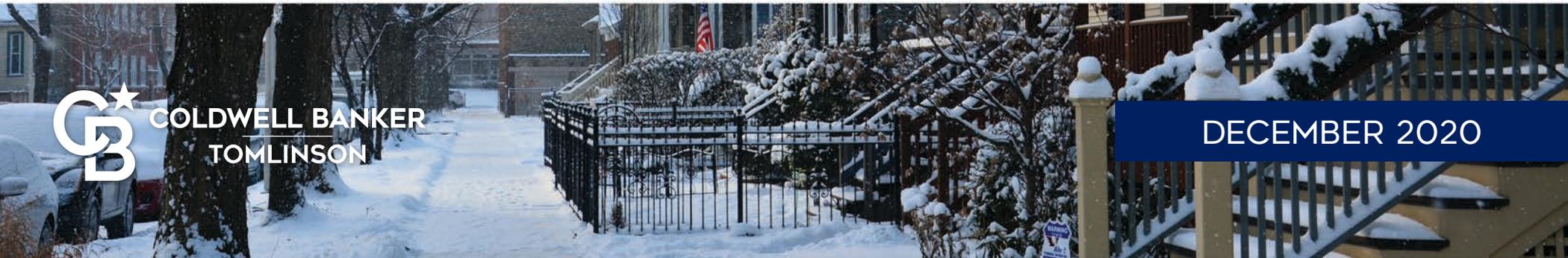
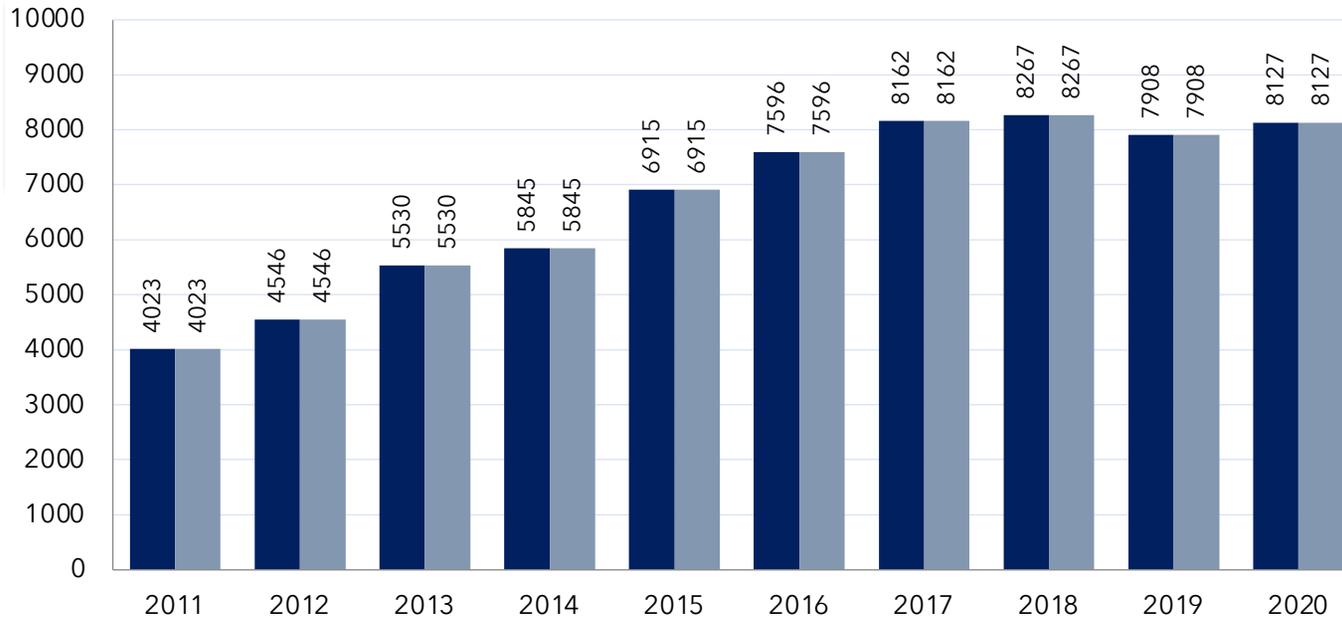
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

# ANNUAL RESIDENTIAL SALES

## DECEMBER 2020 YTD

SPOKANE, WA

*Blue represents closed sales for entire year; Grey represents closed sales thru current report month for each year. Information pulled on 1/4/2021*



© 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.

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.

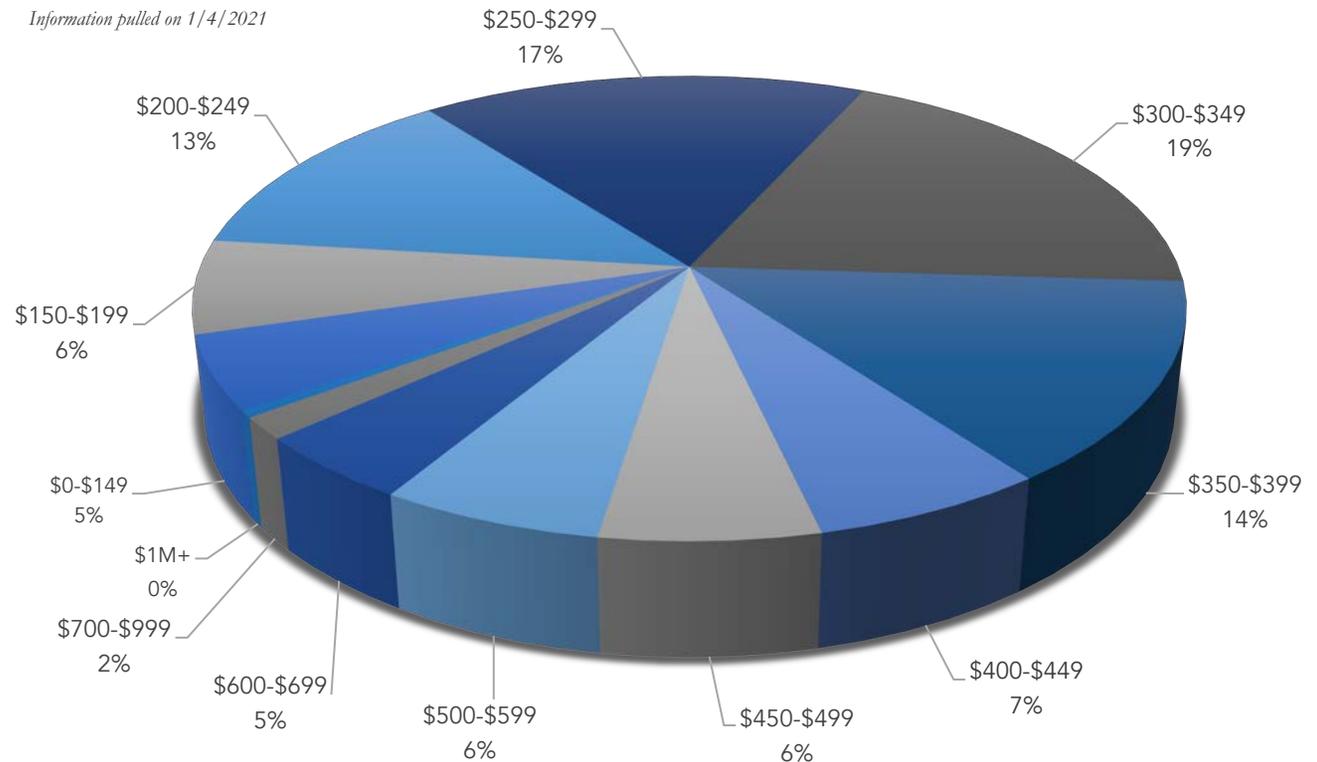
## SOLD LISTINGS BY PRICE RANGE

DECEMBER 2020

SPOKANE, WA

*Information pulled on 1/4/2021*

PRICE RANGE	#
\$0-\$149,999	43
\$150,000-\$199,999	55
\$200,000-\$249,999	107
\$250,000-\$299,999	145
\$300,000-\$349,999	162
\$350,000-\$399,999	117
\$400,000-\$449,999	55
\$450,000-\$499,999	51
\$500,000-\$599,999	52
\$600,000-\$699,999	39
\$700,000-\$999,999	13
\$1,000,000+	4
<b>TOTAL</b>	<b>843</b>

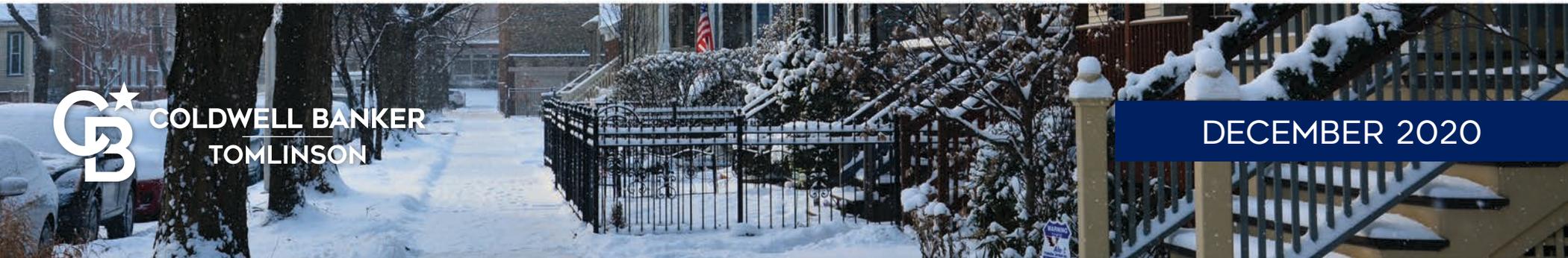
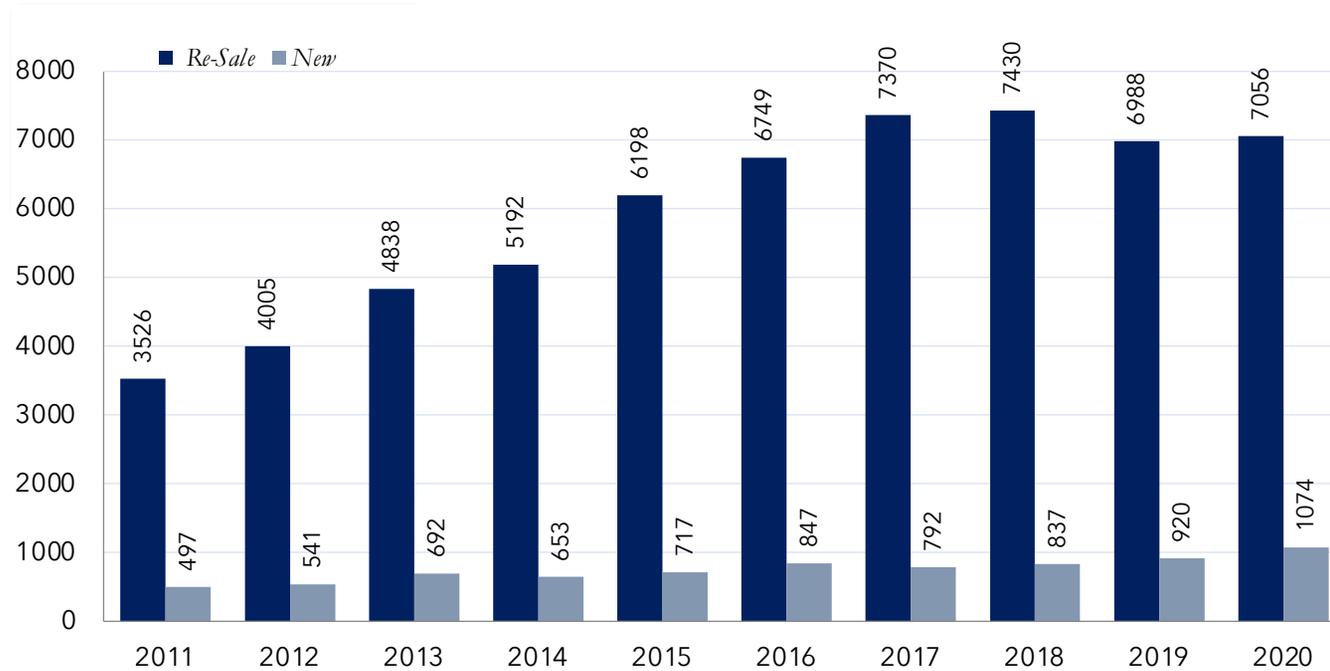


# RESIDENTIAL CLOSED SALES RE-SALE VS NEW CONSTRUCTION

DECEMBER 2020 YTD

SPOKANE, WA

*Total units closed, annually and year-to-date. Information pulled on 1/5/2021*



© 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.

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.

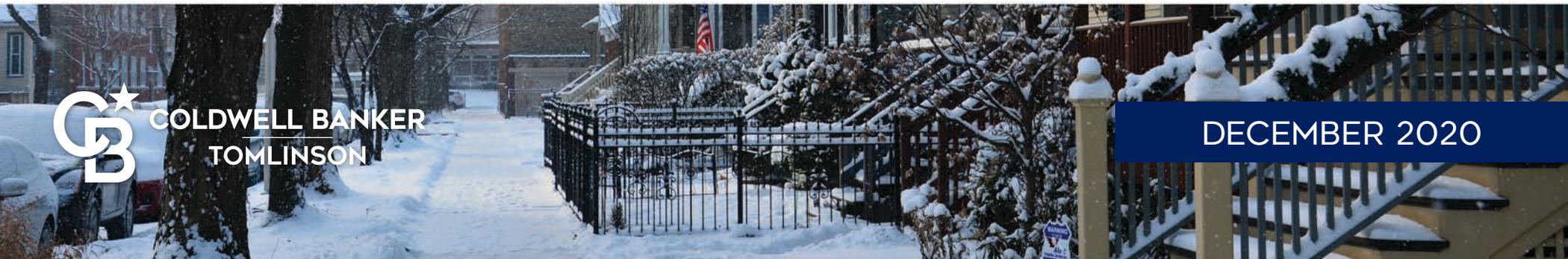
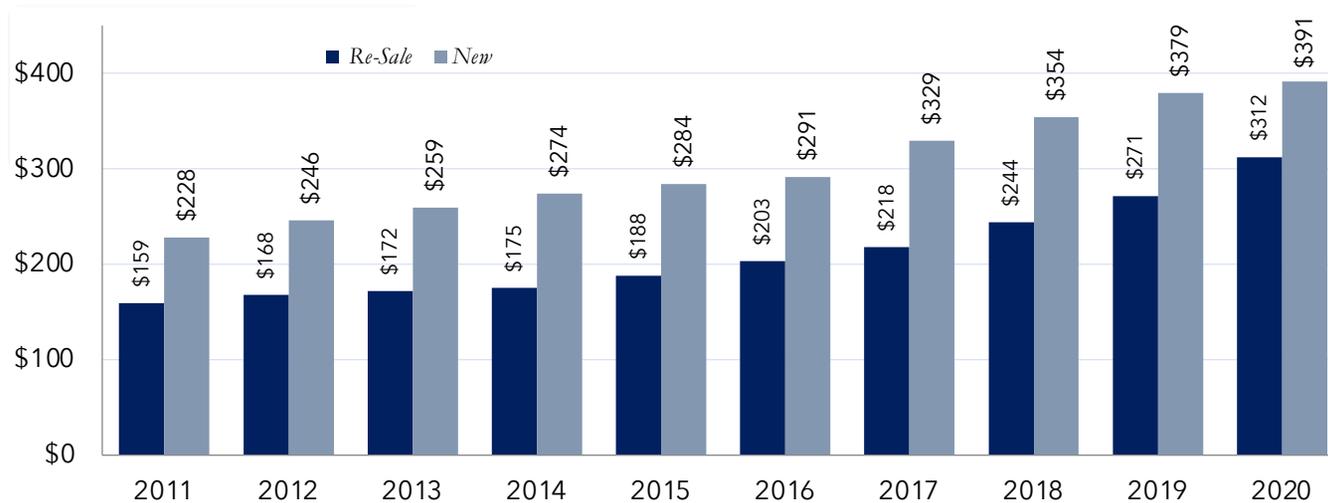
# ANNUAL AVERAGE SALES PRICE

## RE-SALE VS NEW CONSTRUCTION

DECEMBER 2020 YTD

SPOKANE, WA

*Total shown in \$Thousands. Information pulled on 1/5/2021*



© 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.

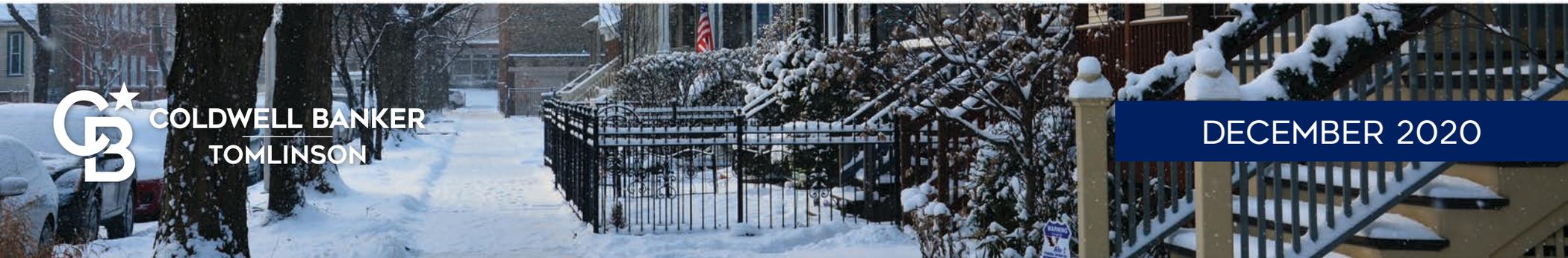
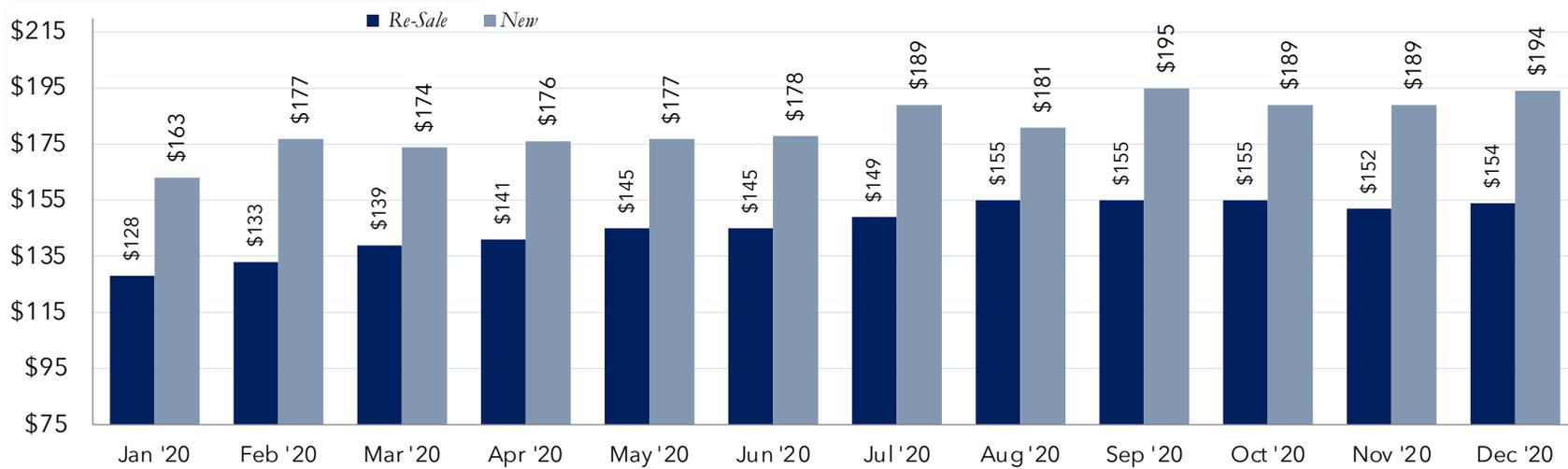
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

# AVERAGE PRICE PER SQUARE FOOT

## RE-SALE VS NEW CONSTRUCTION

SPOKANE, WA

Information pulled on 1/6/2021



© 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.

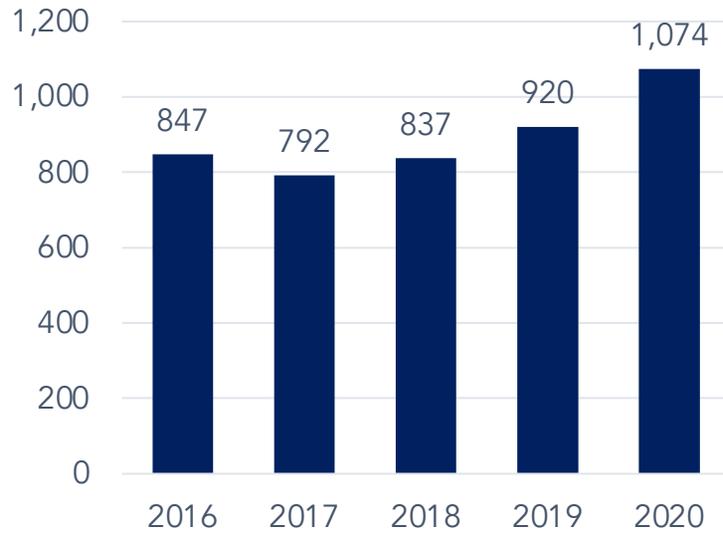
The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

## ANNUAL NEW CONSTRUCTION SALES

DECEMBER 2020 YTD

SPOKANE, WA

*Total units closed. Information pulled on 1/5/2021*

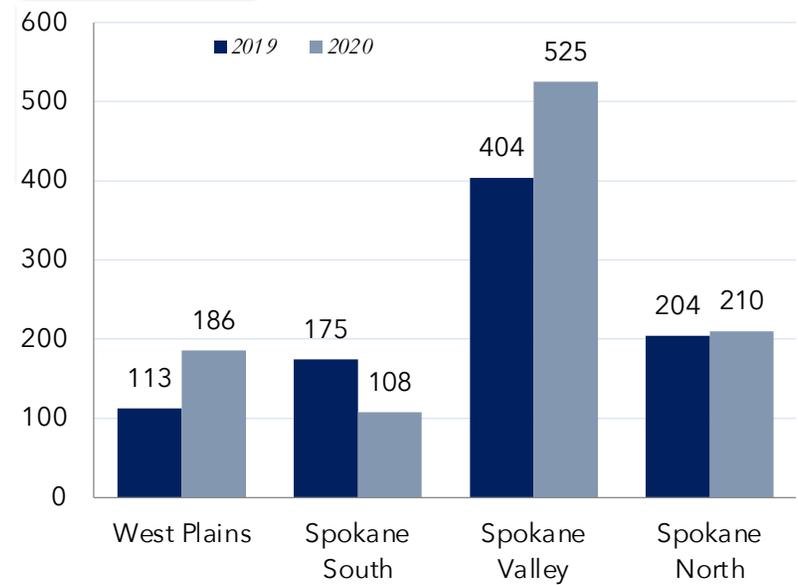


## COMPARISON NEW CONSTRUCTION SALES

2019 VS 2020 YTD

SPOKANE, WA

*Total units closed. Information pulled on 1/5/2021*



DECEMBER 2020

© 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.

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.

DECEMBER 2020

# SUPPLY AND DEMAND

4<sup>TH</sup> QUARTER 2020

SPOKANE, WA

*Number of listings on market on day of report includes Contingent.  
Report includes all Residential, Site Built, Condo, and MH1 w/  
Land in Spokane County.  
Information pulled on 1/6/2021*

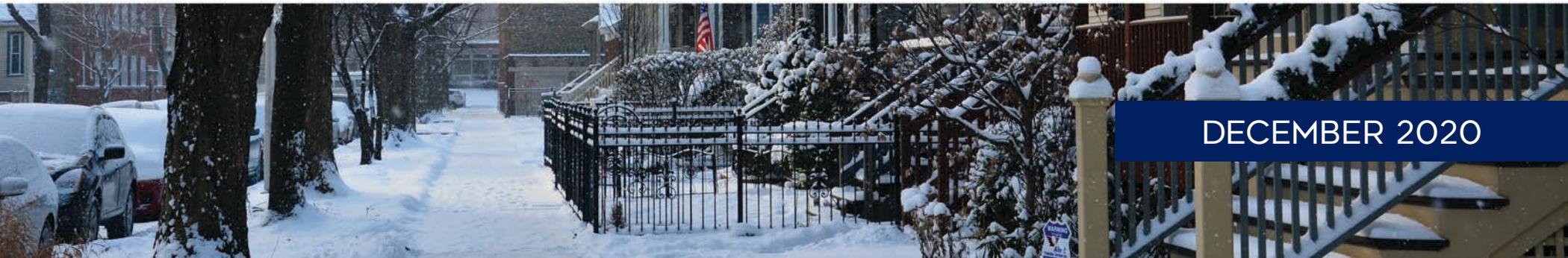
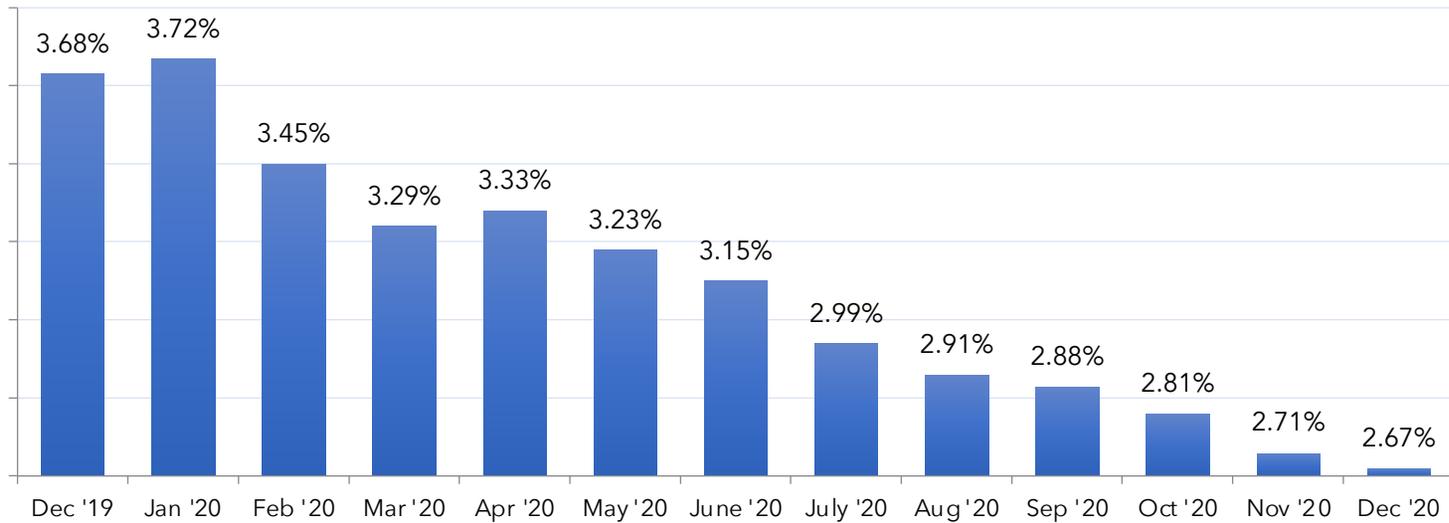
Price Range	Residential Sold in Period	Residential Active Listings 1/6/21	Residential Listed in Period	Months of Inventory	DOM for Closed Sales
0 - \$99,999	60	1	61	0.2	35
\$100,000- 124,999	100	1	99	0.1	20
\$125,000- 149,999	169	1	174	0.1	16
\$150,000- 174,999	302	5	294	0.2	13
\$175,000- 199,999	492	19	530	0.46	11
\$200,000 - 224,999	610	13	609	0.26	11
\$225,000 - 249,999	759	12	818	0.2	12
\$250,000 - 274,999	829	12	881	0.17	11
\$275,000 - 299,999	811	19	893	0.27	13
\$300,000 - 324,999	744	12	771	0.19	16
\$325,000 - 349,999	729	14	800	0.23	20
\$350,000 - 374,999	535	9	625	0.2	21
\$375,000 - 399,999	476	8	573	0.2	26
\$400,000 - 424,999	313	10	356	0.38	19
\$425,000 - 449,999	280	7	353	0.3	32
\$450,000 - 474,999	205	8	247	0.47	27
\$475,000 - 499,999	155	20	235	1.5	27
\$500,000 - 524,999	122	5	150	0.5	32
\$525,000 - 549,999	110	5	158	0.54	31
\$550,000 - 574,999	74	3	94	0.49	36
\$575,000 - 599,999	77	8	99	1.2	27
\$600,000 - 624,999	43	4	62	1.1	36
\$625,000 - 649,999	46	5	66	1.3	32
\$650,000 - 674,999	37	0	41	0	42
\$675,000 - 699,999	37	2	56	0.66	36
\$700,000 - 724,999	26	0	32	0	29
\$725,000 - 749,999	17	2	29	1.4	31
\$750,000 - 774,999	22	0	30	0	22
\$775,000 - 799,999	13	3	25	0.27	48
\$800,000 - 849,999	17	2	21	1.4	26
\$850,000 - 899,999	10	2	19	2.4	45
\$900,000 - 949,999	7	0	11	0	45
\$950,000 - 999,999	4	4	19	12	10
\$1000000 +	21	7	51	4	61
<b>Totals</b>	<b>8,252</b>	<b>223</b>	<b>9,281</b>	<b>0.32</b>	<b>18</b>

# MONTHLY MORTGAGE RATES

## 30-YEAR FIXED MORTGAGE

SPOKANE, WA

Information pulled on 1/5/2021



DECEMBER 2020

© 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.

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.



# COLDWELL BANKER --- TOMLINSON

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.

©2020 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.

