

Greenacres 99016

ZIP code · WA · Washington · Spokane County

BUYER'S MARKET

\$476K

MEDIAN SALE PRICE

-55.3%

1-YR CHANGE

328

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



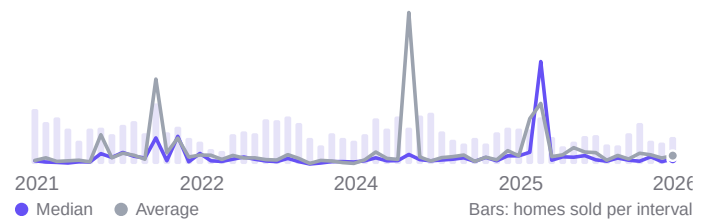
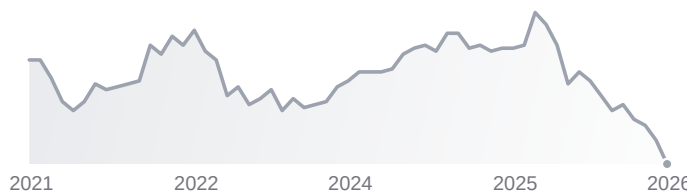
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$475K · Average \$535K

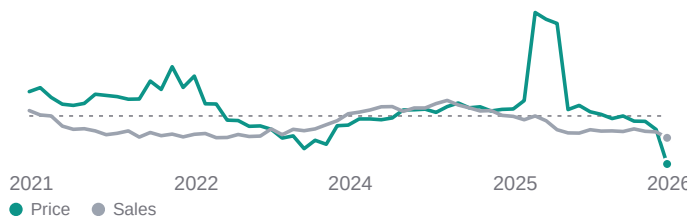


Growth (year over year)

Price -55.3% · Sales -25.1%

Price per square foot

\$276/ft²

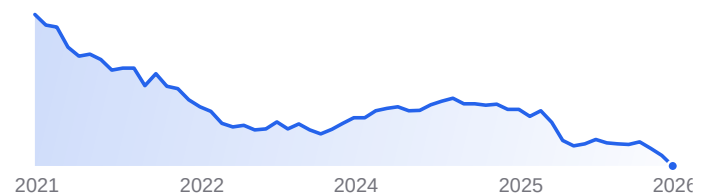
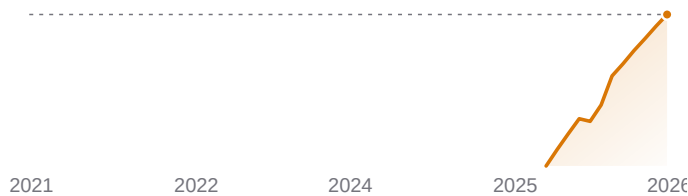


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

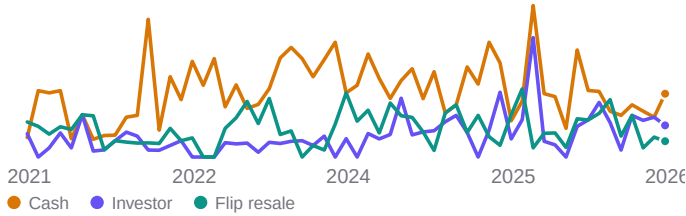
4.5%



BUYERS & OUTCOMES

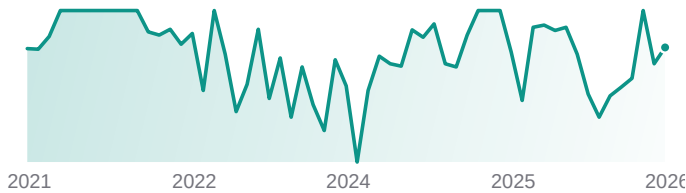
Buyer mix

Cash 28% · Investor 14% · Flip resale 6.9%



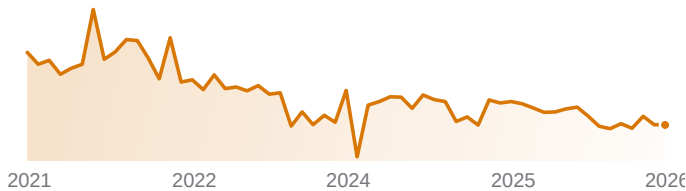
Sellers who sold at a gain

88%

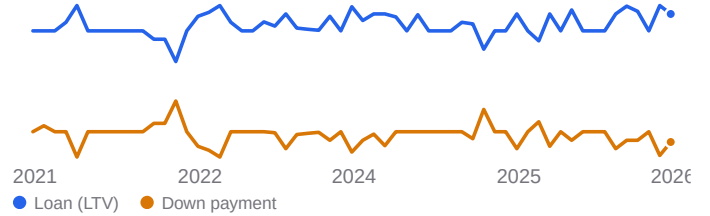


Median annualized return at resale

+5.0%

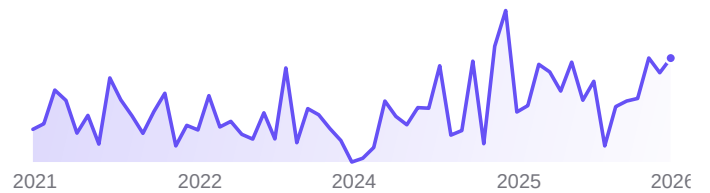


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



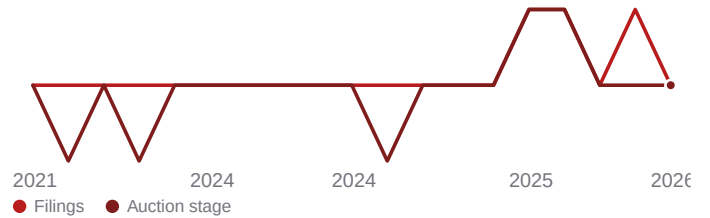
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,254
Median value (AVM)	\$534K
Median size	1,882 ft²
Median bedrooms	3
Median year built	2005
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	70%
Company owned	18%
Median loan-to-value	49%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	19,932
Density	774 / mi²
Median household income	\$98K
Average household income	\$119K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	69
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	9.8%
Unemployment	1.4%
Average temp	46°F
Annual precip	27 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.