

SPOKANE COUNTY

Monthly Home Sales Report

July 2026



SALES UP 6.5%

Closed sales of single family homes on less than one acre including condos for July 2026 total 541 compared to July 2025 when the total was 508.



AVERAGE PRICE UP 0.7%

The average closed price for July 2026 was \$471,684 compared to July 2025 when the average price was \$468,212.



MEDIAN PRICE DOWN 1.3%

The median closed price for July 2026 was \$429,450 compared to July 2025 when the median price was \$435,000.



INVENTORY UP 7.9%

Inventory as of this report totals 1,697 properties which represents 3.2 months supply. Last year at this time supply was at 3.1 months supply.

Note: Months supply based on closed sales for July



NEW LISTINGS DOWN 2.3%

The number of new listings in July 2026 was 945, compared to July 2025 when 967 new listings were reported.

Information pulled on 8/5/2026. 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.