

# Market Activity

## Market Activity

### Spokane Association of REALTORS® Residential Report

#### MLS Sales Data

◆◆◆  
**AUGUST  
2009**

For the first time since April 2007, going back over 2-1/2 years, we have exceeded the number of sales from the same month the previous year. August 2009 sales totaled 488 compared to 475 in August 2008. The average sales price for August was \$189,711 while the median sales price was \$169,975.

Year-to-date sales through August total 2,884. This is down 16.8% compared to last year when 3,466 sales were reported on a year-to-date basis. The average sales price through August was \$193,307 compared to the average sales price through August last year which was \$208,353. The median sales price through August was \$173,750 compared to \$185,400. These sales price figures are down 7.2% and 6.3% respectively.

The inventory as of this report stands at 3,466 which is virtually the same as last year. New home sales total 355 through August down 35.1% from last year through August when new home sales totaled 547.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### AUGUST HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 09/02/09)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
<b>VALLEY</b>									
110	422	104	15	55	63	197,364	185,000	12,433,960	2
111	1	0	0	0	0	0	0	0	0
112	279	61	19	35	35	247,468	226,250	8,661,403	7
140	197	56	7	26	25	198,438	161,650	4,960,950	7
141	37	4	6	1	1	335,000	335,000	335,000	0
142	20	9	0	3	3	187,166	181,500	561,500	0
<b>SOUTH</b>									
210	398	102	20	42	50	163,613	159,450	8,180,686	0
211	144	28	3	14	14	258,271	261,000	3,615,800	2
220	295	57	18	29	33	248,446	224,900	8,198,750	2
221	10	1	0	1	1	345,000	345,000	345,000	0
<b>NORTHWEST</b>									
330	378	132	22	75	76	137,164	134,950	10,424,517	1
331	355	82	12	52	57	229,536	216,000	13,083,600	6
332	31	4	2	3	3	258,200	188,500	774,600	0
<b>NORTHEAST</b>									
340	338	121	11	60	54	113,348	115,500	6,120,804	1
341	78	21	4	11	10	219,229	190,945	2,192,290	2
342	119	27	6	14	18	242,033	218,950	4,356,600	2
<b>WEST PLAINS</b>									
420	139	29	3	19	27	188,137	168,000	5,079,719	3
430	58	24	4	9	11	197,724	188,000	2,174,970	7
<b>OS METRO NORTH</b>									
532	53	16	1	9	4	183,461	173,422	733,845	0
542	16	1	1	0	0	0	0	0	0
<b>OS METRO SOUTH</b>									
612	10	4	1	2	2	91,500	91,500	183,000	0
622	1	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	87	8	1	3	1	162,000	162,000	162,000	0
09/02/09	3,466								42
August Total		891	156	463	488	189,711	169,975	92,578,994	258,414
July '09	3,412	958	174	467	537	194,324	176,000	104,352,139	59
August '08	3,467	915	193	413	475	203,271	185,000	96,553,869	74
YTD '09		7,026	1,371	3,126	2,884	193,307	173,750	557,449,647	355
YTD '08		10,326	1,381	3,575	3,466	208,353	185,400	722,154,641	547

**SPOKANE ASSOCIATION OF REALTORS®**  
**MULTIPLE LISTING SERVICE DATA**  
**Spokane County**

<i>MARKET OVERVIEW</i>								
<b>AUGUST 2009</b>	<i>This Month</i>	<i>Previous Month</i>	<i>Percent Change</i>	<i>Previous Year</i>	<i>Percent Change</i>	<i>This Year to Date</i>	<i>Previous Year to Date</i>	<i>Percent Change</i>
<b>RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)</b>								
<b>Closed Sales</b>	488	537	-9.1%	475	+2.7%	2,884	3,466	-16.8%
<b>Average Price</b>	\$189,711	\$194,324	-2.4%	\$203,271	-6.7%	\$193,307	\$208,353	-7.2%
<b>Median Price</b>	\$169,975	\$176,000	-3.4%	\$185,000	-8.1%	\$173,750	\$185,400	-6.3%
<b>Pending Sales</b>	463	467	-	413	+12.1%	3,126	3,575	-12.6%
<b>New Listings</b>	891	958	-7%	915	-2.6%	7,026	10,326	-32%
<b>Active Inventory</b>	3,466	3,412	+1.6%	3,467	-	N/A	N/A	N/A

<b>RESIDENTIAL RESALE (Excludes Condos and New Construction)</b>								
<b>Closed Sales</b>	438	463	-5.4%	383	+14.4%	2,439	2,783	-12.4%
<b>Average Price</b>	\$184,307	\$186,152	-1%	\$191,505	-3.8%	\$182,781	\$196,281	-6.9%
<b>Median Price</b>	\$168,000	\$170,000	-1.2%	\$174,000	-3.4%	\$165,000	\$175,000	-5.7%

<b>RESIDENTIAL/SITE BUILT ON 1-5 ACRES</b>								
<b>Closed Sales</b>	20	31	-35.5%	29	-31%	150	162	-7.4%
<b>Average Price</b>	\$282,745	\$337,591	-16.2%	\$336,771	-16%	\$304,845	\$349,152	-12.7%
<b>Median Price</b>	\$264,750	\$295,000	-10.3%	\$296,000	-10.6%	\$269,375	\$305,000	-11.7%