

# Market Activity

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### Spokane Association of REALTORS® Residential Report

#### MLS Sales Data

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**JANUARY  
2009**

Compounded by the record snowfall in the last half of December, closed sales for January 2009 totaled 119 compared to 201 in January 2008. The average sales price for January was \$207,057 and the median sales price came in at \$175,000.

Compared to last year (January 2008) the average sales price was virtually the same while the median price was down 5.1%

Inventory for the second month in a row was less than the same month of a year ago. Inventory currently stands at approximately 2,530 listings while last year the inventory was 2,624 listings.

New construction home sales reported to the SARMLS for January totaled 21.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### JANUARY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 01/04/09)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	294	99	31	29	13	182,264	172,500	2,187,178	0
111	3	1	0	0	0	0	0	0	0
112	217	66	18	21	12	404,583	386,450	4,045,836	6
140	145	41	15	10	11	186,687	167,000	2,053,565	3
141	20	2	2	0	0	0	0	0	0
142	19	6	2	3	2	154,450	154,450	308,900	0
<b>SOUTH</b>									
210	243	59	23	19	10	136,847	141,500	1,368,478	0
211	90	22	5	5	3	456,140	390,970	1,368,478	1
220	227	47	25	14	11	262,772	220,000	2,890,500	3
221	13	1	1	0	0	0	0	0	0
<b>NORTHWEST</b>									
330	256	65	36	25	20	145,450	143,950	2,909,000	1
331	283	82	31	12	9	233,044	215,000	2,097,400	1
332	26	4	3	0	0	0	0	0	0
<b>NORTHEAST</b>									
340	227	62	20	14	10	112,150	110,000	1,121,500	0
341	75	22	6	4	2	132,500	132,500	265,000	0
342	93	22	10	2	4	244,225	248,500	976,900	1
<b>WEST PLAINS</b>									
420	123	37	8	6	3	192,000	206,000	576,000	1
430	46	8	1	7	5	186,124	188,000	930,623	3
<b>OS METRO NORTH</b>									
532	37	7	3	5	1	125,000	125,000	125,000	0
542	4	0	2	0	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	12	5	0	1	1	13,000	13,000	13,000	0
622	1	0	1	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	76	5	1	0	1	520,000	520,000	520,000	1
01/04/09	2,530								21
Jan. Total		663	244	177	119	207,057	175,000	24,639,820	325,432
Dec. '08	2,488	399	525	231	285	201,065	179,000	57,303,739	63
Jan. '08	2,624	1,274	226	267	201	207,085	184,400	41,624,193	35
YTD '09		663	244	177	119	207,057	175,000	24,639,820	21
YTD '08		1,274	226	267	201	207,085	184,400	41,624,739	35