

Spokane Real Estate

Market Statistics

July

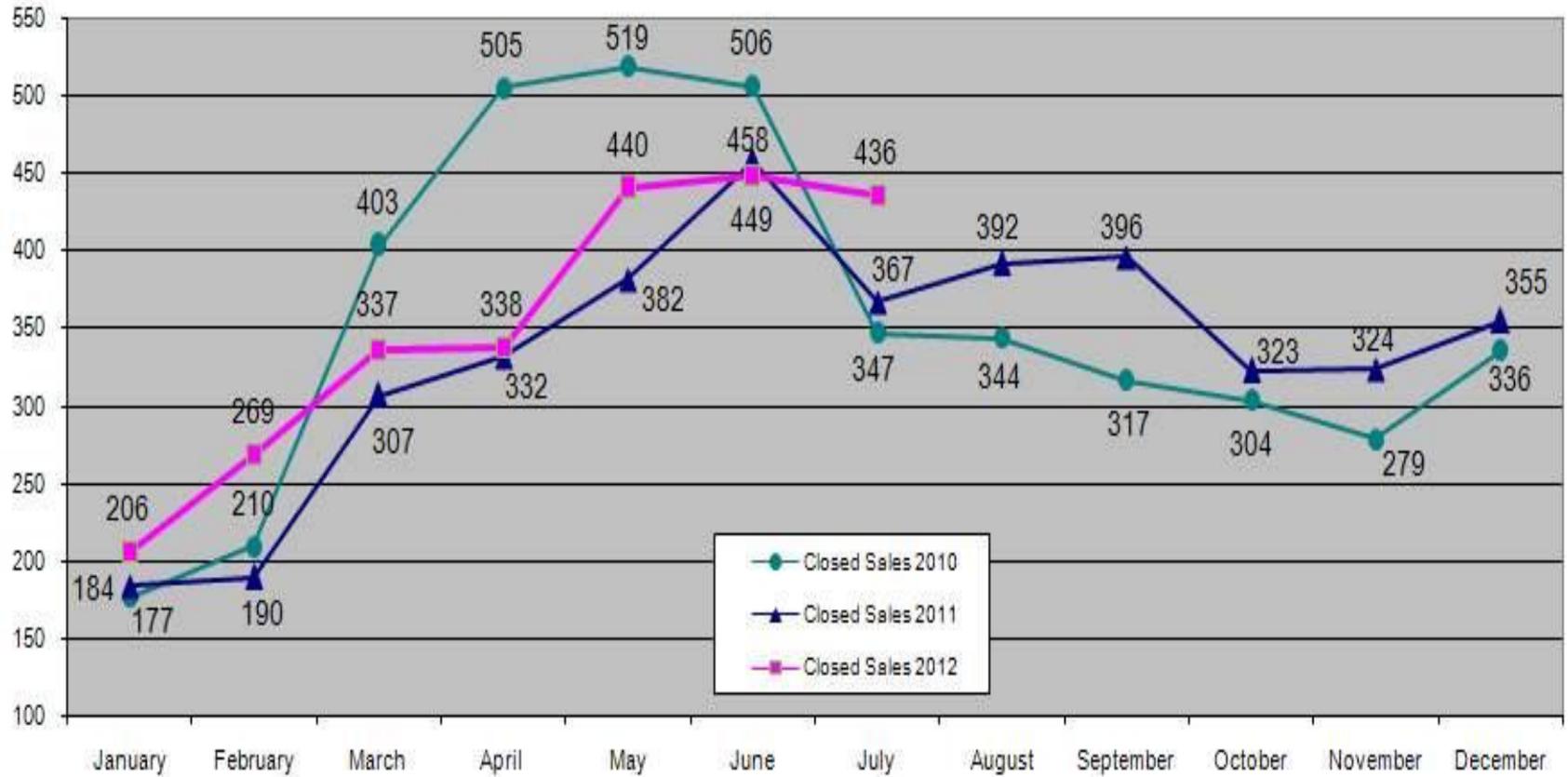
2012

Provided by Windermere Valley & Liberty Lake

Market Summary

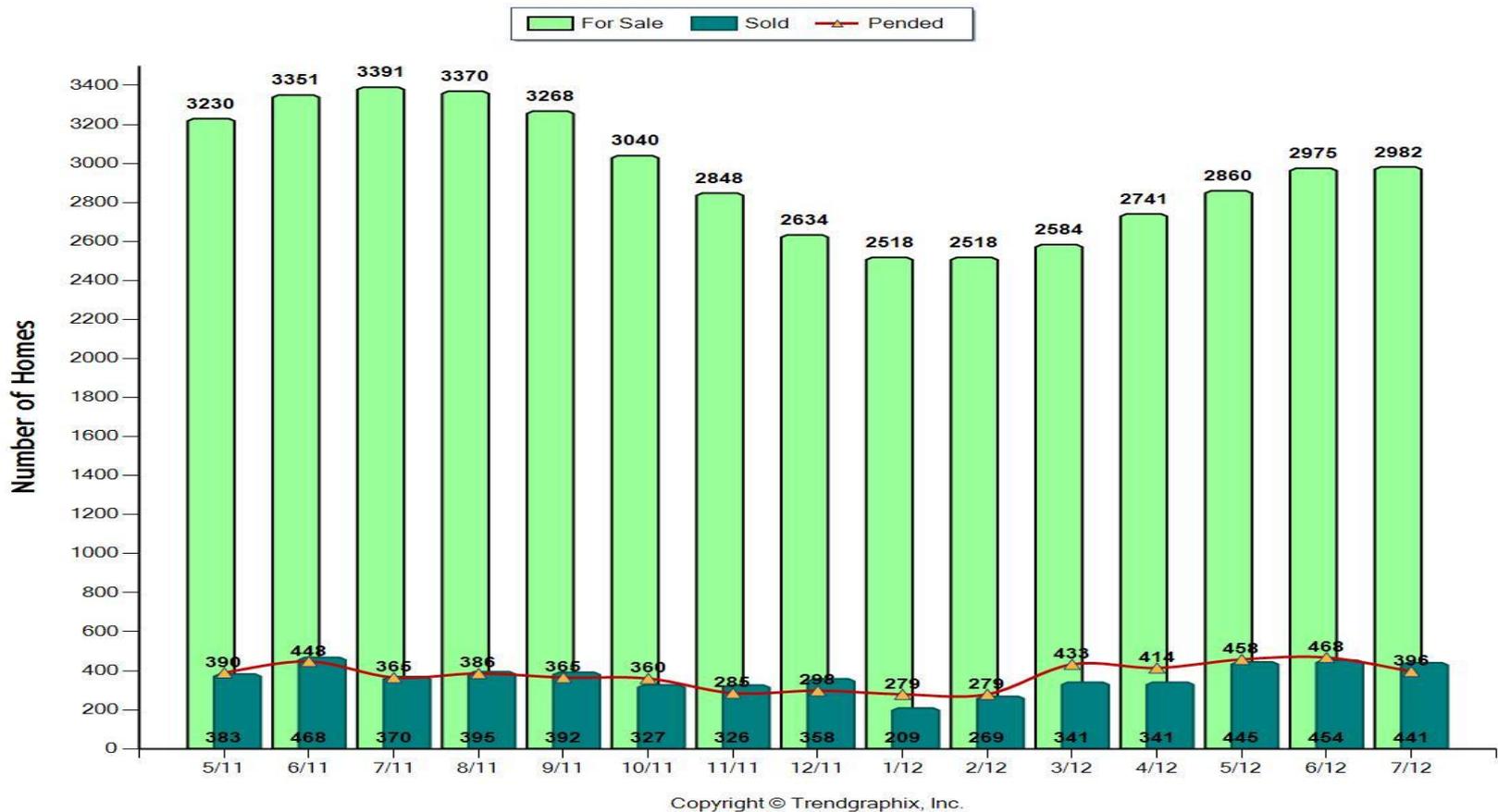
- Year-to-date, there have been 2476 unit sales versus 2,039 in 2011, representing an increase of 10.9%. Unit sales have now increased monthly over the prior year for 12 months.
- The number of active listings increased only slightly over last month and to date inventory is down from June of 2011 by 11.1%.
- Unit sales continue to be very strong and with a decrease in inventory we continue to see the market stabilizing.
- The July 2012 average sales price of \$172,619 showed a 1.1% increase from July 2011, which was \$170,736.
- 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.

Closed Sales



Provided by Windermere Valley & Liberty Lake

Spokane County July 2012 Active/Sold/Pending



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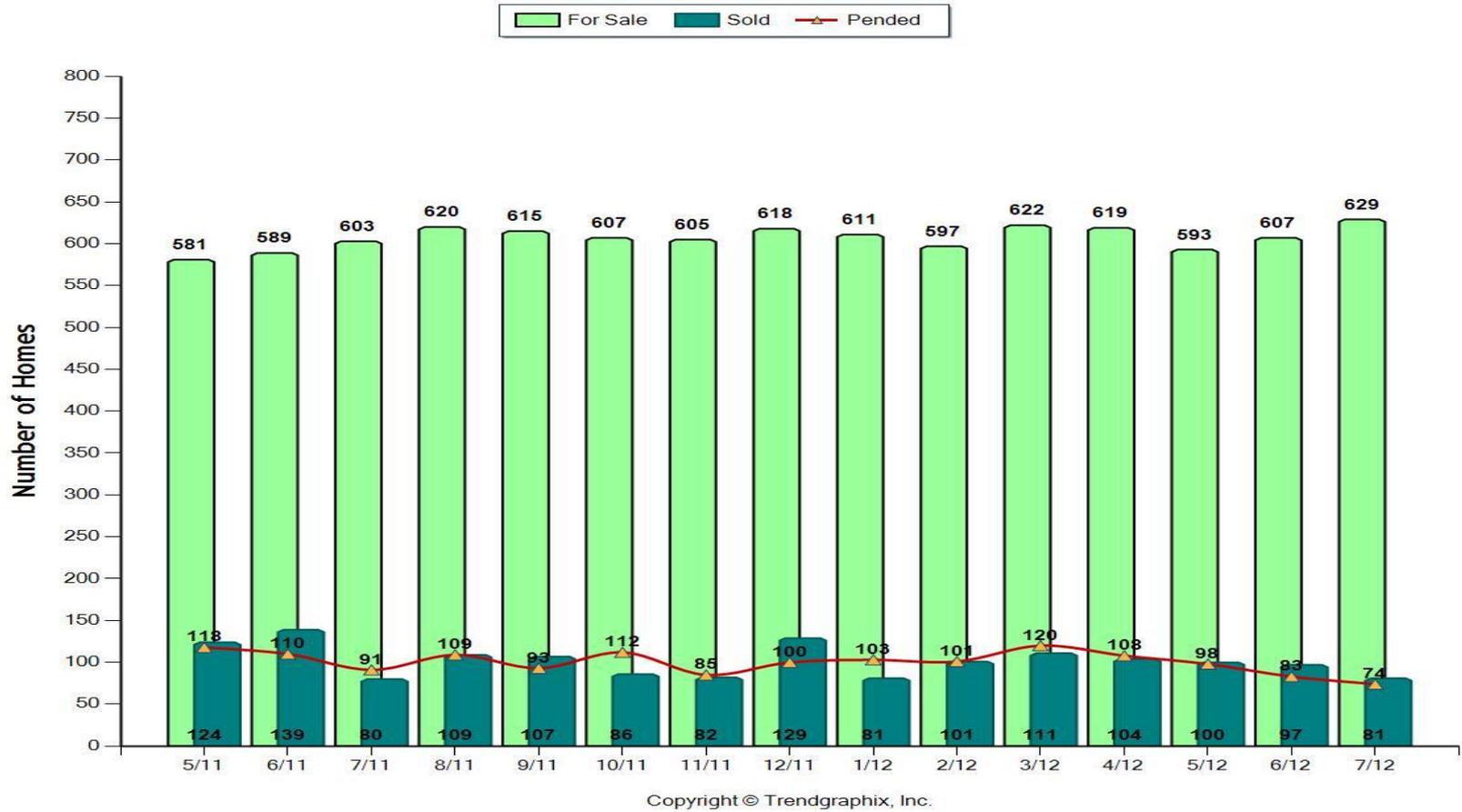
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Average Sales Price



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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	2,825	2,792	3,177	-11.1%
Average List Price	\$210,000	\$211,000	\$216,000	
Average Market Time	85	81	81	
List Price vs sales Price Ratio	95%	95%	94%	
Number of closed sales YTD	2,476	2,039	2,232	+10.9%
Average Sales Price	\$172,619	\$179,537	\$170,736	+1.1%
Bank Owned & Short Sale Active Listings	629	607	603	

Valley Statistics

Month Ending July 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	775	767	899
Average List Price	\$239,000	\$235,000	\$244,000
Average Market Time	88	80	84
List Price vs sales Price Ratio	95%	95%	96%
Number of closed sales YTD	715	599	599
Average Sales Price	\$218,000	\$199,000	\$181,000
Bank Owned & Short Sale Active Listings	168	160	168

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North Statistics

Month Ending July 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	1,145	1,115	1,275
Average List Price	\$177,000	\$179,000	\$179,000
Average Market Time	77	80	74
List Price vs sales Price Ratio	96%	95%	95%
Number of closed sales YTD	1,053	872	1,012
Average Sales Price	\$159,000	\$151,000	\$163,000
Bank Owned & Short Sale Active Listings	288	269	250

South Statistics

Month Ending July 2012

	This Month	Last Month	1 Year Ago
Total Active Listings	705	717	786
Average List Price	\$239,000	\$242,000	\$249,000
Average Market Time	83	71	80
List Price vs sales Price Ratio	94%	95%	92%
Number of closed sales YTD	564	450	454
Average Sales Price	\$206,000	\$215,000	\$207,000
Bank Owned & Short Sale Active Listings	94	104	94

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Spokane Market Share

Total Sales in Units Mkt Share

