

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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MAY
2009

Closed sales for May were up 18.5% over last month. 390 closed sales were reported in May up from the 329 sales last month. Compared to May 2008 closed sales were down 98 sales or down 20%. The average sales price in May was \$181,677 and the median sales price was \$165,500.

Year to date sales total 1,357 compared to 1,812 sales in '08, down 25.1%. The average sales price through May is \$194,308 compared to last year's average sales price of \$202,623, down 4.1%. The median price is \$170,000 down 5.6% compared to the same period last year when the median price was \$180,000.

Inventory continues to be lower than the previous year for the sixth consecutive month. Currently the inventory is approximately 3,159 homes for sale compared to 3,354 at this time last year. New home sales total 193 closed sales this year compared to 310 over the same period last year.

Residential Site Built and Condo in Spokane County

(On less than one acre)

MAY HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 06/02/09)	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	380	117	10	47	39	199,676	185,000	7,787,365	4
111	3	1	0	0	0	0	0	0	0
112	278	94	17	34	30	202,482	189,887	6,074,475	6
140	182	53	12	28	22	173,872	157,500	3,825,200	2
141	33	6	1	1	3	265,633	261,500	796,900	1
142	22	10	1	3	1	100,000	100,000	100,000	0
SOUTH									
210	316	108	16	52	49	168,531	155,000	8,258,033	2
211	138	35	3	10	12	285,091	261,000	3,421,100	0
220	285	85	9	49	31	222,332	225,000	6,892,322	2
221	8	3	0	1	0	0	0	0	0
NORTHWEST									
330	327	120	15	63	67	138,633	136,475	9,288,469	1
331	323	108	14	47	34	240,022	200,750	8,160,750	5
332	33	7	1	2	2	307,500	307,500	615,000	0
NORTHEAST									
340	284	101	9	51	47	109,876	115,000	5,164,210	0
341	85	31	3	15	12	195,391	185,450	2,344,700	1
342	109	29	7	14	12	264,616	238,850	3,175,400	5
WEST PLAINS									
420	135	38	8	27	18	182,562	166,500	3,286,132	3
430	57	13	3	5	4	127,302	138,0705	509,210	1
OS METRO NORTH									
532	48	10	3	4	6	180,330	175,950	1,081,982	2
542	13	4	0	0	1	73,000	73,000	73,000	0
OS METRO SOUTH									
612	10	3	2	1	0	0	0	0	0
622	1	1	0	0	0	0	0	0	0
DOWNTOWN									
700	89	17	4	1	0	0	0	0	0
06/02/09	3,159								35
May Total		994	138	455	390	181,677	165,500	70,854,248	279,569
April '09	2,997	968	151	386	329	197,339	172,500	64,924,605	46
May '08	3,354	1,323	136	543	488	206,167	183,500	100,609,781	77
YTD '09		4,100	878	1,677	1,357	194,308	170,000	263,676,937	193
YTD '08		6,231	793	2,100	1,812	202,623	180,000	367,154,088	310