Development Services Center

July 2026
Permit Report

Tami Palmquist – CED Director

July 2026 Trends & Highlights

- Permitted **$146.17 million** in projects in July
  - 2nd highest valuations issued in July ever
  - Brings total YTD job values to **$469.25 million**
    - YTD job values surpassed 2025's total valuations of **$446.45 million**
  - 2nd highest YTD Jan – July job values on record (4th adjusted for inflation)

- Permitted **208** new housing units in July!
  - **700** housing units permitted YTD
  - **5th** highest number of units issued in July on records going back to 1993.

- Single Family Residence valuations rise to an all time high.
  - YTD average SFR valuations rose from **$341k** in 2025 to **$382k** in 2026
  - Adjusted for inflation 2024 is still the record high for SFRs at **$422k** per unit

June DSC Activity

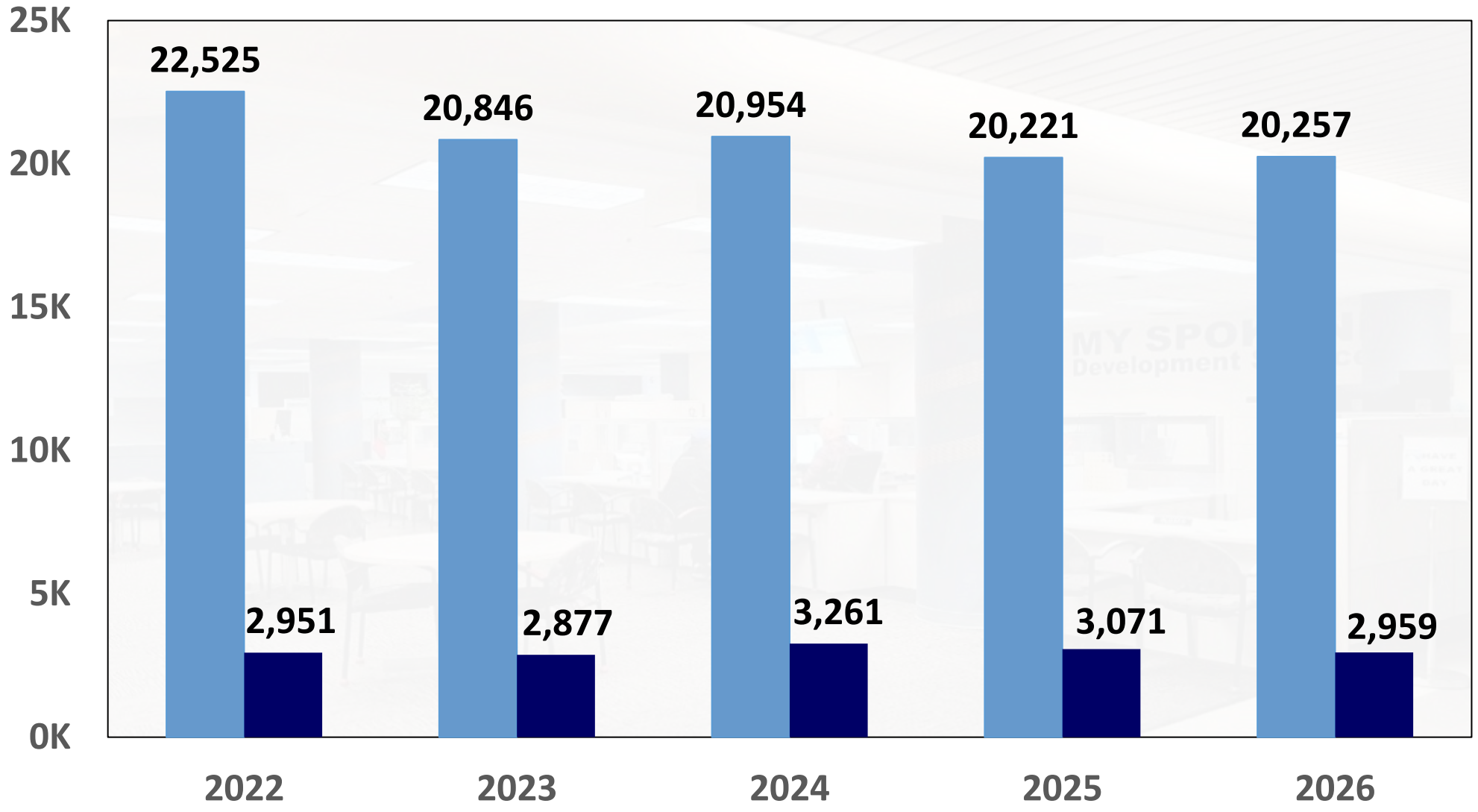
- **LAMA Configuration and Testing continues:**
  - Testing continues though progress on the LAMA system is paused temporarily to address issues related to the wildfire damage in the area

- **DSC officials were onsite offering help and advice to those affected by the fires.**
  - Demo Permits were reduced from **$117.63** to **$35** for affected residents, other fee reductions may come soon as well
  - Approved plans for SFRs submitted after 2020 will be made available to owners of damaged or destroyed properties
  - DSC is working with the governor's office to allow older houses to be reviewed under the 2015 ICC code
  - Revisions of code to allow the placement of ADUs on fire damaged properties before the construction of the primary residence

- **DSC Inspectors & LR Planning used GIS tools to log all destroyed and damaged structures in Spokane.**
  - Provides a complete picture of the fire damage and enables DSC to properly help affected residents

Total Permit Applications – July 2026 and YTD

Construction, Trade, Development, Engineering, & Planning



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 21,137

-4.2% Change from Prior Four-Year Average

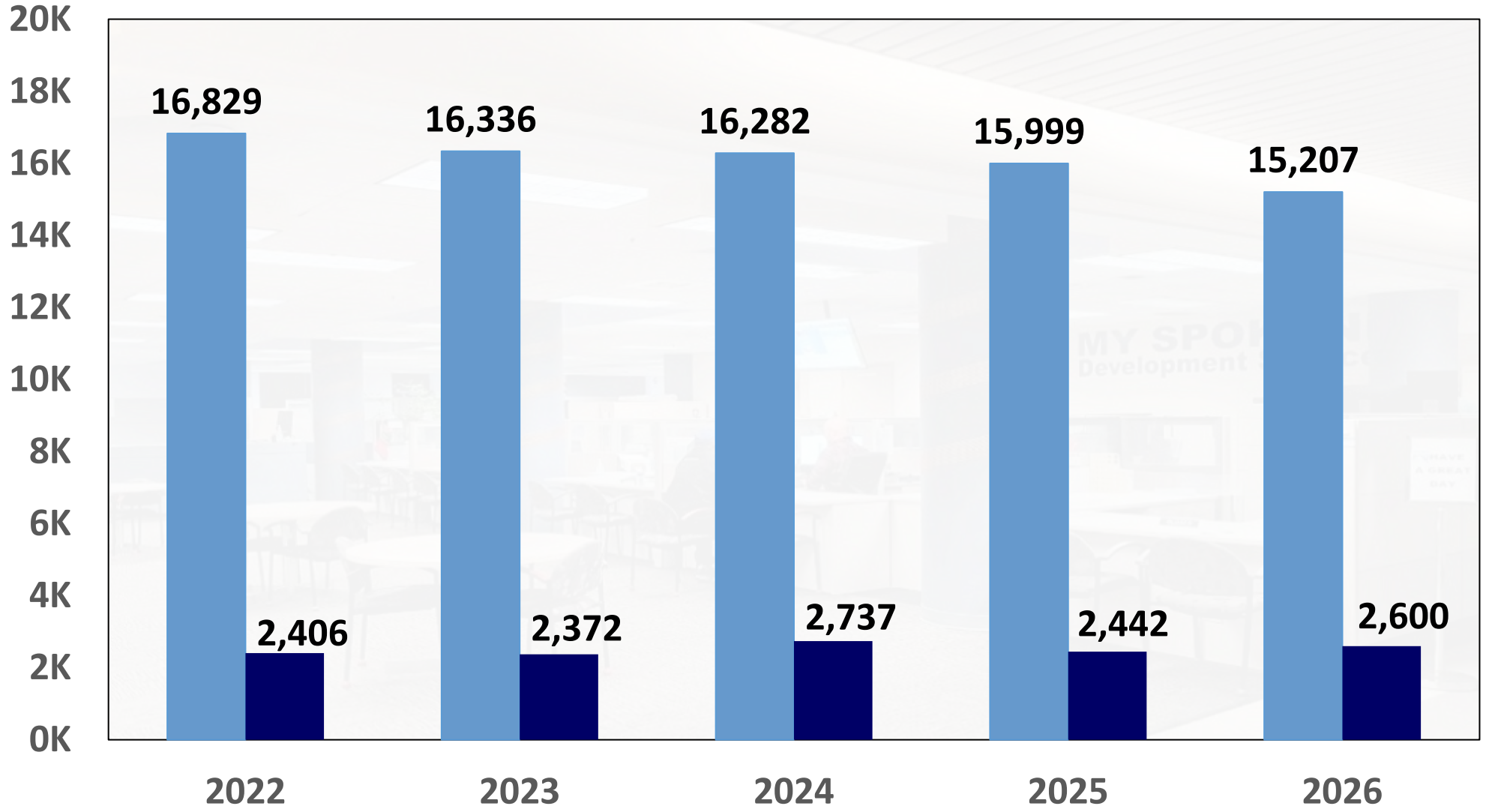
Four-Year Average (2022 – 2025) 3,040

-2.7% Change from Prior Four-Year Average

** 2022's totals influenced by 2400 boiler records being added back into our system all at once.*

Total Permits Issued – July 2026 and YTD

Construction, Trade, Development, Engineering, & Planning



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 16,362

-7.1% Change From Prior Four-Year Average

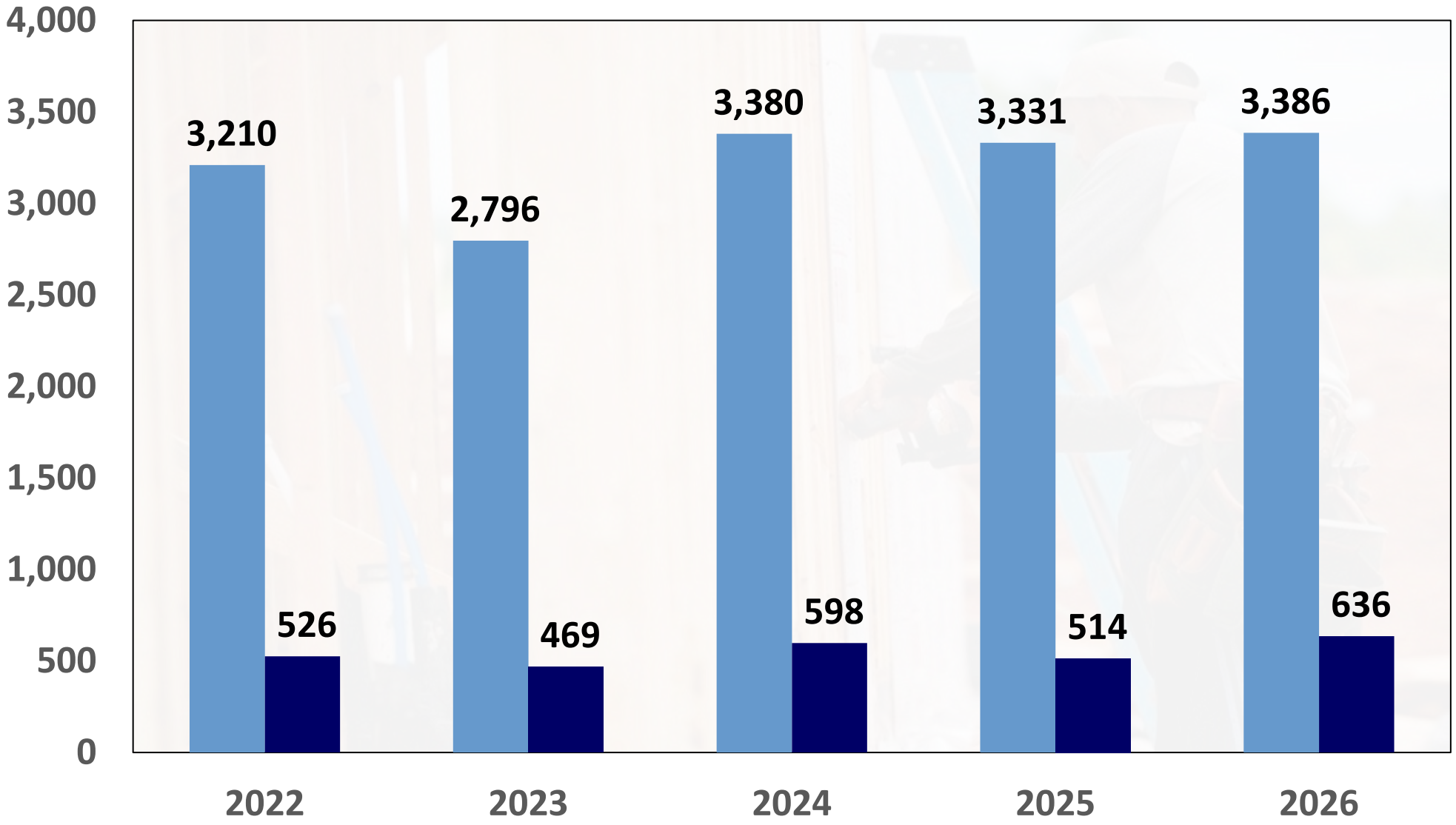
Four-Year Average (2022 – 2025) 2,489

4.4% Change From Prior Four-Year Average

** 2022's totals influenced by 2400 boiler records being added back into our system all at once.*

Total Construction Permits Issued – July 2026 and YTD

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



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 3,179

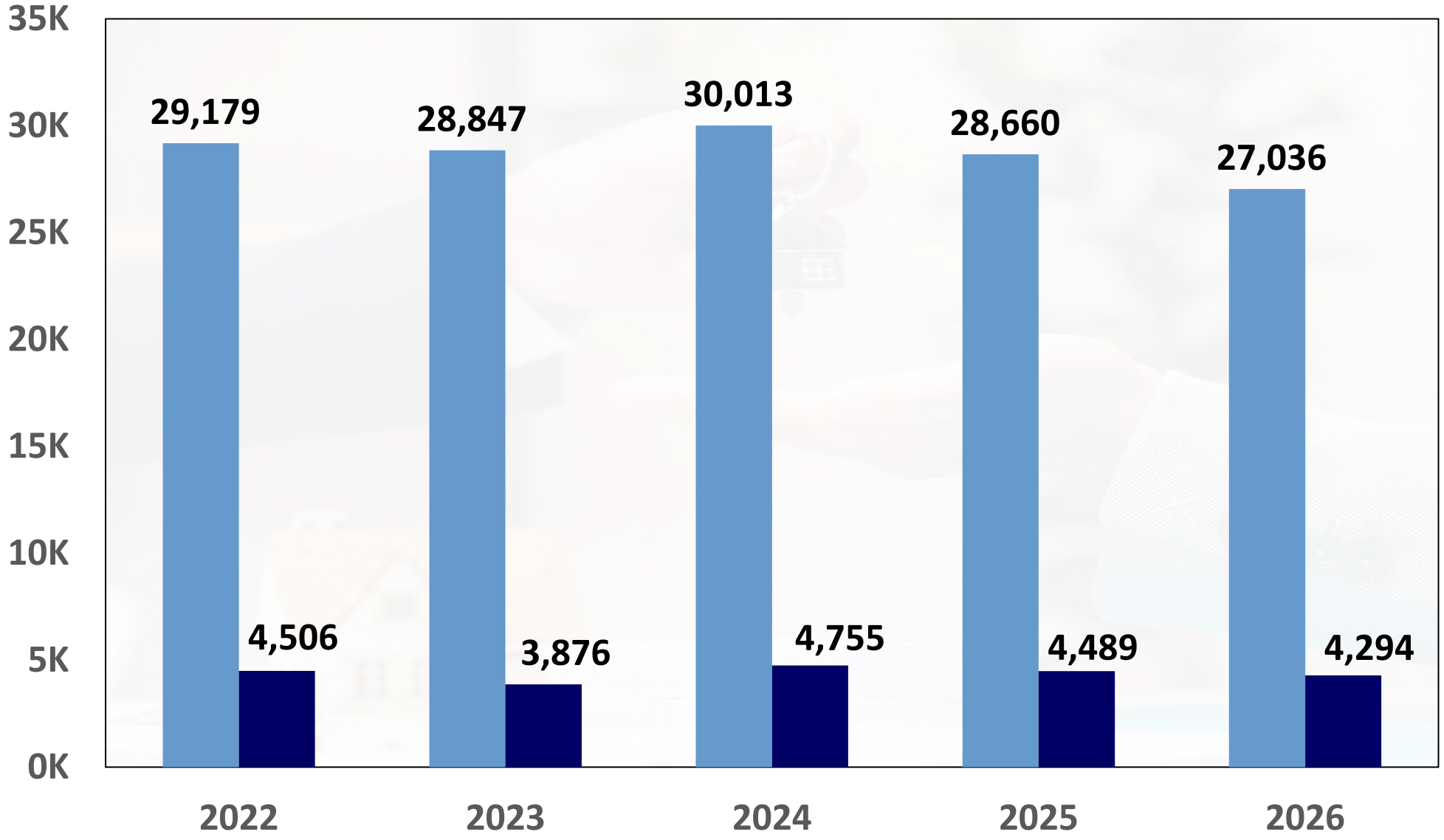
6.5% from Prior Four-Year Average

Four-Year Average (2022 – 2025) 527

20.7% from Prior Four-Year Average

Inspections Completed - July 2026 and YTD

Building & Engineering Inspections



YTD Through Current Month

Current Month/Year

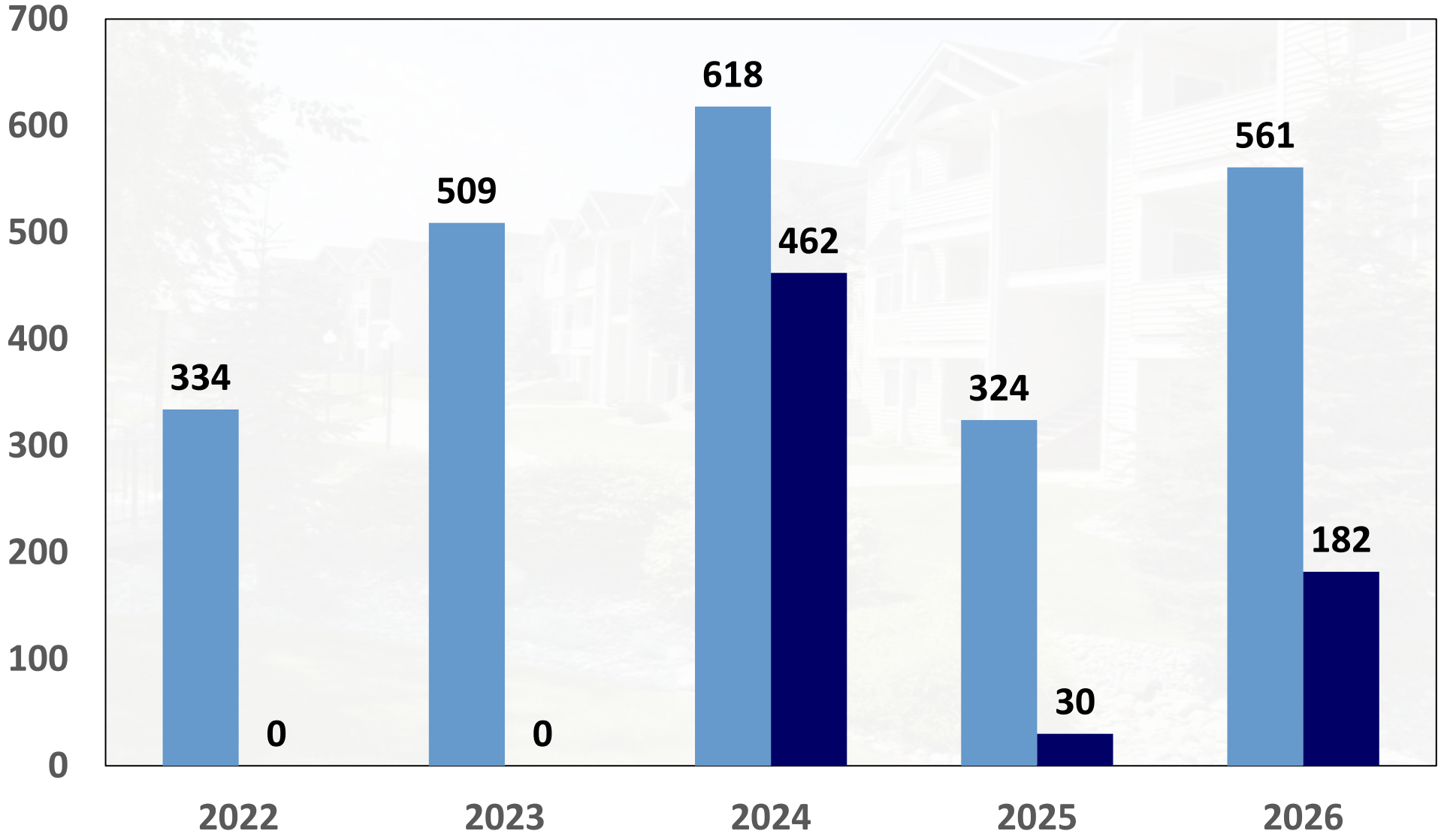
Four-Year Average (2022 – 2025) 29,175

-7% Change From Prior Four-Year Average

Four-Year Average (2022 – 2025) 4,407

-3% Change Over Prior Four-Year Average

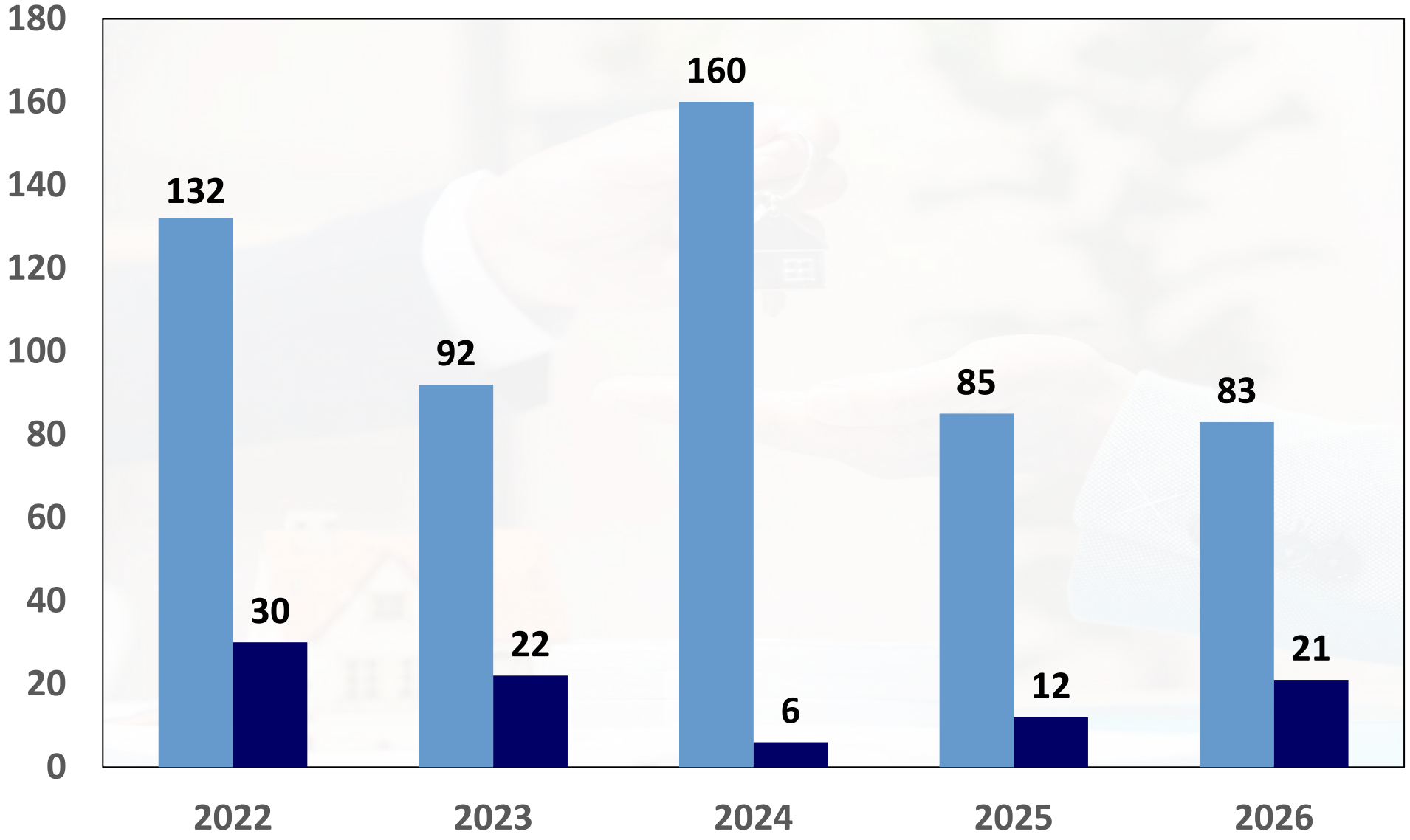
Multi-Family Housing Units Permitted – July 2026 and YTD



Four-Year Average
(2022 – 2025)
446

26% Change Over
Prior Four-Year Average

Single-Family Residences Permitted - July 2026 and YTD



Four-Year Average
(2022 – 2025)
117

-29% Change From
Prior Four-Year Average

Total Residential Units Permitted – 2026 YTD

Residential Units Issued YTD Comparison^

Building Type	YTD 2022	YTD 2023	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	148	107	198	99	100
Duplex Units	2	36	22	30	32
Multi-Family Residences	334	509	618	324	561
Changes of Use*	105	36	16	37	7
Totals	**589**	**688**	**854**	**490**	**700**

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

Housing Units – July 2026 and YTD

Building Type	Permitted Housing Units July	CO Housing Units July	Permitted Housing Units YTD 2026	CO Housing YTD 2026
Single-Family Residences	8	8	131	131
Duplex Units	5	10	17	34
Multi-Family Residences	6	135	16	244
Changes of Use*	2	3	20	22
Totals	**21**	**156**	**184**	**431**

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

Housing in the Pipeline – July 2026

Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	56	56
New Duplexes	9	18
New Multi-Family Residences*	32	715
COU's & Remodels Adding Units	7	102
TOTALS	**104**	**891**

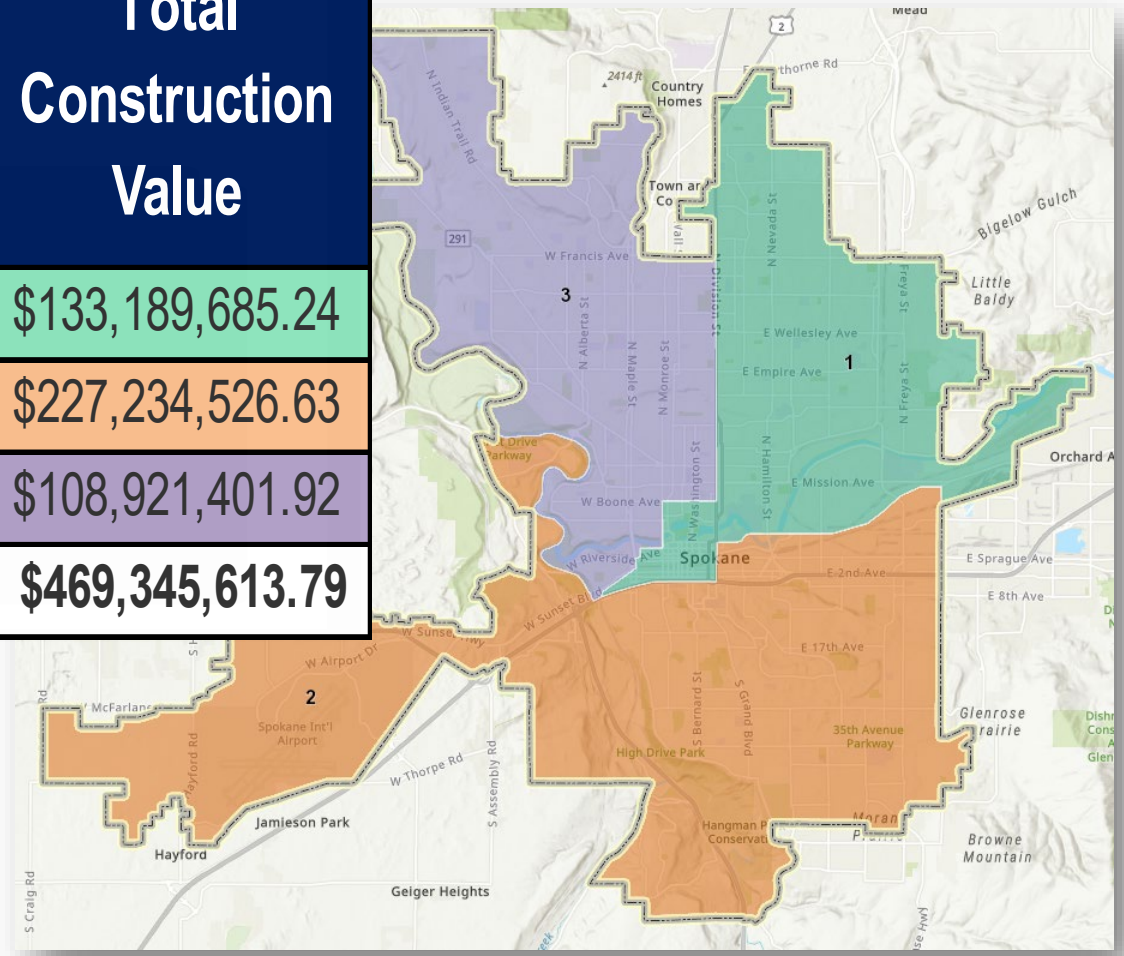
** New buildings with 3 or more residential units*

Future Units Proposed through PDEV/MFTE:

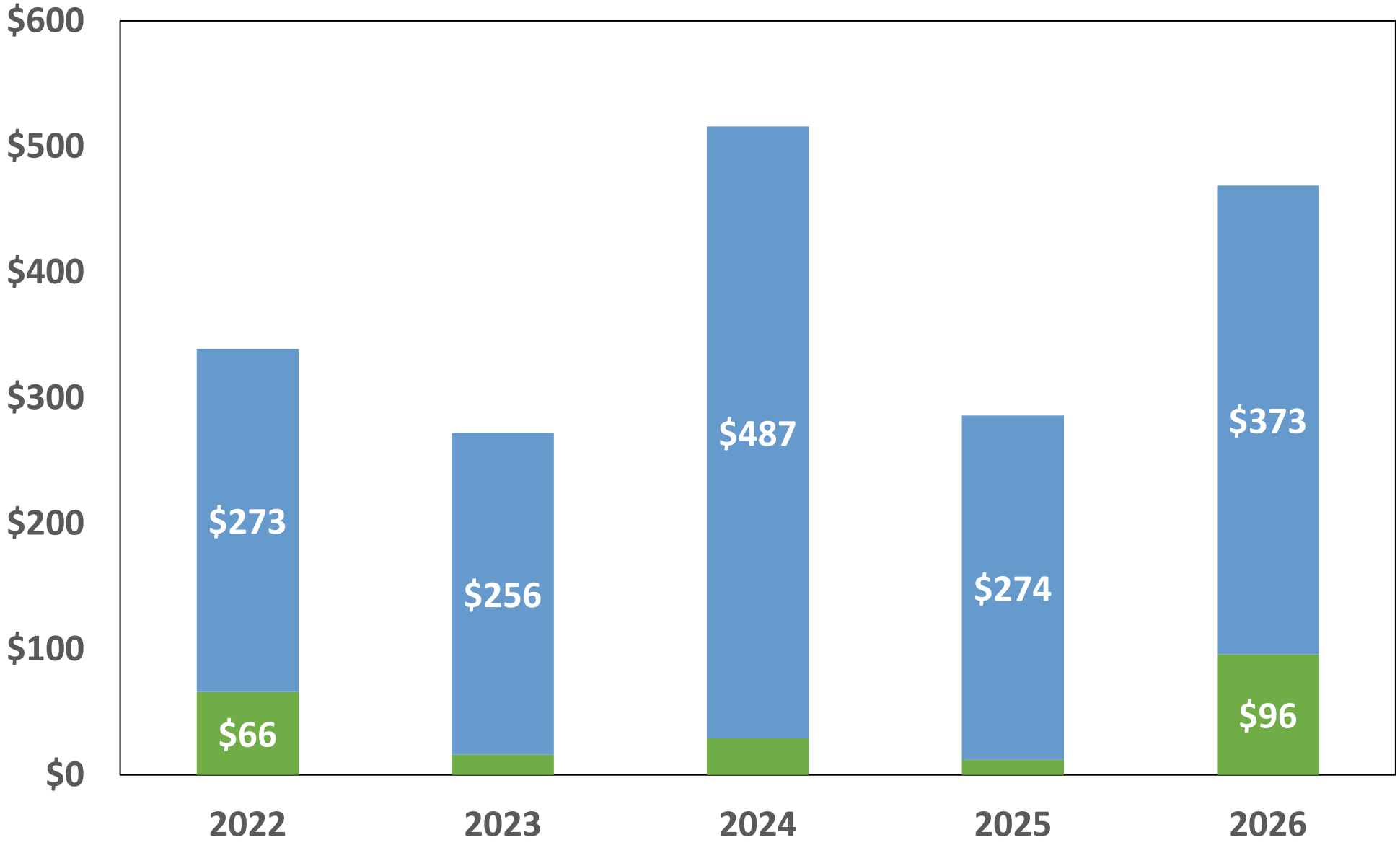
Type	Projects	Units
All Residential Types	**49**	**1368**

Spokane City Council District Information - July 2026

	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	984	624	108	1	$133,189,685.24
District 2	1189	832	287	10	$227,234,526.63
District 3	1214	977	305	9	$108,921,401.92
Totals	**3387**	**2433**	**700**	**20**	**$469,345,613.79**



Public and Private Job Values ($ Millions) - YTD



Four-Year Average (2022 – 2025) $323 Million

16% Change From Prior Four-Year Average

Four-Year Average (2022 – 2025) $31 Million

212% Change Over Prior Four-Year Average

Largest Projects Issued by Construction Valuation – 2026

Rank	Council District	Address	Job Title	Housing Units	Issue Date	Valuation
1	**1**	**1841 E Upriver**	**The Riverview Heights**	**82**	**Jul**	**$42,000,000**
2	3	115 W Mission	NODO Normandie	236	Apr	$36,583,784
3	2	2909 E 37th	Adams Elementary	0	Mar	$27,300,000
4	**2**	**101 W 8th Ave**	**Providence SHMC Op Rooms**	**0**	**Jul**	**$21,406,453**
5	**2**	**2720-52 W Elliott**	**River Family Haven Complex**	**72**	**Jul**	**$20,977,673**
6	1	3951 E Garland	ACT Truck Loading Dock	0	Jun	$14,000,000
7	3	1168 N Cedar	Spo County Crisis Relief Center	0	May	$11,500,000
8	2	850 E Spokane Falls	EWU Dental Addition & Remodel	0	May	$10,000,000
9	2	62 W 7th	SHMC Modernization Phase 1	0	Feb	$9,800,000
10	2	701 S Government	St. Agnes Family Haven	18	Feb	$8,889,518
			Total	**408**		**$ 202,457,428**

Largest Projects in Plan Review by Construction Valuation

Rank	Council District	Address	Job Title	Housing Units	Submittal Date	Valuation
1	**3**	**1175 W Summit**	**Kendall Yards Podium**	**200**	**7/16/2026**	**$ 71,418,572**
2	1	Beacon Hill	The Vistas Townhomes* - Phase 3	43	4/19/2024	$ 15,227,763
3	2	819 S Hatch	Hatch Gardens	97	8/1/2025	$ 13,404,475
4	1	10 N Post	Peyton Building COU*	96	3/12/2024	$ 12,000,000
5	1	1777 E Upriver Dr	The Crest at Riverview Apartments	31	1/9/2026	$ 10,455,258
6	1	643 N Riverpoint	Riverpoint Multifamily	64	2/10/2025	$ 10,000,000
7	2	2607 S Ray	Bethany Apartments	22	3/31/2026	$ 7,600,000
8	3	7724 N Austin	Avey Townhomes*	24	9/28/2025	$ 7,186,079
9	3	1404 W Mallon	Cancer Can't Lodge*	10	2/24/2026	$ 6,500,000
10	2	1727 E Hartson	The Threshold	43	5/11/2026	$ 6,222,124
			Total	**630**		**$ 160,014,271**

Those with an *asterisk* have been approved.