



Spokane Association of REALTORS®

YEAR END HOME SALES REPORT

SALES UP 2.2%

Closed sales of single family homes on less than one acre including condos through December 2020 total 8,150 compared to 7,976 through December 2019.

AVERAGE PRICE UP 13.3%

The average closed price through December 2020 is \$321,347 compared to \$283,074 through December 2019.

MEDIAN PRICE UP 15.4%

The median closed price through December 2020 is \$300,000 compared to \$260,000 through December 2019.

***NOTE:** Does not represent home values.

INVENTORY DOWN

Inventory as of this report totaled 236 properties which represents less than a two week supply. Compared to last year inventory was slightly less than a one month supply.

NOTE: Months supply based on closed sales for December.

DISTRESSED SALES DOWN

Sales of Distressed homes accounted for less than 1% of sales through December 2020 compared to 1.4 % through December 2019.

NOTE: Information comes from the SAR's Monthly Activity Report which looks at single family residential/site built properties on less than one acre and condominiums.