

Market Activity

Market Activity

Spokane Association of REALTORS® Residential Report

MLS Sales Data



**DECEMBER
2009**

346 closed residential sales were reported in December. This number is down from the 471 sales reported last month but up significantly from December last year when 285 closed sales were reported. The average sales price in December was \$180,216 and the median sales price was \$168,007.

Year end closed sales totaled 4,664 down 5% from 2008 when 4,910 closed sales were reported. Of note is that halfway through 2009 closed were down nearly 23%. The second half of 2009 sales picked up significantly. Year end average sales price was \$187,585 down 9.1% from 2008. The median price for 2009 was \$169,000 down 8.2% compared to 2008.

Inventory is down 10.8% from last month. Sales of newly constructed homes reported to the SARMLS totaled 561 compared to 804 reported in 2008, down 30.2%.

Residential Site Built and Condo in Spokane County

(On less than one acre)

DECEMBER HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 01/05/10)	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	338	67	60	21	19	223,350	219,900	4,243,650	1
111	2	0	0	0	0	0	0	0	0
112	226	35	35	18	21	230,460	208,163	4,839,662	4
140	141	26	23	17	23	161,820	167,000	3,721,863	5
141	17	2	9	2	2	182,575	182,575	365,151	0
142	20	1	4	3	2	183,500	183,500	367,000	0
SOUTH									
210	280	43	66	35	53	181,935	155,000	9,642,572	1
211	92	13	18	9	12	251,079	235,475	3,012,950	1
220	217	40	43	14	25	214,146	185,000	5,353,650	1
221	4	0	2	1	3	229,999	230,000	689,999	0
NORTHWEST									
330	291	65	44	39	51	130,803	132,000	6,670,995	0
331	253	53	42	21	38	232,150	229,225	8,821,731	19
332	30	6	2	0	0	0	0	0	0
NORTHEAST									
340	231	49	45	34	43	112,123	111,000	4,821,300	0
341	61	13	5	7	11	175,960	177,000	1,935,570	1
342	99	20	21	7	9	244,967	239,900	2,204,709	5
WEST PLAINS									
420	131	31	21	7	12	192,774	192,500	2,313,293	2
430	42	13	2	6	12	162,826	167,507	1,953,918	7
OS METRO NORTH									
532	52	15	3	3	5	161,200	166,000	806,000	0
542	9	2	0	0	2	125,500	125,500	251,000	0
OS METRO SOUTH									
612	10	0	1	2	3	113,333	117,000	340,000	0
622	2	0	1	0	0	0	0	0	0
DOWNTOWN									
700	58	4	12	2	0	0	0	0	0
01/05/10	2,606								47
December Total		498	459	248	346	180,216	168,007	62,355,013	218,135
November '09	2,923	507	235	334	471	177,068	159,900	83,399,094	55
December '08	2,488	399	525	231	285	201,065	179,000	57,303,739	63
YTD '09		9,782	2,554	4,662	4,664	187,585	169,000	874,897,867	561
YTD '08		12,833	2,678	4,912	4,910	206,303	184,000	1,012,950,563	804

SPOKANE ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE DATA
Spokane County

MARKET OVERVIEW								
DECEMBER	<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>
2009								
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	346	471	-26.5%	285	+21.4%	4,664	4,910	-5%
Average Price	\$180,216	\$177,068	+1.8%	\$201,065	-10.4%	\$187,585	\$206,303	-9.1%
Median Price	\$168,007	\$159,900	+5.1%	\$179,000	-6.1%	\$169,000	\$184,000	-8.2%
Pending Sales	248	334	-25.7%	231	+7.4%	4,662	4,912	-5.1%
New Listings	498	507	-1.8%	399	+24.8%	9,782	12,833	-23.8%
Active Inventory	2,606	2,923	-10.8%	2,488	+4.7%	N/A	N/A	N/A

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	284	404	-29.7%	205	+38.5%	3,932	3,921	-
Average Price	\$173,245	\$168,438	+2.9%	\$175,209	-1.1%	\$178,657	\$192,560	-7.2%
Median Price	\$155,000	\$153,570	+1%	\$159,900	-3.1%	\$162,000	\$172,500	-6.1%

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	16	21	-23.8%	14	+14.3%	236	239	-1.3%
Average Price	\$350,059	\$283,923	+23.3%	\$353,580	-1%	\$302,668	\$338,219	-10.5%
Median Price	\$285,000	\$265,000	+7.5%	\$232,875	+22.4%	\$266,000	\$293,000	-9.2%

RESIDENTIAL/SITE BUILT NEW CONSTRUCTION								
Closed Sales	47	55	-14.5%	61	-23%	557	783	-28.9%
Average Price	\$218,135	\$244,335	-10.7%	\$287,305	-24.1%	\$258,986	\$283,325	-8.6%
Median Price	\$210,977	\$195,000	+8.2%	\$249,787	-15.5%	\$219,900	\$245,512	-10.4%