

Halsted Hometeam

MOVING INTO, OUT OF, OR ACROSS SPOKANE

EDITION ONE • DATA THROUGH AUGUST 2026 • UPDATED OCTOBER 6, 2026

The Spokane Neighborhood Buyer Guide

Seven regions, fifteen school districts, forty-plus neighborhoods, and ten years of MLS sales — written for people deciding where in Spokane to land.

4,579

homes sold so far in 2026

\$430,000

county median sale price

19 days

median time to contract

HAYDN HALSTED • SPOKANE, WA

Spokane, in the numbers that actually matter

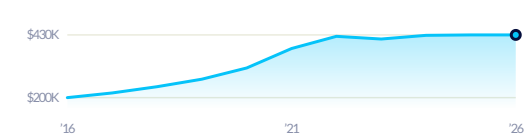
If you're moving here from a coastal market, the first thing to know is that Spokane is not one market. A house on the South Hill and a house in Cheney are twenty minutes and \$34,000 apart, and they behave completely differently. This guide splits the county into seven regions and gives you the same five numbers for each one.

SPOKANE COUNTY · 2026 YEAR TO DATE

MEDIAN SALE PRICE \$430,000 ▼ 1.1%	HOMES SOLD 4,579 ▲ 2.4%
MEDIAN DAYS TO CONTRACT 19 ▲ 35.7%	MEDIAN PRICE PER SQ FT \$217 ▼ 0.9%
MEDIAN SOLD-TO-LIST 100% of asking price	CASH PURCHASES 16% ▼ 12.4%

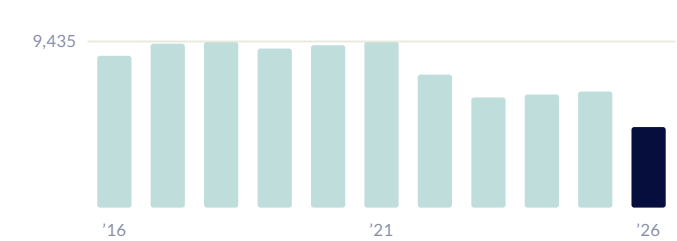
Compared with January–August 2025. Site-built, condo, townhouse, manufactured-with-land and to-be-built sales; leased-land and unimproved land excluded.

MEDIAN SALE PRICE, 2016 → 2026



Spokane roughly doubled between 2016 and 2022, then stopped. The last four years have moved less than 4% in total. That plateau is the market you're buying into.

CLOSED SALES PER YEAR



2026 is a partial year (January–August). Volume has stabilized after the 2021 peak and the 2023 rate shock.

HOW TO READ EACH REGION PAGE

Median sale price

The middle price of everything that actually closed — not asking prices. Half sold above, half below.

Days to contract

How long the typical home sat before going pending. Under 15 is competitive; over 25, you have room to negotiate.

Price per square foot

The best way to compare across regions with different house sizes.

Active listings

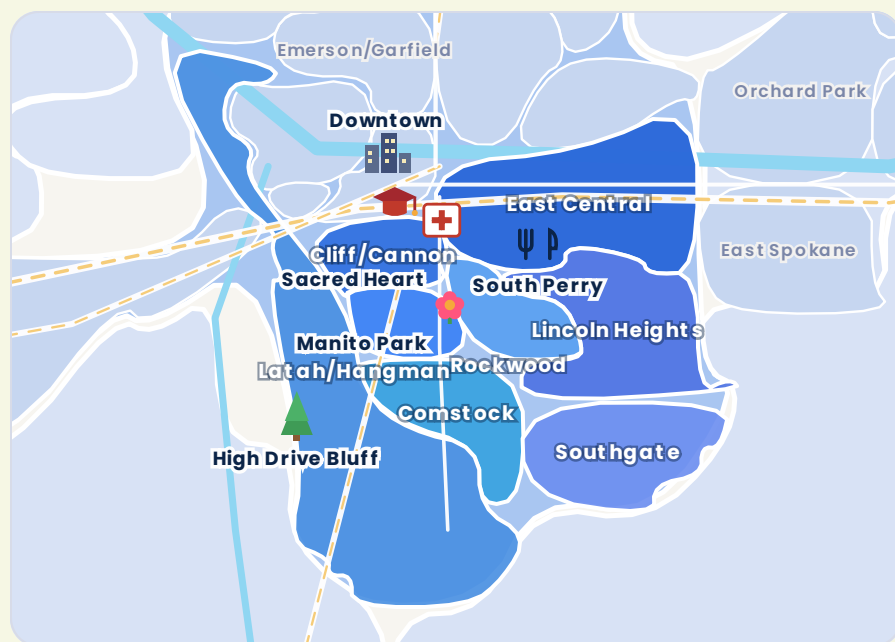
What was standing unsold at the end of August 2026. More actives means more choice and more leverage.

vs '16

Ten-year appreciation in that neighborhood's median price.

The South Hill

Old trees, short commutes, and the Perry District



5–12 min
Downtown Spokane

15–20 min
Spokane Int'l Airport

3–10 min
Sacred Heart /
Deaconess

25–30 min
Fairchild AFB

20–25 min
Spokane Valley (I-90 &
Sullivan)

55–70 min
Mt. Spokane ski area

EAT & DRINK

Luna Pacific Northwest fine dining, weekend brunch
57th & Perry

Lindaman's Neighborhood bistro since the '90s; chicken pot pie
S Grand Blvd

Wisconsinburger Angus burgers ground on site
South Perry

Française Adam Hegsted's French bistro
South Perry

South Perry Pizza Fire-roasted pies, neighborhood hangout
South Perry

COFFEE **Rockwood Bakery** (E 18th Ave, by Manito Park) • **The Shop** (South Perry) • **Thomas Hammer** (S Grand Blvd)

GET OUTSIDE

Manito Park 90 acres: Duncan Garden, Gaiser Conservatory, Japanese garden, lilacs

South Hill Bluff / High Drive ~23 miles of dirt trail dropping to Hangman Creek

Comstock Park 1938 park with outdoor aquatics center and tennis

Hazel's Creek Trail 1.1-mile wetland loop south of Ferris High

SHOPPING & ERRANDS

South Perry District Walkable strip; Thursday farmers market May–Oct

Lincoln Heights Center 29th Ave hub with Trader Joe's

Rosauers on 29th Long-running neighborhood grocery

SCHOOLS

Spokane Public Schools #81. Lewis and Clark (1911, National Register) and Ferris high schools; Sacajawea Middle; Jefferson, Hamblen and Adams elementaries; Cataldo Catholic on 18th Ave.

LANDMARKS

Duncan Garden Formal 3-acre Renaissance garden in Manito Park, 1912

Lewis and Clark High School Cornerstone laid by Theodore Roosevelt

Cliff Park Basalt outcrop once used as a lookout by the Spokane people

DID YOU KNOW

Manito Park ran a city zoo from 1905 until 1932. Today's Lilac Garden sits on the old buffalo enclosure, and Rose Hill was the elk and moose exhibit.

The lower hill is a streetcar-era neighborhood of 1900s–1920s Craftsman bungalows, Tudors and brick apartments on a tight grid, where people walk to Manito Park, the Perry District or the hospital campuses. South of about 29th the housing shifts to post-1947 ranches and cul-de-sacs with bigger lots and the Regal Street shopping strip. Buyers tend to be hospital and downtown workers, young families, and people trading newer suburbs for older homes with sidewalks and trees.

The South Hill

Spokane's established address. Old trees, older houses, and the shortest commute to the city's hospitals and downtown core.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$451,295	572	17	\$214	240
▼ 4.7% vs 2025	▼ 7.1% vs 2025	▲ 6.2% vs 2025	▼ 6.7% vs 2025	53 pending · asking \$499,000

The South Hill sits on the basalt bluff that rises straight up out of downtown, and that geography explains most of what you'll pay for. You are five to twelve minutes from the office towers, the Davenport, and the hospital district, on streets that were platted between 1900 and 1960 and never got rebuilt.

Expect the oldest housing stock of any region in this guide — a median build year of 1954 — but also the largest square footage inside the city limits. Brick Tudors and mid-century ranches near Manito Park. Craftsman four-squares on the lower Hill. Newer construction only on the southern edge, out past 57th.

This is where I do most of my work, and the thing out-of-town buyers consistently underestimate is how narrow the good inventory gets. The Hill closes better than 70 sales a month in season, but the specific block you want may turn over twice a decade.

THREE TO LOOK AT

Manito/ Cannon Hill	Manito Park, basalt arches, almost no turnover.
Rockwood	Curving parkways and the Hill's grandest estates.
East Central	The entry point, anchored by the Perry District.

MEDIAN SALE PRICE, 2016 → 2026



Typical home: 2,200 sq ft • 4 bed • built 1954

NEIGHBORHOODS, 2026 YEAR TO DATE

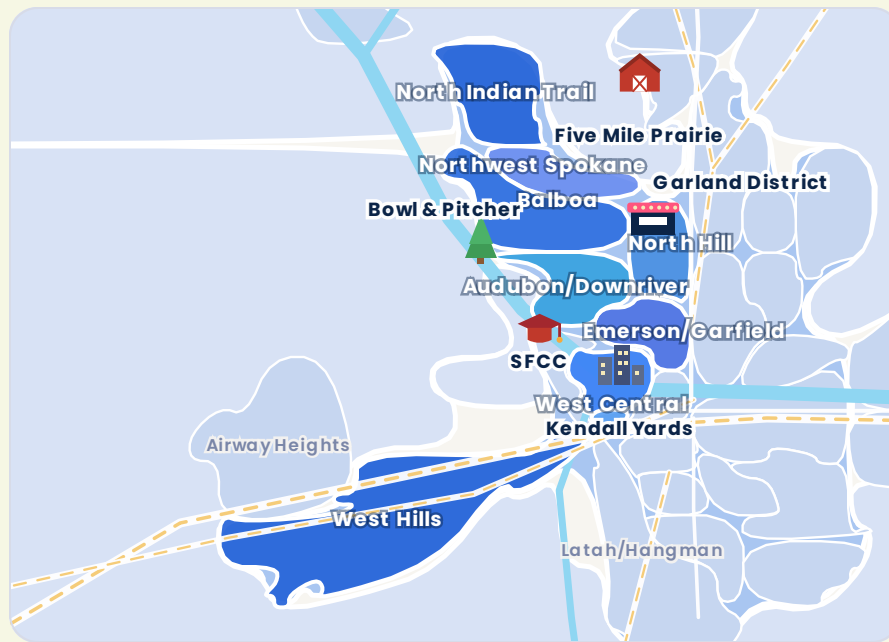
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Rockwood	\$675,000	46	20	+136%
Latah/Hangman	\$567,000	71	38	+94%
Southgate	\$542,000	72	12	+121%
Manito/Cannon Hill	\$532,500	46	7	+99%
Comstock	\$509,000	70	17	+142%
Cliff/Cannon	\$400,000	73	21	+82%
Lincoln Heights	\$399,500	102	12	+126%
East Central	\$310,000	92	16	+111%

Neighborhoods with fewer than 10 sales this year are not shown.

Fastest neighborhood on the Hill: Manito/Cannon Hill at a 7-day median.

Northwest Spokane

Kendall Yards, the Garland District, and the river gorge



8–15 min

Downtown Spokane

15–20 min

Spokane Int'l Airport

12–18 min

Sacred Heart /
Deaconess

20–25 min

Fairchild AFB

25–30 min

Spokane Valley (I-90 &
Sullivan)

50–60 min

Mt. Spokane ski area

EAT & DRINK

Ruins Tony Brown's rotating-menu lunch and dinner
West Kendall Yards

Sorella Italian classics, family-recipe meatball
Kendall Yards

Veraci Pizza Wood-fired, scratch-made pizza
Kendall Yards

The Milk Bottle Diner inside a 1935 giant milk bottle
Garland District

Ferguson's Cafe Old-fashioned diner from the film Vision Quest
Garland District

COFFEE **Indaba Coffee** (Kendall Yards) • **Garland Brew Werks** (Garland (taproom)) • **Bön Bón** (Garland Theater (cocktails))

GET OUTSIDE

Riverside State Park 9,194 acres on the river; Washington's second-largest state park

Bowl & Pitcher Basalt formations and the CCC-built suspension bridge

Centennial Trail 37 paved miles along the Kendall Yards bluff to Nine Mile

Downriver Golf Course Public 18 holes on a bend of the river

SHOPPING & ERRANDS

Garland District Record shop, bookstore, gifts and the Garland Theater

Kendall Yards Night Market 100+ vendors, Wednesday evenings, late May–September

Shadle Center 1961 neighborhood center at Wellesley & Alberta

SCHOOLS

Spokane Public Schools #81, Mead #354 (Five Mile Prairie). Most of the region feeds Shadle Park High via Flett and Salk middle schools; Five Mile Prairie homes sit inside the Mead district even though they are within city limits.

LANDMARKS

Kendall Yards Former rail yard on the gorge, redeveloped since 2010

Garland Theater 1945 Art Deco single-screen cinema with a neon marquee

Spokane County Courthouse 1895 French Renaissance landmark in West Central

DID YOU KNOW

Five Mile Prairie got its name in 1908 because it sits roughly five miles north of Spokane Falls. The J.F. Strong homestead built there in 1879 still stands.

Northwest Spokane is everything west of Division: post-war single-family neighborhoods on a grid, with newer subdivisions climbing Indian Trail and Five Mile Prairie. Kendall Yards and the Garland District give it two walkable commercial pockets, and the river gorge and Riverside State Park sit on its western edge. Owner-occupancy is high and the area skews toward families and long-time residents.

Northwest Spokane

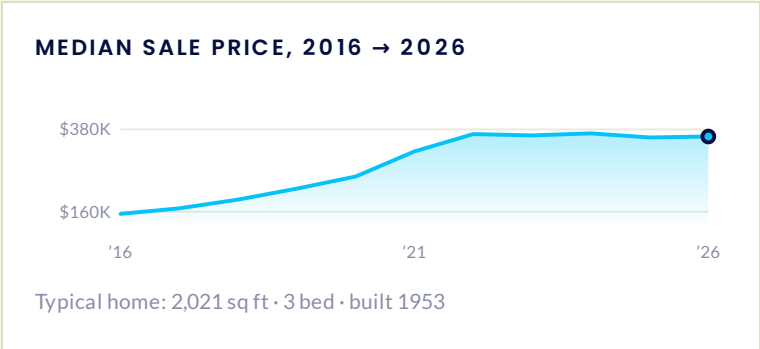
The city's value quadrant, and the fastest-moving one. Everything west of Division: post-war neighborhoods on the river gorge, the North Hill grid, and a modern plateau on the far edge.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$362,000 ▼ 0.4% vs 2025	700 ▲ 2.3% vs 2025	12 ▲ 5.1% vs 2025	\$187 ▼ 1.7% vs 2025	199 48 pending · asking \$369,900

Northwest Spokane is two markets wearing one name. Closer in, you get 1950s ranches and craftsman bungalows on shaded streets that drop toward the Spokane River gorge — Audubon, Downriver, Balboa, West Central — and North Hill's grid above the Garland District. Out on the plateau, North Indian Trail is post-1980 subdivision living with pine forest at the end of the cul-de-sac.

Homes here go under contract faster than anywhere else in the county — a 12-day median, seven days quicker than the county at large — and the price is essentially unchanged from last year. That combination is unusual and worth understanding: demand is steady, supply is thin, and nothing is overheating.

If you're relocating and your budget lands between \$325K and \$450K, this is the region I'd have you look at first. You get city proximity, real yards, and a \$187 per square foot median that undercuts the South Hill by 13%.



NEIGHBORHOODS, 2026 YEAR TO DATE				
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
North Indian Trail	\$537,600	83	15	+115%
Balboa	\$426,300	58	10	+113%
Audubon/Downriver	\$365,000	101	9	+132%
Northwest Spokane	\$355,950	150	9	+136%
West Central	\$335,000	79	13	+150%
North Hill	\$319,200	138	13	+132%
West Hills	\$310,000	19	10	+75%
Emerson/Garfield	\$289,250	70	14	+131%

Neighborhoods with fewer than 10 sales this year are not shown.

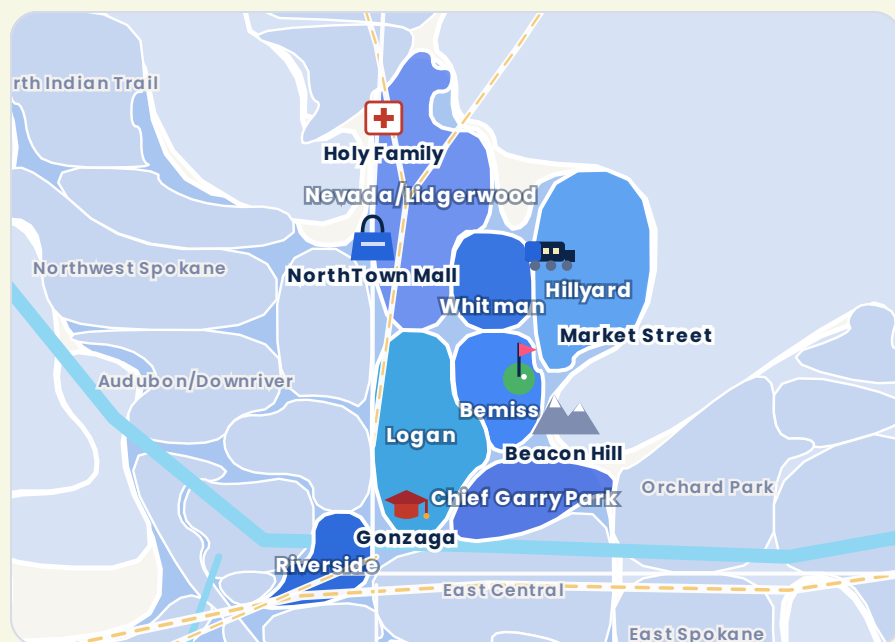
THREE TO LOOK AT

North Indian Trail	Newer subdivisions on the plateau. The price ceiling.
Audubon/Downriver	Craftsman streets with the river gorge out the back.
Emerson/Garfield	Walkable to downtown. The region's affordable entry.

12-day median to contract — the quickest of the seven regions.

North & Northeast Spokane

Gonzaga, Hillyard, and everything east of Division



10–15 min
Downtown Spokane

20–25 min
Spokane Int'l Airport

12–18 min
Sacred Heart /
Deaconess

5–10 min
Holy Family Hospital

20–25 min
Spokane Valley (I-90 &
Sullivan)

45–55 min
Mt. Spokane ski area

EAT & DRINK

Jack and Dan's Stockton-family sports bar, a Zags game-day staple since 1961
Hamilton St, Logan

The Bad Seed Tex-Mex and cocktails in a former library branch
Hillyard

Red Dragon Long-running family Chinese restaurant
Hillyard

Bellwether Brewing Neighborhood brewery, Northwest and Old World beers
Market St, Hillyard

COFFEE **Arctos Coffee & Roasting** (Hamilton St, Logan) • **Thomas Hammer** (Gonzaga campus)

GET OUTSIDE

Minnehaha Park / Beacon Hill 39-acre park and trailhead for Beacon Hill's hike and bike network

Esmeralda Golf Course City-owned par-70, opened 1956

Children of the Sun Trail Paved path along the North Spokane Corridor, extended in 2025

Friendship Park Neighborhood park in Shiloh Hills

SHOPPING & ERRANDS

NorthTown Mall Regional mall on N Division since 1955

Trader Joe's Franklin Park Commons, N Division

Northpointe Plaza Shopping center at the Division 'Y'

SCHOOLS

Spokane Public Schools #81. Rogers, North Central and Shadle Park high schools; Gonzaga University (founded 1887, about 7,500 students) anchors the southern edge in Logan.

LANDMARKS

Hillyard Historic District Market Street rail town, Spokane's first neighborhood on the National Register

Gonzaga University Jesuit campus on the river, founded 1887

Division Street 'Y' Where US 2 and US 395 split in Shiloh Hills

DID YOU KNOW

Hillyard was its own city from 1892 until Spokane annexed it in 1924. Named for Great Northern Railway's James J. Hill, its locomotive shops were once the largest of their kind in the country.

North and Northeast Spokane is the city's largest stretch of pre-war bungalows and mid-century ranches east of Division, built around Gonzaga, the Hillyard business strip, and the Division Street retail corridor. Hillyard keeps its rail-town roots while new restaurants and breweries open on Market Street; Shiloh Hills to the north is 1960s-and-later subdivisions. The North Spokane Corridor is reshaping access on the east side.

North & Northeast Spokane

The most affordable path to owning inside the city. Grid streets, pre-war bungalows, and the largest gap between price and payment anywhere in Spokane.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$295,000 ▼ 3.0% vs 2025	415 ▼ 1.2% vs 2025	18 ▲ 43.8% vs 2025	\$192 ▬ 0.0% vs 2025	146 32 pending · asking \$315,000

This is Spokane's original streetcar grid east of Division: Logan around Gonzaga, Nevada/Lidgerwood and Whitman above it, and the northeast neighborhoods running out toward Hillyard's railroad history. A median build year of 1946 and a median size of 1,632 square feet tell you what you're buying — small, solid, and honest.

At a \$295,000 median, this region sits \$135,000 below the county. That is the whole story for a first-purchase buyer, and it's why investor and owner-occupant demand keep landing here at the same time.

The trade-off is real and I won't soften it: you are buying older systems. Budget for a roof, a panel, or a sewer line in your first five years, and get an inspector who knows pre-war Spokane construction.

THREE TO LOOK AT

Nevada/Lidgerwood	Grid streets north of Gonzaga; 105 sales, 18-day median.
Logan	Gonzaga's neighborhood. Deepest rental demand in town.
Whitman	Grid-pattern homes, the lowest barrier in the metro.

MEDIAN SALE PRICE, 2016 → 2026



Typical home: 1,632 sq ft · 3 bed · built 1946

NEIGHBORHOODS, 2026 YEAR TO DATE

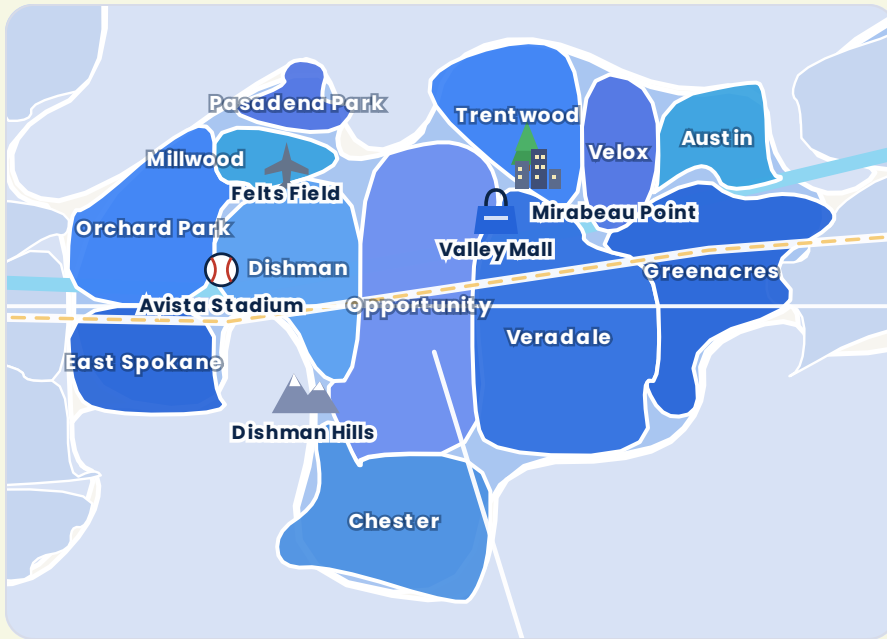
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Nevada/Lidgerwood	\$309,900	105	18	+110%
Bemiss	\$295,000	69	28	+166%
Whitman	\$295,000	73	9	+178%
Chief Garry Park	\$290,000	39	21	+168%
Logan	\$288,000	117	16	+150%

Neighborhoods with fewer than 10 sales this year are not shown.

\$135K below the county median — the widest affordability gap in the guide.

Spokane Valley

Its own city, the Centennial Trail, and everything off Sprague



15–20 min
Downtown Spokane

25–30 min
Spokane Int'l Airport

15–20 min
Sacred Heart /
Deaconess

10 min
Liberty Lake

25–30 min
Coeur d'Alene, ID

45–55 min
Mt. Spokane ski area

EAT & DRINK

Longhorn Barbecue Pit-smoked ribs since 1956
N Argonne Rd

Ambrosia Bistro Modern American, patio and wine list
Argonne Village

Max at Mirabeau Seasonal bistro, known for cioppino
Mirabeau Park Hotel

Ferraro's Old-school Italian, steak and spaghetti
Spokane Valley

TT's Brewery & Barbecue Brewpub with pulled-pork family meals
Spokane Valley

COFFEE **Rocket Bakery** (Argonne Rd, Millwood) • **Fueled Coffee** (E Grace Ave (roaster)) • **Beans & Bind** (E Sprague, Greenacres)

GET OUTSIDE

Centennial Trail Seven paved river miles in the city; trailheads at Mirabeau, Sullivan, Flora and Barker

Mirabeau Point / Discovery Playground Riverside park with CenterPlace, climbing rock and an all-abilities playground

Dishman Hills 1,600+ acres of ponderosa hills; Camp Caro and Rocks of Sharon

Plante's Ferry 95-acre county sports complex; new lighted turf fields in 2026

SHOPPING & ERRANDS

Spokane Valley Mall 870,000 sq ft off I-90 at Indiana Ave

Sullivan / Indiana corridor Big-box retail around the mall

Costco E Sprague, west end of the Valley

SCHOOLS

Central Valley #356, East Valley #361, West Valley #363. Central Valley is the largest at roughly 14,600 students; Spokane Valley Tech serves juniors and seniors from the area districts.

LANDMARKS

Avista Stadium 7,200-seat home of the Spokane Indians

Spokane County Fair & Expo Interstate Fair every September

Felts Field 1920s airfield on the river; a National Register district

DID YOU KNOW

Spokane Valley incorporated on March 31, 2003 and now has about 108,000 residents, which makes it one of Washington's ten largest cities.

Spokane Valley is the flat, grid-street suburb between Spokane and the Idaho line, organized around Sprague Avenue and I-90. Housing is mostly mid-century ranchers and newer subdivisions, with Millwood as a small walkable mill town on the river. Shopping, sports fields and freeway access are the draw; most residents drive everywhere.

Spokane Valley

Its own city of 100,000, and the busiest single market in the county. Suburban footprints, newer construction, and easy I-90 access in both directions.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$434,000 ▼ 1.1% vs 2025	723 ▼ 4.9% vs 2025	21 ▲ 50.0% vs 2025	\$209 ▲ 0.4% vs 2025	229 66 pending · asking \$450,000

Spokane Valley incorporated in 2003, but the neighborhoods are older than that — Opportunity, Dishman and Veradale were mid-century suburbs long before the city existed. What you get today is the region's most conventional suburban product: 1980-vintage split-levels and ranchers on flat, generous lots.

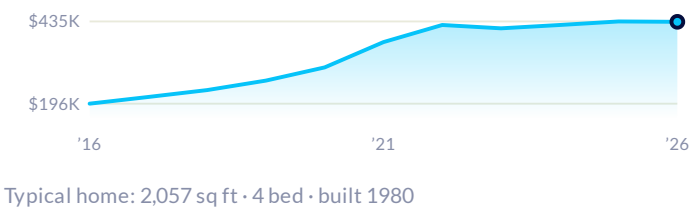
More homes close here than in any other region in this guide — 723 so far in 2026 — which matters more to a relocating buyer than the price does. Volume means choice. It means you can be patient, and it means comps are easy to read.

The Valley also runs the longest days on market inside the metro at 21 days. That is not weakness; it's a market where buyers get a weekend to think.

THREE TO LOOK AT

Veradale	Volume leader at 212 sales. Spacious split-levels.
Chester	Southeast Valley. Newer, larger, top of the range.
Millwood	A square mile of craftsman bungalows on the river.

MEDIAN SALE PRICE, 2016 → 2026



NEIGHBORHOODS, 2026 YEAR TO DATE

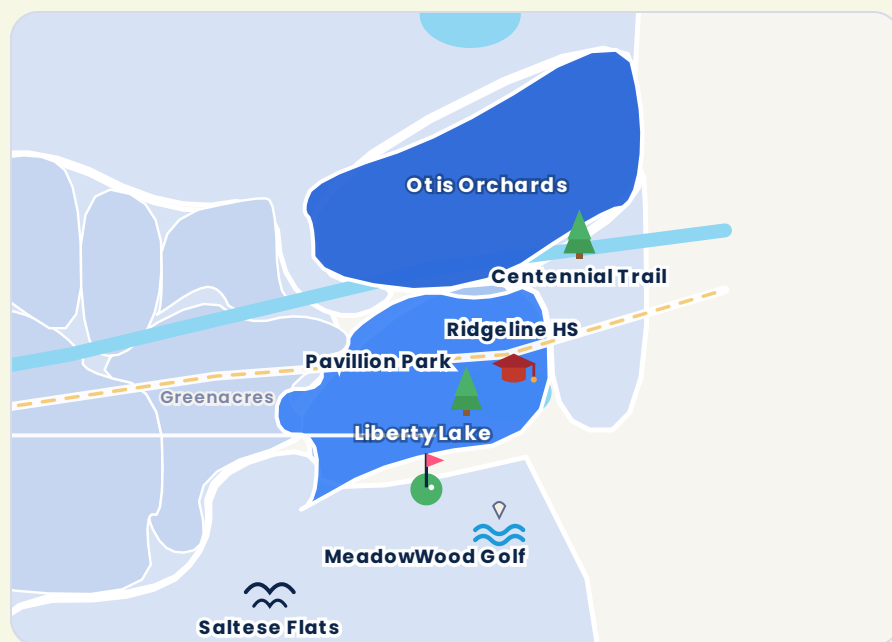
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Veradale	\$469,950	212	26	+114%
Chester	\$464,998	134	37	+72%
Pasadena Park	\$450,000	25	15	+102%
Opportunity	\$410,000	118	14	+127%
Trentwood	\$405,000	35	22	+107%
Millwood	\$360,000	21	4	+125%
Austin	\$357,500	14	26	+78%
Dishman	\$355,500	76	18	+117%
East Spokane	\$355,000	56	21	+108%
Orchard Park	\$322,450	28	20	+148%

Neighborhoods with fewer than 10 sales this year are not shown.

723 closings in 2026 so far — the highest sales volume of any region here.

Liberty Lake & East County

Lake, trail, golf, and the Idaho line ten minutes away



20–25 min
Downtown Spokane

30–35 min
Spokane Int'l Airport

15–20 min
Coeur d'Alene, ID

10 min
Spokane Valley Mall

25 min
Sacred Heart /
Deaconess

55–60 min
Mt. Spokane ski area

EAT & DRINK

Hay J's Bistro Chef-run New American since 2006
E Mission Ave

Piccolo Kitchen Bar Brick-oven pizza and cocktails
Next to Hay J's

True Legends Grill Sports bar, burgers, Guinness-braised Reuben
E Mission Ave

Barlows House-made breakfast and lunch
Off I-90

Trailbreaker Cidery Cider taproom and eatery on the trail spur
Liberty Lake

COFFEE **New Love Coffee** (NoLL town center)
• **Crazy Beagle Coffee** (Near Exit 296) •
BocoPOP (Boba and coffee)

GET OUTSIDE

Liberty Lake Regional Park 3,591 acres; swim beach, campground, 8.4-mile loop to Liberty Falls

Pavillion Park Flagship city park with amphitheater and summer events

MeadowWood & Trailhead golf 18-hole county links and a city 9-hole with heated range

Centennial Trail Harvard Rd and state-line trailheads connect to Idaho's 23 miles

SHOPPING & ERRANDS

Yoke's Fresh Market Local grocery chain, N Liberty Lake Rd

Albertsons N Liberty Lake Rd

Home Depot E Country Vista Dr

SCHOOLS

Central Valley #356, East Valley #361. Central Valley's Ridgeline High School opened in Liberty Lake in September 2021.

LANDMARKS

Pavillion Park summer series Movies, Shakespeare in the Park and the Spokane Symphony each September

Liberty Lake Farmers Market Saturdays, mid-May to mid-October, since 2002

Iron headquarters Nasdaq-listed smart-meter company based here since 1977

DID YOU KNOW

Starting in 1903, electric interurban trains ran from Spokane to Liberty Lake in about 45 minutes for 75 cents round-trip, feeding a lakeside resort whose dance pavilion on a 200-foot pier operated until 1962.

Liberty Lake is a planned suburb of about 13,000 that incorporated in 2001 and sits 15 to 25 minutes from both downtown Spokane and Coeur d'Alene. Newer homes, parks, three golf courses and the Centennial Trail dominate; the commercial core is clustered around Exit 296. Otis Orchards and Newman Lake to the north are more rural, with larger lots and lake access.

Liberty Lake & East County

The newest housing in the region by two decades. Master-planned streets, a real lake, and a state line you can walk to.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$492,250 ▼ 3.1% vs 2025	488 ▲ 3.4% vs 2025	20 ▲ 42.9% vs 2025	\$255 ▲ 1.2% vs 2025	193 35 pending · asking \$630,000

Liberty Lake, Greenacres and Otis Orchards make up the eastern plateau, and the defining number is the median build year: 2012. Nothing else in this guide is close. If you are moving from a market where 'older home' means 1995, this is where you'll feel most at home.

You pay for it. At \$255 per square foot this is the most expensive region in the guide by that measure, and the median active listing is \$630,000 — well above what's actually closing, which tells you the top of the market is where the standing inventory sits.

The other draw is practical. Liberty Lake sits at the last Washington exits before the Idaho line, which puts Coeur d'Alene about 25 minutes east and downtown Spokane about 20 minutes west. A lot of my relocation clients who work remote and travel out of Spokane International land here for exactly that reason.

THREE TO LOOK AT

Liberty Lake	An incorporated lakefront city. Golf, trails, new build.
Greenacres	Newer craftsman on the plateau. The volume play.
Newman Lake	Acreage and lakefront. Small market, top of the range.



NEIGHBORHOODS, 2026 YEAR TO DATE

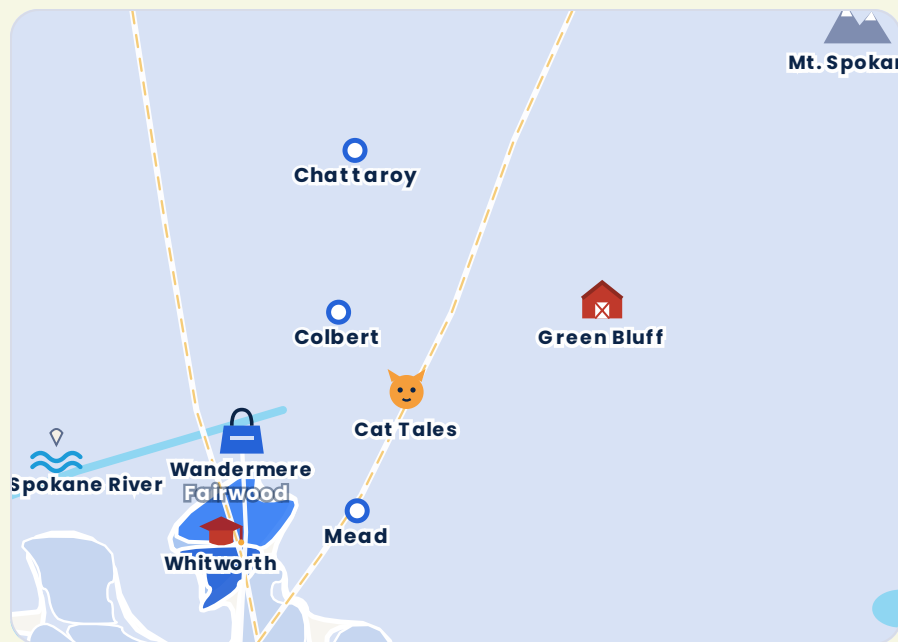
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Newman Lake	\$644,500	19	15	+118%
Liberty Lake	\$517,500	228	19	+81%
Greenacres	\$469,000	188	20	+100%
Otis Orchards	\$460,000	53	21	+116%

Neighborhoods with fewer than 10 sales this year are not shown.

Median build year 2012 — the newest housing stock in the county.

The North Suburbs

Mead, Colbert, Green Bluff, and the road to Mt. Spokane



20–30 min Downtown Spokane	30–40 min Spokane Int'l Airport
10–15 min Holy Family Hospital	20–30 min Sacred Heart / Deaconess
35–45 min Mt. Spokane ski area	30–40 min Spokane Valley (I-90 & Sullivan)

EAT & DRINK

Twigs Bistro – Wandermere

American/PNW; patio over the lake
N Division, Wandermere

Remi's Cafe

Breakfast and brunch, opened 2025
N Division, Wandermere

Cinola Restaurant & Lounge

Bar and grill
N Newport Hwy, Mead

Market Street Cafe & Bakery

Cafe and bakery
N Market St, Mead

Big Barn Brewing

Farm taproom; most hops grown on site
Green Bluff

COFFEE Highway Grind

(N Newport Hwy, Mead) • **Thomas Hammer – Fairwood**
(Fairwood) • **Market Street Cafe** (Mead)

GET OUTSIDE

Mt. Spokane State Park 12,444 acres, Washington's largest state park; summit 5,883 ft

Green Bluff farms About 30 family farms; u-pick cherries, peaches, apples, pumpkins

Little Spokane River Natural Area

Paddling, birding and the Indian Painted Rocks trail

Wandermere Golf Course 18 holes along the Little Spokane, open since 1929

SHOPPING & ERRANDS

Costco – North Spokane N Newport Hwy

Wandermere Village Retail center on N Division

Fred Meyer – Wandermere Grocery and general merchandise

SCHOOLS

Mead #354, Riverside #416. Mead School District serves Mead, Country Homes, Fairwood and Green Bluff with Mead and Mt. Spokane high schools; Chattaroy and north fall in Riverside.

LANDMARKS

Vista House 1933 stone shelter on the Mt. Spokane summit

Green Bluff Farming community, family farms since 1902

Whitworth University Private university in Country Homes since 1914

DID YOU KNOW

The North Spokane Corridor freeway that currently ends at Wandermere is slated to connect through to I-90 by the end of 2030, which will change the commute from here more than anything built in a generation.

Unincorporated county land north of the city line, where subdivisions along Division and Newport Highway give way to acreage, pine and farmland toward Colbert, Chattaroy and Green Bluff. Most errands happen on the Wandermere strip; Mt. Spokane and the Little Spokane River are the backyard recreation. Driving is the norm, and winter snow is heavier than downtown.

The North Suburbs

Where Spokane buys space. The biggest houses, the biggest lots, and the highest median price in the guide.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$540,000 ▼ 1.3% vs 2025	267 ▼ 1.5% vs 2025	28 ▲ 40.0% vs 2025	\$210 ▼ 4.3% vs 2025	118 21 pending · asking \$751,950

Mead, Colbert, Fairwood, Country Homes and Chattaroy run north from the city limits up into the hills below Mount Spokane. The median home here is 2,749 square feet — over 700 square feet larger than the county median — usually on a half acre or considerably more.

This is the region relocating families ask me about most often, and it is also the one where you have to be patient. Only 267 homes have closed all year, at a 28-day median. Roughly one home sells here for every three that sell in the Valley.

The standing inventory tells you where this market is headed: a median asking price of \$751,950 against a \$540,000 median sale. The high end is listed; the middle is what's trading.

THREE TO LOOK AT

- Colbert**
Custom homes on acreage, Mount Spokane 20 minutes up.
- Mead**
The anchor: larger lots, established subdivisions.
- Country Homes**
Just over the city line. The affordable north end.

MEDIAN SALE PRICE, 2016 → 2026



Typical home: 2,749 sq ft · 4 bed · built 1991

NEIGHBORHOODS, 2026 YEAR TO DATE

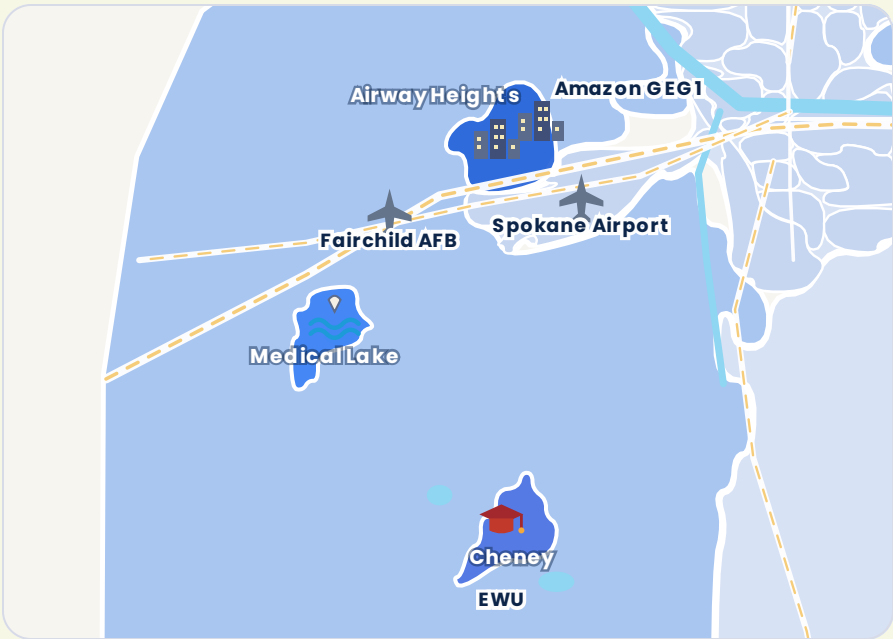
NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Chattaroy	\$632,250	62	35	+133%
Colbert	\$605,000	72	14	+120%
Mead	\$535,000	59	27	+102%
Fairwood	\$508,500	43	34	+103%
Country Homes	\$445,000	31	29	+126%

Neighborhoods with fewer than 10 sales this year are not shown.

2,749 sq ft median — the largest homes in the guide.

The West Plains & Rural County

Fairchild, EWU, the airport, and the lakes



15–20 min Downtown (from Airway Heights)	20–25 min Downtown (from Cheney)
35–40 min Downtown (from Deer Park)	10 min Airport (from Airway Heights)
5 min Fairchild AFB (from Airway Heights)	25–30 min Sacred Heart (from Cheney)

EAT & DRINK

- Masselow's Steakhouse** Upscale steakhouse inside Northern Quest Airway Heights
- El Rodeo** Longtime Mexican spot near EWU Cheney
- Barrelhouse Pub & Pizza** College-town pizza and pub Cheney
- Farmhouse Cafe** Homestyle breakfast and lunch Cheney
- First Street Grill** Scratch sauces, prime rib dinners Deer Park
- COFFEE** West Plain Roasters (Cheney) · Roam Coffee (Medical Lake) · Rozy's Hot Shotz (Deer Park)

GET OUTSIDE

- Turnbull National Wildlife Refuge** 23,000+ acres outside Cheney; moose, elk, 200+ bird species
- Columbia Plateau Trail** 130-mile rail-trail starting at Fish Lake
- Medical Lake Waterfront Park** In-town lake with swimming, paddling and a loop trail
- Riverside State Park (Nine Mile)** Boat launch, swim area and 100 miles of trail

SHOPPING & ERRANDS

- Northern Quest Resort** Dining, entertainment, spa and retail hub
- Airway Heights US-2 corridor** Walmart-anchored plaza; new Yoke's opened 2024
- Downtown Cheney** First Street main street serving EWU and town

SCHOOLS

Cheney #360, Medical Lake #326, Deer Park #414, Nine Mile Falls #325, Riverside #416. Cheney is home to Eastern Washington University, founded in 1882, with roughly 11,000 students on a 300-acre campus.

LANDMARKS

- Northern Quest Resort & Casino** Kalispel Tribe resort, open since 2000
- Fairchild Air Force Base** 92nd Air Refueling Wing; the county's largest employer
- Eastern Washington University** Public university in Cheney since 1882

DID YOU KNOW

Medical Lake got its name from settler Andrew LeFevre, who called it 'Lac de Medicine' after bathing in its mineral water. By 1900 it was the Inland Northwest's first spa resort, with an electric interurban line from Spokane.

The West Plains is Spokane's fastest-growing edge: Airway Heights grew from about 4,500 people in 2000 to nearly 12,000 by 2024, built around Fairchild, the airport, two tribal casinos and new warehouses. Cheney runs on EWU's calendar, Medical Lake keeps its small lakeside-town feel, and Deer Park, Nine Mile Falls, Elk and Loon Lake trade commute time for acreage, lakes and pine. US-2 and US-395 are the daily arteries.

The West Plains & Rural County

New construction on the plains, small towns with their own downtowns, and the widest range of anything in this guide.

MEDIAN SALE PRICE	HOMES SOLD, 2026 YTD	DAYS TO CONTRACT	PER SQUARE FOOT	ACTIVE LISTINGS
\$425,000 ▼ 1.0% vs 2025	703 ▲ 12.3% vs 2025	24 ▲ 33.3% vs 2025	\$250 ▲ 1.0% vs 2025	331 79 pending · asking \$504,995

This region covers the most ground and the most variety: Airway Heights and Medical Lake out by Fairchild Air Force Base, the university town of Cheney to the southwest, and Deer Park, Nine Mile Falls, Elk and Loon Lake stretching north into forest and lake country.

What ties it together is new construction. The median build year is 2006 and the median home is 1,783 square feet — smaller and newer than almost anything closer in. At \$425,000 you are usually buying a house that has never needed a roof.

It also holds the most standing inventory in the guide — 331 active listings. If you want to negotiate, and you can accept a 20-to-40-minute drive, this is the region where a buyer still has leverage.

THREE TO LOOK AT

Cheney	EWU's town. 188 sales and its own downtown.
Deer Park	The fastest-growing commuter town up north.
Nine Mile Falls	River and lake living. Top of the region's range.

MEDIAN SALE PRICE, 2016 → 2026



NEIGHBORHOODS, 2026 YEAR TO DATE

NEIGHBORHOOD	MEDIAN	SALES	DAYS	VS '16
Nine Mile Falls	\$585,000	94	30	+118%
Elk	\$495,000	33	19	+153%
Loon Lake	\$475,000	33	17	+133%
Spangle	\$460,000	11	27	+72%
Medical Lake	\$419,950	58	32	+114%
Cheney	\$417,498	188	26	+107%
Deer Park	\$414,422	194	23	+93%
Airway Heights	\$386,345	73	24	+103%

Neighborhoods with fewer than 10 sales this year are not shown.

331 active listings — the deepest standing inventory of the seven.

School Districts

Most relocation buyers I work with start with a district before they start with a neighborhood. This page gives you the same market numbers as the region pages, cut by school district instead.

LARGEST DISTRICT BY SALES Spokane #81 1,937 homes sold in 2026 • \$364,931 median	BUSIEST SUBURBAN DISTRICT Central Valley 927 sales • \$468,238 median	FASTEST-GROWING SALES Cheney 385 sales, up 26% from 2025	HIGHEST MEDIAN Nine Mile Falls \$707,161 • 23 sales	TIGHTEST SUPPLY West Valley 2.7 months • 182 sales
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The county's housing runs through a handful of large districts — Spokane, Central Valley, Mead, Cheney and the two Valley districts — and a ring of small rural ones where a dozen sales can move the median. Spokane #81 covers the entire city, which is why its \$364,931 median is the lowest on the list and its 1,937 sales dwarf everything else. Central Valley is the suburban workhorse: 927 sales at a \$468,238 median.

Mead is where the price steps up: a \$544,653 median and the largest typical home of the big districts at 2,664 square feet. Cheney grew the most this year, 385 sales against 305 in 2025, on the strength of West Plains new construction.

The small districts behave like small markets. Freeman, Liberty, Nine Mile Falls, Riverside and Reardan/Edwall each closed fewer than 100 homes this year, so a handful of acreage sales swing their medians. Read those as a range, not a price, and expect four to six months of supply.

Two things I won't do here. I won't rank schools, because that is your family's call and the data to make it is public: GreatSchools and Niche publish ratings for every school in these districts, and each district posts its own attendance-boundary maps. And I won't treat a district line as a value line. Boundaries move, and a home a block inside one district is not automatically worth more than its neighbor across the street.

SCHOOL DISTRICTS, 2026 YEAR TO DATE • JANUARY THROUGH AUGUST									
DISTRICT	MEDIAN	VS 2025	SALES	DAYS	\$/SQ FT	ACTIVE	MOS. SUPPLY	FAILED	VS '16
Spokane #81	\$364,931	▼ 2.0%	1,937	17	\$200	888	3.0	34.8%	+124%
Central Valley #356	\$468,238	▼ 2.9%	927	22	\$229	394	2.9	33.0%	+105%
Mead #354	\$544,653	▲ 1.2%	452	30	\$215	216	3.3	32.3%	+103%
Cheney #360	\$434,808	▲ 1.8%	385	24	\$246	178	3.5	42.2%	+101%
West Valley #363	\$418,968	▼ 0.1%	182	20	\$200	63	2.7	34.5%	+112%
East Valley #361	\$452,461	▲ 1.8%	152	23	\$235	83	3.2	31.8%	+122%
DeerPark #414	\$442,845	▲ 7.0%	108	23	\$256	65	4.3	41.9%	+127%
Riverside #416	\$567,032	▲ 2.1%	94	41	\$257	55	4.2	34.3%	+116%
Medical Lake #326	\$425,505	▲ 2.7%	54	41	\$232	48	4.8	41.3%	+115%
Freeman #358	\$680,506	▲ 1.2%	34	33	\$237	24	4.5	43.3%	+116%
Liberty #362	\$624,659	▼ 13.9%	29	30	\$226	22	5.7	53.2%	+103%
Nine Mile Falls #325	\$707,161	▲ 2.5%	23	24	\$273	20	4.6	47.7%	+110%
Reardan/Edwall #9	\$542,230	▼ 5.3%	20	74	\$288	19	5.3	45.9%	+112%

Each sale is assigned to a district by its address using Spokane County GIS boundaries; about 83% of county sales map to a district. Districts with fewer than 20 sales this year (Orchard Prairie, Great Northern) are not shown. "Failed" is the share of listings that expired or were withdrawn instead of selling. Verify boundaries with the district before you write an offer.

NEXT STEPS

Pick two regions, not one

Almost every relocation buyer I work with arrives certain about a neighborhood they've read about, and ends up somewhere adjacent. That's not a failure of research — it's what happens when you finally drive it. So use this guide to narrow to two regions, and let the houses decide between them.

If your budget is under \$350K

North & Northeast Spokane is the honest answer, with Emerson/Garfield and West Central close behind. You're buying pre-war construction, so build an inspection budget in.

If you want new construction

Liberty Lake, Greenacres, and the West Plains. A 2006-or-newer median build year and the deepest standing inventory in the county.

If you want space and acreage

The North Suburbs — Colbert, Mead, Chattaroy — and the rural north. Fewer sales, longer timelines, so start looking earlier than you think you need to.

If you want to walk places

The lower South Hill, Browne's Addition, Emerson/Garfield, and the Perry District. Older homes, smaller lots, and the shortest commute in the region.

THIS MONTH'S MARKET · OCTOBER 2026 UPDATE

[Read the full Market Update →](#)

HOMES SOLD IN
SEPTEMBER

646

▲ 10.6% vs Sep 2025

MEDIAN SALE PRICE

\$425,000

flat vs Sep 2025

MONTHS OF INVENTORY

3.5

balanced · 3.9 a year ago

MEDIAN DAYS ON MARKET

32

21 a year ago

September was the catch-up month: sales rebounded 21% from August, but sellers took 96.8% of asking — the lowest since 2022 — and homes took 32 days to go under contract. Buyers have the leverage; well-priced homes still sell. The monthly update covers Spokane County, each property type, all six regions, and a neighborhood scoreboard.

Halsted Hometeam

I'm Haydn Halsted. I sell real estate in Spokane and I make the region's largest real estate YouTube channel, which is how most of the people reading this found me. If you're moving into, out of, or across Spokane, my team would like to be part of it.

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WHERE THESE NUMBERS COME FROM

Every figure in this guide is calculated from Spokane Association of REALTORS® MLS records — 98,097 closed sales from January 2016 through August 2026, plus the active and pending inventory standing at the end of August 2026. Neighborhood boundaries follow the City of Spokane and Spokane County definitions, with each sale assigned by address.

Market set: site-built, condo, townhouse, manufactured-with-land, to-be-built and senior-living sales. Leased-land manufactured homes and unimproved land are excluded. 2026 figures are January–August and compared against the same months of 2025.

Information deemed reliable but not guaranteed. This guide is not an appraisal or a solicitation of property already listed. Equal Housing Opportunity.