

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**FEBRUARY
2009**

February closed sales increased significantly over January closed sales. Sales increased 68.6% over January sales. 193 residential properties on less than one acre were reported closed with an average sales price of \$196,832 and a median sales price of \$171,000.

For the first two months of 2009 sales are down 185 sales. The average sales price through February is \$200,732 down 1% when compared to last year when the average sales price was \$202,649. The median prices so far this year is down 3.5% and through February stands at \$171,654 compared to \$177,898 over the same period last year.

Inventory for the third consecutive month is below the inventory at the same time last year. Our current inventory is 2,626 units compared to 2,778 last year. New home sales picked up this month with 39 closings reported in February, up from 20 sales reported in January.

Residential Site Built and Condo in Spokane County

(On less than one acre)

FEBRUARY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 03/05/09)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	314	82	12	38	23	207,825	171,000	4,779,980	4
111	2	0	0	0	0	0	0	0	0
112	229	67	18	21	23	247,274	180,000	5,687,320	8
140	157	34	6	18	9	226,166	197,000	2,035,500	1
141	20	4	2	0	0	0	0	0	0
142	17	4	2	4	4	159,200	156,200	638,400	0
SOUTH									
210	241	59	11	20	17	186,950	163,000	3,178,150	0
211	96	15	5	6	7	209,637	189,000	1,467,463	1
220	259	71	8	16	18	291,466	259,995	5,246,398	6
221	12	2	0	1	0	0	0	0	0
NORTHWEST									
330	271	91	19	34	22	128,582	120,950	2,828,807	1
331	278	61	16	32	14	257,609	214,000	3,606,534	4
332	25	3	1	3	2	250,000	250,000	500,000	1
NORTHEAST									
340	229	69	19	31	23	105,562	106,000	2,427,930	0
341	72	12	6	4	3	121,666	130,000	365,000	0
342	93	20	2	10	1	189,000	189,000	189,000	1
WEST PLAINS									
420	119	28	5	20	16	203,081	196,570	3,249,311	7
430	45	12	4	6	8	172,783	172,700	1,382,270	4
OS METRO NORTH									
532	43	11	3	2	1	200,000	200,000	200,000	1
542	11	3	0	1	1	76,650	76,650	76,650	0
OS METRO SOUTH									
612	12	4	1	1	0	0	0	0	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN									
700	80	13	0	1	1	130,000	130,000	130,000	0
03/05/09	2,626								39
Feb. Total		665	140	269	193	196,832	171,000	37,988,713	310,462
Jan. '09	2,530	663	244	177	119	206,169	170,000	24,121,820	20
Feb. '08	2,778	1,098	149	370	295	199,907	177,000	58,972,673	52
YTD '09		1,329	384	446	312	200,732	171,654	62,628,533	60
YTD '08		2,372	375	637	497	202,649	177,898	100,716,866	87