

# Market Activity

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### Spokane Association of REALTORS® Residential Report

#### MLS Sales Data



**OCTOBER  
2009**

Great news! Homebuyer tax credit has been extended. Refer to information in the Notices. Some more good news, closed sales of single family homes on less than one acre including condos for October are up 15.2% over last month, 507 closed sales compared to 440 in September and up 15% over October last year. Average sales price for October was \$177,072 while the median sales price was \$164,900.

Year to date sales through October total 3,831 down 12.4% compared to last year. The average sales price through October is \$189,589 compared to \$206,976 last year while the median sales price is \$170,000 compared to \$184,900 last year. These numbers are down 8.4% and 8.1% year to date respectively.

The housing inventory is down 8% compared to last month and down 1% compared to last year. Year to date new home sales total 459 through October compared to 705 last year or down 34.9%.

### Residential Site Built and Condo in Spokane County

(On less than one acre)

#### OCTOBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 11/5/09)	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	395	107	30	47	52	197,861	185,000	10,288,785	4
111	1	0	0	0	0	0	0	0	0
112	264	72	23	24	34	198,030	189,597	6,733,052	9
140	173	34	11	26	27	173,571	157,900	4,686,428	7
141	27	5	5	1	1	650,000	650,000	650,000	0
142	25	11	3	3	7	175,700	175,000	1,229,900	0
<b>SOUTH</b>									
210	358	95	29	62	65	158,376	145,500	10,294,450	1
211	122	22	8	15	17	253,252	255,000	4,305,300	0
220	271	58	20	52	41	212,075	208,000	8,695,100	1
221	7	0	1	2	1	240,000	240,000	240,000	0
<b>NORTHWEST</b>									
330	347	119	22	74	76	138,929	130,750	10,558,652	0
331	307	76	20	43	54	220,580	204,000	11,911,366	11
332	25	6	10	0	3	213,333	225,000	640,000	1
<b>NORTHEAST</b>									
340	316	95	27	73	60	110,143	118,250	6,608,586	1
341	67	22	6	17	17	204,882	194,000	3,483,000	0
342	111	18	6	16	15	218,850	219,000	3,282,750	3
<b>WEST PLAINS</b>									
420	129	31	6	13	15	165,597	168,000	2,483,957	7
430	46	10	4	5	11	167,241	170,844	1,839,657	9
<b>OS METRO NORTH</b>									
532	60	9	4	2	5	179,000	180,000	895,000	0
542	7	0	0	1	3	111,666	130,500	335,000	0
<b>OS METRO SOUTH</b>									
612	11	3	0	2	0	0	0	0	0
622	2	0	0	0	0	0	0	0	0
<b>DOWNTOWN</b>									
700	75	11	13	3	3	205,000	130,000	615,000	0
11/05/09	3,143								54
October Total		804	248	481	507	177,072	164,900	89,775,983	227,425
September '09	3,417	947	241	473	440	179,636	160,000	92,578,994	50
October '08	3,173	735	273	363	441	202,192	177,500	89,167,080	80
YTD '09		8,777	1,860	4,080	3,831	189,589	170,000	726,315,486	459
YTD '08		11,939	1,903	4,456	4,374	206,976	184,900	905,316,783	705