

Development Services

June 2026
Permit Report

Steve MacDonald
Community & Economic
Development

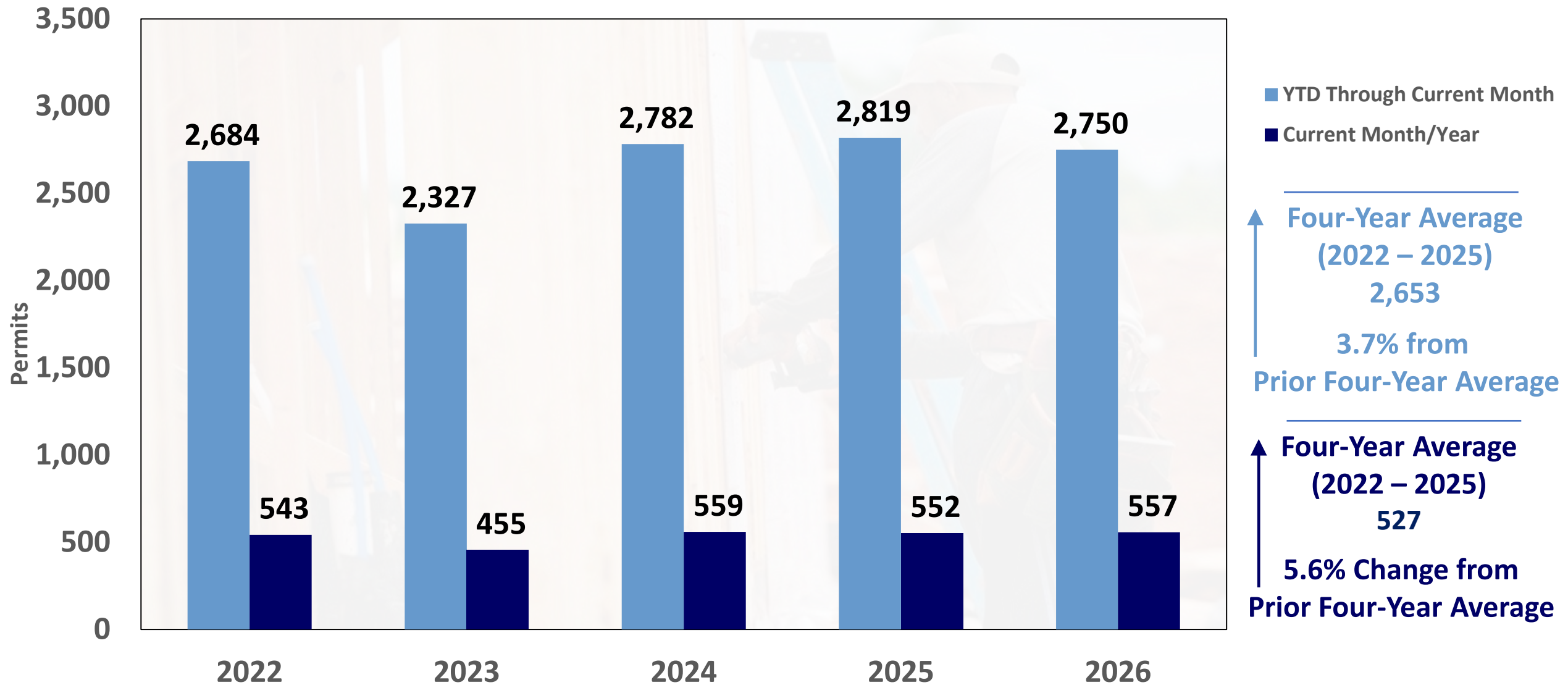


June 2026 Trends & Highlights

- Permitted **\$51.67 million** in projects in June
 - Brings total YTD job values to **\$323.14 million**
 - 4-year YTD average is **\$313.85 million**
 - With **\$187** million in job values, Q2 2026 is the third-highest Q2 on record.
- Permitted **28** new housing units in May
 - **492** housing units permitted YTD
 - **18%** (75 unit) increase over Jan-June of 2025
- Multifamily development continues to grow, with **379** units permitted YTD
 - 3rd highest January-June total on record
- Solar permit applications down **-90%** from the 4-year YTD average
 - YTD there have been **22** solar applications
 - 4-year YTD average is **218** solar applications

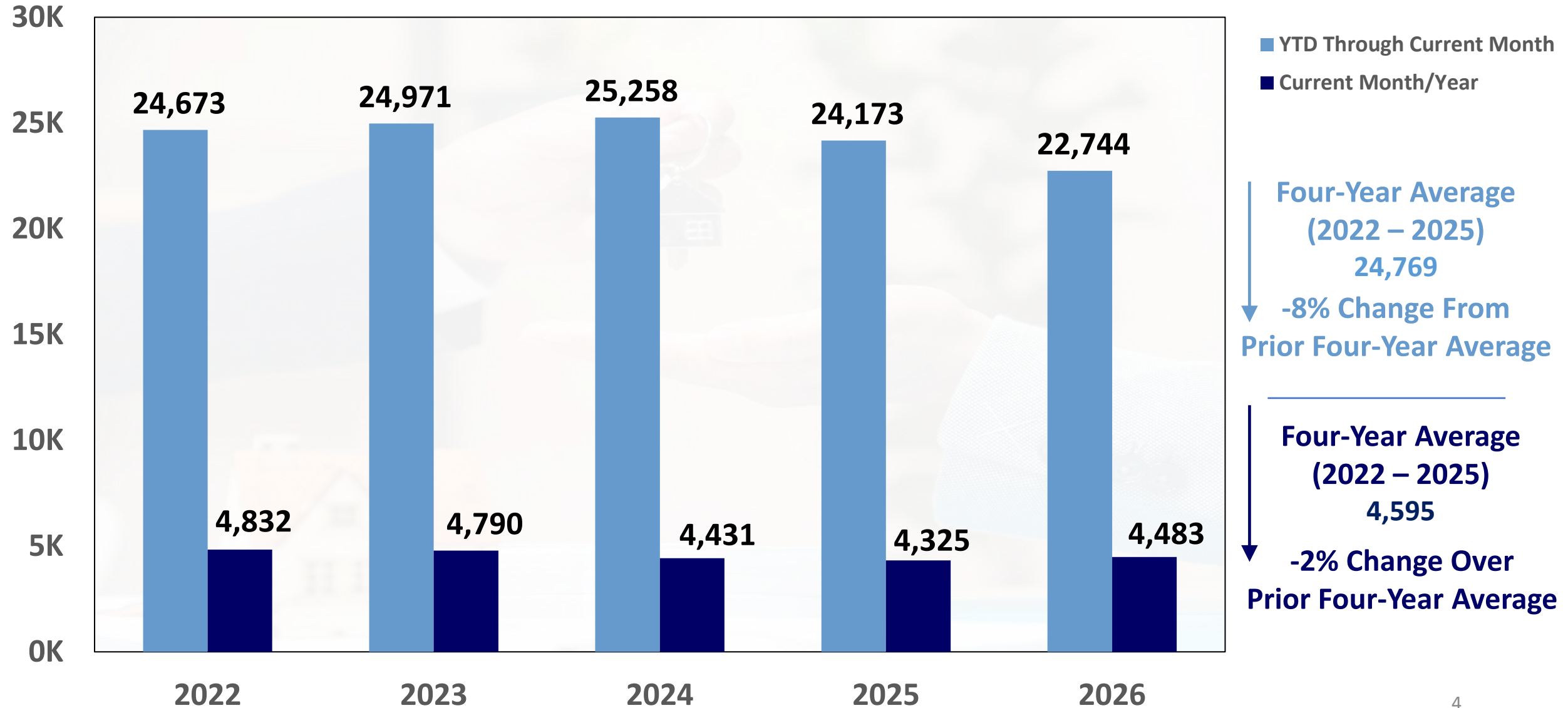
Total Construction Permits Issued – YTD & June 2026

Building, Roofing, Fences, Signs, Solar, Manufactured Homes, & Demos

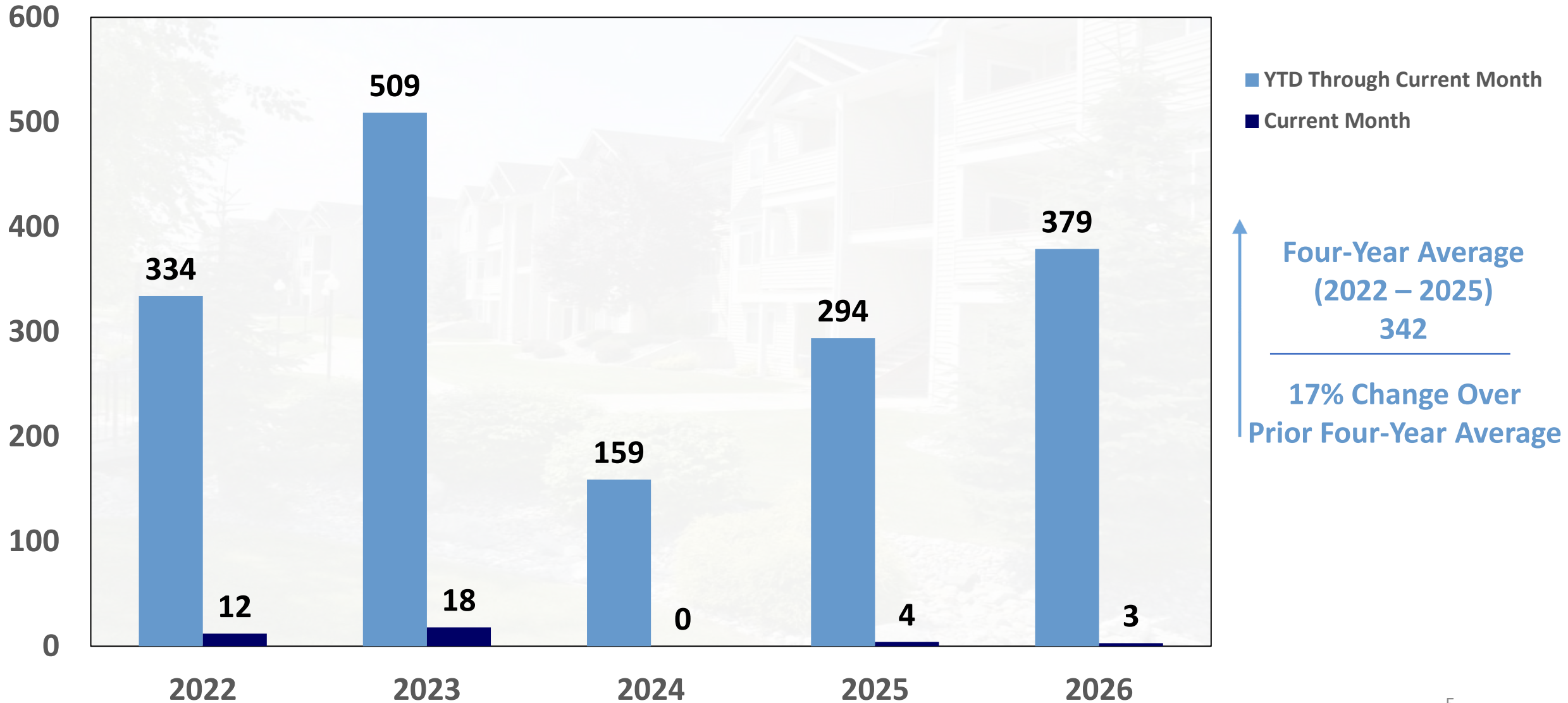


Inspections Completed – YTD & June 2026

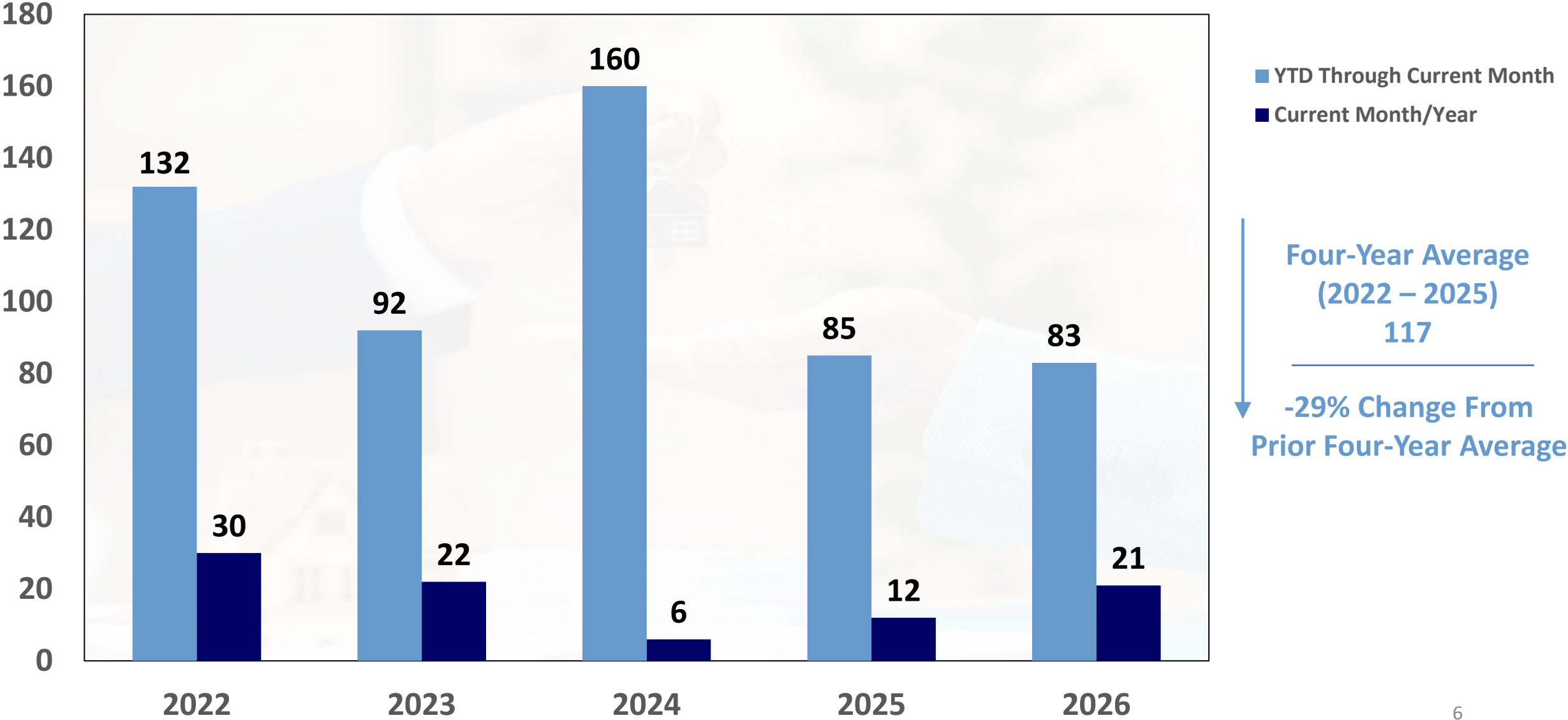
Building & Engineering Inspections



Multi-Family Housing Units Permitted – YTD & June 2026



Single-Family Residences Permitted – YTD & June 2026



Total Residential Units Permitted – YTD 2022-2026

Building Type	YTD 2022	YTD 2023	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	132	92	160	85	83
Duplex Units	2	34	16	22	26
Multi-Family Units	334	509	156	294	379
Changes of Use*	105	34	13	16	4
Totals	573	669	345	417	492

* Changes of Use include internal ADU's and conversions that create additional residential units

Residential Units – Permits/COs – June and YTD 2026

Building Type	Permitted Housing Units June	CO Housing Units June	Permitted Housing Units YTD 2026	CO Housing Units YTD 2026
Single-Family Residences	21	31	83	123
Duplex Units	4	8	26	24
Multi-Family Residences	3	52	379	109
Changes of Use*	0	0	4	19
Totals	28	91	492	275

**Changes of Use* include internal ADU's and conversions that create additional residential units.*

Plan Spokane 2046 Progress as of End of June 2026

Comprehensive Plan Housing Goal 2046

Under the Plan Spokane 2046 Comprehensive Plan, the City of Spokane aims to add roughly **22,400** new housing units by the year 2046.

To meet this goal, Spokane would need to permit **861** housing units per year. From **2020-2026** we permitted **6,877** housing units, averaging **1,058** units per year.

Building Type	Permitted Housing Units Since 2020	CO Housing Units Since 2020
Single-Family Residences	1687	1660
Duplex Units	248	186
Multi-Family Residences	4256	2927
Changes of Use*	686	331
Totals	6877	5104

* Changes of Use include internal ADU's and conversions that create additional residential units

Housing in the Pipeline – June 2026

Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	59	59
New Duplexes	10	20
New Multi-Family Residences*	20	696
COU's & Remodels Adding Units	7	101
TOTALS	96	876

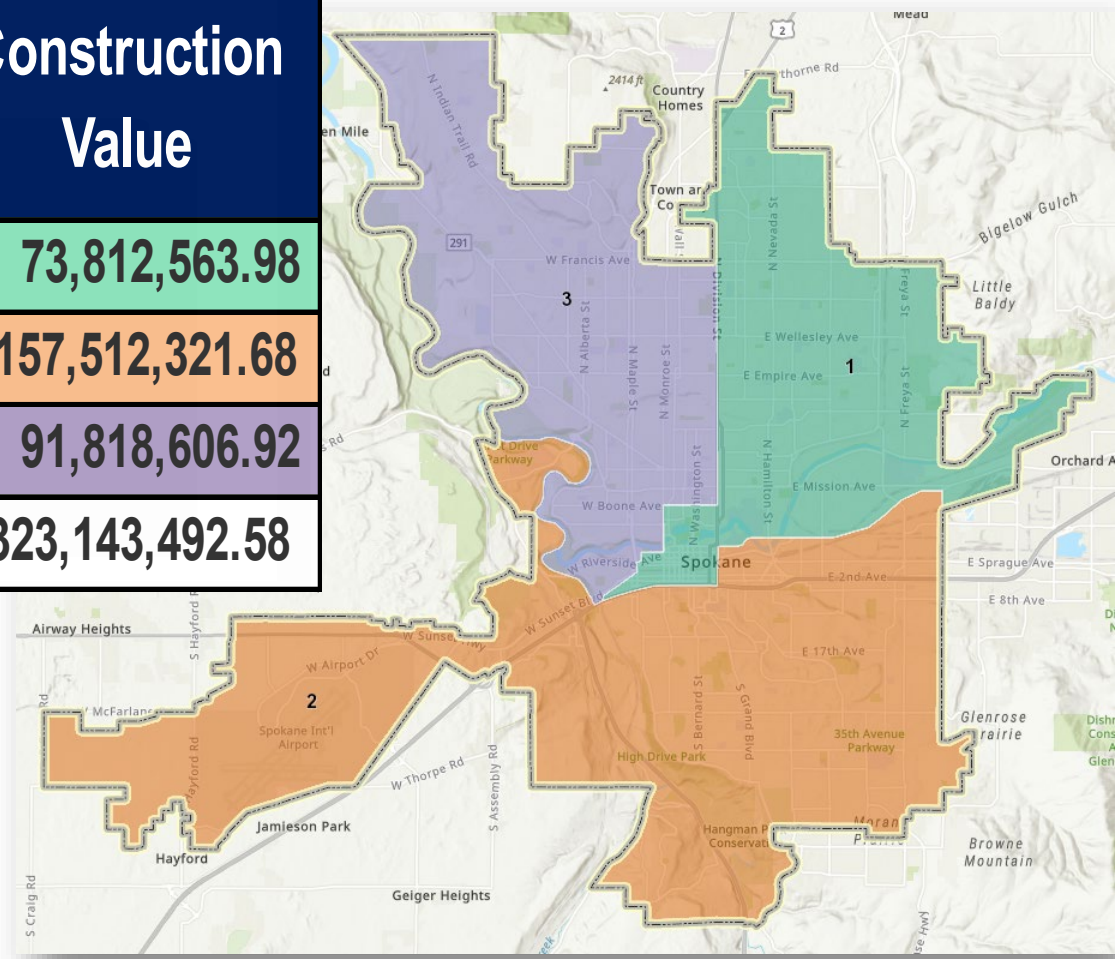
** New buildings with 3 or more residential units*

Future Units Proposed through PDEV/MFTE:

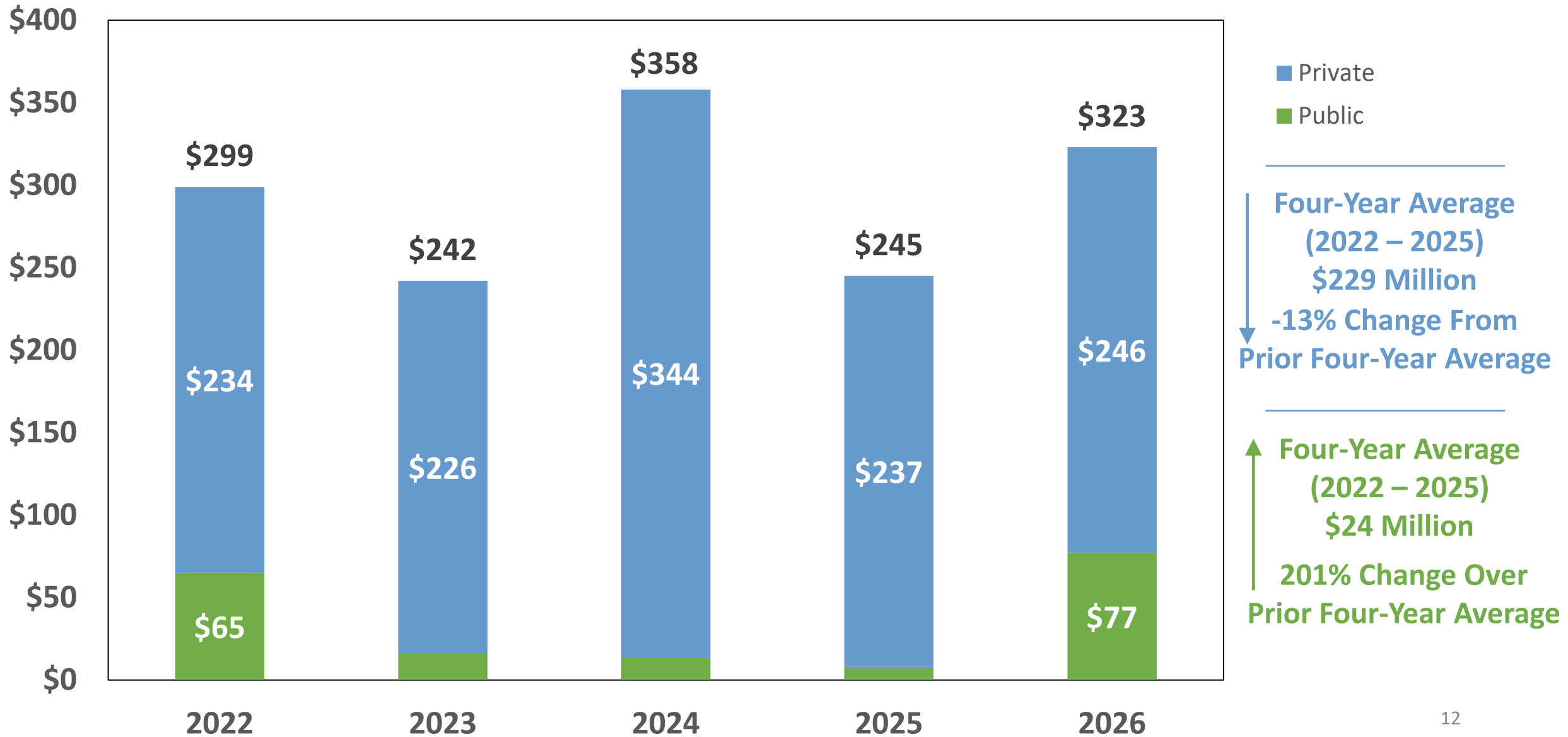
Type	Projects	Units
All Residential Types	50	1568

Spokane City Council District Information - June 2026

	Building Permits Issued	Residential Remodel Permits	Residential Units	ADUs	Total Construction Value
District 1	794	495	18	1	\$ 73,812,563.98
District 2	968	690	175	9	\$157,512,321.68
District 3	990	790	299	6	\$ 91,818,606.92
Totals	2752	1975	492	16	\$323,143,492.58



Public and Private Job Values (\$ Millions) – YTD



Largest Projects Issued by Construction Valuation – 2026

Rank	Council District	Address	Job Title	Housing Units	Issue Date	Valuation
1	3	115 W Mission	NODO Normandie	236	Apr	\$ 36,583,784
2	2	2909 E 37th	Adams Elementary	0	Mar	\$ 27,300,000
3	1	3951 E Garland	ACT Truck Loading Dock	0	Jun	\$ 14,000,000
4	3	1168 N Cedar	Spo County Crisis Relief Center	0	May	\$ 11,500,000
5	1	850 E Spokane Falls	EWU Dental Addition & Remodel	0	May	\$ 10,000,000
6	2	62 W 7th	SHMC Modernization Phase 1	0	Feb	\$ 9,800,000
7	2	701 S Government	St. Agnes Family Haven	48	Feb	\$ 8,889,518
8	2	9000 W Airport	Airport Fuel Expansion Facility	0	Mar	\$ 8,800,000
9	2	3305 W Whistalks	SFCC Lodge Renovation (Bldg 9)	0	Jan	\$ 7,000,000
10	3	1229-30 W Boone	STA Electrical Upgrades	0	Jan	\$ 5,106,800
			Total	284		\$ 138,980,102

Largest Projects in Plan Review by Construction Valuation

Rank	Council District	Address	Job Title	Housing Units	Submittal Date	Valuation
1	1	1841 E Upriver	The Riverview Heights	82	1/9/2026	\$ 42,000,000
2	2	101 W 8th Ave	Providence SHMC Op Rooms	0	6/18/2026	\$ 19,521,264
3	1	2720-52 W Elliott	River Family Haven Complex	72	9/19/2025	\$ 17,977,672
4	1	Beacon Hill	The Vistas Townhomes* - Phase 3	43	4/19/2024	\$ 15,227,763
5	2	819 S Hatch	Hatch Gardens	97	8/1/2025	\$ 13,404,475
6	1	10 N Post	Peyton Building COU*	96	3/12/2024	\$ 12,000,000
7	1	1777 E Upriver Dr	The Crest at Riverview Apartments	31	1/9/2026	\$ 10,455,258
8	1	643 N Riverpoint	Riverpoint Multifamily	64	2/10/2025	\$ 10,000,000
9	2	9610 W 21st	McKinstry Shop #2 Site & Shell	0	5/8/2026	\$ 8,318,872
10	2	2607 S Ray	Bethany Apartments	22	3/31/2026	\$ 7,600,000
			Total	507		\$ 156,505,304

Those with an **asterisk** have been approved.