

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**APRIL
2009**

329 closed sales were reported in April. This number is up from the 326 closed sales reported in March. However, closed sales compared to April 2008 are down 26.1% when 445 closed sales were reported. The average sales price in April was \$197,339 and the median price was \$172,500.

Year to date sales total 967 compared to 1,324 sales over the same period last year, down 27%. The average sales price through April is \$199,408 compared to last year's average sales price through April of \$201,317 down less than 1%. The median price through April is \$174,735 down 2.9% from the year to date median sales price of \$179,950 last year.

Inventory is still lower than last year by about 7%. Current inventory as of this report is 2,997 compared to 3,218 last year. New home sales total 158 this year compared to 233 sales over the same period last year.

Residential Site Built and Condo in Spokane County

(On less than one acre)

APRIL HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 05/05/09)	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	356	105	12	49	37	215,230	190,000	7,966,846	3
111	3	0	0	0	0	0	0	0	0
112	256	72	17	26	24	247,238	224,500	5,933,735	7
140	196	63	6	24	17	151,186	152,500	2,570,175	2
141	27	3	1	4	1	335,000	335,000	335,000	1
142	19	9	1	2	5	171,940	163,900	859,700	0
SOUTH									
210	289	112	18	41	29	178,538	150,157	5,177,603	1
211	119	44	5	10	5	276,540	280,000	1,382,700	0
220	297	80	11	27	26	271,275	252,250	7,053,170	2
221	9	5	0	1	3	179,966	183,000	539,900	0
NORTHWEST									
330	300	124	14	56	53	146,056	125,000	7,741,014	3
331	311	87	17	47	38	254,191	220,500	9,659,288	13
332	32	11	6	1	1	123,450	123,450	123,450	0
NORTHEAST									
340	262	98	17	46	33	103,614	102,726	3,419,271	0
341	76	23	4	10	15	210,909	210,000	3,163,643	1
342	104	41	4	8	12	242,765	219,950	2,913,182	5
WEST PLAINS									
420	137	41	11	18	20	211,636	184,500	4,232,729	5
430	56	20	1	6	4	158,800	157,750	635,200	1
OS METRO NORTH									
532	43	10	0	6	3	147,666	161,000	442,999	1
542	11	5	0	1	0	0	0	0	0
OS METRO SOUTH									
612	11	4	3	0	0	0	0	0	0
622	1	1	0	0	0	0	0	0	0
DOWNTOWN									
700	82	10	3	3	3	258,333	170,000	775,000	1
05/05/09	2,997								46
April Total		968	151	386	329	197,339	172,500	64,924,605	305,221
March '09	2,687	809	205	390	326	200,229	176,200	65,274,551	52
April '08	3,218	1,318	117	497	445	204,002	183,500	90,781,082	84
YTD '09		3,106	740	1,222	967	199,408	174,735	192,827,689	158
YTD '08		4,908	657	1,557	1,324	201,317	179,950	266,544,307	233