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2026 Inland Northwest Home Equity Report: How Much Spokane and Coeur d'Alene Home Values Have Grown

By Marcus Vogt, Senior Mortgage Loan Officer, NMLS #1394040 | Published September 28, 2026 | Data through Q2 2026

Homeowners on both sides of the Washington-Idaho state line have built significant equity over the past decade. According to the Federal Housing Finance Agency's House Price Index, home prices in the Spokane-Spokane Valley metro rose 126.9% from the second quarter of 2016 to the second quarter of 2026. In the Coeur d'Alene metro, prices rose 162.0% over the same period.

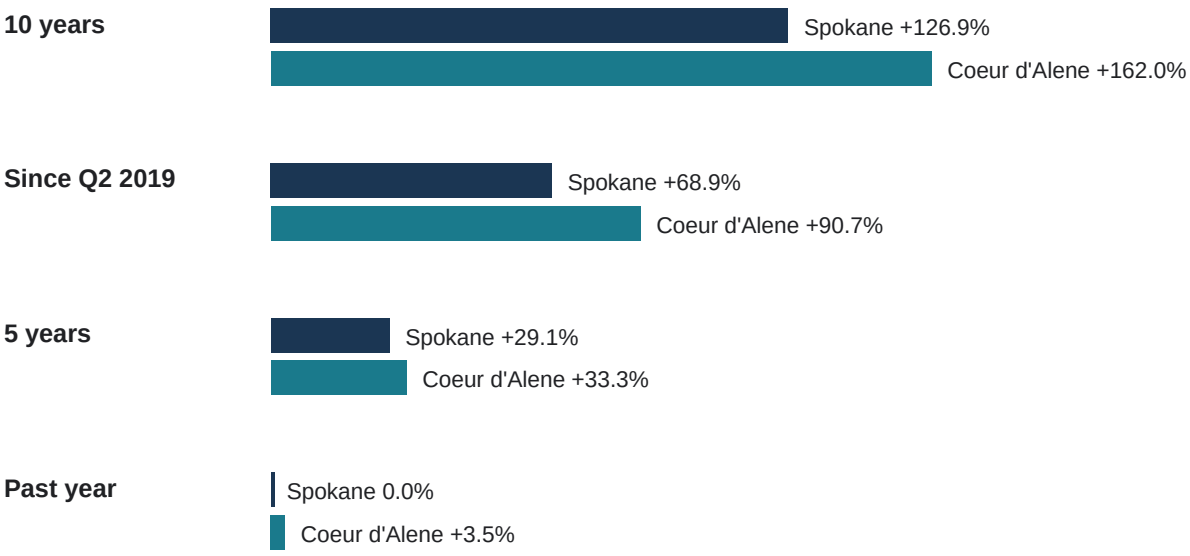
This report breaks down how home values have changed across Spokane and North Idaho, what that means for homeowners, and how you can put your equity to work without giving up your current first mortgage, including through our new digital HELOC.

Key Findings

- Spokane metro home prices are up 126.9% over 10 years and 29.1% over 5 years.
- Coeur d'Alene metro home prices are up 162.0% over 10 years and 33.3% over 5 years.
- Over the past year, Spokane prices held essentially flat, while Coeur d'Alene prices rose 3.5%.
- North Idaho outpaced Spokane in every period measured in this report.

Home Price Growth by Period

Period	Spokane-Spokane Valley Metro	Coeur d'Alene Metro
10 years (Q2 2016 to Q2 2026)	+126.9%	+162.0%
Since Q2 2019	+68.9%	+90.7%
5 years (Q2 2021 to Q2 2026)	+29.1%	+33.3%
Past year (Q2 2025 to Q2 2026)	0.0% (flat)	+3.5%



Source: U.S. Federal Housing Finance Agency, All-Transactions House Price Index, via FRED, Federal Reserve Bank of St. Louis. Not seasonally adjusted.

Spokane: A Strong Decade and a Steady Year

Home prices in the Spokane-Spokane Valley metro more than doubled over the past 10 years. Much of that growth came quickly. From Q2 2020 to Q2 2022, the index rose about 51%. Since then, the market has leveled off. Prices in Q2 2026 were essentially unchanged from a year earlier and about 3.8% above their Q2 2022 level.

For Spokane homeowners who bought before 2020, most of the run-up in value has held.

Coeur d'Alene: Faster Growth, Still Climbing

The Coeur d'Alene metro grew faster than Spokane in every period in this report. Prices rose about 62% from Q2 2020 to Q2 2022, and unlike Spokane, they kept climbing. Q2 2026 prices were about 7.7% above their Q2 2022 level and 3.5% above a year earlier. On average, Coeur d'Alene metro home prices in Q2 2026 were more than two and a half times their Q2 2016 level.

What This Means for Homeowners

Rising home values create equity, especially for homeowners who bought years ago. At the same time, many homeowners locked in a first mortgage at a rate well below today's market, and they don't want to give it up. That's the situation many Inland Northwest homeowners are in. They have equity they'd like to use, but replacing their mortgage to get to it doesn't make sense.

Keep in mind that the numbers in this report are metro averages. Your own equity depends on when you bought, what you owe, and your specific property.

How to Use Your Equity Without Replacing Your First Mortgage

Homeowners generally have two main ways to access equity. A **cash-out refinance** replaces your current mortgage with a new, larger loan. A **home equity line of credit (HELOC)** is a separate loan secured by your home, so your current first mortgage stays in place. If you want to keep your existing mortgage, a HELOC is often the place to start. Learn more about HELOCs in Spokane and North Idaho.

Now Available: A Digital HELOC From Q Home Loans

Q Home Loans now offers a fully digital HELOC through American Pacific Mortgage. You don't have to apply and then wait days for someone to call you back. You can see what you prequalify for almost instantly online.

- Know almost instantly what you prequalify for, with a soft credit check
- Complete the online application in 5 to 10 minutes
- Income is verified in minutes through automated third-party systems
- Keep your current first mortgage

See what you prequalify for with our digital HELOC

Prefer a traditional HELOC or a cash-out refinance? Start an application with Marcus or call (509) 481-1766.

Find Out What Your Home Is Worth

Before you borrow, it helps to know where you stand. Q Home Loans clients get ongoing home value and equity tracking through Homebot, and any homeowner in the region can track their home's value and equity for free. Thinking about your next move? Start an AI-powered home search across Spokane and North Idaho.

> *"Buying the home is the beginning, not the end. Homebot keeps our clients informed about what their home is worth and what their equity can do for them, for as long as they own it."*
>
> Marcus Vogt, Senior Mortgage Loan Officer, Q Home Loans

Methodology

This report uses the U.S. Federal Housing Finance Agency's All-Transactions House Price Index for the Spokane-Spokane Valley, WA metro and the Coeur d'Alene, ID metro, retrieved from FRED, Federal Reserve Bank of St. Louis. The index is estimated using sales prices and appraisal data and is not seasonally adjusted. Percentage changes compare second-quarter index values, using Q2 2026 data released August 25, 2026. The index measures average price change across each metro and does not reflect the value of any individual home. Q Home Loans will update this report as new data is released.

Frequently Asked Questions

How much have Spokane home values increased?

According to the FHFA House Price Index, home prices in the Spokane-Spokane Valley metro rose 126.9% over the 10 years from Q2 2016 to Q2 2026, and 29.1% over the past five years. Prices were essentially flat from Q2 2025 to Q2 2026.

How much have Coeur d'Alene home values increased?

Home prices in the Coeur d'Alene metro rose 162.0% over the same 10 years, and 33.3% over the past five years. Prices rose 3.5% from Q2 2025 to Q2 2026.

Can I tap my home equity without refinancing my mortgage?

Yes. A HELOC is a separate loan secured by your home, so your current first mortgage stays in place. A cash-out refinance replaces your existing mortgage with a new one.

How fast is the Q Home Loans digital HELOC?

You can see what you prequalify for almost instantly online, and the application takes about 5 to 10 minutes. Approval isn't guaranteed and depends on credit and property eligibility.

Does checking what I prequalify for affect my credit?

Prequalification uses a soft credit check, which doesn't affect your credit score. Completing a full application involves a hard credit inquiry.

How do I know how much equity I have?

Your equity is your home's current value minus what you owe. You can track your home's value and equity with Homebot for free.

About the Author

Marcus Vogt is a Senior Mortgage Loan Officer (NMLS #1394040) at Q Home Loans, a division of American Pacific Mortgage. He's a Spokane native who lives in Hayden Lake, Idaho, and lends on both sides of the state line, serving Spokane, Coeur d'Alene, Post Falls, and Hayden. Learn more at marcusvogthomeloans.com, or read reviews from our Spokane clients on Google.

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