

Spokane Real Estate

Market Statistics

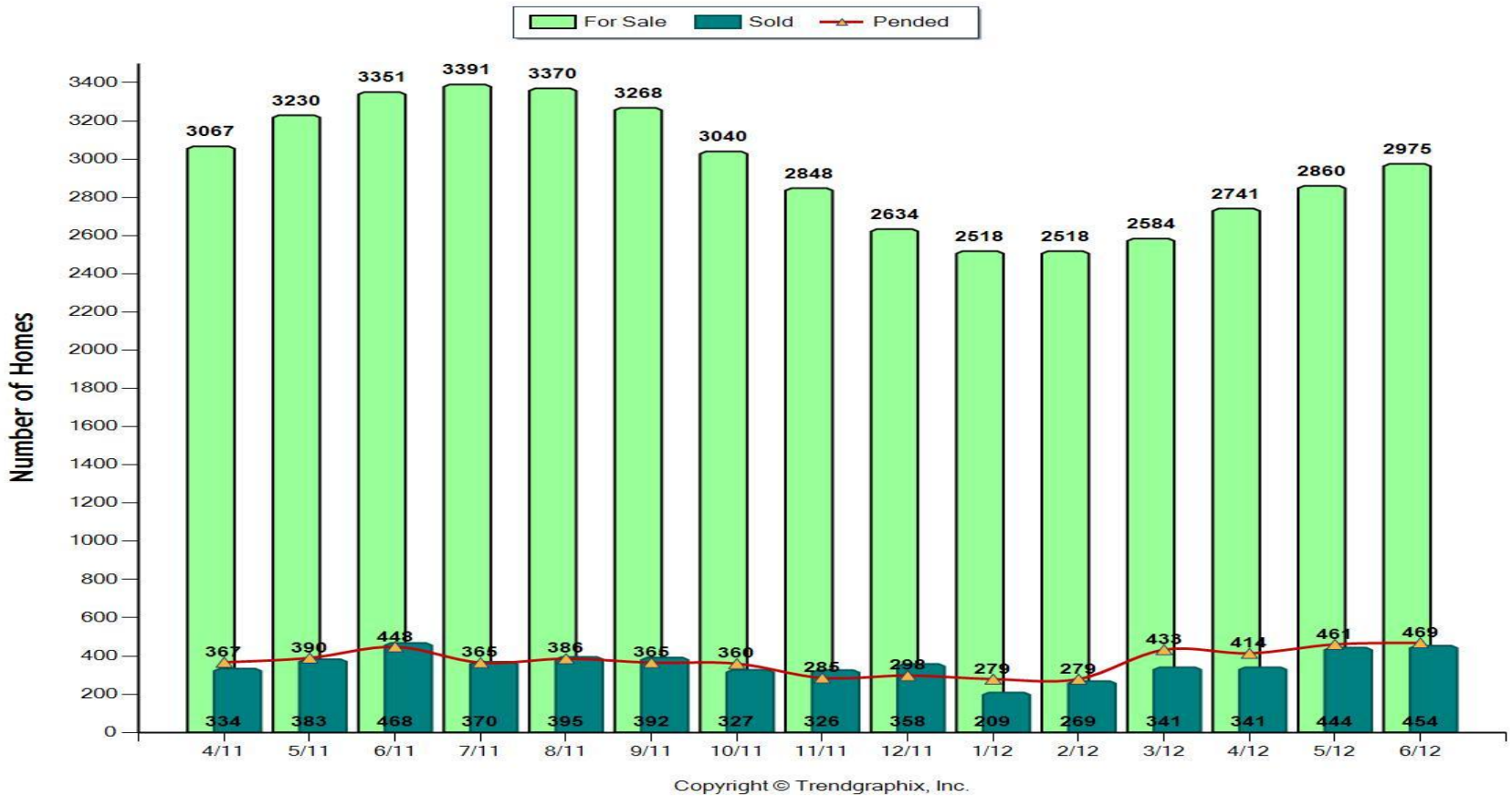
June 2012

Provided by Windermere Valley & Liberty Lake

Market Summary

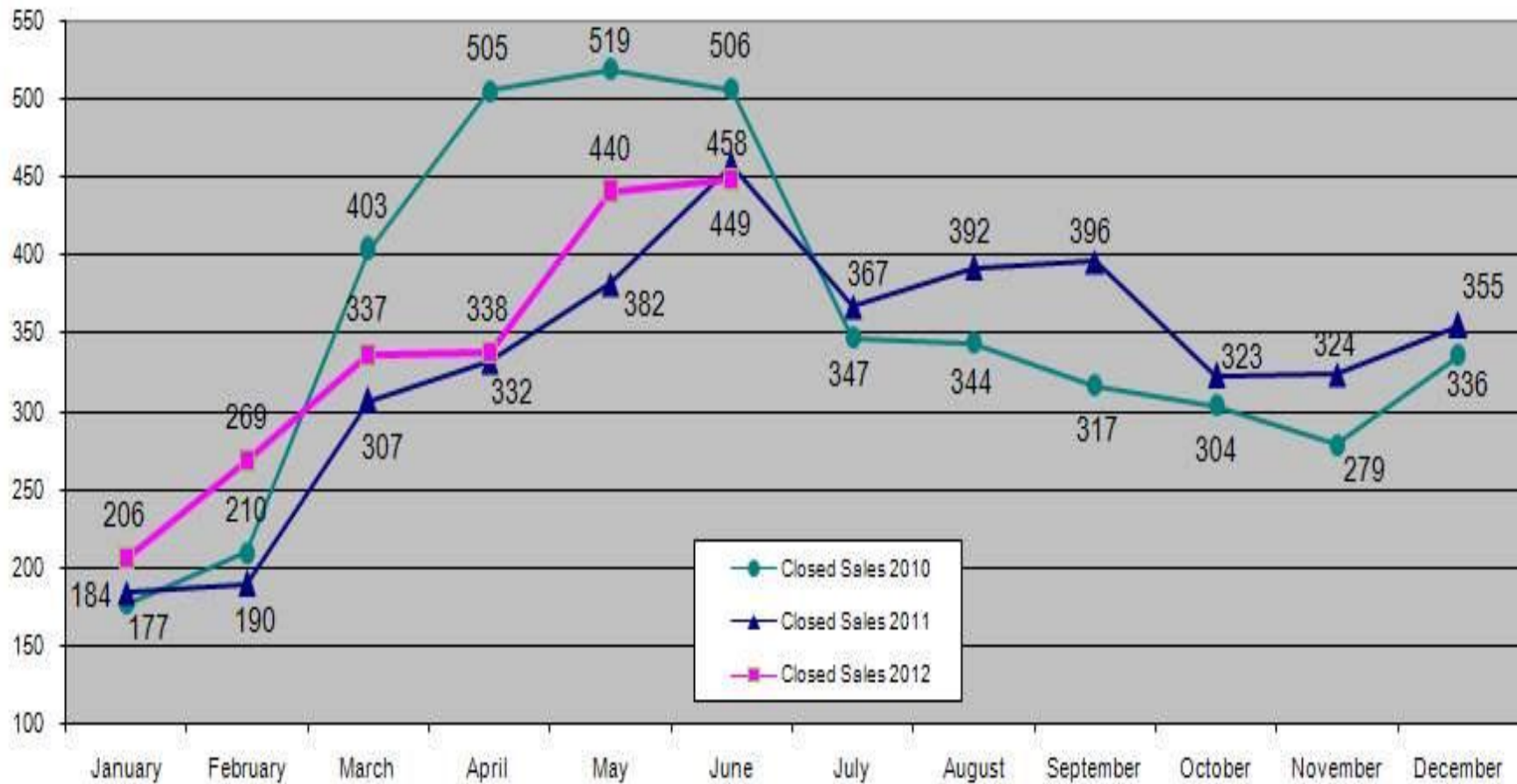
- Year-to-date, there have been 2039 unit sales versus 1,863 to date in 2011, representing a 9.4% increase.
- The number of active listings increased only slightly over last month and to date inventory is down from June of 2011 by 6.2%.
- Unit sales continue to be very strong and with a decrease in inventory we continue to see the market stabilizing.
- The June 2012 average sales price of \$179,537 showed a 2.8% increase from May of 2012, which was \$175,721.
- The market under \$175,000 continues to gain strength with multiple offers becoming frequent.
- Move up buyers are entering the market and homes of greater value are selling more consistently.

Spokane County June 2012 Active/Sold/Pending



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Closed Sales



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Average Sales Price



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Bank Owned and Short Sales



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General Statistics

Month Ending June 2012

	This Month	Last Month	1 Year Ago	
Total Active Listings	2,792	2,720	3,406	-6.2%
Average List Price	\$211,000	\$211,000	\$216,000	
Average Market Time	81	88	83	
List Price vs sales Price Ratio	95%	96%	93%	
Number of closed sales YTD	2,039	1,591	1,863	+9.4%
Average Sales Price	\$179,537 +2.8%	\$175,721	\$176,405	
Bank Owned & Short Sale Active Listings	607	593	589	

Valley Statistics

Month Ending June 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	767	770	904
Average List Price	\$235,000	\$235,000	\$238,000
Average Market Time	80	102	87
List Price vs sales Price Ratio	95%	96%	94%
Number of closed sales YTD	599	474	508
Average Sales Price	\$199,000	\$204,000	\$203,000
Bank Owned & Short Sale Active Listings	160	157	170

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North Statistics

Month Ending June 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	1,115	1,046	1,231
Average List Price	\$179,000	\$179,000	\$181,000
Average Market Time	80	73	83
List Price vs sales Price Ratio	95%	96%	94%
Number of closed sales YTD	872	689	854
Average Sales Price	\$151,000	\$149,000	\$155,000
Bank Owned & Short Sale Active Listings	269	265	248

South Statistics

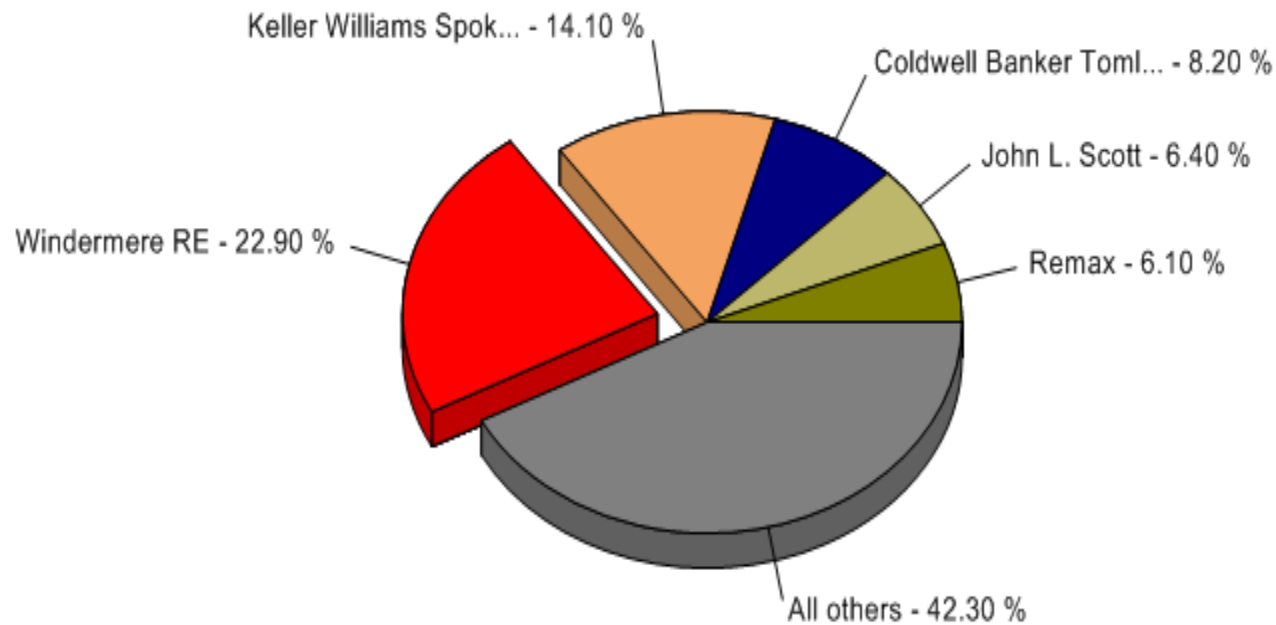
Month Ending June 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	717	677	769
Average List Price	\$242,000	\$242,000	\$251,000
Average Market Time	71	82	74
List Price vs sales Price Ratio	95%	95%	90%
Number of closed sales YTD	450	338	367
Average Sales Price	\$215,000	\$190,000	\$196,000
Bank Owned & Short Sale Active Listings	104	109	87

Provided by Windermere Valley & Liberty Lake

Spokane Market Share

Total Sales in Units Mkt Share



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Lake