



5 POINT
Property Specialists

Real Estate Broker

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General Contractor



(Fancy new QR code to the website)

Spokane Real Estate Market Snapshot




Well...here we have 'em. The numbers for the last month of 2022! Pretty dynamic change from last December. Inventory being up **127.5%** isn't the only interesting number. The median sales price decreased from this time last year...is this driving the lower "New Listings" number?

As with any dynamic market, strategies and opportunities for buyers and sellers always change, so let's take a minute, meet up and discuss life and plans for the future!




Closed Sales:

December 2022:	363	
December 2021:	714	
% Change:	<u>-49.2%</u>	

*REPORT ENCOMPASSES SINGLE FAMILY SITE-BUILT RESIDENCES ON LESS THAN ONE ACRE AND CONDOMINIUMS




December 2022:	621 Properties	
December 2021:	273 Properties	
% Change:	<u>+127.5%</u>	

Months of Supply: 1.7 Months


*6 months is a balanced market for buyers and sellers



Median Sales Price: December 2022:	\$380,000*	
December 2021:	\$390,000*	
% Change:	<u>-2.6%</u>	

*Does not represent actual home values



December 2022:	301	
December 2021:	391	
% Change:	<u>-23.0%</u>	



So this is the time of year to make your maintenance checklists. Some tasks are monthly, some are quarterly or bi-annually or annually. Septic systems need treatments, filters (air/water/engines) always need changing, water softeners need refilling, and the list goes on.

Your home and tools are like your body; they need check-ups, "vitamins" and "nutrients" to keep running strong. I can help you develop your maintenance schedule...for home and tools...not qualified for the body part. :)

Be safe and have a Happy New Year!

As, always, we are here to help; just let me know! GO ZAGS!

BEST, FROM JAMES AT 5 POINT PROPERTY SPECIALISTS



WA Contractor: 5POINPP851LP

• Integrity • Customer Service • Quality • Professionalism • Passion