

MAY 2020

MARKET REPORT

SPOKANE WASHINGTON

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COLDWELL BANKER
TOMLINSON

SPOKANE WASHINGTON MARKET SNAPSHOT

SPOKANE COUNTY

MAY 2020

 **\$309K**
AVERAGE SALES PRICE

12 
DAYS ON MARKET

 **631**
CURRENT LISTING
INVENTORY

501 
CLOSED SALES

May 2020, as compared to May 2019. Information pulled on 6/1/2020

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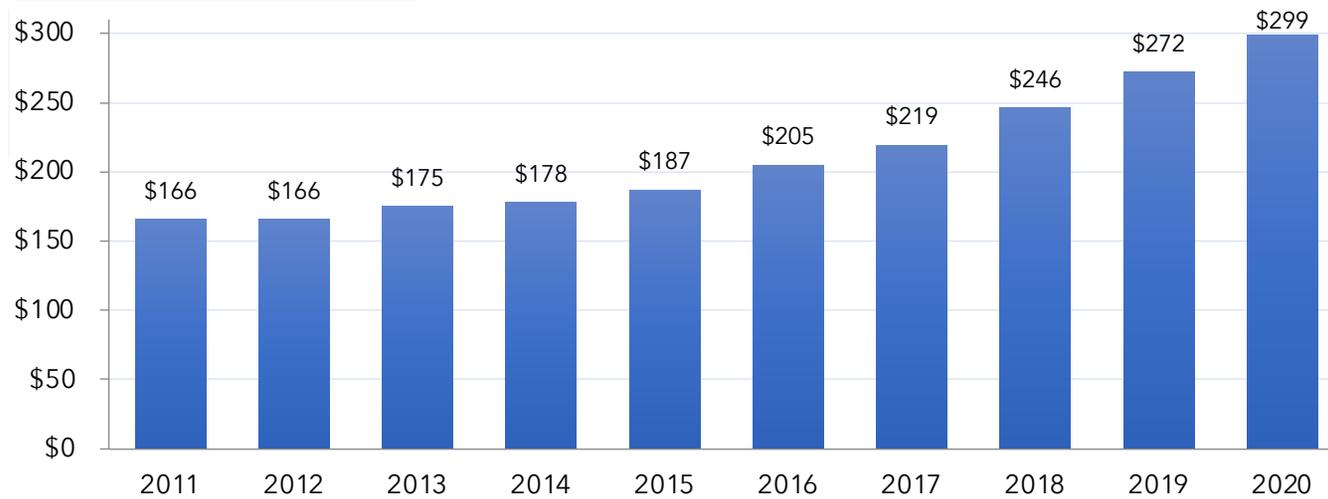


ANNUAL AVERAGE SALES PRICE

MAY 2020 YTD

SPOKANE, WA

*Year-to-date average. Total shown in \$Tbousands.
Information pulled on 6/10/2020*



MAY 2020

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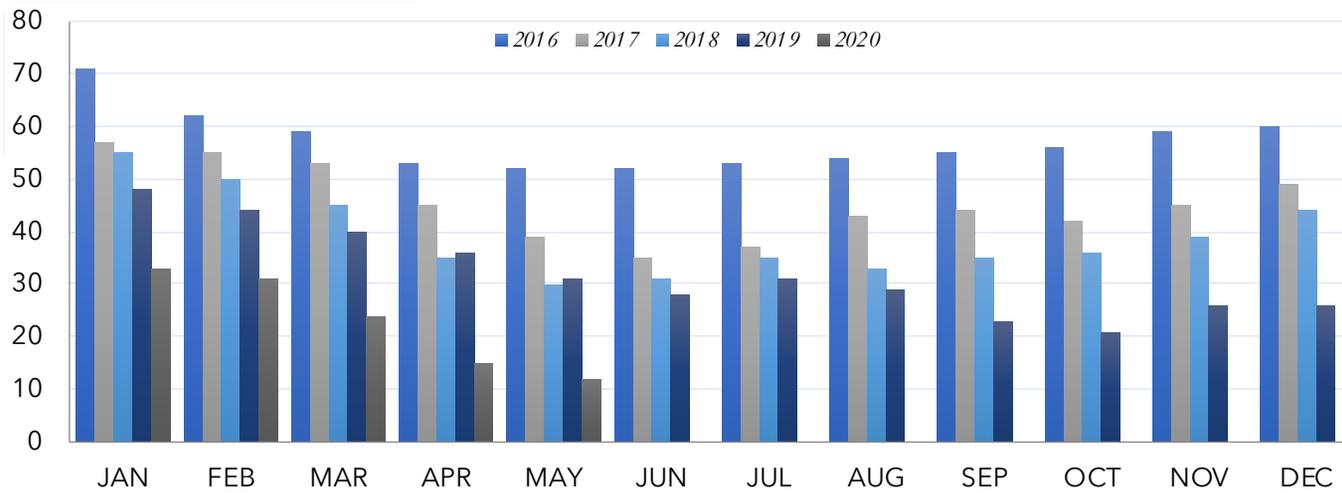
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AVERAGE DAYS ON MARKET

MAY 2020

SPOKANE, WA

Information pulled on 6/10/2020



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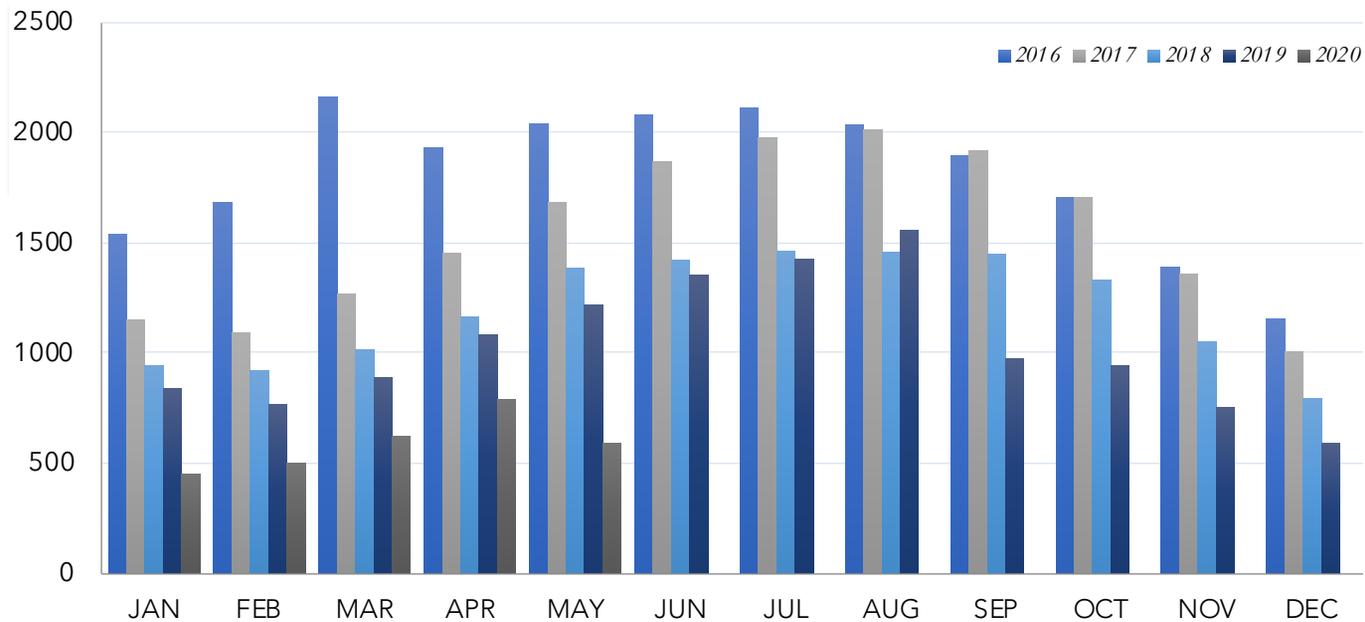
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ACTIVE RESIDENTIAL LISTINGS

MAY 2020 YTD

SPOKANE, WA

January 2020 reflects new system of contingent properties now reported as pending instead of active. Information pulled on 6/1/2020



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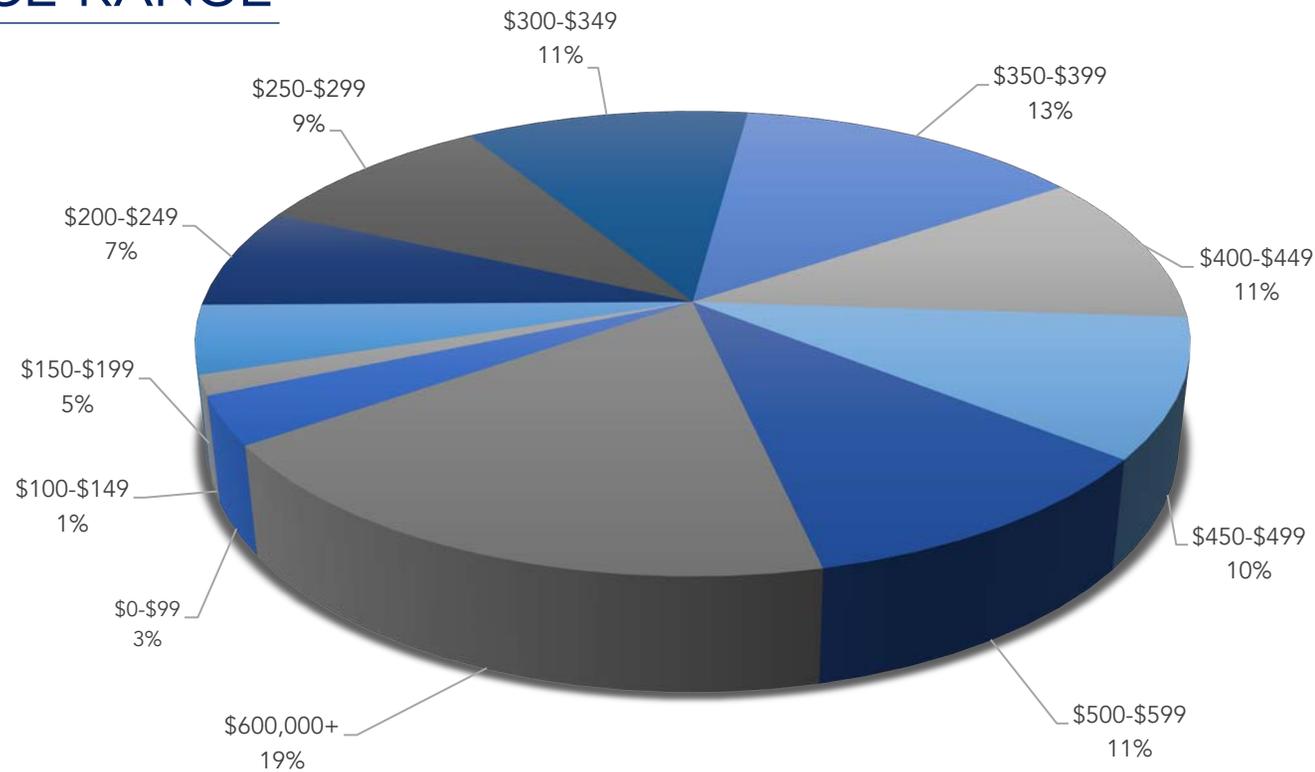
ACTIVE LISTINGS BY PRICE RANGE

MAY 2020

SPOKANE, WA

Information pulled on 6/1/2020

PRICE RANGE	#
\$0-\$99,999	27
\$100,000-\$149,999	11
\$150,000-\$199,999	38
\$200,000-\$249,999	56
\$250,000-\$299,999	75
\$300,000-\$349,999	87
\$350,000-\$399,999	107
\$400,000-\$449,999	84
\$450,000-\$499,999	77
\$500,000-\$599,999	86
\$600,000+	150
TOTAL	798

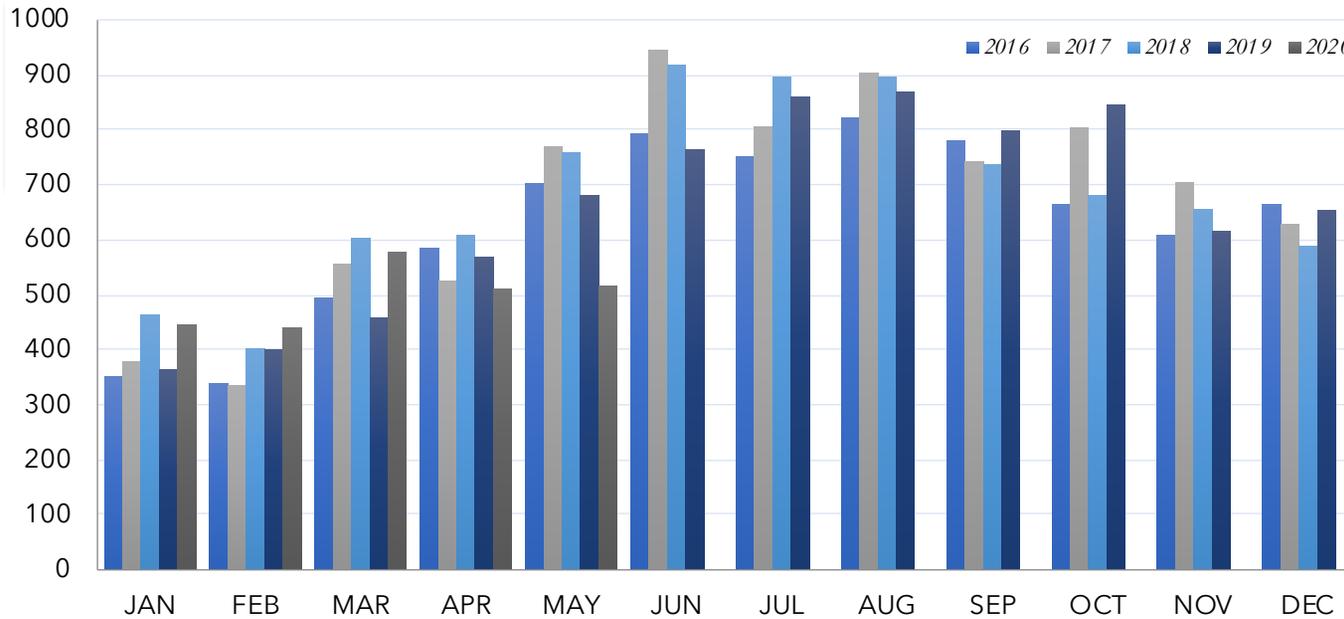


RESIDENTIAL CLOSED SALES

AS OF MAY 2020

SPOKANE, WA

Total units closed per month. Information pulled on 6/10/2020



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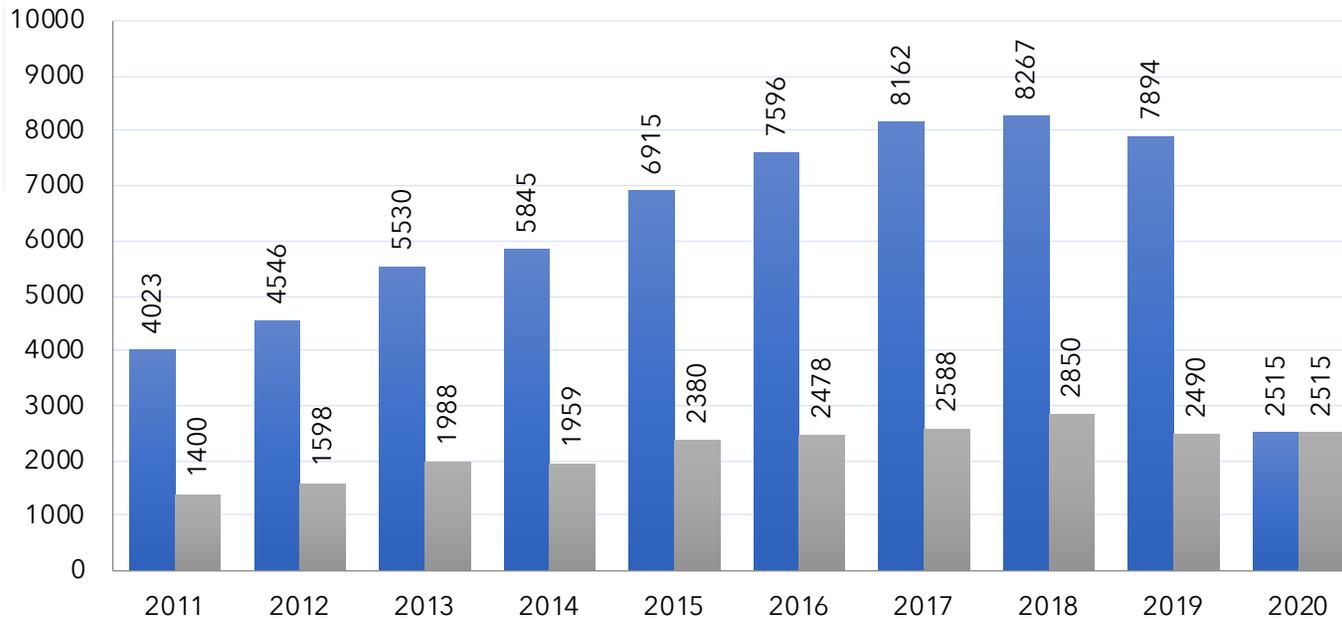
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ANNUAL RESIDENTIAL SALES

MAY 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 6/10/2020



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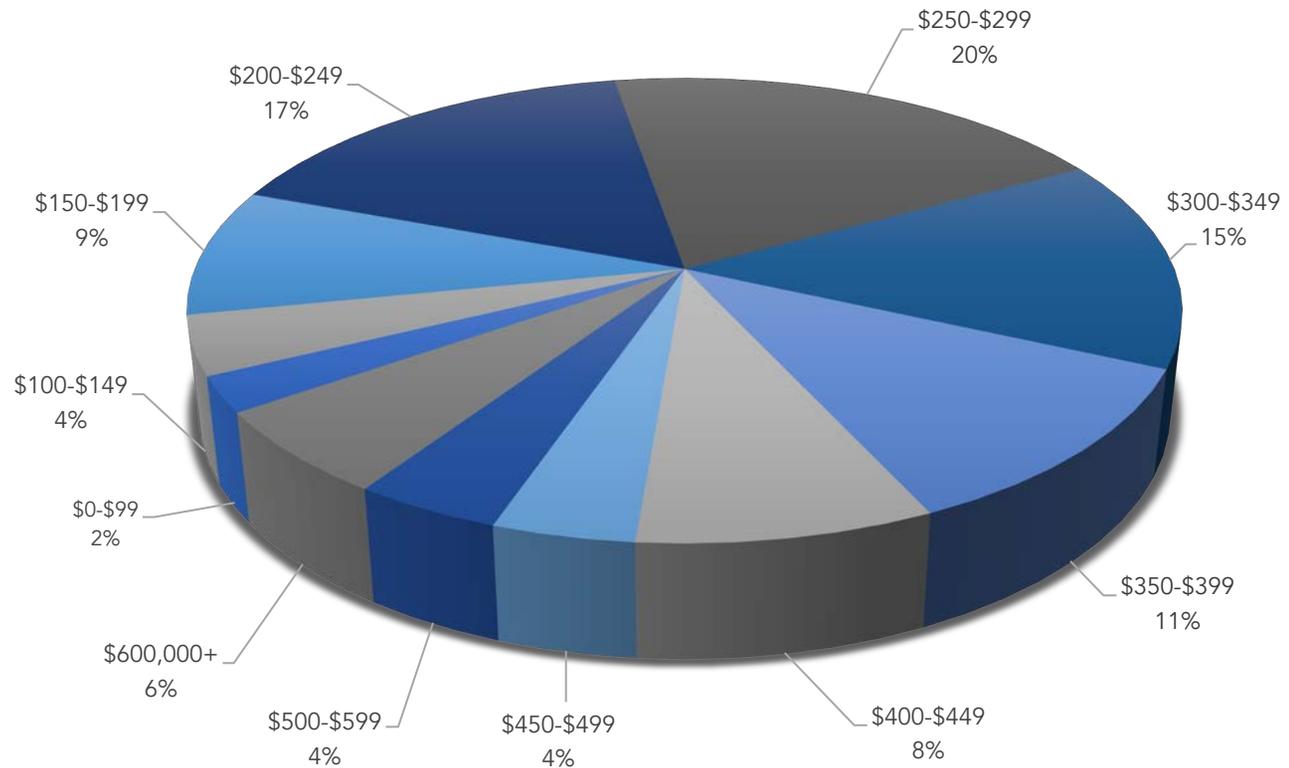
SOLD LISTINGS BY PRICE RANGE

MAY 2020

SPOKANE, WA

Information pulled on 6/10/2020

PRICE RANGE	#
\$0-\$99,999	15
\$100,000-\$149,999	25
\$150,000-\$199,999	54
\$200,000-\$249,999	101
\$250,000-\$299,999	120
\$300,000-\$349,999	90
\$350,000-\$399,999	69
\$400,000-\$449,999	50
\$450,000-\$499,999	24
\$500,000-\$599,999	25
\$600,000+	36
TOTAL	609

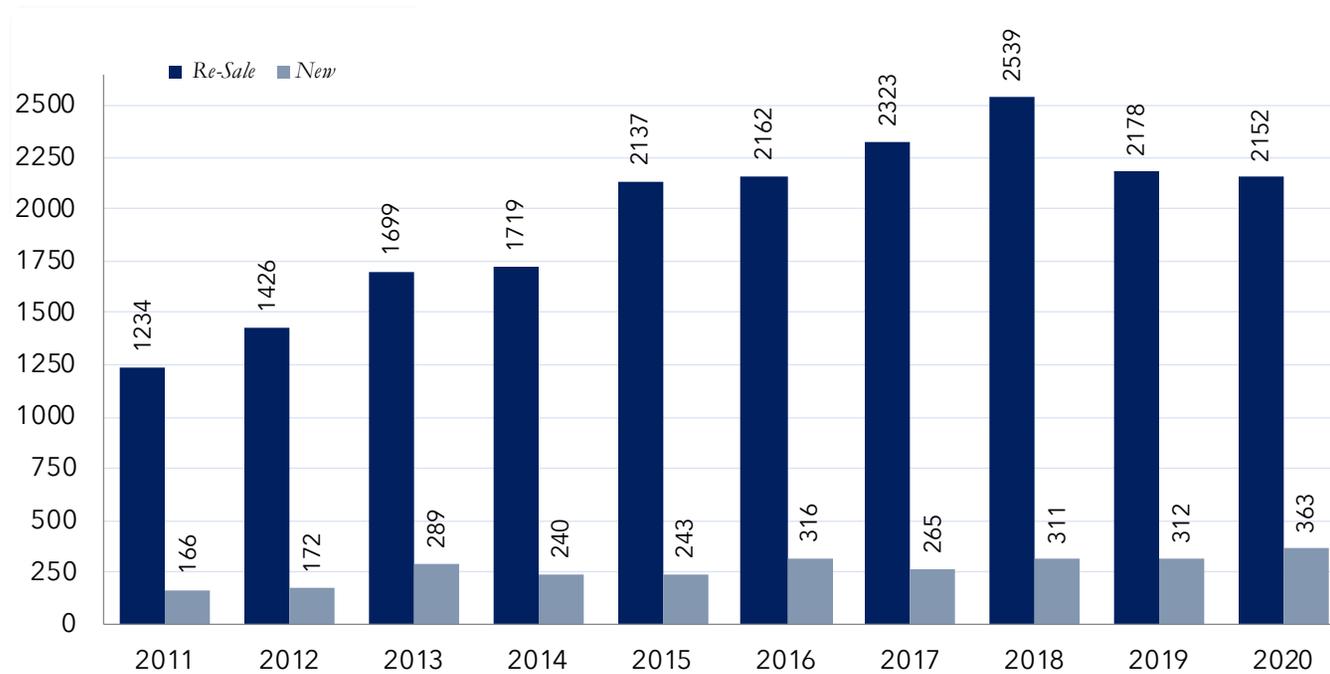


RESIDENTIAL CLOSED SALES RE-SALE VS NEW CONSTRUCTION

MAY 2020 YTD

SPOKANE, WA

Total units closed, annually and year-to-date. Information pulled on 6/10/2020



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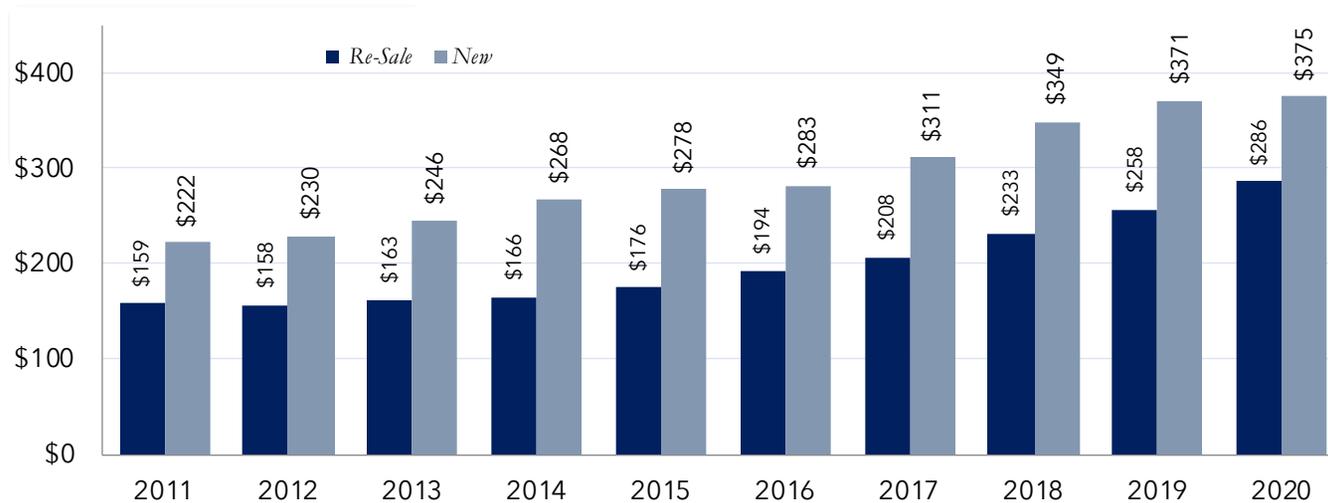
ANNUAL AVERAGE SALES PRICE

RE-SALE VS NEW CONSTRUCTION

MAY 2020 YTD

SPOKANE, WA

Total shown in \$Thousands. Information pulled on 6/10/2020



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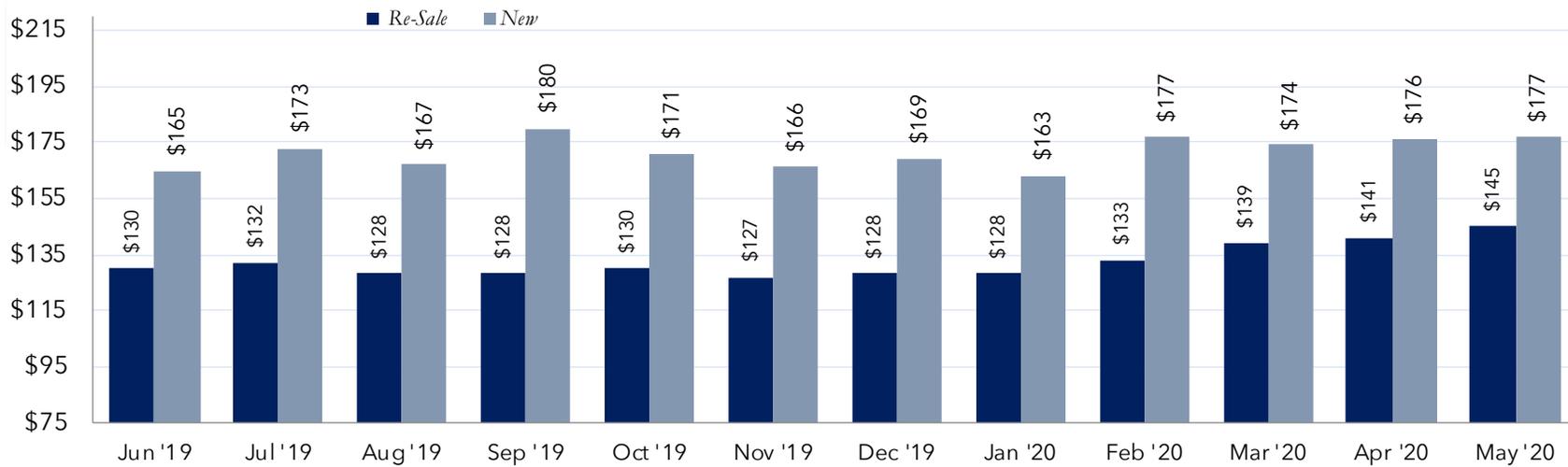
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AVERAGE PRICE PER SQUARE FOOT

RE-SALE VS NEW CONSTRUCTION

SPOKANE, WA

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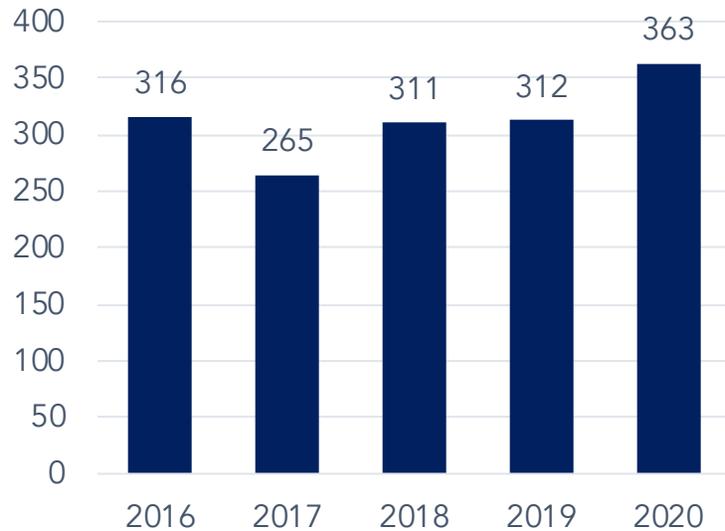
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ANNUAL NEW CONSTRUCTION SALES

MAY 2020 YTD

SPOKANE, WA

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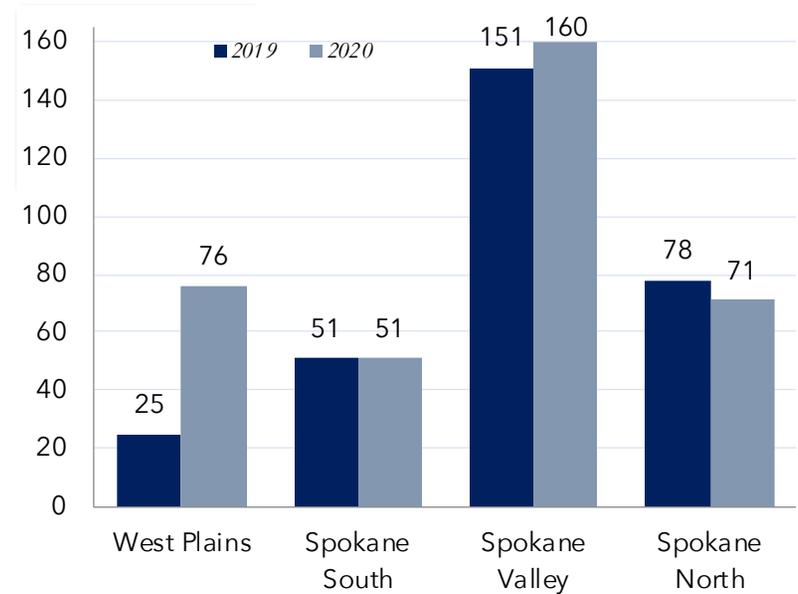


COMPARISON NEW CONSTRUCTION SALES

2019 VS 2020 YTD

SPOKANE, WA

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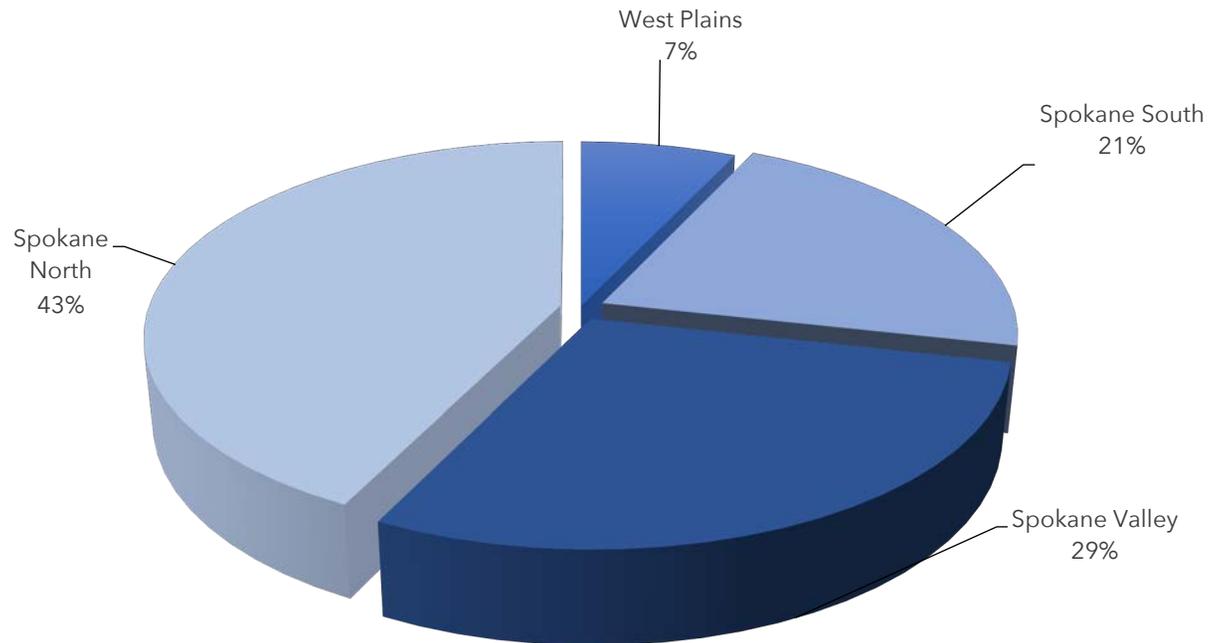
TWELVE MONTH SALES BY AREA

JUNE 2019 THROUGH MAY 2020

TOTAL 7,721

SPOKANE, WA

Information pulled on 6/10/2020



MAY 2020

SUPPLY AND DEMAND

MAY 2020 YTD

SPOKANE, WA

Information pulled on 6/1/2020

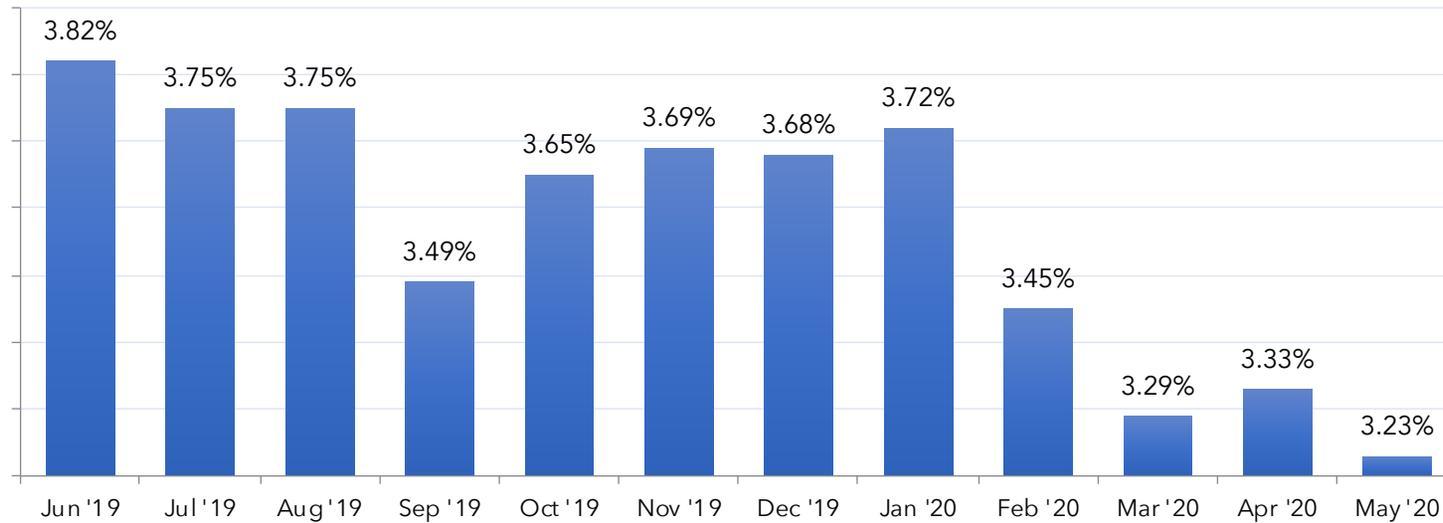
Price Range	Residential Sold in Period	Residential Active Listings 5/31/20	Residential Listed in Period	Months of Inventory	DOM for Closed Sales
0 - \$79,999	13	6	16	2.3	27
\$80,000 - 99,999	10	7	14	3.5	32
\$100,000- 119,999	30	4	32	0.66	34
\$120,000- 139,999	49	8	54	0.82	41
\$140,000- 159,999	58	5	61	0.25	33
\$160,000- 179,999	136	11	160	0.4	16
\$180,000 - 199,999	157	25	224	0.8	14
\$200,000 - 219,999	161	16	198	0.5	16
\$220,000 - 239,999	183	30	266	0.82	15
\$240,000 - 259,999	201	33	261	0.82	12
\$260,000 - 279,999	228	24	294	0.52	19
\$280,000 - 299,999	190	23	261	0.6	15
\$300,000 - 319,999	163	17	308	0.52	24
\$320,000 - 339,999	189	37	248	0.98	31
\$340,000 - 359,999	120	40	189	1.66	30
\$360,000 - 379,999	106	33	172	1.55	29
\$380,000 - 399,000	86	42	165	2.4	38
\$400,000 - 419,999	63	25	104	1.98	18
\$420,000 - 439,999	72	36	112	2.5	33
\$440,000 - 459,999	37	28	95	3.7	30
\$460,000 - 479,999	30	25	67	4.1	42
\$480,000 - 499,999	33	24	71	3.6	27
\$500,000 - 519,999	24	13	52	2.7	36
\$520,000 - 539,999	22	23	51	5.2	29
\$540,000 - 559,999	25	18	54	3.6	34
\$560,000 - 579,999	17	13	32	3.8	33
\$580,000 - 599,999	16	15	34	4.7	35
\$600,000 - 619,999	9	3	11	1.66	68
\$620,000 - 639,999	8	6	12	3.75	54
\$640,000 - 659,999	11	5	18	2.27	52
\$660,000 - 679,999	6	3	18	2.5	9
\$680,000 - 699,999	4	4	11	5	183
\$700,000 - 749,999	10	10	27	5	69
\$750,000 - 799,999	4	5	13	6.25	14
\$800,000 - 849,999	5	2	5	2	47
\$850,000 - 899,999	3	7	9	11.6	104
\$900,000 - 949,999	0	1	4	0	0
\$950,000 - 999,999	2	5	8	12.5	12
\$1000000 +	3	22	24	36.6	28
Totals	2484	650	3656	1.3	24

MONTHLY MORTGAGE RATES

30-YEAR FIXED MORTGAGE

SPOKANE, WA

Information pulled on 6/1/2020



Your Local Spokane Mortgage Specialists



TONY JONES

Sales Manager/Sr. Mortgage Specialist

NMLS - 487470

509.220.0259

tony.jones@directorsmortgage.net



JON BAUGHMAN

Sr. Mortgage Specialist

NMLS - 779888

707.738.3232

jon.baughman@directorsmortgage.net

DIRECTORS.

Mortgage

directorsmortgage.com

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MAY 2020

CBSPOKANE.COM



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