

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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JUNE
2009

There were 500 closed sales reported in June which is up 28.2% over May when 390 closed sales were reported. The average sales price for June was \$192,970 and the median sales price was \$177,500. Both numbers are up from May's average and median prices.

For the first half of the year closed sales total 1,859 compared to 2,407 over the same period last year. Sales are down 22.8%. The average sales price for the first half of this year was \$193,888 down 6% compared to last year when the average sales price was \$206,161. The median price was \$173,500 for the first half of the year. The median sales price is down 5.8% compared to last year when the median price was \$184,150.

The inventory is running about 4% below last year. For the first half of this year new home sales reported to the SAR total 254 compared to 394 over the same period last year.

Residential Site Built and Condo in Spokane County

(On less than one acre)

JUNE HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 07/02/09)	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	398	134	24	54	59	213,503	189,000	12,596,694	6
111	2	0	0	0	0	0	0	0	0
112	286	104	10	37	39	213,590	199,900	8,330,014	12
140	184	77	12	32	29	172,882	169,900	5,013,591	6
141	36	8	1	0	1	70,000	70,000	70,000	0
142	23	6	0	4	3	175,000	183,000	525,000	0
SOUTH									
210	350	125	12	62	55	179,539	179,000	9,874,662	1
211	136	35	5	17	10	312,600	297,697	3,126,004	4
220	304	73	11	30	46	260,804	256,250	11,997,000	4
221	10	2	0	1	1	265,000	265,000	265,000	0
NORTHWEST									
330	349	140	16	88	70	140,387	137,000	9,827,115	0
331	329	103	19	44	56	241,906	215,000	13,546,763	15
332	31	8	2	1	1	430,000	430,000	430,000	0
NORTHEAST									
340	285	119	19	72	57	116,567	116,200	6,644,340	0
341	90	27	5	13	12	173,870	156,000	2,086,450	0
342	116	41	4	24	17	221,205	195,000	3,760,500	3
WEST PLAINS									
420	141	42	13	17	24	178,015	168,500	4,273,814	4
430	51	8	2	11	5	175,758	169,900	878,793	1
OS METRO NORTH									
532	50	12	2	5	6	211,725	249,975	1,270,350	4
542	13	2	1	0	0	0	0	0	0
OS METRO SOUTH									
612	9	1	1	1	2	146,950	146,950	293,900	0
622	1	0	0	0	0	0	0	0	0
DOWNTOWN									
700	88	10	4	6	7	239,357	220,000	1,675,500	0
07/02/09	3,282								60
June Total		1,077	163	519	500	192,970	177,500	96,485,490	252,097
May '09	3,159	994	138	455	390	181,677	165,500	70,854,248	35
June '08	3,422	978	208	517	595	216,934	193,000	129,075,925	89
YTD '09		5,177	1,041	2,196	1,859	193,888	173,500	360,438,914	254
YTD '08		7,209	1,001	2,617	2,407	206,161	184,150	496,230,013	394