

Market Activity

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Spokane Association of REALTORS® Residential Report

**MLS
Sales
Data**



**SEPTEMBER
2009**

Closed sales of condos and single family homes on less than one acre totaled 440 for September. Compared to September 2008 (488 sales) the September 2009 sales are down approximately 10%. The average sales price for this September was \$179,636 and the median sales price for September was \$160,000.

Year-to-date sales through September total 3,324. This number is down 15.5% compared to last year through September when 3,933 closed sales were reported. The average sales price this year is \$191,498 compared to the same period last year when the average sales price was \$207,513 down 7.7%. The year to date median sales price is \$171,575 down 7.2% compared to the same period last year when the median prices was \$184,975.

The inventory as of this report is 3,417 homes on the market down 49 homes from August. Year-to-date new home sales total 405 compared to 625 last year, down 35.2%

Residential Site Built and Condo in Spokane County

(On less than one acre)

SEPTEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 10/05/09)	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	411	110	31	57	52	185,575	174,000	9,649,950	3
111	1	0	0	0	0	0	0	0	0
112	268	57	23	28	37	198,312	184,400	7,337,570	10
140	188	48	13	21	27	168,391	154,950	4,546,570	6
141	34	10	5	3	2	622,250	622,250	1,244,500	1
142	20	6	2	4	3	170,666	175,000	512,000	0
SOUTH									
210	392	110	24	61	42	174,676	152,500	7,336,400	0
211	140	32	11	18	18	262,333	225,800	4,722,000	1
220	312	83	18	29	19	227,778	215,000	4,327,800	0
221	10	1	0	1	1	137,900	137,900	137,900	0
NORTHWEST									
330	377	129	26	75	69	134,746	132,000	9,297,500	1
331	324	74	21	44	41	253,438	239,900	10,390,959	10
332	30	5	1	2	1	192,000	192,000	192,000	0
NORTHEAST									
340	358	137	22	62	62	107,349	109,200	6,655,672	0
341	74	24	6	16	15	192,702	190,000	2,890,530	5
342	125	27	9	7	9	232,655	218,000	2,093,900	1
WEST PLAINS									
420	122	37	12	20	27	183,566	185,125	4,956,305	10
430	60	19	5	10	4	175,875	172,000	703,500	1
OS METRO NORTH									
532	57	16	3	5	9	188,533	154,300	1,696,800	1
542	12	5	1	4	1	140,000	140,000	140,000	0
OS METRO SOUTH									
612	13	7	2	0	0	0	0	0	0
622	2	1	0	0	0	0	0	0	0
DOWNTOWN									
700	87	9	6	6	1	208,000	208,000	208,000	0
10/05/09	3,417								50
September Total		947	241	473	440	179,636	160,000	79,039,856	251,578
August '09	3,466	891	156	463	488	189,711	169,975	92,578,994	42
September '08	3,386	878	249	418	467	201,274	174,900	93,995,062	78
YTD '09		7,973	1,612	3,599	3,324	191,498	171,575	636,539,503	405
YTD '08		11,204	1,630	3,993	3,933	207,513	184,975	816,149,703	625

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW								
SEPTEMBER 2009	<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>
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	440	488	-10.9%	467	-5.8%	3,324	3,933	-15.5%
Average Price	\$179,636	\$189,711	-5.3%	\$201,274	-10.8%	\$191,498	\$207,513	-7.7%
Median Price	\$160,000	\$169,975	-5.9%	\$174,900	-8.5%	\$171,575	\$184,975	-7.2%
Pending Sales	473	463	+2.2%	418	+13.2%	3,599	3,993	-9.7%
New Listings	947	891	+6.3%	878	+7.9%	7,973	11,204	-28.8%
Active Inventory	3,417	3,466	-1.4%	3,386	+1%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	374	438	-14.6%	378	-.01%	2,813	3,161	-11%
Average Price	\$171,588	\$184,307	-6.9%	\$184,982	-7.2%	\$181,293	\$194,930	-7%
Median Price	\$155,000	\$168,000	-7.7%	\$165,000	-6.1%	\$164,800	\$174,900	-5.8%

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	18	20	-10%	26	-30.7%	168	188	-10.6%
Average Price	\$293,994	\$282,745	+4%	\$273,718	+7.4%	\$303,727	\$338,720	-10.3%
Median Price	\$255,500	\$264,750	-3.5%	\$271,725	-6%	\$266,000	\$297,250	-10.5%