

Spokane 99223

ZIP code · WA · Washington > Spokane County > Spokane

BALANCED MARKET

\$510K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

420

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



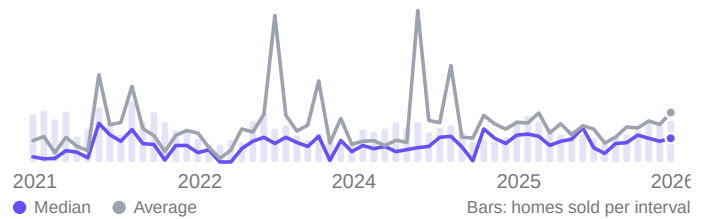
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$515K · Average \$640K

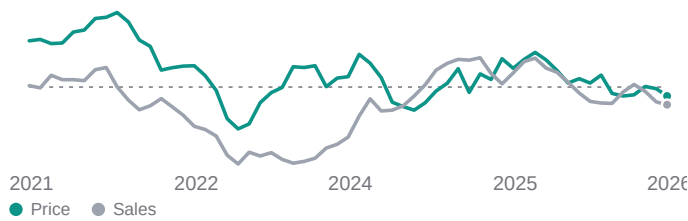


Growth (year over year)

Price -3.8% · Sales -7.5%

Price per square foot

\$250/ft²

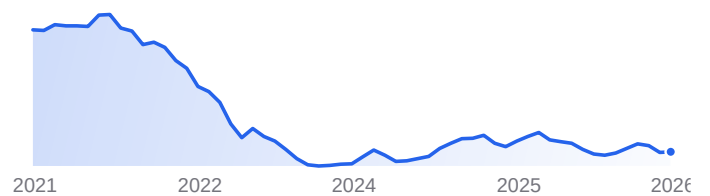
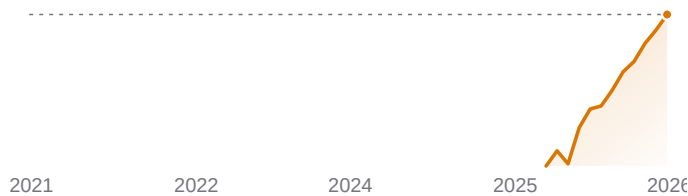


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

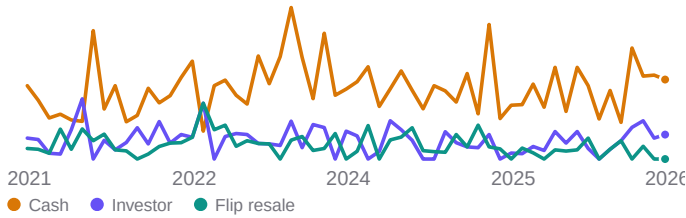
4.1%



BUYERS & OUTCOMES

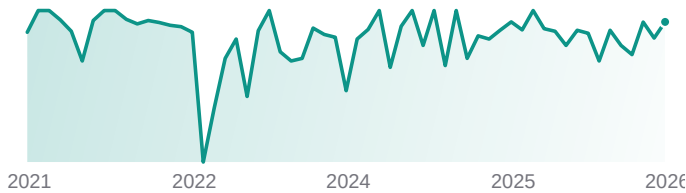
Buyer mix

Cash 27% · Investor 8.3% · Flip resale 0%



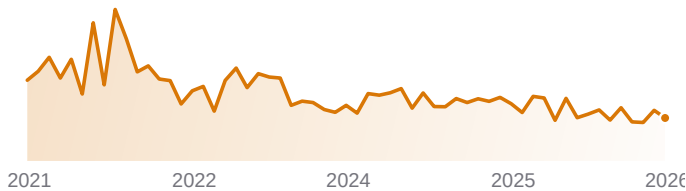
Sellers who sold at a gain

98%

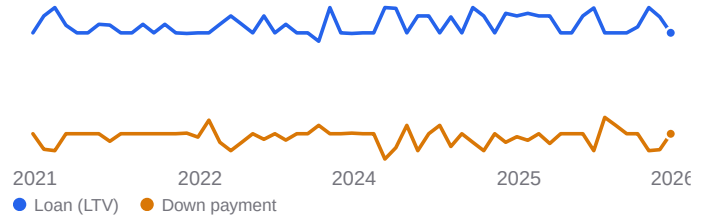


Median annualized return at resale

+4.9%

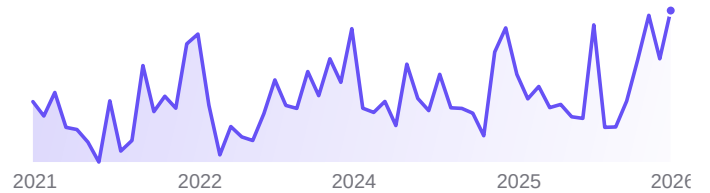


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



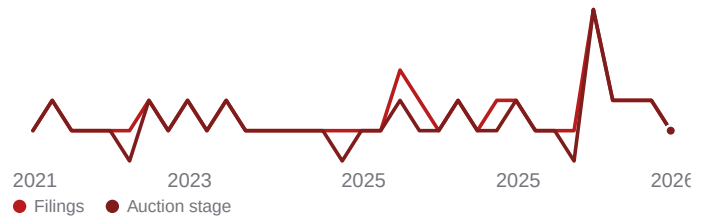
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,332
Median value (AVM)	\$510K
Median size	2,124 ft²
Median bedrooms	3
Median year built	1985
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	13%
Median loan-to-value	44%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	35,465
Density	1,307 / mi²
Median household income	\$92K
Average household income	\$119K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	64
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	7.6%
Unemployment	1.3%
Average temp	48°F
Annual precip	19 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.