

2026



COLDWELL BANKER  
TOMLINSON

# Monthly Market Report

Spokane County | **March 2026**



Average Sales Price

# \$459,195

Up 7.3% from prior month  
Up 3.6% from prior year

Current Listing Inventory

# 1,081

Up 4.8% from prior month  
Up 25.0% from prior year

Median Days On Market

# 21

Down 6.8% from prior month  
Up 28.1% from prior year

Median Sales Price

# \$415,000

Up 2.5% from prior month  
Down 0.7% from prior year

Residential Closed Sales

# 450

Up 22.0% from prior month  
Up 4.4% from prior year

Annual Residential Closed Sales

# 1,120

Up 2.2% from prior year

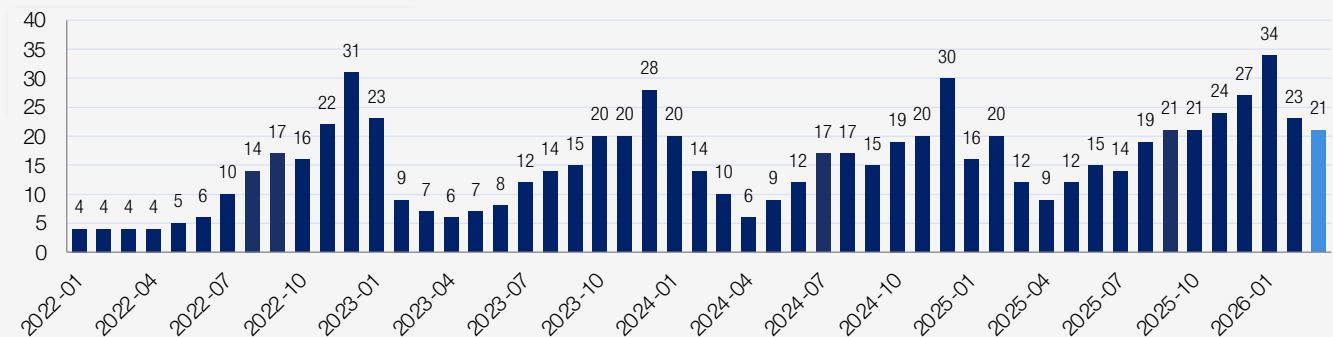
Information pulled on 4/5/2026

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 4/5/2026. By month dating from March 2022 to March 2026.

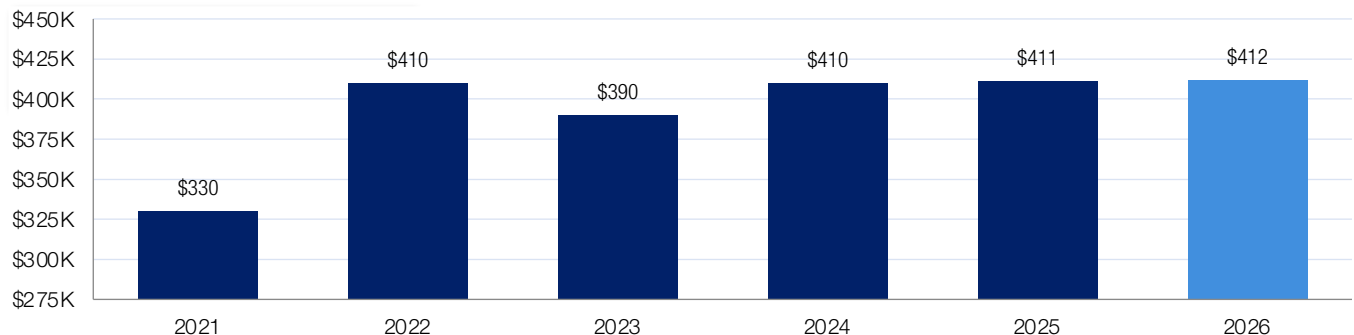
Days on Market is the median number of days between when a property is listed and the contract date.



## Annual Median Sales Price

Year-to-date as of March.

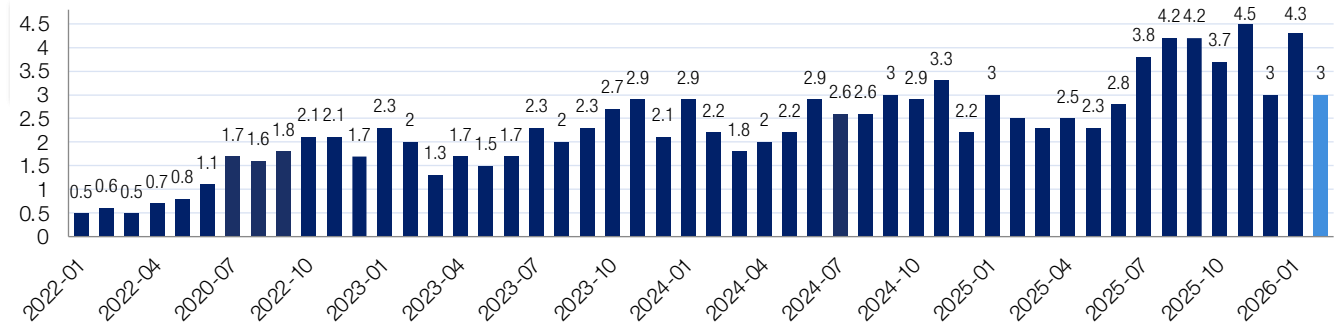
Median Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



# Months Supply of Inventory

As of 4/5/2026. By month dating from March 2022 to March 2026.

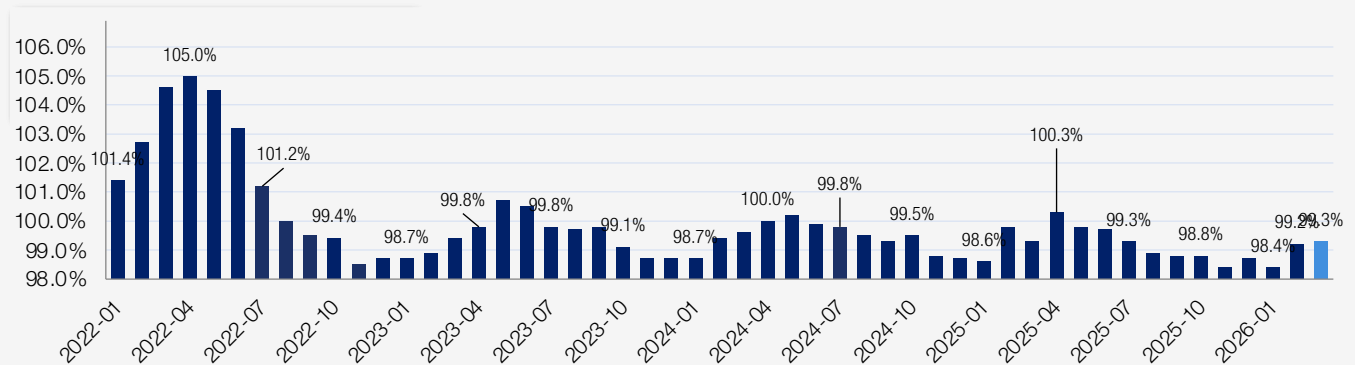
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



# Sale-to-List Price Ratio

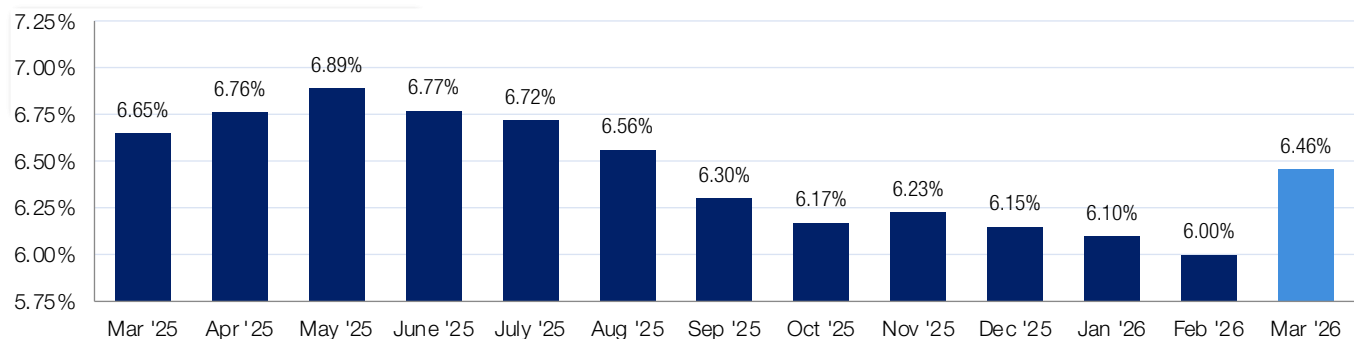
As of 4/5/2026. By month dating from March 2022 to March 2026.

Sale-to-List Price Ratio is the average of sales price divided by the final list price expressed as a percentage.



# Monthly Mortgage Rates

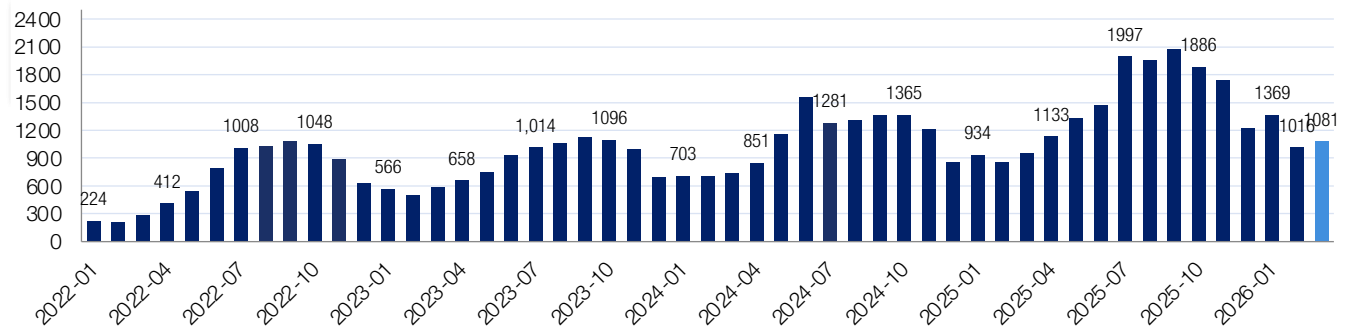
Monthly 30-year fixed mortgage rates highlighting the week ending Thursday, March 5, 2026.



# Active Residential Listings

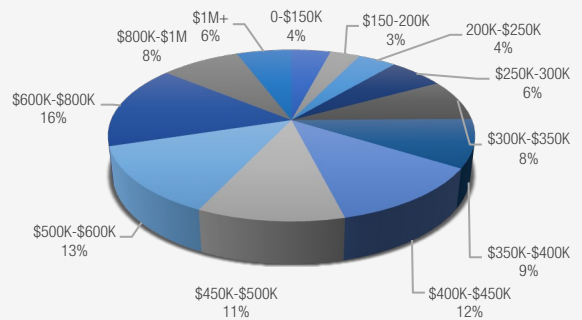
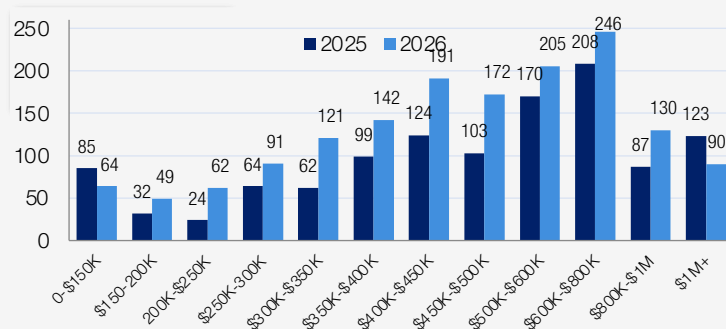
As of 4/5/2026. By month dating from March 2022 to March 2026.

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

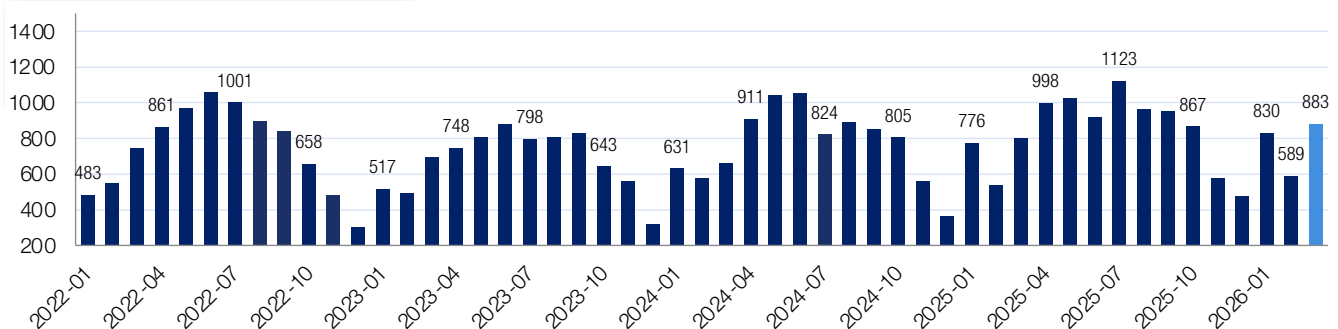
As of 4/5/2026.



# New Residential Listings

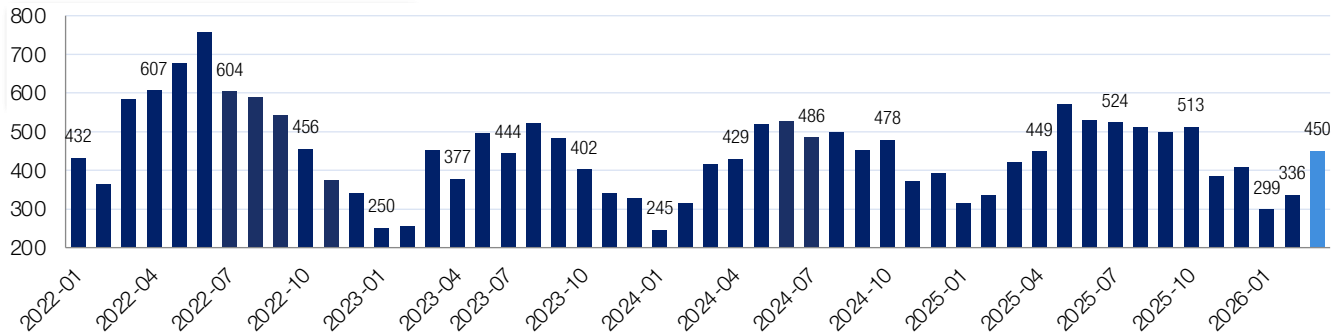
As of 4/5/2026. By month dating from March 2022 to March 2026.

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



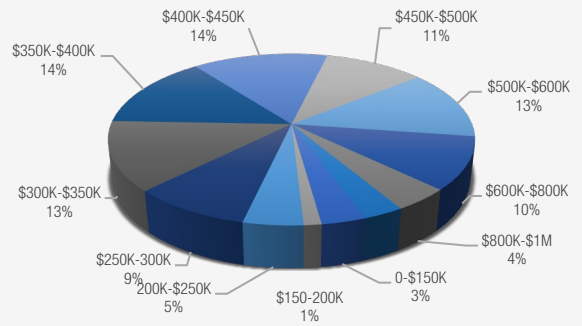
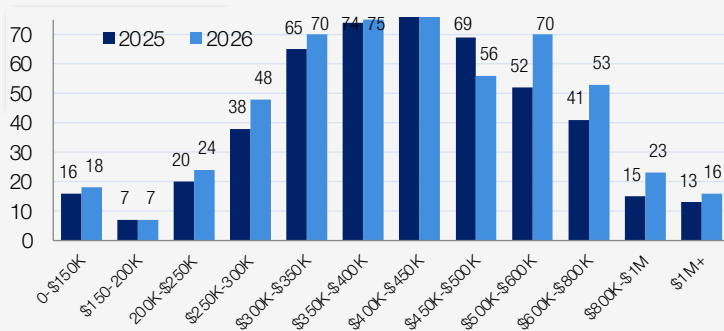
# Residential Closed Sales

As of 3/4/2026. By month dating from March 2022 to March 2026.  
 Closed Sales is the number of properties sold.



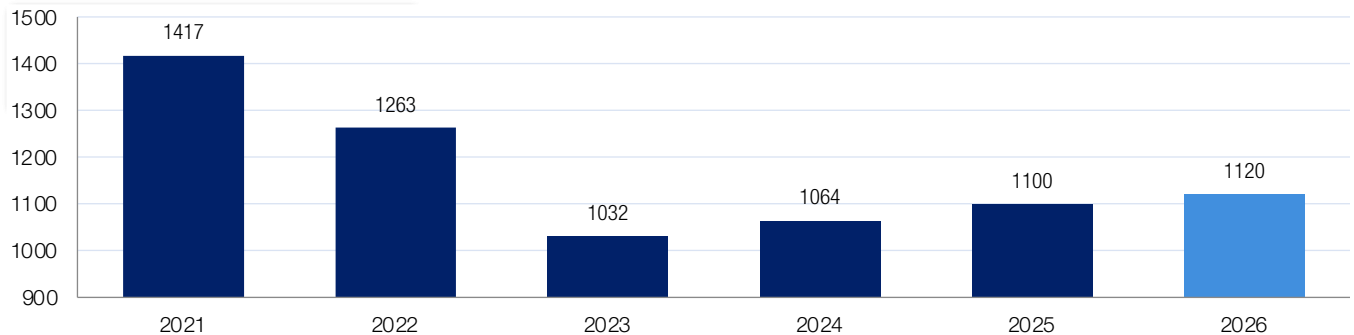
# Sold Listings By Price Range

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



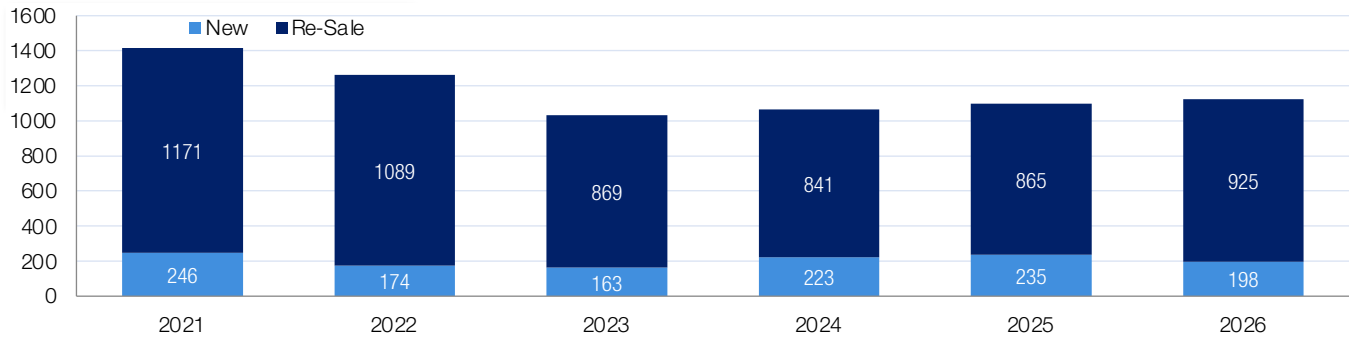
# Annual Residential Closed Sales

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



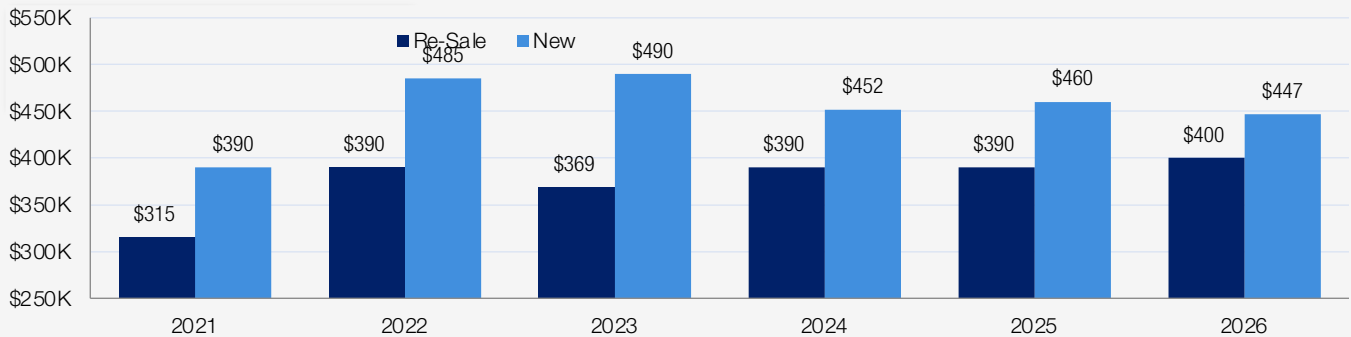
# Annual Residential Closed Sales

Year-to-date Re-Sale vs New Construction as of March.  
*Closed Sales is the number of properties sold.*



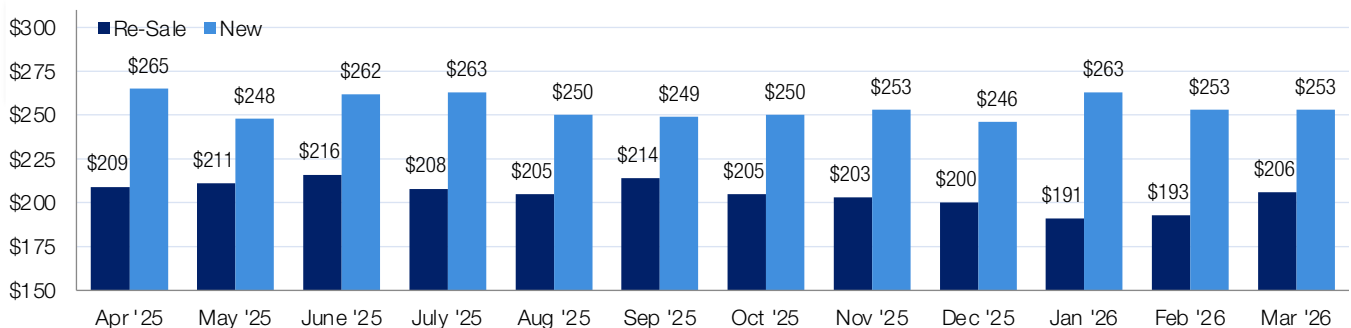
# Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of March.  
*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 4/5/2026. Monthly Re-Sale vs New Construction comparison.  
*Price per Square Foot is the mid-point (median) PPSF of all closed listings.*



# WE'VE GOT THE LOAN TO GET YOU HOME



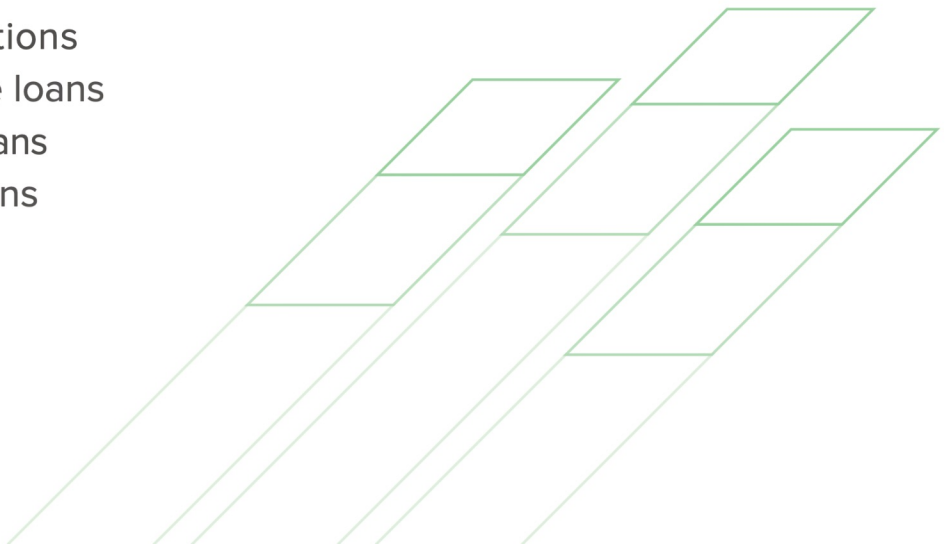
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The information in this report is compiled from a report given by the Spokane Association of REALTORS® and to the best of our knowledge is accurate and current.

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