

SEPTEMBER 2020

# MARKET REPORT

## SPOKANE WASHINGTON

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**COLDWELL BANKER**  
**TOMLINSON**



# SPOKANE WASHINGTON MARKET SNAPSHOT SPOKANE COUNTY

SEPTEMBER 2020

 **\$333K**  
AVERAGE SALES PRICE

**16**   
DAYS ON MARKET

 **478**  
CURRENT LISTING  
INVENTORY

**778**   
CLOSED SALES

*September 2020, as compared to September 2019. Information pulled on 10/8/2020*

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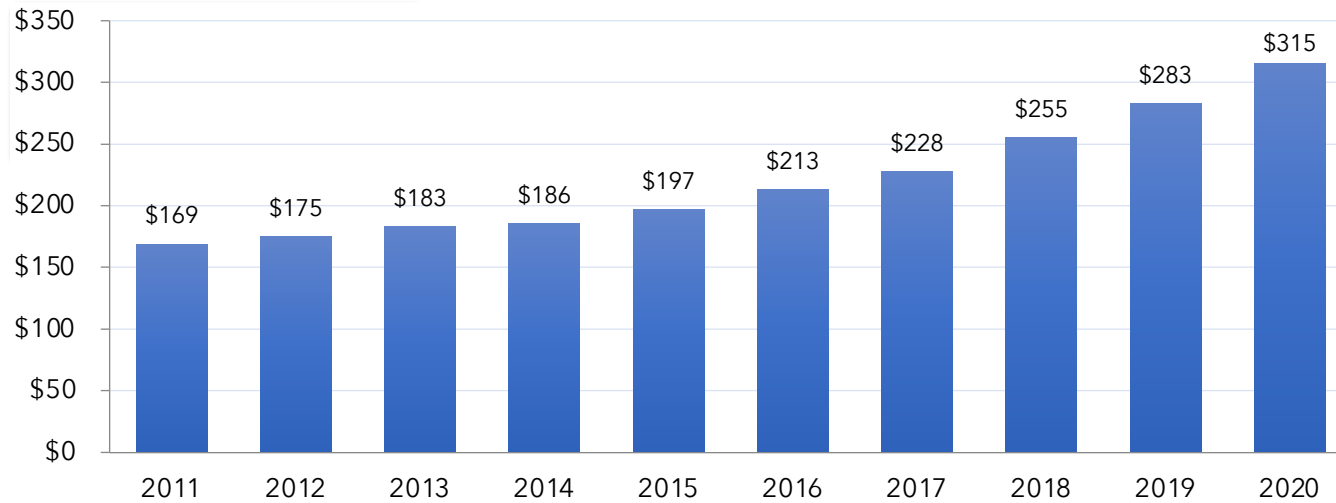


# ANNUAL AVERAGE SALES PRICE

## SEPTEMBER 2020 YTD

SPOKANE, WA

*Year-to-date average. Total shown in \$Tbousands.  
Information pulled on 10/1/2020*



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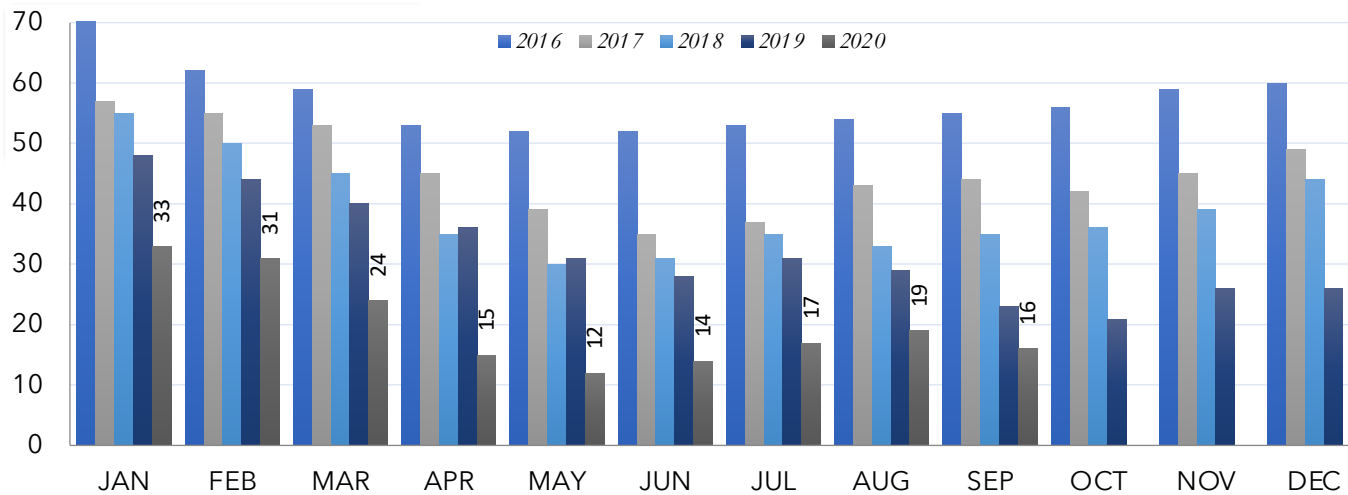
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# AVERAGE DAYS ON MARKET

SEPTEMBER 2020

SPOKANE, WA

*Information pulled on 10/1/2020*



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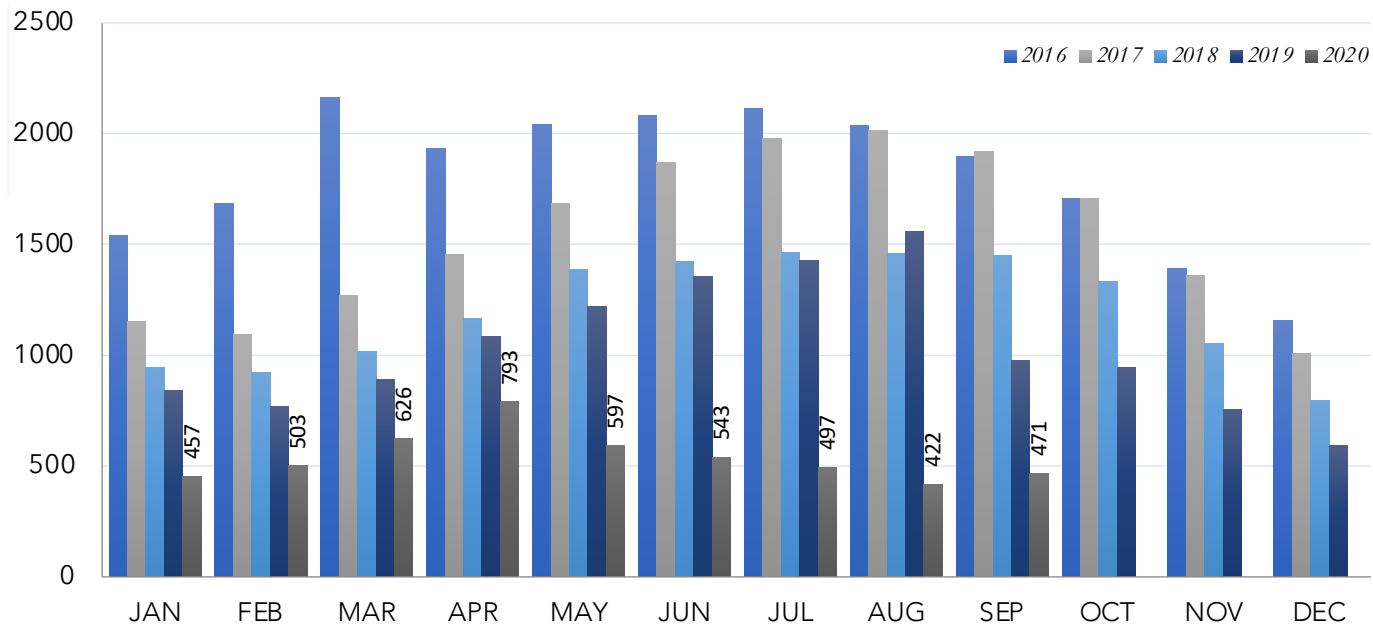


# ACTIVE RESIDENTIAL LISTINGS

SEPTEMBER 2020 YTD

SPOKANE, WA

*January 2020 reflects new system of contingent properties now reported as pending instead of active. Information pulled on 10/1/2020*



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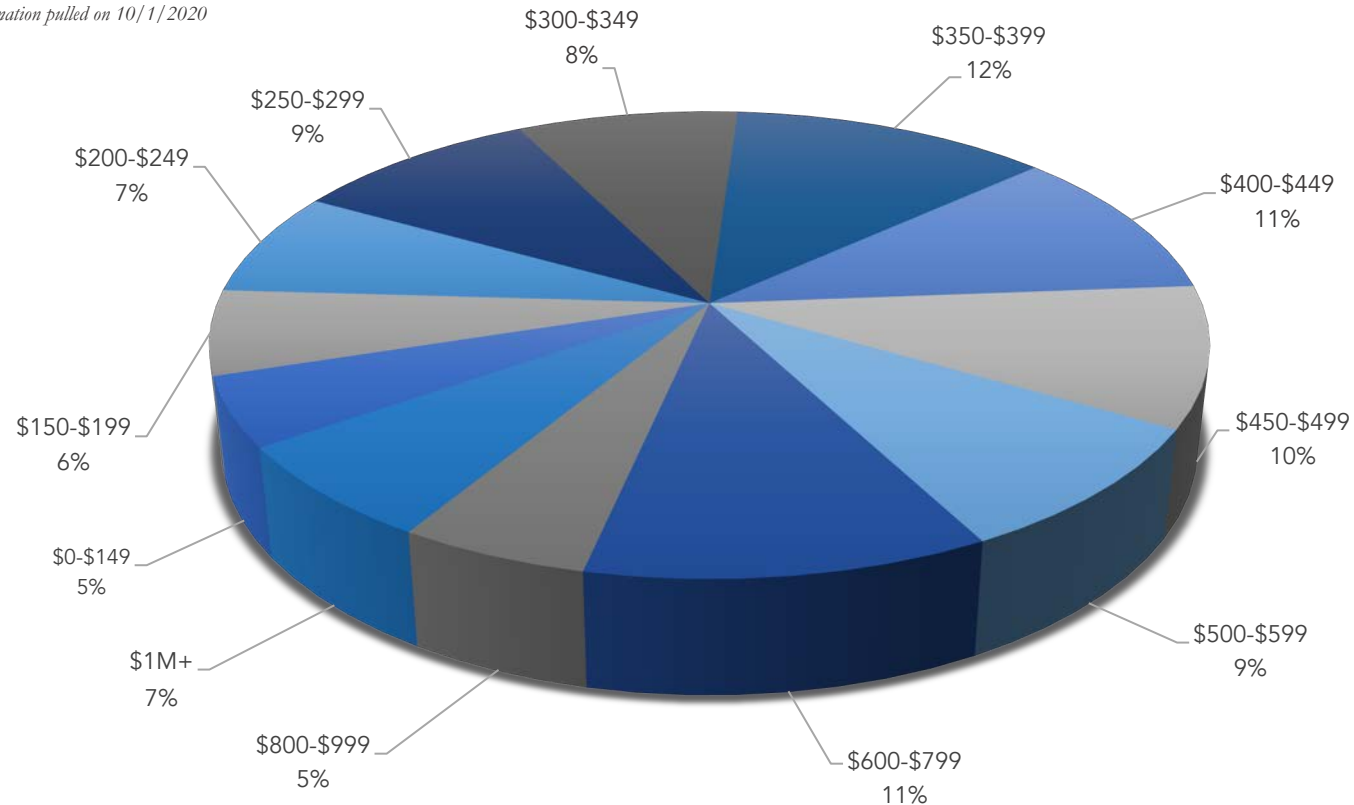
## ACTIVE LISTINGS BY PRICE RANGE

SEPTEMBER 2020

SPOKANE, WA

Information pulled on 10/1/2020

PRICE RANGE	#
\$0-\$149,999	31
\$150,000-\$199,999	38
\$200,000-\$249,999	47
\$250,000-\$299,999	61
\$300,000-\$349,999	55
\$350,000-\$399,999	79
\$400,000-\$449,999	68
\$450,000-\$499,999	63
\$500,000-\$599,999	57
\$600,000-\$799,999	72
\$800,000-\$999,999	34
\$1,000,000+	43
<b>TOTAL</b>	<b>648</b>



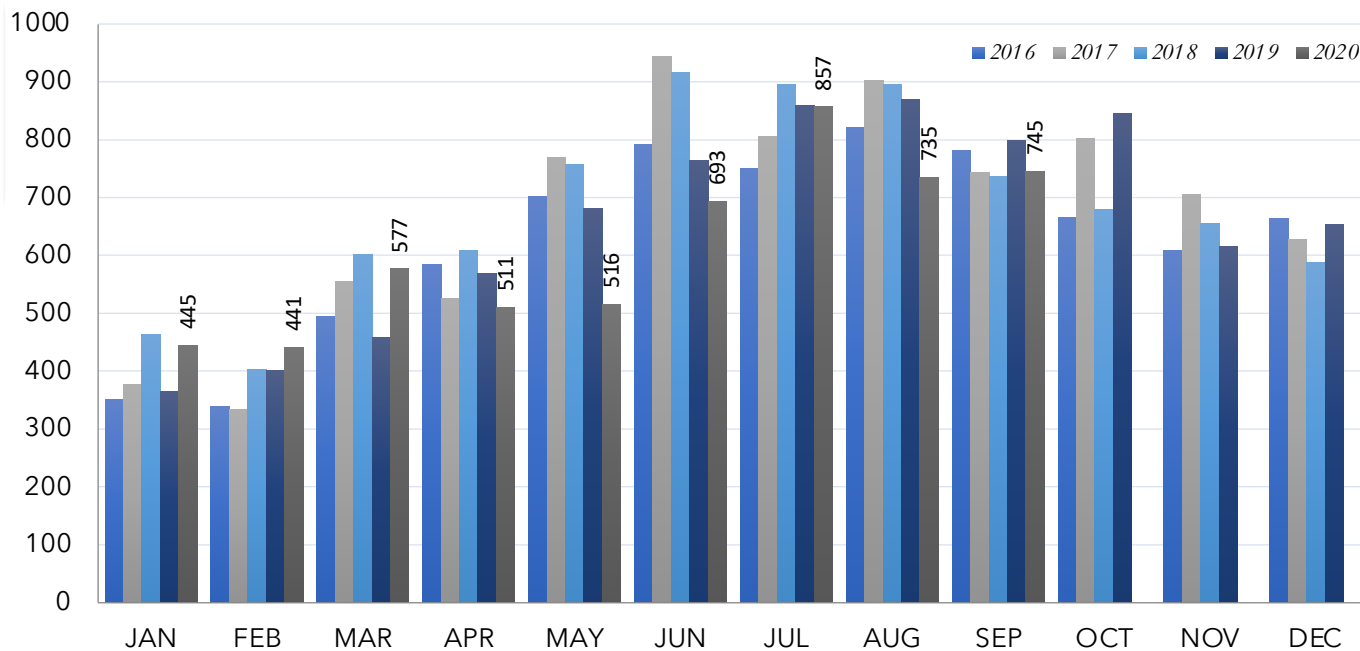


# RESIDENTIAL CLOSED SALES

AS OF SEPTEMBER 2020

SPOKANE, WA

*Total units closed per month. Information pulled on 10/1/2020*



SEPTEMBER 2020

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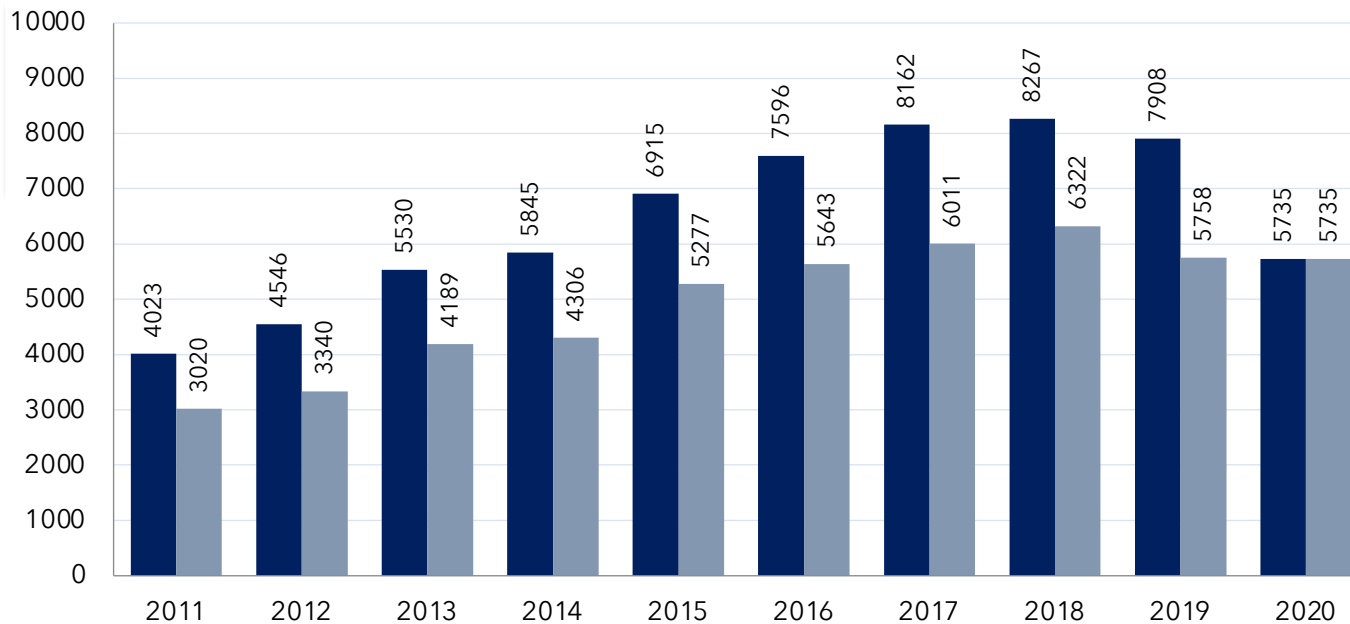
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# ANNUAL RESIDENTIAL SALES

## SEPTEMBER 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 10/1/2020*



SEPTEMBER 2020

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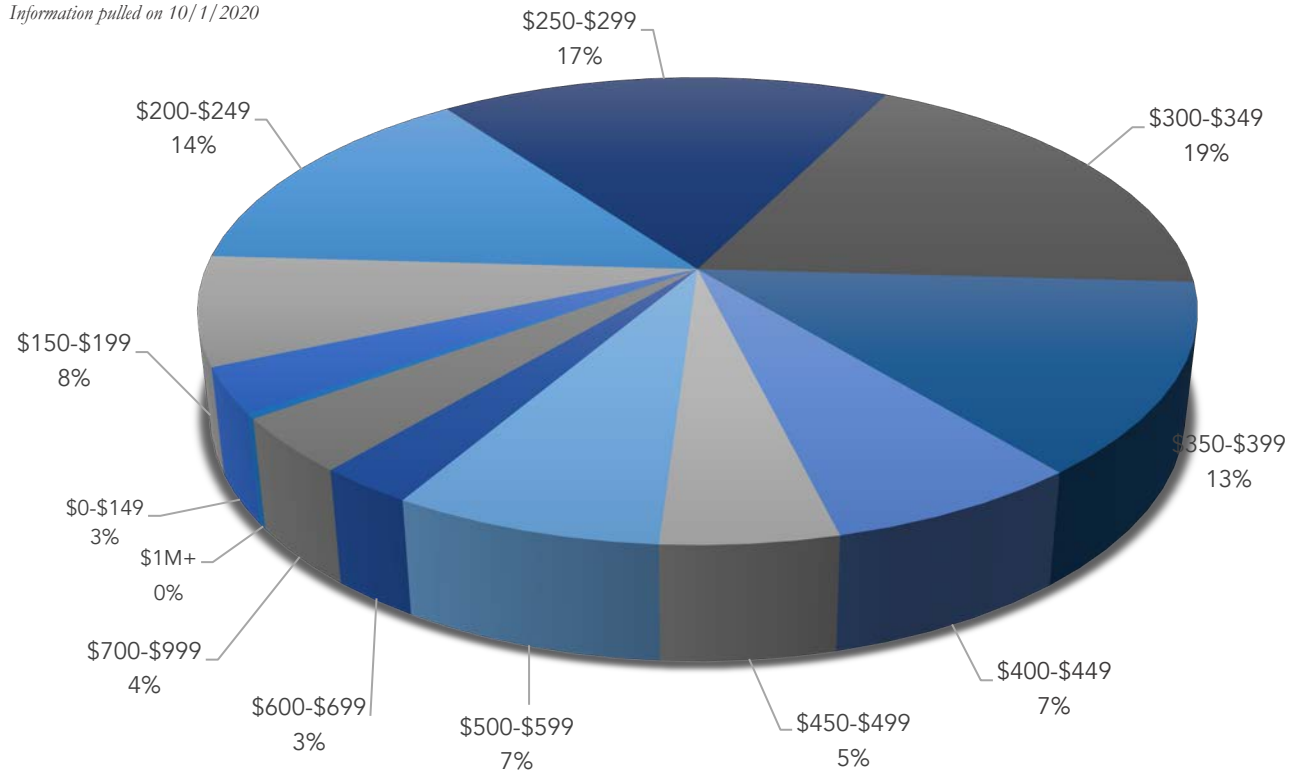
## SOLD LISTINGS BY PRICE RANGE

SEPTEMBER 2020

SPOKANE, WA

*Information pulled on 10/1/2020*

PRICE RANGE	#
\$0-\$149,999	27
\$150,000-\$199,999	65
\$200,000-\$249,999	122
\$250,000-\$299,999	149
\$300,000-\$349,999	160
\$350,000-\$399,999	114
\$400,000-\$449,999	61
\$450,000-\$499,999	42
\$500,000-\$599,999	64
\$600,000-\$699,999	23
\$700,000-\$999,999	33
\$1,000,000+	3
<b>TOTAL</b>	<b>863</b>

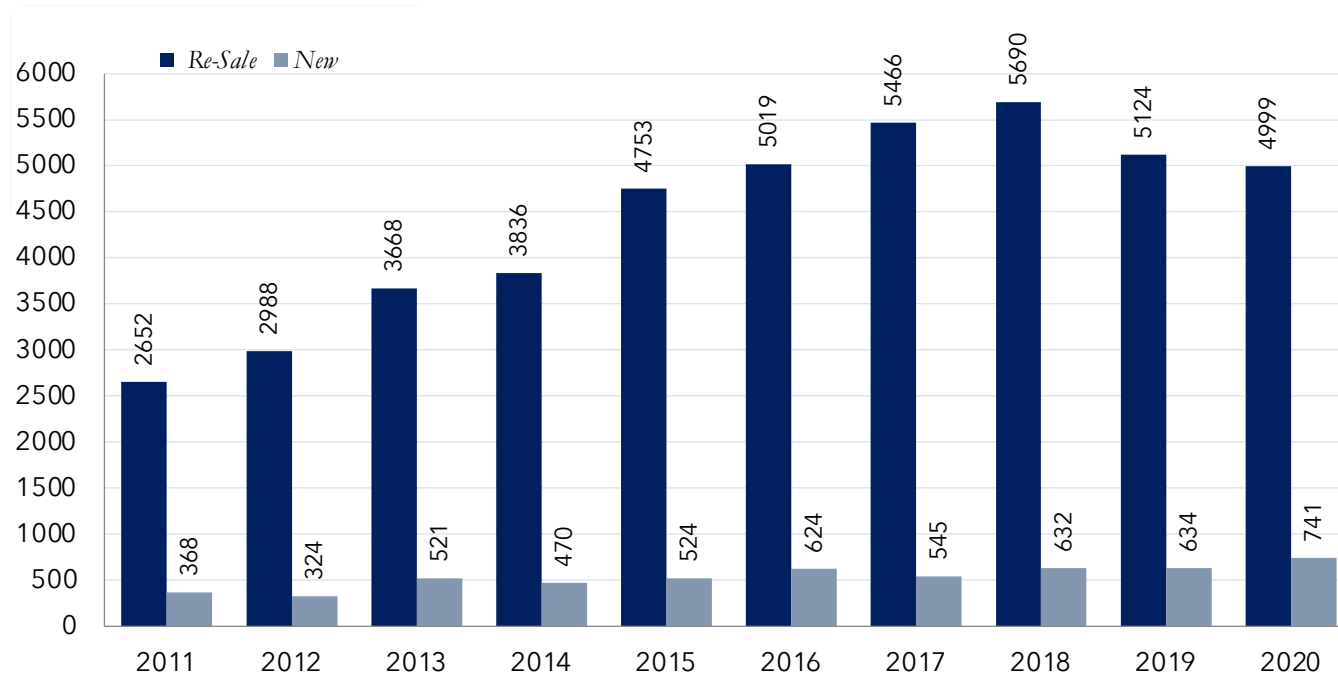


# RESIDENTIAL CLOSED SALES RE-SALE VS NEW CONSTRUCTION

SEPTEMBER 2020 YTD

SPOKANE, WA

*Total units closed, annually and year-to-date. Information pulled on 10/1/2020*



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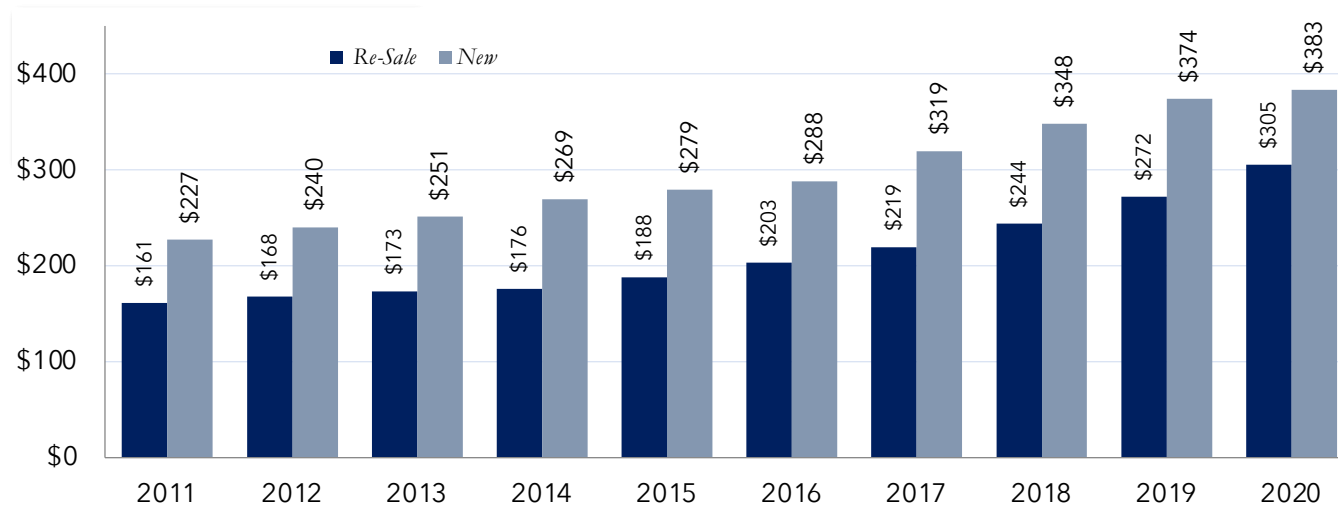
# ANNUAL AVERAGE SALES PRICE

## RE-SALE VS NEW CONSTRUCTION

SEPTEMBER 2020 YTD

SPOKANE, WA

*Total shown in \$Tbousands. Information pulled on 10/1/2020*



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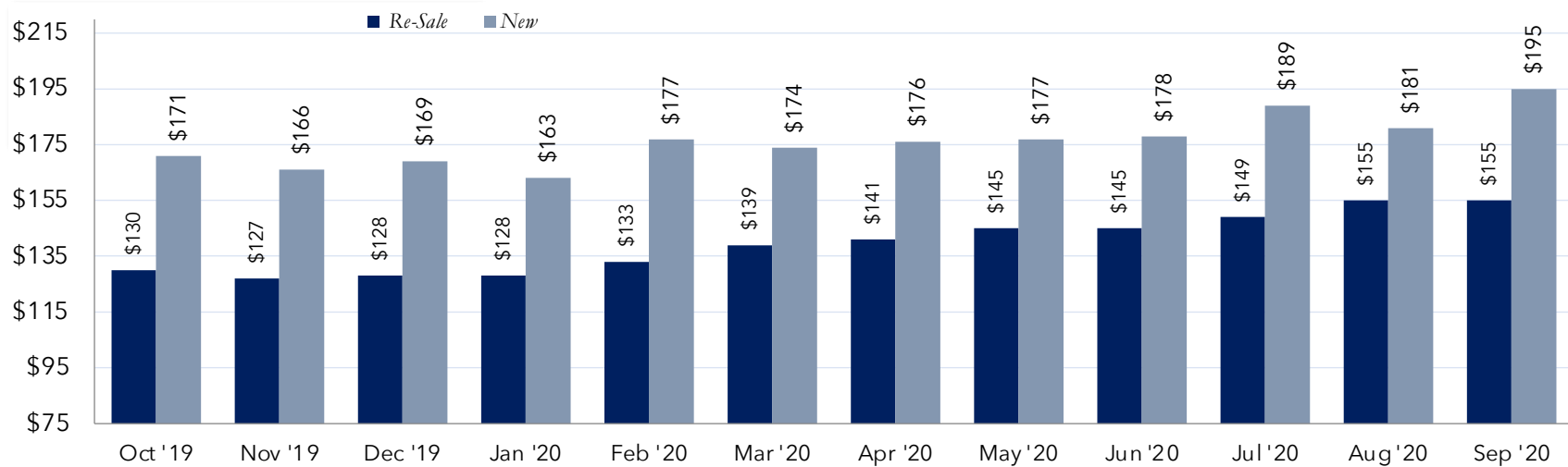
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# AVERAGE PRICE PER SQUARE FOOT

## RE-SALE VS NEW CONSTRUCTION

SPOKANE, WA

Information pulled on 10/9/2020



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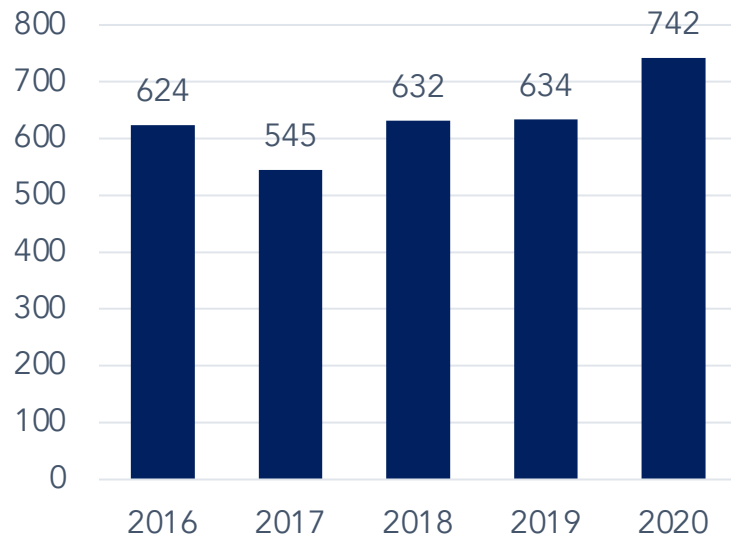


## ANNUAL NEW CONSTRUCTION SALES

SEPTEMBER 2020 YTD

SPOKANE, WA

*Total units closed. Information pulled on 10/1/2020*

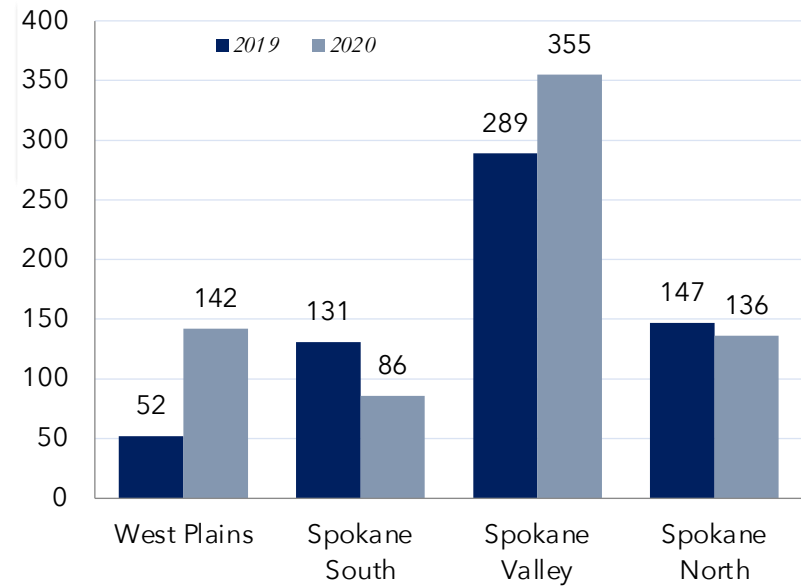


## COMPARISON NEW CONSTRUCTION SALES

2019 VS 2020 YTD

SPOKANE, WA

*Total units closed. Information pulled on 10/1/2020*



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# SUPPLY AND DEMAND

3<sup>RD</sup> QUARTER 2020

SPOKANE, WA

*Number of listings on market on day of report includes Contingent.  
Report includes all Residential, Site Built, Condo, and MH w/  
Land in Spokane County.  
Information pulled on 10/7/2020*

Price Range	Residential Sold in Period	Residential Active Listings 10/7/20	Residential Listed in Period	Months of Inventory	DOM for Closed Sales
0 - \$79,999	19	0	19	0	27
\$80,000 - 99,999	32	2	31	0.56	33
\$100,000- 119,999	65	1	67	0.13	22
\$120,000- 139,999	95	5	107	0.47	17
\$140,000- 159,999	129	6	136	0.41	18
\$160,000- 179,999	244	9	272	0.33	13
\$180,000 - 199,999	313	8	358	0.23	12
\$200,000 - 219,999	358	7	383	0.17	12
\$220,000 - 239,999	416	10	483	0.21	11
\$240,000 - 259,999	486	29	553	0.53	11
\$260,000 - 279,999	486	23	569	0.42	14
\$280,000 - 299,999	450	29	570	0.58	12
\$300,000 - 319,999	398	22	459	0.49	16
\$320,000 - 339,999	437	24	537	0.49	22
\$340,000 - 359,999	322	23	441	0.64	22
\$360,000 - 379,999	297	23	380	0.69	23
\$380,000 - 399,000	240	32	347	1.2	30
\$400,000 - 419,999	181	15	235	0.74	20
\$420,000 - 439,999	170	27	249	1.4	29
\$440,000 - 459,999	128	26	203	1.8	21
\$460,000 - 479,999	89	15	136	1.5	28
\$480,000 - 499,999	75	20	134	2.4	28
\$500,000 - 519,999	71	3	94	0.38	33
\$520,000 - 539,999	60	9	96	1.3	38
\$540,000 - 559,999	57	10	84	1.6	35
\$560,000 - 579,999	37	5	53	1.2	18
\$580,000 - 599,999	40	10	58	2.3	35
\$600,000 - 619,999	23	4	32	1.6	48
\$620,000 - 639,999	20	5	33	2.3	23
\$640,000 - 659,999	22	3	33	1.2	44
\$660,000 - 679,999	22	6	34	2.5	37
\$680,000 - 699,999	17	3	30	1.6	52
\$700,000 - 749,999	28	6	56	1.9	35
\$750,000 - 799,999	13	7	35	4.8	23
\$800,000 - 849,999	10	3	14	2.7	32
\$850,000 - 899,999	9	5	17	5	48
\$900,000 - 949,999	3	2	7	6	75
\$950,000 - 999,999	2	4	11	18	12
\$1000000 +	11	13	42	10.6	30
<b>Totals</b>	<b>5,871</b>	<b>445</b>	<b>7,398</b>	<b>0.68</b>	<b>19</b>

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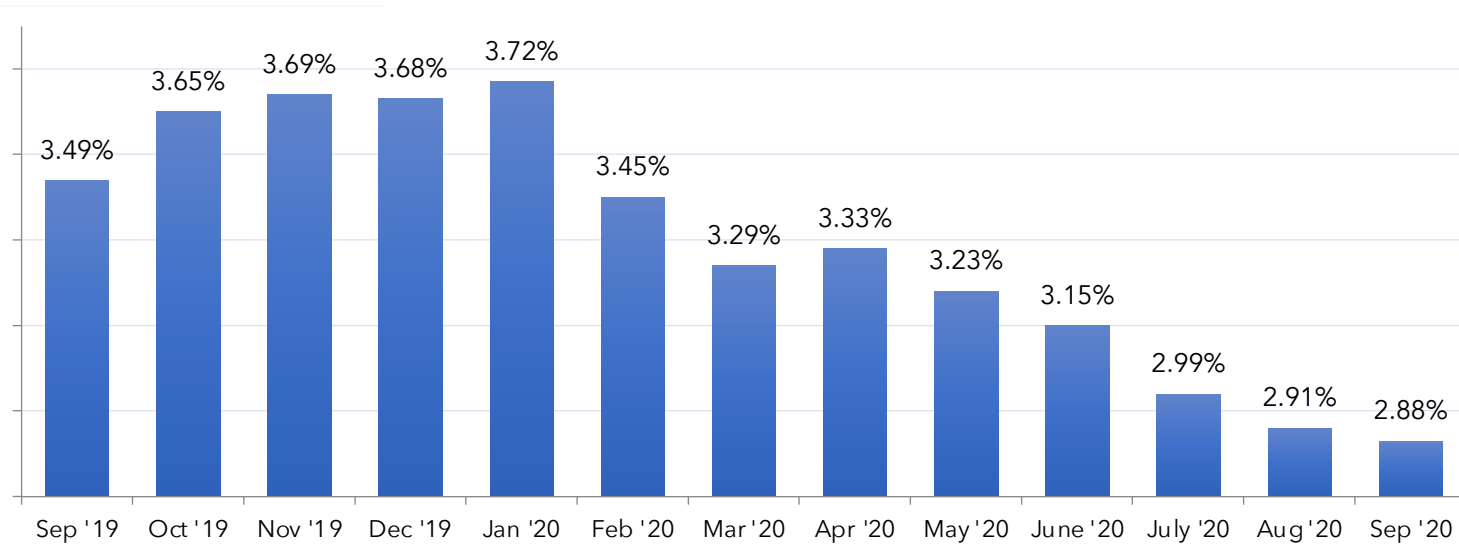


# MONTHLY MORTGAGE RATES

## 30-YEAR FIXED MORTGAGE

SPOKANE, WA

*Presented by Directors Mortgage  
Information pulled on 10/1/2020*



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CBSPOKANE.COM



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