

Market Activity

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Spokane Association of REALTORS® Residential Report

MLS Sales Data

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**NOVEMBER
2009**

The Homebuyer tax credit is having an impact. Closed sales on single family homes on less than one acre including condos are up 86.9% from the anemic November figures of last year . This November there were 471 closed sales reported compared to 252 for the same month last year. Average sales price for November was \$177,068 and the median sales price was \$159,900.

Year to date sales are improving with sales through November totaling 4,308 down 6.9% from last year's figures when 4,626 sales were reported through November. The average sales price through November was \$188,153 compared to \$206,603 last year. The median sales price through November was \$169,000 compared to \$184,500. Average sales price year to date is down 8.9% while the median sales price is down 8.4%.

Inventory declined by 7% this month compared to last month however inventory remains similar to last year. Year to date new home sales reported to the SARMLS are down 30.8%, 514 this year compared to 743 last year.

Residential Site Built and Condo in Spokane County

(On less than one acre)

NOVEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 12/03/09)	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	359	58	29	41	60	200,979	179,950	12,058,750	3
111	2	1	0	0	0	0	0	0	0
112	263	48	16	20	32	213,346	184,730	6,827,103	13
140	162	28	15	15	27	169,114	147,110	4,566,080	7
141	25	2	6	1	1	207,000	207,000	207,000	0
142	28	5	0	1	2	140,950	140,950	281,900	0
SOUTH									
210	327	52	23	52	51	176,098	159,900	8,981,040	1
211	109	12	11	14	19	243,515	243,600	4,626,800	2
220	247	38	29	18	29	267,263	238,000	7,750,650	3
221	7	1	0	1	0	0	0	0	0
NORTHWEST									
330	328	74	20	58	73	140,531	133,000	10,258,810	2
331	281	49	29	26	41	214,816	200,000	8,807,494	12
332	28	5	1	0	0	0	0	0	0
NORTHEAST									
340	267	53	30	48	80	106,395	110,250	8,511,608	0
341	65	12	5	8	11	177,023	177,816	1,947,256	1
342	108	20	4	6	10	184,945	169,900	1,849,458	1
WEST PLAINS									
420	128	22	5	9	17	203,445	195,920	3,458,578	6
430	41	7	1	9	9	148,070	160,365	1,332,635	3
OS METRO NORTH									
532	54	9	3	4	3	163,366	184,100	502,100	0
542	7	1	0	1	1	90,000	90,000	90,000	0
OS METRO SOUTH									
612	12	3	3	1	1	116,132	116,132	116,132	0
622	2	0	0	0	0	0	0	0	0
DOWNTOWN									
700	73	7	5	1	4	306,425	245,350	1,225,700	1
12/03/09	2,923								55
November Total		507	235	334	471	177,068	159,900	83,399,094	244,715
October '09	3,143	804	248	481	507	177,072	164,900	89,775,983	54
November '08	2,925	495	250	225	252	200,126	179,950	50,431,778	38
YTD '09		9,284	2,095	4,414	4,308	188,153	169,000	810,565,580	514
YTD '08		12,434	2,153	4,681	4,626	206,603	184,500	955,748,561	743

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW NOVEMBER 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	471	507	-7.1%	252	+86.9%	4,308	4,626	-6.9%
Average Price	\$177,068	\$177,072	-	\$200,126	-11.5%	\$188,153	\$206,603	-8.9%
Median Price	\$159,900	\$164,900	-3%	\$179,950	-11.5%	\$169,000	\$184,500	-8.4%
Pending Sales	334	481	-30.6%	225	+48.4%	4,414	4,681	-5.7%
New Listings	507	804	-36.9%	495	+2.4%	9,284	12,434	-25.3%
Active Inventory	2,923	3,143	-7%	2,925	-	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	404	423	-4.5%	208	+94.2%	3,645	3,716	-1.9%
Average Price	\$168,438	\$175,140	-3.8%	\$187,508	-10.2%	\$179,094	\$193,517	-7.5%
Median Price	\$153,570	\$162,400	-5.4%	\$170,000	-9.7%	\$162,500	\$173,950	-6.6%

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	21	31	-32.3%	12	+75%	220	225	-2.3%
Average Price	\$283,923	\$285,170	-.4%	\$379,121	-25.1%	\$299,222	\$337,262	-11.3%
Median Price	\$265,000	\$262,000	+1.1%	\$285,450	-7.2%	\$265,000	\$296,000	-10.5%

RESIDENTIAL/SITE BUILT NEW CONSTRUCTION								
Closed Sales	53	54	-	38	+39.5%	503	722	-30.3%
Average Price	\$245,272	\$227,425	+7.8%	\$276,577	-11.3%	\$263,431	\$282,989	-6.9%
Median Price	\$194,500	\$202,000	-3.7%	\$255,982	-24%	\$220,000	\$245,000	-10.2%