

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**MARCH
2009**

March closed sales increased 68% over February closed sales. 326 closed sales were reported for March. The average sales price was \$200,229 while the median price was \$176,200.

For the first quarter of 2009 sales totaled 638 which are down 241 sales compared to the first quarter 2008. The average sales price for the first quarter was \$200,475 which is approximately the same average price for the first quarter last year. The median sales price for the first quarter 2009 was down 1.5% from the median price for the first quarter last year, \$175,000 in 2009 compared to \$177,700 in 2008.

Inventory for the fourth consecutive month is less than the inventory at the same time last year. Current inventory as of this report is 2,687 units compared to 3,044 a year ago.

New homes sales totaled 52 in March up from 39 last month.

Residential Site Built and Condo in Spokane County

(On less than one acre)

MARCH HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 04/02/09)	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	320	89	22	48	43	218,315	175,000	9,387,550	6
111	3	1	0	0	0	0	0	0	0
112	253	81	15	37	28	274,251	232,500	7,679,050	6
140	165	48	9	15	21	200,481	194,000	4,217,674	3
141	29	11	1	2	1	270,000	270,000	270,000	0
142	14	2	0	3	4	159,600	149,250	638,400	0
SOUTH									
210	256	87	20	42	38	157,747	155,000	5,994,400	1
211	94	22	10	8	8	282,679	273,567	2,261,434	3
220	258	65	19	32	21	280,304	258,000	5,886,392	4
221	10	1	1	1	0	0	0	0	0
NORTHWEST									
330	264	93	27	62	39	152,707	126,500	5,955,575	1
331	289	88	18	33	37	240,270	224,500	8,889,983	13
332	29	10	6	0	2	417,204	417,204	834,409	0
NORTHEAST									
340	230	88	27	43	35	112,336	119,500	3,931,790	0
341	73	25	3	14	8	218,045	204,150	1,744,200	1
342	85	21	9	17	14	222,439	215,000	3,114,150	3
WEST PLAINS									
420	130	34	4	15	11	179,111	177,400	1,970,228	4
430	48	22	4	7	8	178,727	168,563	1,429,816	6
OS METRO NORTH									
532	40	9	1	7	6	150,416	158,900	902,500	1
542	5	0	0	0	1	50,000	50,000	50,000	0
OS METRO SOUTH									
612	12	3	2	1	1	117,000	117,000	117,000	0
622	2	1	1	0	0	0	0	0	0
DOWNTOWN									
700	78	8	6	3	0	0	0	0	0
04/02/09	2,687								52
March Total		809	205	390	326	200,229	176,200	65,274,551	279,663
Feb. '09	2,626	665	140	269	194	197,169	171,654	38,221,213	39
March '08	3,044	1,218	165	423	382	196,456	175,875	75,046,359	61
YTD '09		2,138	589	836	638	200,475	175,000	127,903,084	112
YTD '08		3,590	540	1,060	879	199,958	177,700	175,763,225	148