

Spokane 99216

ZIP code · WA · Washington > Spokane County > Spokane

BALANCED MARKET

\$422K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

262

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



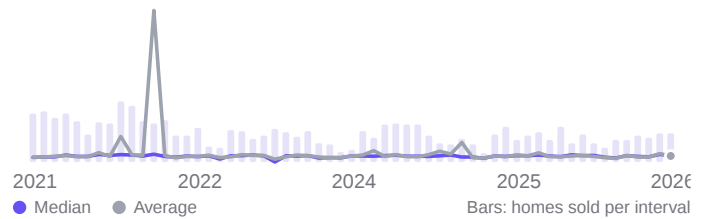
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$425K · Average \$411K

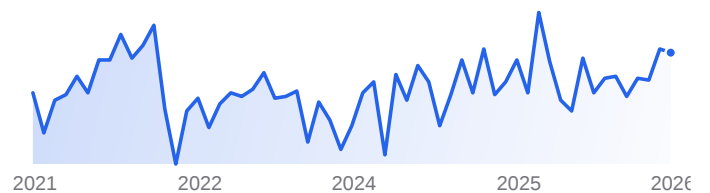
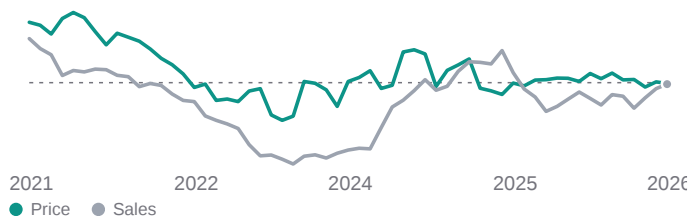


Growth (year over year)

Price -0.4% · Sales -0.8%

Price per square foot

\$237/ft²

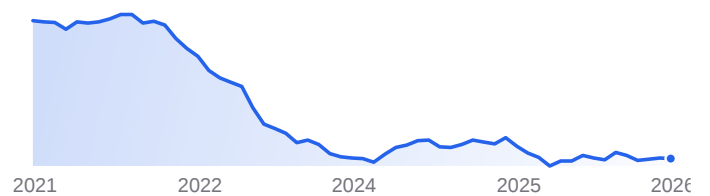
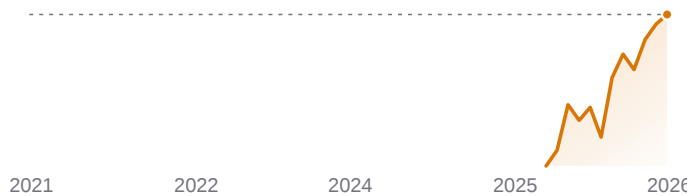


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

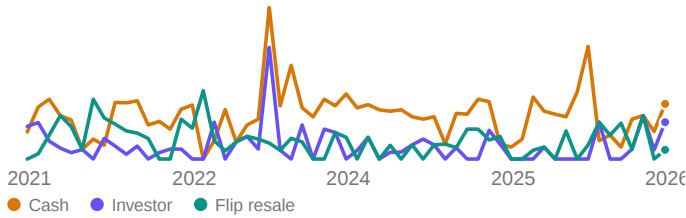
3.7%



BUYERS & OUTCOMES

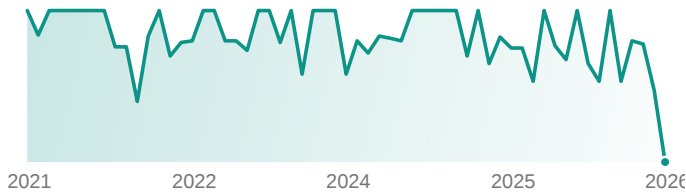
Buyer mix

Cash 23% · Investor 15% · Flip resale 3.8%



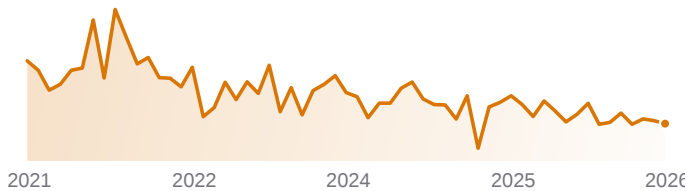
Sellers who sold at a gain

76%

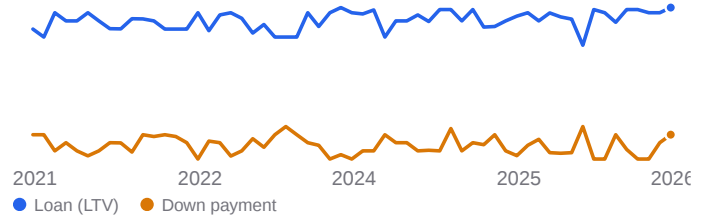


Median annualized return at resale

+4.8%

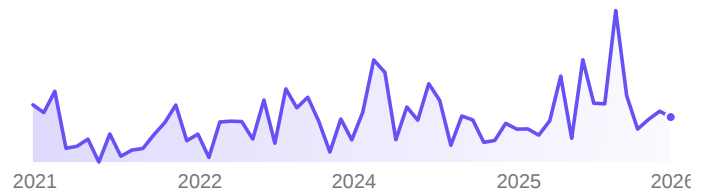


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



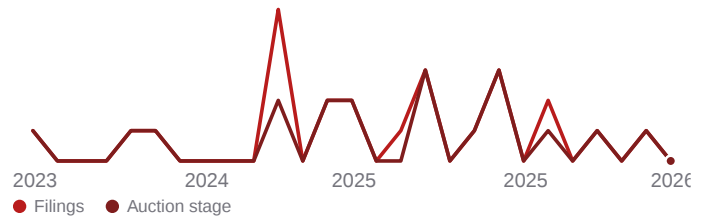
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,033
Median value (AVM)	\$402K
Median size	1,758 ft²
Median bedrooms	3
Median year built	1973
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	75%
Company owned	14%
Median loan-to-value	47%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	26,190
Density	1,984 / mi ²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	66
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	10.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	20 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.