

2026



COLDWELL BANKER
TOMLINSON

Monthly Market Report

Spokane County | July 2026



Average Sales Price

\$471,684

Up 2.1% from prior month
Up 0.7% from prior year

Current Listing Inventory

1,697

Up 7.9% from prior month
Up 9.8% from prior year

Median Days On Market

16

Up 33.3% from prior month
Up 23.1% from prior year

Median Sales Price

\$429,450

Down 0.1% from prior month
Down 1.3% from prior year

Residential Closed Sales

541

Down 12.3% from prior month
Up 6.5% from prior year

Annual Residential Closed Sales

3,239

Up 5.6% from prior year

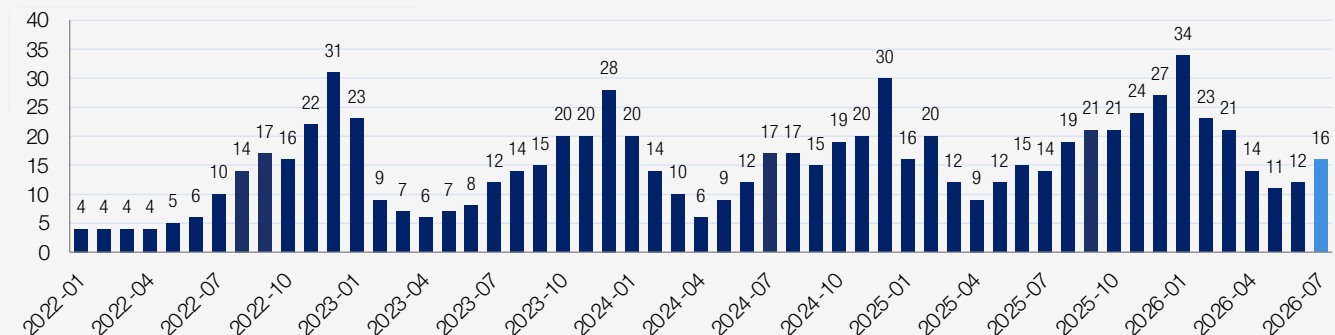
Information pulled on 8/5/2026

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.

Median Days On Market

As of 8/5/2026. By month dating from July 2022 to July 2026.

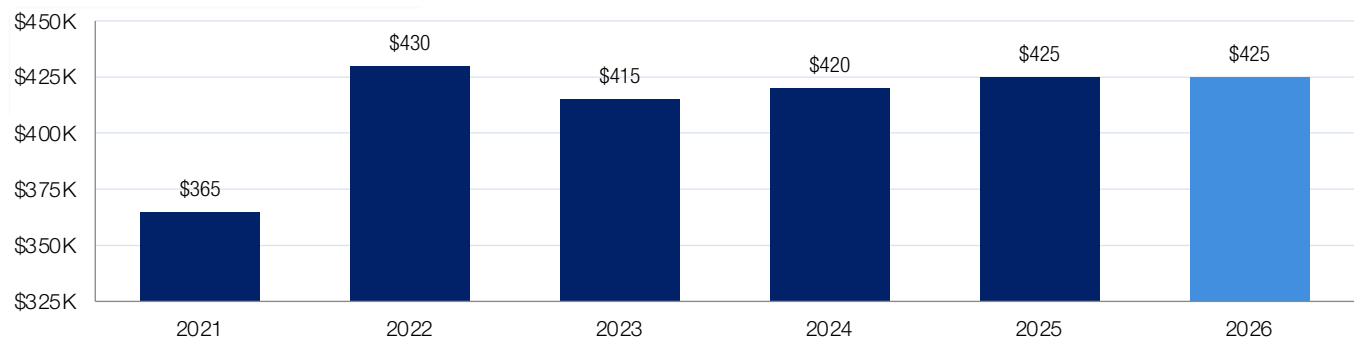
Days on Market is the median number of days between when a property is listed and the contract date.



Annual Median Sales Price

Year-to-date as of July.

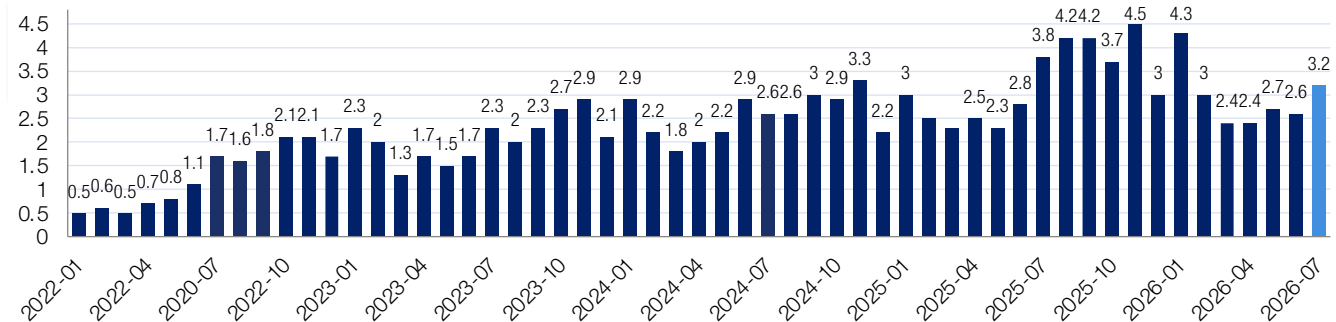
Median Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Months Supply of Inventory

As of 8/5/2026. By month dating from July 2022 to July 2026.

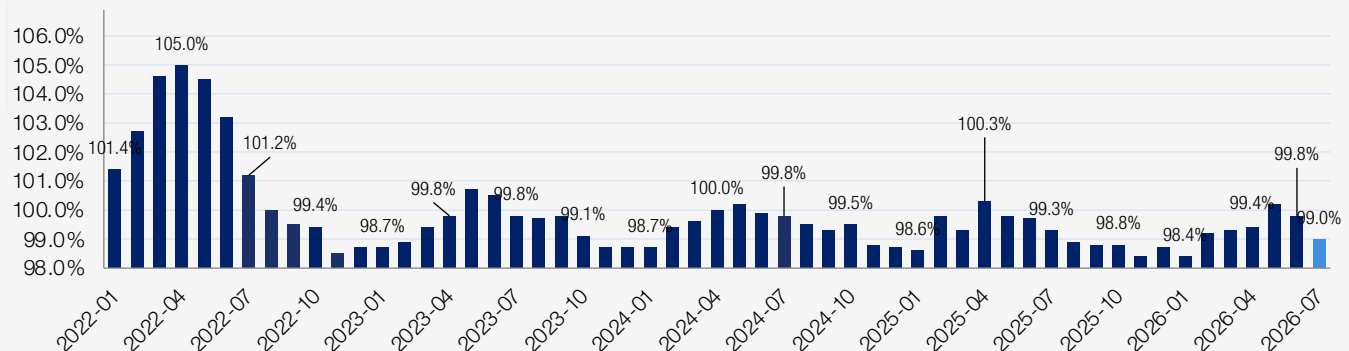
Months Supply of Inventory is the number of months it would take to sell the available inventory at the current rate.



Sale-to-List Price Ratio

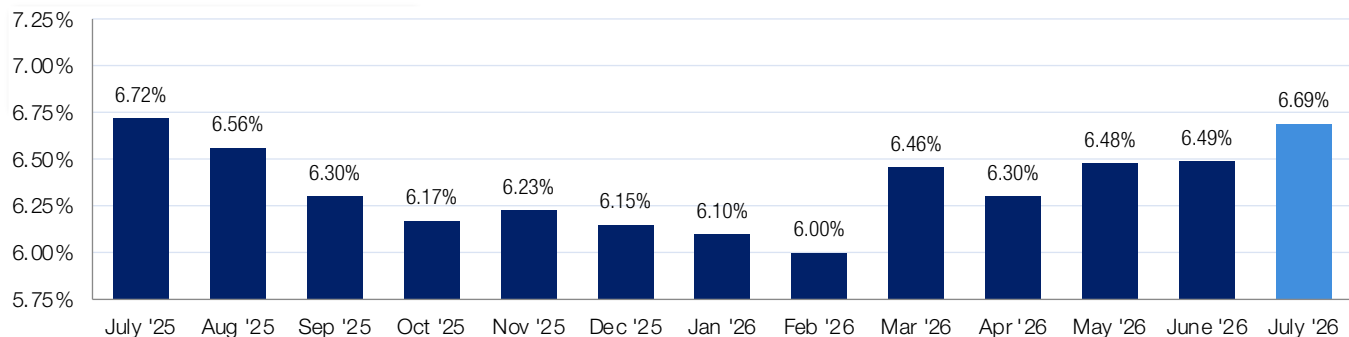
As of 8/5/2026. By month dating from July 2022 to July 2026.

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



Monthly Mortgage Rates

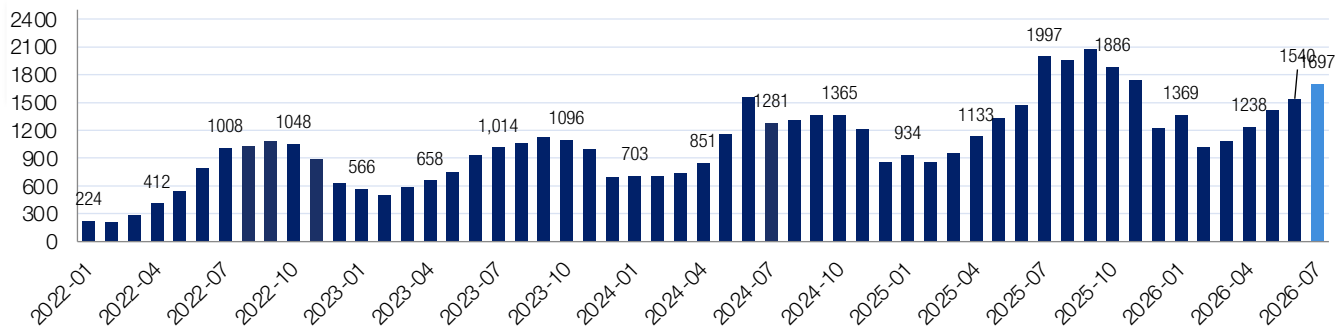
Monthly 30-year fixed mortgage rates highlighting the week ending Thursday, August 6, 2026.



Active Residential Listings

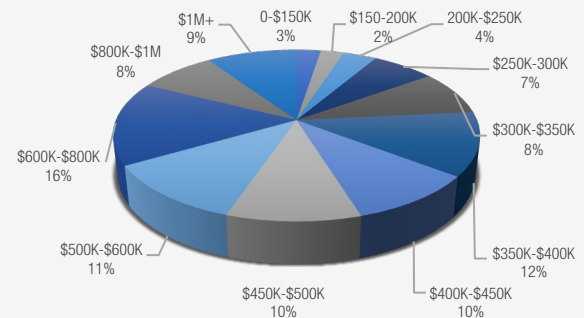
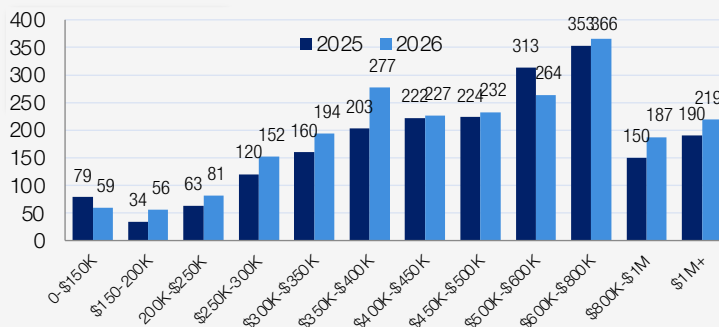
As of 8/5/2026. By month dating from July 2022 to July 2026.

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

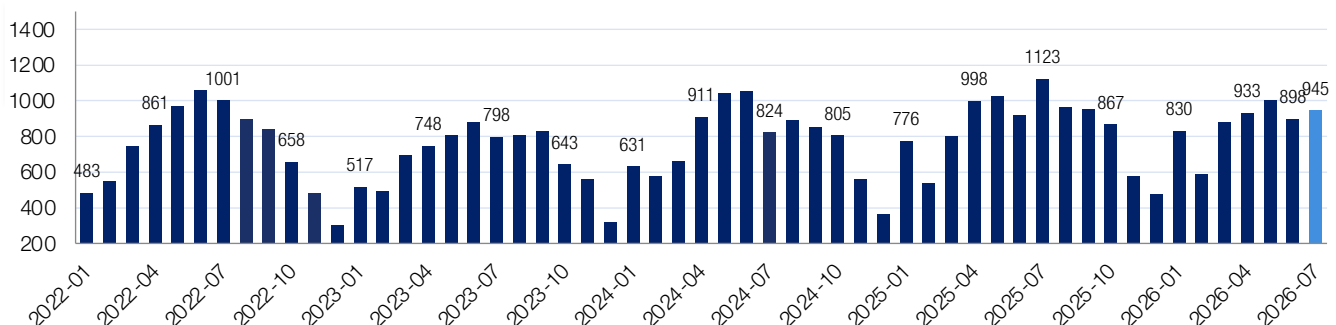
As of 8/5/2026.



New Residential Listings

As of 8/5/2026. By month dating from July 2022 to July 2026.

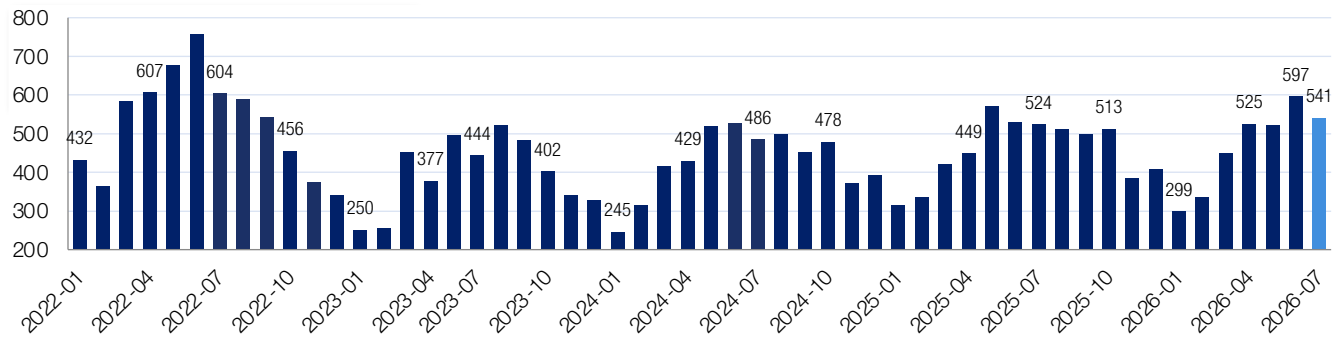
New Listings is the number of properties listed regardless of current status.



Residential Closed Sales

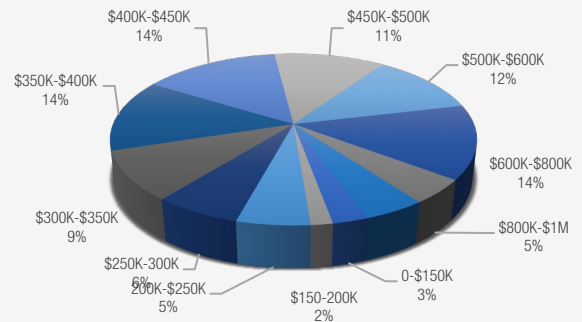
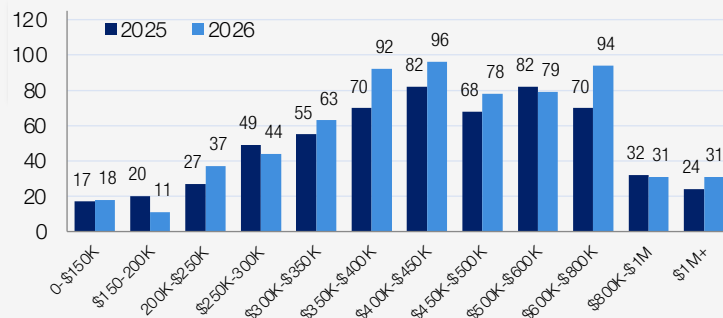
As of 8/5/2026. By month dating from July 2022 to July 2026.

Closed Sales is the number of properties sold.



Sold Listings By Price Range

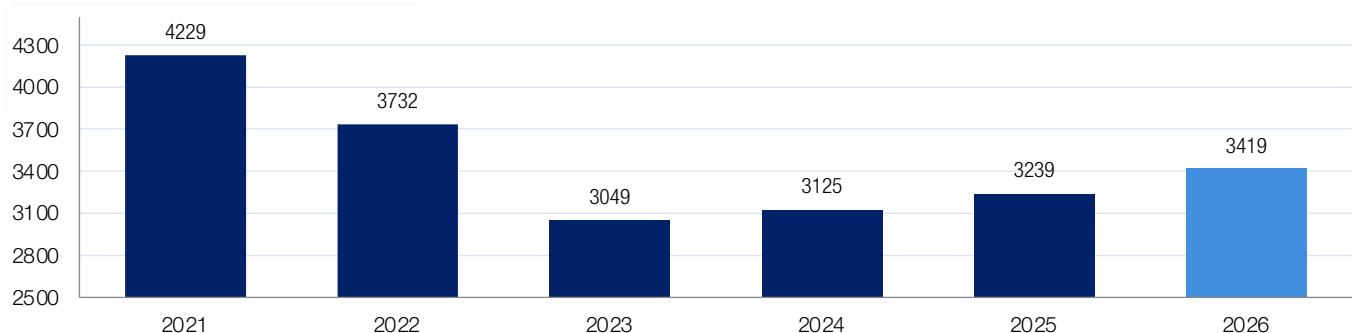
Year-over-year comparison for the month of July.



Annual Residential Closed Sales

Year-to-date as of July.

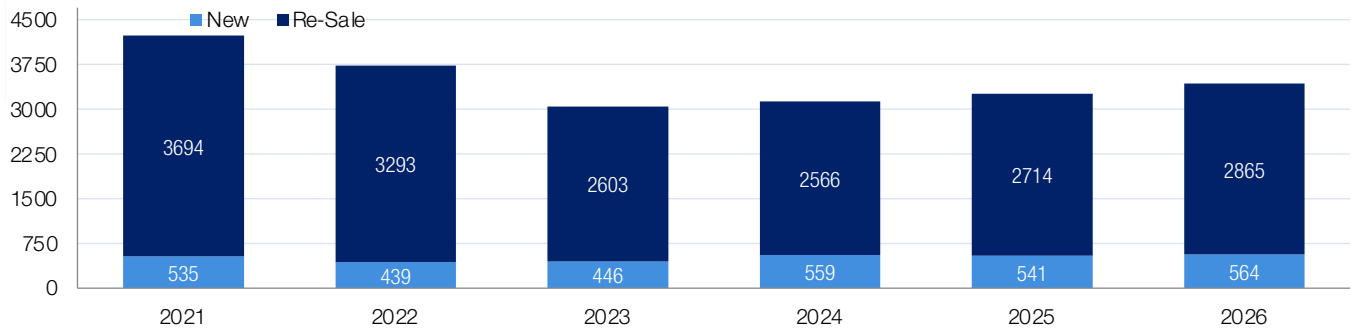
Closed Sales is the number of properties sold.



Annual Residential Closed Sales

Year-to-date Re-Sale vs New Construction as of July.

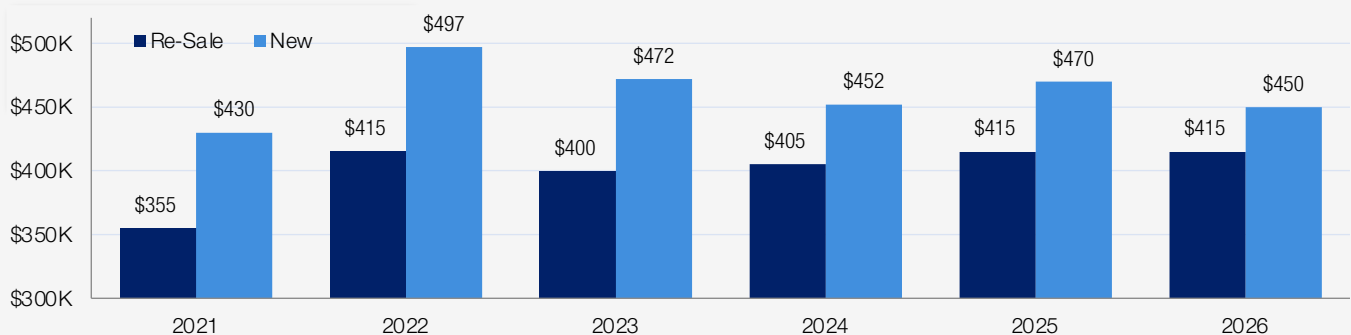
Closed Sales is the number of properties sold.



Annual Median Sales Price

Year-to-date Re-Sale vs New Construction as of July.

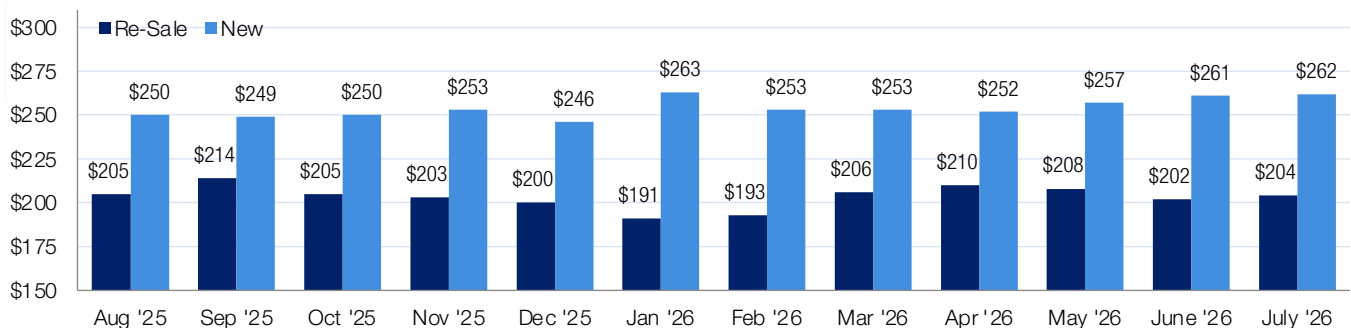
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.



Median Price Per Square Foot

As of 8/5/2026. Monthly Re-Sale vs New Construction comparison.

Price per Square Foot is the mid-point (median) PPSF of all closed listings.



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