

# **THE REAL ESTATE REPORT**

## **Regional Research on Spokane, Kootenai, Bonner Counties**

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## GENERAL SUMMARY

### OVERVIEW

What are the demographic patterns of the market? What does the inventory look like? What are the characteristics of the labor market and the income patterns? In the long history of this report, the purpose is to provide the best public, and occasionally private, information to assist market participants in their decision-making. We try to provide some answers. This current edition continues that objective.

### RELEVANT NATIONAL FACTORS

Growth in real GDP and consumer price inflation is projected to remain slow near the end of 2016 and pick up slightly in 2017, according to the Federal Reserve. Inflation remains low. While the Federal Reserve have recently increased the federal funds rate to a modest 0.66%, the rate for 2017 are projections to rise to 1.1%. However, the timing and domino effect on the broad market is a mystery. For now, real estate participants can proceed without much change in expectations.

### POPULATION

#### Spokane County

Population growth in Spokane County remained just under 1% in 2016. The U.S. Census Bureau has estimated a County population of approximately 499,800 as of July 2017. That is an additional 7,270 people than the previous year. The City of Spokane grew at 1.3% while the Spokane Valley grew a mere 0.8%. These trends are on course with the Washington State Office of Financial Management's projections for the County, an estimated annual growth rate of 1.0% through 2020.

#### Kootenai County

The Census Bureau is estimating 157,637 as of July 2017 for Kootenai County. Current population projections for the County are estimated to reach 167,700 by 2020. The cities experiencing the most growth during the 2010 to 2015 time period include the most populous cities of Coeur d'Alene and Post Falls.

The combined 2020 market population of the two adjacent Counties of potentially over 680,000 represents a very attractive market.

#### Bonner County

The estimated July 2017 population was 43,560—a 2.4% increase from 2016. The population in Sandpoint grew 5% during the same time period.

### DRIVER LICENSE SURRENDERS

#### Spokane County

Over the past few years, Spokane County has experienced significant growth in the number of drivers licenses surrendered—particularly from California residents, followed by Idaho. In the year ending in March, driver license surrenders were up just 2% from the previous year.

Kootenai County

New data are not available for Idaho at this time. However, similar to Spokane County, California continues to lead the migration.

Bonner County

New data are not available for Idaho at this time.

**RESIDENTIAL ELECTRICAL CUSTOMERS**Spokane County

As of April 2018, there were 213,678 residential meters in Spokane County. Ten years ago, the number was 194,984—averaging a compound annual growth rate of 0.95%.

Kootenai County

As of March 31, 2018, there was a record 73,201 residential electric meter customers in the County. The meter count is up by approximately 3% from 2016. Households are becoming more efficient with their energy use.

Bonner County

As of March 31, 2018, the meter count is up slightly in Bonner County at 24,816 residential electric meters. The previous five years reflect slight increases but have remained relatively unchanged since 2013.

**EMPLOYMENT**Spokane County

There are a variety of data sets to confuse long time followers of this report. Most recent data includes Stevens and Pend Oreille County reflecting the newly defined MSA boundaries. Last year showed an uptick in the labor force—the first time since the depths of the most recent recession. The data for 2017 show a slight increase from the previous year. The unemployment rate has continued to drop since the recession and through the recovery.

The new expanded data series shows total “non-ag, wage and salary” jobs at 244,700, approximately 10,200 additional jobs from 2015. Approximately 7% of total non-ag jobs continue to be in the manufacturing sector. However, the job mix is changing dramatically with more high paying tech and health care jobs.

Kootenai County

Contrary to Spokane County, the labor force in Kootenai County started to shift gears in 2011 and expanding and accelerated by mid-2014. If the numbers don't get revised (like they often do), Kootenai County's labor force grew 1.6% in 2016—the fastest growth since 2008. The number of unemployed has dropped significantly as job opportunities become more plentiful. Total employment climbed to over 72,500 as of March 2018 and sits at 4.2% unemployment. Preliminary estimates show nonfarm wage and salary employment at 62,200 as of October 2017—up from the past two years. The disparity between total employed and nonfarm wage & salary employment indicates more part-time jobs and more self-employed people in this market.

Bonner County

According to most recent estimates, the components of employment in Bonner County has lowered the unemployment rate from 7.1% in 2014 to 4.3% in 2017—due to a drop in unemployment coupled with an increase in the number of employed. The mix of jobs have changed significantly in the County since the recession and the closure of large mills and Coldwater Creek. A high tech culture is cultivated by the strong entrepreneurial spirit in the area. The 4.3% unemployment rate is the lowest since 2008.

**PERSONAL INCOME**Spokane County

Total personal income in Spokane County reached nearly \$19.8 billion in 2015—the most recent data available. This reflects a 4.2% current dollar growth rate over 2014. The annual growth rate projected by Global Insight (provided by Avista Corp) averages approximately 4.6% annually over the next 5 years. Per capita personal income reached \$40,322 in 2015 (most recent data available) reflecting a 2.9% current dollar growth rate over 2014. In 2015, Spokane County's per capita personal income was 84% of U.S. per capita income, down slightly from previous years.

Kootenai County

Total personal income in Kootenai County reached nearly \$5.7 billion in 2015. This reflects a 2.8% growth rate over 2014. Per capita personal income reached \$38,379 in 2015 reflecting a 4% increase over the year in 2015 dollars. Generally, growth in both total personal and per capita income has been on the rise since 2010.

Bonner County

Total personal income in Bonner County sits at \$1.4 billion for 2015—the most recent data available. This reflects a 3% current dollar growth rate over 2014. Per capita personal income was \$34,634 in 2015—a 2.5% increase over the year. Growth in both total personal and per capita income has been greater each year since 2009.

**TAXABLE SALES DATA**Spokane County

Taxable retail sales reached a record of \$9.8 billion for 2017. Of that, 15.85% were in Contracting Sales. The 7.7% gain in total taxable sales was a strong performance.

Kootenai County

Taxable sales plateaued in 2013 and has fallen slightly in subsequent years, down to \$1.21 billion by 2015—an approximate 7% decline from pre-recession levels (adjusted for inflation).

Bonner County

Since the closure of Coldwater Creek, total taxable retail sales have dropped 9.3% in 2014 from a high of \$353.4 million in 2013. Trends continued to incur incremental declines as expected, dropping another 11.4% in 2015. Despite a number of improved statistics for this market, the sales activity is troubling.



## FORECLOSURES ON DEEDS OF TRUST

### Spokane County

The roller coaster foreclosure problem peaked in 2002 (at 1,152), bottomed out in 2006 at 269, and rose back up, finishing 2011 at 1,112. The 2012 figure declined substantially to 685, but the 2013 figure of 1,211 was a record high. The 2014 year ended at 982, a definite improvement over 2013, but still rather high. There were 714 foreclosures in 2015 and 2016 showed a slight increase to 761. There were 460 foreclosures in 2017, showing signs of improvement. These figures represent completed foreclosures.

### Kootenai County

Foreclosure actions have been on the decline in Kootenai County and are back to pre-recession levels settling at 435 in 2016 after reaching peak levels of 2,903 in 2010. There were 316 foreclosure actions in 2017. The data currently used in Kootenai County is based on a much broader definition than in Spokane County, as it includes initial notices. Not all “notice of defaults” may result in actual foreclosure, so is not directly comparable to Spokane. However, the trend has been better in Kootenai County.

## RESIDENTIAL BUILDING PERMITS

### Spokane County

The number of single-family permits issued is on the rise once again. Following the housing crash, the number of permits for single family homes dropped to its lowest levels since the last double dip recession in the 1980s to 740 in 2011. By 2013, the housing market started showing some light as the number of building permits started gaining traction throughout Spokane County. Levels continue at this pace. As of year-end 2017, there were over 1,500 single family permits issued, with April 2018 at 471.

Multi-family (2+ units) permit issuance are also on the rise as several large complexes have been built and rental rates on the rise. However, this trend may slow as developers are cautious about not saturating the market.

### Kootenai County

2011 figures ran at a pre-1990 record low level for single-family (424 units), and at a fairly low level for multi-family (202 units in 2+ unit structures). This follows a record high multi-family year in 2007 (666 units). Since then, 2013 was the closest to reaching such levels with 451 units in multi-family structures. There were 1,726 total dwelling unit permits in Kootenai County—1,260 single-family and 466 multi-family units.

### Bonner County

A fairly new series for Bonner County show that building permits (and the post-1996 “building location permits” which replaced them) peaked from 1992-1997, then again 2004-2007, peaking at 1,384 in 2005. Total building location permits declined substantially from 2009 thru 2012 hitting as low as 472 in 2012. The number of building location permits have been on the rebound bouncing back to a total of 752 permits in 2015—the highest levels since the recession began.

There were 936 building permits reported in Bonner County in 2017. As of June 8, 2018, there have been 464 permits reported. No breakdown into commercial versus residential (or into residential structure types) is available.

## **LOTS PLATTED**

### Spokane County

Lot production is a bit of a roller coaster. For many years prior to 2004, lot creation had been limited. However, that changed in the years leading up to the housing bubble. From 2004-2008, lot creation EXCEEDED the number of single-family building permits, whereas, this was not the case from 2009 and on as the trend reversed—single-family building permits now exceed lot production. Lot production throughout 2015 exceeded 2014 (763 compared to 693, respectively). Most of the lot production occurred in the southeast section of Spokane County, followed closely by the northwest section of the county.

As of 2017, lots platted totaled 1,128, just under the 2016 amount of 1,466. There have been 257 lots platted as of 1<sup>st</sup> quarter 2018.

### Kootenai County

Lots platted for Kootenai County were at 1,376 for 2017, up from 799 at year-end 2016. Historically, lot production in Kootenai County has been lower than in Spokane County with a few exceptional years. In more recent years, lot inventory has been extremely low which has also driven up prices. However, in 2017, lot production in Kootenai County was 1,376 with Spokane County at only 1,128.

## **RESIDENTIAL SALES**

### Spokane County

Sales volume has picked up since 2012 and keeping momentum. According to the MLS data series, the peak sales number had occurred in 2005 (7,521). In recent years, residential sales volume declined substantially bottoming out at 3,574 in 2011. By the end of 2017, 7,220 total homes sold in Spokane County, which is just under the peak of 2005. So far, 1,301 homes were sold in the first quarter of 2018. The largest share of homes sold in the County remains to be in Spokane Valley (29.2%) followed closely by the northwest quadrant (29%) of the County, similarly to preceding years.

Average and median prices rose sharply in 2016 (average prices went from \$197,630 in 2015 to \$212,144 in 2016). That trend has continued through 2017 where the average price rose to \$228,732, and through first quarter 2018 is at \$238,360 – the highest we have seen.

Beginning in the third quarter of 2008, the federal series on repeat existing home sales (FHFA Index) shows the first drop in value over-the-year previous since the year 2000. These declines accelerated in 2009 and 2010, and continued to pick up speed again in 2011 (6.6% decline from 2010). The rate of decline slowed in 2012, though still negative. After 5 years, this trend finally changed pace into positive territory, at 1.0% in 2013 and 2014 figures showed a surprising 3.4% positive increase. This exceptional growth continued on into 2015, jumping 5.2%. The first quarter of most recent data in 2017 is showing a continued increase.

## Kootenai County

As in Spokane County, the recession crushed residential sales volumes in 2008 reaching its lowest levels (2,077) since 2000 (2,039). The market started rebounding, albeit, at a slow pace, until 2013 when sales jumped 23.6 percent—from 2,509 in 2012 to 3,100 in 2013. The ensuing years justified a 5.6% increase in 2014 and jumped 18.2% by 2015 to 3,872 total residential sales reaching an all-time high for the Kootenai County area. There were 4,247 sales in 2016, a 10% increase from 2015, and 4,440 sales in 2017.

Average prices peaked in 2007 at \$279,314 (\$319,290 adjusted for inflation) and hit a most recent history low of \$199,788 in 2011 (\$210,518 adjusted for inflation). As of 2015, the average price was \$302,004—5.4% below 2007 adjusted for inflation levels. In 2017, the average price of a home sold in Kootenai County was \$330,270.

Similar to Spokane County, the recession played its toll on repeat home sales activity. Over the past few years, the FHFA series on repeat home sales showed stronger appreciation than in Spokane County surging 6.2% in 2013 and another 7.3% in 2014 and 7.2% in 2015.

All are showing signs of gaining consumer confidence back in the marketplace.

## Bonner County

Sales of single-family homes in Bonner County have been picking up speed in recent years. There had been a recent low of 369 single-family homes sold in 2009, following a steady decline from the 2004 peak of 939. The subsequent two years proved stagnate with 407 sales each year and jumping in 2012 to 615. This pace has continued and as of 2017, 767 single family homes have sold in Bonner County with over 66% of the sales in Sandpoint and another 28% in the Priest River and Priest Lake area. As of the first quarter of 2018, 132 single family homes were sold in Bonner County with an average sales price of \$288,375.

The average sale price in 2017 was 2.1% above the peak in 2007, and median sale price is up 3.7%.

Average days on the market was 129 in 2017, down from 141 in 2016 and 142 in 2015. Thank you to the Selkirk Association of REALTORS for providing this series, which includes financing information.

## **UNSOLD INVENTORY/RESIDENTIAL ACTIVE LISTINGS**

### Spokane County

This data series shows that 250 newly constructed homes on lots of less than one acre were unsold as of April 1, 2018, at a median listing price of \$344,955. The current number of new homes unsold is slightly lower than the “typical range” going back to 1997. The average days on market for new construction is 112, down from 140 a year ago.

The number of existing (resale) homes is down from the same month in 2017—989 compared to 1,213—and almost the same average days on the market 72 compared to 71 last April. Existing homes are offered at a median listing price of \$285,000 (about 18.8% higher than a year previous). The current average listing price is \$303,582 with an average of 72 days on the market.

Kootenai County

This data series shows that a total of 261 newly constructed homes, and 532 existing resale homes on less than one acre were actively listed as of June 2018, with 78 and 77 average days on the market, respectively. The figures from this data series may include some properties having a purchase agreement pending closing.

**AFFORDABLE HOUSING INDEX**

The Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

Spokane County

Housing has become increasingly affordable since 2009 in Spokane County. According to University of Washington's Runstad School for Real Estate Studies, Spokane County is one of the most affordable metro areas in Washington, with a current index of 160.5 (4Q 2017). The statewide index is 118.2. The pattern is similar for first time buyers.

Kootenai County

We have unfortunately lost the ability to update this index for Kootenai County, but hope to regain it in the near future.

**APARTMENT VACANCY SURVEY**Spokane County

The most recent survey (March 2018) showed an overall vacancy rate of 1.3%. This is slightly lower than the same time last year and is low compared to historical survey periods. South Spokane has the highest vacancy rate at 2.6% and West has the lowest at 0.7%. Vacancy rates by bedroom configurations historically have fluctuated. According to the most recent survey, vacancies are currently highest for "3 Bedroom/2 Bath" units and lowest for "Studio" and "3 Bedroom/1 Bath" units.

We must note that the survey conducted since March 2015 by the Runstad Center have included well below the standard amount of units surveyed (should be around 10,000 and was only 6,707 in Spring 2015 and 8,876 in Fall 2015). The spring 2016 survey indicated that the sample size had returned to normal with 11,397 apartment units surveyed but the fall 2016 sample was back to 7,434. Spring 2017 was back up at 10,256 units surveyed, and fall 2017 reported 18,260 units surveyed. However, Spring 2018 dropped to 8,403 units surveyed. This survey does not include units built before 1963.

Kootenai County

As of March 2018, Kootenai County had an estimated apartment vacancy rate of 0.4%. This is low in historical terms. This survey only includes the Coeur d'Alene area, and only 1,123 units were surveyed.

**OFFICE/RETAIL/INDUSTRIAL OCCUPANCY**Spokane County

The copyrighted (used here with permission) current survey of competitive office space from Valbridge Property Advisors (February 2018) suggests that office occupancy in Class “A” space in the Central Business District (CBD) has increased from 10.22% in October 2017 to 10.98% in February 2018—a substantial improvement over the February 2005 survey (24.4% vacant). Lower grade CBD space showed mixed results, with Class “B” vacancy at 19.49% and Class “C” at 14.98%, up from the record low vacancy (4.4%) in the fall of 2008, but improved from 2010-2014 results.

Office vacancy is currently at 15.7%. The geographic area with the highest vacancy rates is West of the Spokane River. The North region increased to 23% with the vacancy of the Guardian Life Insurance Building in north Spokane.

Medical office space (no geographic breakdown) reached its highest occupancy since 1994 in the fall of 2014 when vacancy rose to 13.2%. However, it has improved significantly in more recent surveys and remains around 10%. Through most of the earlier part of the 2000s, vacancies moderated around the 6%-9% vacancy level.

Retail occupancy rates tend to be lowest of the classes and show stable conditions in all areas. The South area remains the strongest retail market, at only 4% vacant. The South showed the largest fluctuation since the last survey, increasing to 6.2%.

According to Valbridge’s survey, industrial space county-wide has been on the decline since 2013 and are relatively low in every geographic area.

Kootenai County

This survey is only updated once a year each summer. Office vacancy rates fluctuated by area in Kootenai County. Of the areas surveyed, the average office vacancy rate is 4.78%. The data show office space in Coeur d’Alene with a vacancy rate of 4.6%, Post Falls at 6.09% and 4.85% in Hayden. Office rates dropped in all areas surveyed but Hayden.

Of the areas surveyed, the average retail vacancy rate was 5.7%. Vacancy rates increased slightly in the more populous cities. Rathdrum saw the largest increase to 10.49% and remains the highest amongst all areas.

## **SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE**

The Spokane-Kootenai Real Estate Research Committee is a non-profit corporation which provides a means for developing a reliable data base of statistics and trends in real estate and related activities in Spokane County, Washington, and Kootenai and Bonner Counties, Idaho. The organization publishes a semi-annual report of its findings. In addition to important real estate statistics, these reports sometimes include feature articles on major topics affecting the region. Membership in the organization is composed of professionals in real estate, mortgage lending, economics, higher education and government. Those groups, as well as employers and real estate investors, will find this report a valuable reference tool for decision making and long range planning.

### **OFFICERS:**

Ali Taylor, 2018 Chairman (208) 667-0664  
Tom Hix, 2018 Vice-Chairman (509) 622-3502  
Kim Etherton, 2018 Treasurer (509) 319-5502  
Dale Strom, Administrative Officer (509) 998-9767

### **SUBCOMMITTEE CHAIRS:**

Anne Anderson, Research Guidance (208) 665-2443  
Tom Hix, 2019 Market Forum (509) 622-3502  
Vacant, Internal Audit

### **REPORT EDITORS:**

Keri Copley (509) 747-0999  
Dale Strom (509) 998-9767

### **GENERAL SUMMARY CONTRIBUTOR:**

Keri Copley (509) 747-0999

**(continued)**

**SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE  
(continued)**

**SPOKANE COUNTY MEMBER ORGANIZATIONS AND TRUSTEES:**

**Avista Corporation**

Grant Forsyth (509) 495-2765

**Bank of America**

Katherine Morgan (509) 227-0063

**Harmony RP, Inc.**

Tom Power (509) 475-6309

**Institute of Real Estate Management**

Tom Hix (509) 623-1000

**JMA Commercial Real Estate**

Jamie Traeger (509) 927-7747

**Journal of Business**

Paul Read (509) 456-5257

**Kiemle & Hagood Company**

Mike Livingston (509) 838-6541

**Kutak Rock LLP**

Nathan Smith (509) 747-4040

**Mia LLC**

Connie Bischoff (509) 994-0351

**Providence Health & Services**

Ryan Walters (509) 280-2707

**Realty Mart Property Management**

John Cornett (509) 324-2812

**Runstad Center for Real Estate Studies/UW**

James Young (206) 685-7088

**Spokane Association of Realtors**

Rob Higgins (509) 326-9222

**(continued)**

**SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE  
(continued)**

**SPOKANE COUNTY MEMBER ORGANIZATIONS AND TRUSTEES:**

**Spokane City Planning Department**  
Andrew Worlock (509) 625-6991

**Spokane Home Builders Association**  
Joel White (509) 532-4990

**Spokane Valley Planning Department**  
Mike Basinger (509) 720-5331

**Umpqua Bank**  
Kim Etherton (509) 319-5502

**Valbridge Property Advisors**  
Carl Durkoop (509) 747-0999  
Bruce Jolicoeur (509) 747-0999

**Washington State Employment Security Department**  
Doug Tweedy (509) 532-3188

**Washington Trust Bank**  
Brad Stevens (509) 358-3724

**Windermere Manito Commercial**  
Chris Bornhoft (509) 242-8108

**(continued)**



**SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE  
(continued)**

**KOOTENAI COUNTY MEMBER ORGANIZATIONS AND TRUSTEES:**

**Century 21 Beutler & Associates**

Graham Hanson (208) 691-9695

**Coeur d'Alene Association of Realtors**

Ali Taylor (208) 667-0664

Rick Vernon (509) 994-4678

**Idaho Department of Labor**

Sam Wolkenhauer (208) 332-3570 ext. 4451

**Kiemle & Hagood Co.**

Josh Beebe (208) 770-2590

Chris Schreiber (208) 770-2590

**Lakeshore Realty**

Anne Anderson, CCIM (208) 665-2443

**The Metts Group/Fortus Realty**

Alivia Metts (208) 277-6940

**Morse and Company**

Ed Morse (208) 667-5583

**North Idaho Title**

Rick Brown (208) 765-3333

Gavin Jacobson (208) 765-3333

**Panhandle Area Council**

Wally Jacobson (208) 772-0584, Ext. 3018

**Parkwood Business Properties**

Charlie Nipp (208) 667-4086

**Pioneer Title**

Michelle Fink (208) 691-4758

**Washington Trust Bank**

Katie Marcus (208) 667-2521

**(continued)**

**SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE**  
**(continued)**

**BONNER COUNTY MEMBER ORGANIZATIONS AND TRUSTEES:**

**Real Estate Economics**

Dave Eacret (208) 255-6840

**Realm Partners**

Tom Puckett (208) 255-7772

**Selkirk Association of Realtors**

Stephanie Rief (208) 265-2227

**SEATTLE AREA MEMBER ORGANIZATIONS AND TRUSTEES:**

**Colliers International Valuation & Advisory Services**

Reid Erickson (206) 343-7477

**PAST AND CURRENT OFFICERS  
OF THE SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE**

YEAR	CHAIRMAN	VICE-CHAIRMAN	SECRETARY	TREASURER	ADMINISTRATIVE OFFICER
1977	<b>Marion Hess</b>				
1978	<b>Marion Hess</b>				
1979	<b>Dave Walsh</b>				
1980	<b>Dave Walsh</b>				
1981	<b>Dave Walsh</b>				
1982	<b>Dale Strom</b>	Dave Eacret	Gary Chilton	Dean Daniels	
1983	<b>Dale Strom</b>	Karl Albrecht	Gary Chilton	Dean Daniels	
1984	<b>Phil Kuharski</b>	Dale Strom	Anita Purdy	Dean Daniels	
1985	<b>Phil Kuharski</b>	Dale Strom	Shik Young	--	
1986	<b>Keith Green</b>	Rick Mendoza	John Bennett	Rob Higgins	Dale Strom
1987	<b>Keith Green</b>	Rick Mendoza	Mary Bates	Rob Higgins	Dale Strom
1988	<b>Rob Higgins</b>	Mary Bates	--	Bob Curtis	Dale Strom
1989	<b>Mary Bates</b>	Bob Curtis	--	John Bennett	Dale Strom
1990	<b>Bob Curtis</b>	John Bennett	--	Steve Gill	Dale Strom
1991	<b>Steve Gill</b>	John Bennett	--	Meri Berberet	Dale Strom
1992	<b>John Bennett</b>	Meri Berberet	--	Dave Auble	Dale Strom
1993	<b>Meri Berberet</b>	Dave Auble	--	Tom Power	Dale Strom
1994	<b>Dave Auble</b>	Tom Power	--	Gary Chilton	Dale Strom
1995	<b>Tom Power</b>	Gary Chilton	--	Dirk Scott	Dale Strom
1996	<b>Gary Chilton</b>	Dirk Scott	--	Alison Bantz	Dale Strom
1997	<b>Dirk Scott</b>	Alison Bantz	--	Glenn Crellin	Dale Strom
1998	<b>Alison Bantz</b>	Glenn Crellin	--	Shirley Hindley	Dale Strom
1999	<b>Glenn Crellin</b>	Shirley Hindley	--	Brian Reid	Dale Strom
2000	<b>Shirley Hindley</b>	Brian Reid	--	Carl Durkoop	Dale Strom
2001	<b>Brian Reid</b>	Carl Durkoop	--	Randy Barcus	Dale Strom
2002	<b>Carl Durkoop</b>	Randy Barcus	--	Al Haslebacher	Dale Strom
2003	<b>Randy Barcus</b>	Al Haslebacher	--	Scot Auble	Dale Strom
2004	<b>Al Haslebacher</b>	Scot Auble	--	Carrie Oja	Dale Strom
2005	<b>Scot Auble</b>	Carrie Oja	--	Connie Bischoff	Dale Strom
2006	<b>Carrie Oja</b>	Connie Bischoff	--	Grant Forsyth	Dale Strom
2007	<b>Connie Bischoff</b>	Grant Forsyth	--	Anne Anderson	Dale Strom
2008	<b>Grant Forsyth</b>	Anne Anderson		Joel White	Dale Strom
2009	<b>Anne Anderson</b>	Joel White		Doug Dittamore	Dale Strom
2010	<b>Joel White</b>	Doug Dittamore		Rick Vernon	Dale Strom
2011	<b>Doug Dittamore</b>	Rick Vernon		Bruce Jolicoeur	Dale Strom
2012	<b>Rick Vernon</b>	Bruce Jolicoeur		Tim Redfern	Dale Strom
2013	<b>Bruce Jolicoeur</b>	Tim Redfern		Michelle Fink	Dale Strom
2014	<b>Tim Redfern</b>	Michelle Fink		Ryan Walters	Dale Strom
2015	<b>Michelle Fink</b>	Ryan Walters		Paul Read	Dale Strom
2016	<b>Ryan Walters</b>	Paul Read		Ali Taylor	Dale Strom
2017	<b>Paul Read</b>	Ali Taylor		Tom Hix	Dale Strom
2018	<b>Ali Taylor</b>	Tom Hix		Kim Etherton	Dale Strom

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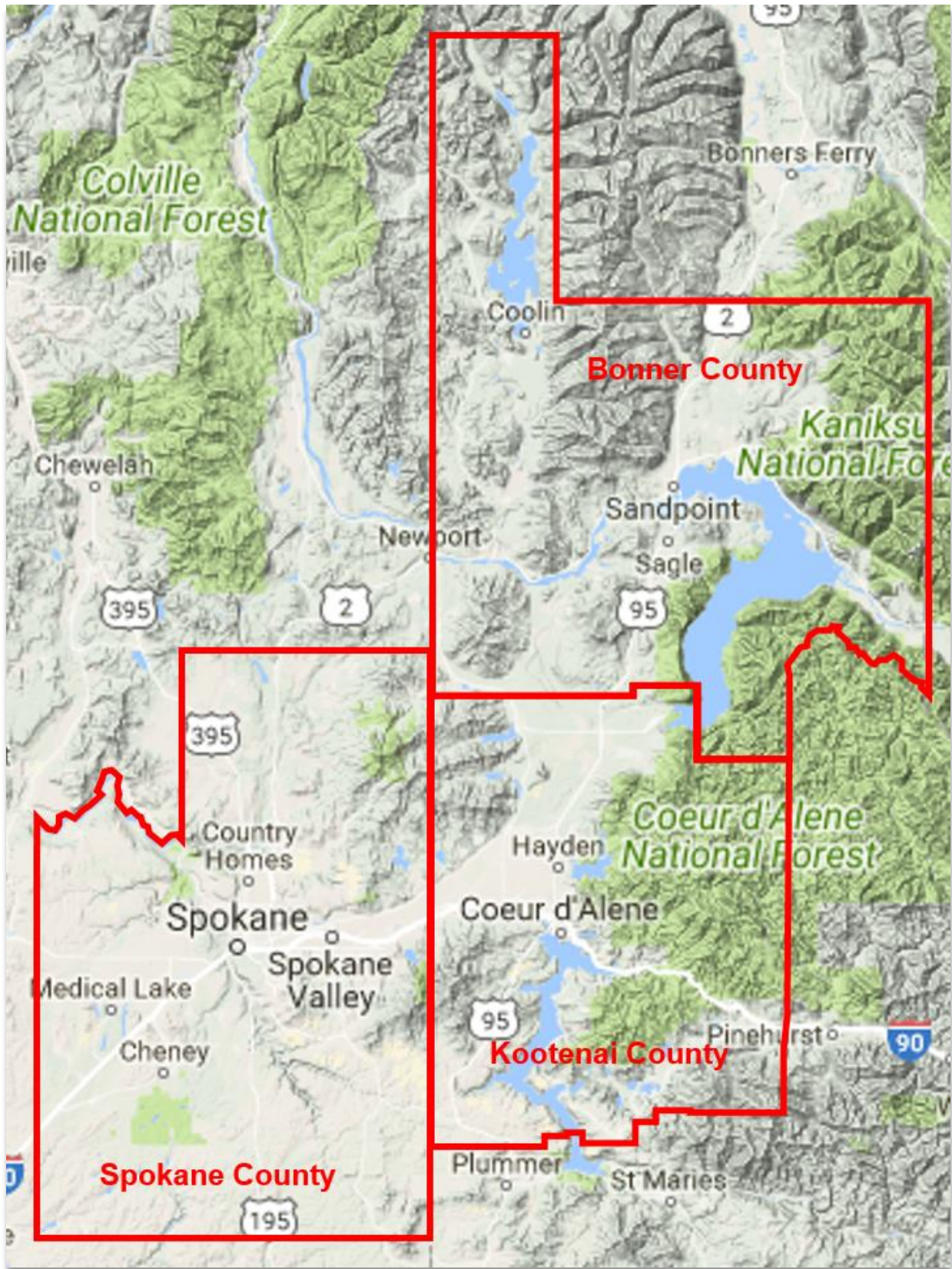
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**MAP OF SPOKANE, KOOTENAI & BONNER COUNTIES**



**SKETCH OF SPOKANE COUNTY**



Spokane County was first organized in 1858 from part of Walla Walla County. Five years later it was voted out of existence by the Territorial Legislature and merged into Stevens County. In 1879 it was recreated and named after the Spokane Indians; the name means "children of the sun." It is located in the northeastern part of the state and is bounded by Idaho on the east. The county was first visited by fur traders in 1810, who established Spokane House as a trading center. Two years later, the Pacific Fur Company built Fort Spokane. Missionaries arrived in the county in the 1830s. The first permanent settlements in the county were

established in the 1870s and the county's prosperity was assured with the arrival of the Northern Pacific Railroad in 1890. Today Spokane County has a varied economy based on services, manufacturing, agriculture, and wholesale and retail trade. Its county seat, Spokane, is the second largest city in the state and is a regional transportation, financial and cultural center.

AREA: 1,763.6 square miles  
Ranking in state: 19th

POPULATION (2017): 499,800  
Unincorporated: 144,788  
Incorporated: 355,012  
Percentage of state: 6.83%  
Density: 276.9 persons per square mile

LEADING CITIES:  
Population (2017)  
Airway Heights 8,460  
Cheney 11,880  
Deer Park 4,105  
Liberty Lake 9,910  
Medical Lake 4,990  
Millwood 1,790  
Spokane, county seat 217,300  
Spokane Valley 94,890

ETHNIC BREAKDOWN:  
Spokane County 2015<sup>1</sup>  
Single-Race 480,832  
White 428,124  
Black/African American 8,785  
American Indian and Alaska Native 6,748  
Asian 11,136  
Native Hawaiian and Other Pacific Islands 1,966  
Other Race 4,970  
Two or More Races 19,103  
\*Hispanic Origin 24,353

<sup>1</sup>U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

\*Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well.

INSTITUTIONS OF HIGHER EDUCATION:

- Eastern Washington University, Cheney/Spokane
- Gonzaga University, Spokane
- Intercollegiate College of Nursing, Spokane
- Spokane Community College, Spokane
- Spokane Falls Community College, Spokane
- University of Washington, Spokane
- Washington State University, Spokane
- Whitworth University, Spokane

PRINCIPAL ECONOMIC ACTIVITIES:

- Wholesale and Retail Trade
- Service Industries
- Health Care and Medical
- Business and Personal Services
- Primary and Fabricated Metal Products
- Machinery Manufacturing
- Electric and Electronic Equipment
- Transportation Equipment
- Printing and Publishing
- Food and Kindred Products
- Lumber and Wood Products
- Agriculture

CLIMATE: Spokane - elevation 1,875 feet

Average	JAN	APR	JUL	OCT
Max Temp	32.7	58.5	83.9	58.3
Min Temp	21.0	36.7	55.7	37.7
Mean Temp	26.9	47.6	69.8	48.5
Precipitation (in inches)	2.04	1.10	0.57	1.21

Average Annual Maximum Temperature: 58.0  
Average Annual Minimum Temperature: 38.0  
Average Annual Mean Temperature: 48.0  
Average Annual Precipitation: 16.15 inches

**SKETCH OF KOOTENAI COUNTY**



Kootenai County is situated 100 miles south of the Canadian border, with Montana to the east and Spokane, Washington, to the west. Kootenai, the 3rd most-populated county in Idaho, is home to the Coeur d'Alene Indian Tribe. The city of Coeur d'Alene was named after this Native American Indian Tribe and serves as the county seat. The area is blessed with a temperate climate and four distinct seasons. The county is known for its spectacular scenery and recreational opportunities at the many lakes and forests. Interspersed with the forests and lakes, the major industries include retail trade and services, tourism, health care and social assistance and manufacturing which includes a very productive wood product manufacturing industry.

AREA: 1,240 square miles  
48.9 % rural  
51.1 % urban

POPULATION (2017): 157,637  
Density: 124.4 persons per square mile

LEADING CITIES (2017):

Coeur d'Alene	50,665
Dalton Gardens	2,389
Hayden	14,693
Post Falls	33,290
Rathdrum	8,281
Spirit Lake	2,318

ETHNIC BREAKDOWN (2015<sup>1</sup>):

Single Race	145,046
White	136,887
Black/African American	529
American Indian and Alaska Native	2,129
Asian	1,274
Native Hawaiian and Other Pacific Islands	121
Other Race	544
Two or More Races	3,562
*Hispanic Origin	6,061

<sup>1</sup>U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

\*Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well

INSTITUTIONS OF HIGHER EDUCATION:  
Boise State University, Coeur d'Alene  
Idaho State University, North Idaho Campus  
North Idaho College (NIC)  
Lewis-Clark State College, North Idaho campus  
University of Idaho, North Idaho campus

PRINCIPAL ECONOMIC ACTIVITIES  
Service Industries  
Retail Trade  
Health Care and Social Assistance  
Manufacturing  
Lumber and Wood Products  
Construction

LARGEST EMPLOYERS:  
(Not Ranked by Size)  
Kootenai Health  
Coeur d'Alene Resort  
Coeur d'Alene Casino  
Coeur d'Alene School District  
Hagadone Hospitality Co.  
North Idaho College  
Esterline Advanced Input Systems  
U.S. Bank (including customer service center)

CLIMATE: (Coeur d'Alene) Elevation - 2,180 feet

AVERAGE	SPR	SUM	FALL	WIN
Max Temp	73	82	68	38
Min Temp	44	51	38	26
Average Annual Temperature 45.2				
Average Annual Precipitation 24.0				
Average Annual Snow 50.0				

Source: Keri Copley, Valbridge Property Advisors (509) 747-0999

**SKETCH OF BONNER COUNTY**



Bonner County is located in the Idaho Panhandle, directly north of Kootenai County and south of Boundary County, between Washington and Montana. With the largest water area of all of Idaho’s counties, Bonner County is the 8th largest of the state’s 44 counties. All of Priest Lake and most of Lake Pend Oreille are in Bonner County. Over 44% of the county’s area is in national forest land and 15% is state owned, leaving just under 40% of the area in private ownership. Recreational opportunities abound with the water, forest and mountain resources with Schweitzer Mountain Resort offering unlimited skiing and summer activities. Natural resource industries played a major role in the development of the area with forestry, lumber and wood products, agriculture and mining. In recent years, the area has diversified its economy more to include manufacturing in aerospace and other high tech firms. Sandpoint is the largest city and the center of trade in Bonner County.

AREA: 1,737.67 square miles  
Ranking in state: 19<sup>th</sup>

INSTITUTIONS OF HIGHER EDUCATION:  
North Idaho College Satellite Campus

POPULATION (2017): 43,560  
Unincorporated: 35,170  
Incorporated: 13,940  
Percentage of state: 2.5%  
Density: 24.5 persons per square mile

PRINCIPAL ECONOMIC ACTIVITIES:  
Retail Trade  
Wholesale Trade  
State and Local Government  
Manufacturing  
Tourism  
Health Care and Social Assistance  
Construction

LEADING CITIES: (2017)

Clark Fork	561
Dover	735
East Hope	218
Hope	90
Kootenai	834
Oldtown	194
Ponderay	1,107
Priest River	1,811
Sandpoint	8,390

LARGEST EMPLOYERS:  
(Not ranked by size.)  
Bonner General Hospital  
Lake Pend Oreille School District  
Litehouse (food product manufacturer)  
Thorne Research  
Schweitzer Mountain Resort  
Life Care Center (skilled nursing facility)  
Idaho Forest Group  
Walmart

ETHNIC BREAKDOWN: (2015<sup>1</sup>)  
Bonner County

Single-Race	41,066
White	39,225
Black/African American	72
American Indian and Alaska Native	229
Asian	200
Native Hawaiian and Other Pacific Islands	65
Other Race	179
Two or More Races	1,096
*Hispanic Origin	1,102

CLIMATE: Sandpoint - elevation 2,085 feet

Average	JAN	APR	JULY	OCT
Max Temp	32.3	57.2	82.1	56.9
Min Temp	20.2	33.9	48.6	34.0
Mean Temp	26.2	45.6	65.4	45.5
Precipitation	4.06	2.06	0.97	4.6

(in inches)

Average Annual Maximum Temperature: 56.6  
Average Annual Minimum Temperature: 34.4  
Average Annual Mean Temperature: 45.5  
Average Annual Precipitation: 31.99 inches

<sup>1</sup>U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

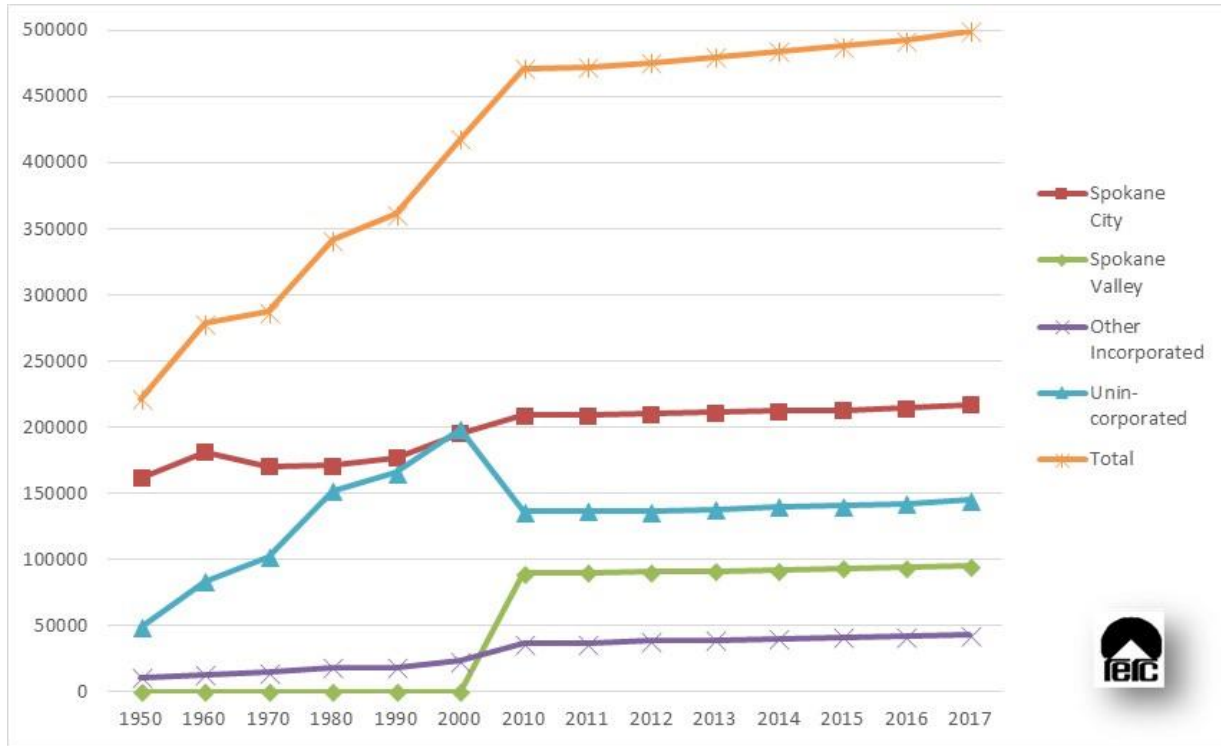
\*Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well.



# SPOKANE ECONOMIC INDICATORS



**POPULATION IN SPOKANE COUNTY**



Year (April)	Spokane City	Spokane Valley	Other Incorporated	Unincorporated	Total
1950	161,721	---	11,027	48,813	221,561
1960	181,608	---	12,997	83,728	278,333
1970	170,516	---	14,888	102,083	287,487
1980	171,300	---	18,371	152,164	341,835
1990	177,196	---	18,334	165,834	361,364
2000	195,629	---	23,291	199,019	417,939
2010	208,916	89,755	36,453	136,097	471,221
2011	209,100	90,110	36,727	136,713	472,650
2012	210,000	90,550	38,653	136,487	475,600
2013	211,300	91,490	39,397	137,813	480,000
2014	212,300	92,050	40,246	139,904	484,500
2015	213,100	93,340	41,153	140,717	488,310
2016	214,500	94,160	41,808	142,062	492,530
2017	217,300	94,890	42,822	144,788	499,800

Source: U.S. Bureau of the Census (1950, 1960, 1970, 1980, 1990, 2000, 2010), Washington State OFM based on Census data (2011-2017)

Compiled by: Keri Copley (509) 747-0999

**POPULATION PROJECTIONS FOR SPOKANE COUNTY, 2015-2040**  
In Thousands

Agency	Date of Estimate	Year					
		2015	2020	2025	2030	2035	2040
<b>HIS (Global Insight)</b>	Feb 2018	491.2	527.8	551.4	567.7	583.0	597.8
<b>Washington State Office of Financial Management<sup>a</sup></b>	Dec 2017	488.3	516.8	539.8	564.5	583.1	598.7

<sup>a</sup> Medium Series

Compiled by: Avista Utilities (Grant Forsyth 509-495-2765)

**SPOKANE COUNTY POPULATION BY AGE GROUP AND SEX**

<b>Age Group</b>	<b>2015 Estimates</b>		
	<b>Male</b>	<b>Female</b>	<b>Total</b>
<b>0-4</b>	15,372	14,455	29,827
<b>5-9</b>	15,741	14,309	30,050
<b>10-14</b>	15,399	15,105	30,504
<b>15-19</b>	16,177	15,666	31,843
<b>20-24</b>	19,292	18,747	38,039
<b>25-29</b>	18,480	17,529	36,009
<b>30-34</b>	16,248	15,506	31,754
<b>35-39</b>	14,569	13,007	27,576
<b>40-44</b>	14,421	15,339	29,760
<b>45-49</b>	14,930	15,206	30,136
<b>50-54</b>	16,596	17,262	33,858
<b>55-59</b>	15,677	16,973	32,650
<b>60-64</b>	14,858	15,467	30,325
<b>65-69</b>	10,877	12,278	23,155
<b>70-74</b>	7,789	8,163	15,952
<b>75-79</b>	4,741	6,495	11,236
<b>80-84</b>	3,641	5,494	9,135
<b>85+</b>	3,433	5,590	9,023
<b>Total</b>	<b>238,241</b>	<b>242,591</b>	<b>480,832</b>
<b>Median</b>	<b>35.7</b>	<b>38.7</b>	<b>37.2</b>

Source: 2011-2015 American Community Survey 5-Year Estimates

Compiled by: Alivia Metts, The Metts Group (208) 277-6940

(continued)

**SPOKANE COUNTY POPULATION BY AGE GROUP AND SEX**  
(continued)

<b>Age Group</b>	<b>1990 Census</b>		
	<b>Male</b>	<b>Female</b>	<b>Total</b>
<b>0-4</b>	14,049	13,239	27,288
<b>5-9</b>	14,364	13,515	27,879
<b>10-14</b>	13,395	12,556	25,951
<b>15-19</b>	13,257	12,862	26,119
<b>20-24</b>	13,371	13,465	26,836
<b>25-29</b>	14,286	14,515	28,801
<b>30-34</b>	15,012	15,519	30,531
<b>35-39</b>	14,584	15,252	29,836
<b>40-44</b>	13,146	13,296	26,442
<b>45-49</b>	9,746	9,989	19,735
<b>50-54</b>	7,621	7,926	15,547
<b>55-59</b>	7,068	7,342	14,410
<b>60-64</b>	6,602	7,713	14,315
<b>65-69</b>	6,565	8,007	14,572
<b>70-74</b>	5,286	6,929	12,215
<b>75-79</b>	3,874	5,762	9,636
<b>80-84</b>	2,159	3,992	6,151
<b>85+</b>	1,395	3,705	5,100
<b>Total</b>	<b>175,780</b>	<b>185,584</b>	<b>361,364</b>
<b>Median</b>	<b>31.7</b>	<b>34.1</b>	<b>32.9</b>

Source: 1990 and 2010 Census

Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**DRIVERS LICENSE SURRENDERS IN STATE OF WASHINGTON**

<b>Number of Drivers Licenses Surrendered (From)</b>							
<b>March</b>	<b>California</b>	<b>Idaho</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington</b>	<b>Total</b>	<b>Total % Change</b>
<b>1994</b>	2,531	340	213	1,172	543	9,503	N/A
<b>1995</b>	2,370	370	224	1,110	397	9,200	(3.19) %
<b>1996</b>	2,812	481	313	1,467	478	11,785	28.10 %
<b>1997</b>	3,023	532	368	1,688	1,216	14,031	19.06 %
<b>1998</b>	2,193	423	295	1,348	966	11,084	(21.00) %
<b>1999</b>	1,907	443	231	1,391	517	9,826	(11.35) %
<b>2000</b>	1,942	503	243	1,532	378	10,446	6.31 %
<b>2001</b>	2,443	556	282	1,733	301	12,610	20.72 %
<b>2002</b>	1,950	454	259	1,612	416	10,638	(15.64) %
<b>2003</b>	2,410	522	244	1,651	1	10,904	2.50 %
<b>2004</b>	2,288	395	197	1,548	1	9,656	(11.45) %
<b>2005</b>	2,507	351	214	1,444	0	10,448	8.20 %
<b>2006</b>	3,640	585	295	2,032	3	15,498	48.33 %
<b>2007</b>	2,913	526	269	1,827	11	14,365	(7.31) %
<b>2008</b>	2,496	561	272	1,673	33	12,995	(9.54) %
<b>2009</b>	1,792	185	176	1,504	9	9,710	(28.28) %
<b>2010</b>	1,834	414	174	1,605	9	10,516	8.30 %
<b>2011</b>	2,091	479	225	1,808	8	12,200	16.10 %
<b>2012</b>	2,337	633	264	1,737	16	13,542	11.00 %
<b>2013</b>	2,447	518	273	1,914	1	13,568	0.19 %
<b>2014</b>	3,068	640	275	2,227	0	16,439	21.16 %
<b>2015</b>	2,593	563	266	1,651	0	13,512	(17.81) %
<b>2016</b>	3,100	597	282	1,788	8	15,625	15.64 %
<b>2017</b>	2,934	520	216	1,600	0	14,174	(9.29) %
<b>2018</b>	3,712	691	287	2,230	0	18,005	27.03 %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)

**DRIVERS LICENSE SURRENDERS IN STATE OF WASHINGTON**  
(continued)

Number of Drivers Licenses Surrendered (From)							
Year Ending March	California	Idaho	Montana	Oregon	Washington	Total	Total % Change
<b>1995</b>	33,576	4,138	2,914	14,527	5,968	126,240	N/A
<b>1996</b>	30,687	4,681	2,876	14,341	5,396	124,851	(1.10) %
<b>1997</b>	31,202	5,110	3,433	16,502	8,917	140,271	12.35 %
<b>1998</b>	30,389	5,462	3,821	18,047	11,194	148,938	6.18 %
<b>1999</b>	27,160	5,218	3,518	17,543	7,422	136,489	(8.36) %
<b>2000</b>	24,655	5,590	3,148	17,436	5,458	128,547	(5.82) %
<b>2001</b>	27,352	5,596	3,056	19,720	4,040	144,523	12.43 %
<b>2002</b>	22,433	5,458	2,911	17,452	3,373	125,876	(12.90) %
<b>2003</b>	23,736	5,145	2,742	16,766	1,078	116,648	(7.33) %
<b>2004</b>	24,774	4,661	2,589	16,209	20	110,713	(5.09) %
<b>2005</b>	29,542	5,237	2,944	18,678	16	128,273	15.86 %
<b>2006</b>	38,207	5,850	2,985	19,845	18	155,794	21.46 %
<b>2007</b>	35,025	5,989	3,110	19,547	26	161,140	3.43 %
<b>2008</b>	27,911	5,614	2,716	17,680	266	138,998	(13.74) %
<b>2009</b>	26,990	5,560	2,595	18,694	101	137,751	(0.90) %
<b>2010</b>	23,634	5,219	2,366	19,946	81	130,654	(5.15) %
<b>2011</b>	28,155	6,081	2,613	23,921	80	163,996	25.52 %
<b>2012</b>	26,042	6,054	2,663	17,647	174	146,788	(10.49) %
<b>2013</b>	25,940	5,853	2,713	18,689	74	148,414	1.11 %
<b>2014</b>	28,934	6,015	2,776	18,696	16	157,479	6.11 %
<b>2015</b>	33,437	7,006	3,110	20,947	56	177,810	12.91 %
<b>2016</b>	38,792	7,226	3,348	22,506	23	196,319	10.41 %
<b>2017</b>	40,052	6,775	3,072	20,425	36	194,438	(0.96) %
<b>2018</b>	40,218	6,578	3,046	21,106	15	194,476	0.02 %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)



**DRIVERS LICENSE SURRENDERS IN STATE OF WASHINGTON**  
(continued)

**Number of Drivers Licenses Surrendered (From)**

<b>Year End</b>	<b>California</b>	<b>Idaho</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington</b>	<b>Total</b>	<b>Total % Change</b>
<b>1994</b>	34,643	4,124	2,920	15,184	6,225	128,872	N/A
<b>1995</b>	30,742	4,526	2,796	13,982	5,493	123,054	(4.51) %
<b>1996</b>	30,164	4,843	3,177	15,470	7,028	131,568	6.89 %
<b>1997</b>	30,834	5,478	3,780	17,879	11,017	148,197	12.66 %
<b>1998</b>	28,551	5,278	3,732	17,832	8,837	142,788	(3.65) %
<b>1999</b>	24,218	5,269	3,123	16,570	6,001	124,927	(12.51) %
<b>2000</b>	26,415	5,549	2,988	19,570	4,210	140,732	12.65 %
<b>2001</b>	25,099	5,969	3,430	18,765	3,389	137,940	(1.98) %
<b>2002</b>	22,693	5,120	2,750	16,770	2,144	116,854	(15.29) %
<b>2003</b>	26,269	5,113	2,766	17,350	22	118,542	1.44 %
<b>2004</b>	30,831	5,312	2,896	18,785	12	131,935	11.30 %
<b>2005</b>	36,415	5,489	2,888	19,047	14	148,013	12.19 %
<b>2006</b>	36,884	6,192	3,199	20,272	20	161,140	8.87 %
<b>2007</b>	28,923	5,499	2,748	17,949	193	142,022	(11.86) %
<b>2008</b>	27,408	5,948	2,675	18,353	169	140,394	(1.15) %
<b>2009</b>	23,899	4,949	2,354	19,607	78	124,323	(7.89) %
<b>2010</b>	27,332	5,898	2,542	23,551	90	159,501	28.30 %
<b>2011</b>	26,770	6,106	2,684	18,784	138	150,533	(5.62) %
<b>2012</b>	25,619	5,999	2,681	18,166	125	147,674	(1.90) %
<b>2013</b>	27,583	5,740	2,720	18,320	10	151,209	2.39 %
<b>2014</b>	32,568	6,860	3,000	20,918	64	175,302	15.93 %
<b>2015</b>	37,624	7,149	3,334	21,990	8	191,795	9.41 %
<b>2016</b>	41,311	7,203	3,346	21,815	49	202,304	5.48 %
<b>2017</b>	39,359	6,366	2,915	20,202	16	190,341	(5.91) %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**DRIVERS LICENSE SURRENDERS IN SPOKANE COUNTY**

<b>Number of Drivers Licenses Surrendered (From)</b>							
<b>March</b>	<b>California</b>	<b>Idaho</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington<sup>a</sup></b>	<b>Total</b>	<b>Total % Change</b>
<b>1994</b>	171	81	47	57	29	705	N/A
<b>1995</b>	141	87	46	41	32	645	(8.51) %
<b>1996</b>	170	98	61	63	20	769	19.22 %
<b>1997</b>	146	97	83	58	70	826	7.41 %
<b>1998</b>	108	96	51	67	60	706	(14.53) %
<b>1999</b>	94	101	44	55	39	588	(16.71) %
<b>2000</b>	89	130	47	64	36	670	13.95 %
<b>2001</b>	117	132	50	60	31	750	11.94 %
<b>2002</b>	94	95	60	55	70	666	(11.20) %
<b>2003</b>	122	107	47	61	0	639	(4.05) %
<b>2004</b>	147	92	38	62	0	598	(6.42) %
<b>2005</b>	167	70	47	54	0	657	9.87 %
<b>2006</b>	206	161	46	69	1	908	38.20 %
<b>2007</b>	285	142	42	75	0	841	(7.38) %
<b>2008</b>	146	132	40	66	13	766	(8.92) %
<b>2009</b>	105	83	33	54	0	555	(27.55) %
<b>2010</b>	86	74	25	44	0	505	(9.01) %
<b>2011</b>	105	104	35	61	0	651	28.91 %
<b>2012</b>	111	135	48	65	0	751	15.36 %
<b>2013</b>	118	128	55	49	0	753	0.27 %
<b>2014</b>	148	132	53	82	0	947	25.76 %
<b>2015</b>	136	140	47	49	0	784	(17.21) %
<b>2016</b>	137	179	57	69	0	945	20.54 %
<b>2017</b>	164	125	43	61	0	837	(11.43) %
<b>2018</b>	233	212	63	84	0	1,162	38.83 %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)

**DRIVERS LICENSE SURRENDERS IN SPOKANE COUNTY**  
(continued)

<b>Year Ending March</b>	<b>California</b>	<b>Idaho</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington<sup>a</sup></b>	<b>Total</b>	<b>Total % Change</b>
<b>1995</b>	2,230	924	643	665	364	8,704	N/A
<b>1996</b>	1,726	975	576	627	275	8,205	(5.73) %
<b>1997</b>	1,622	1,073	681	680	651	8,589	4.68 %
<b>1998</b>	1,451	1,121	667	721	702	8,622	0.38 %
<b>1999</b>	1,340	1,098	618	692	525	7,926	(8.07) %
<b>2000</b>	1,266	1,196	576	762	459	7,992	0.83 %
<b>2001</b>	1,381	1,419	578	869	385	8,969	12.22 %
<b>2002</b>	1,154	1,220	530	773	323	7,792	(13.12) %
<b>2003</b>	1,222	1,147	513	669	102	7,267	(6.74) %
<b>2004</b>	1,347	1,047	454	662	0	6,893	(5.14) %
<b>2005</b>	1,693	1,149	580	736	0	8,129	17.93 %
<b>2006</b>	2,479	1,445	557	746	1	9,919	22.02 %
<b>2007</b>	2,318	1,469	580	836	0	10,119	2.02 %
<b>2008</b>	1,683	1,196	482	680	30	8,083	(20.12) %
<b>2009</b>	1,454	1,226	471	671	12	7,817	(3.29) %
<b>2010</b>	1,224	1,071	388	595	1	7,050	(9.82) %
<b>2011</b>	1,429	1,292	422	720	0	8,371	18.74 %
<b>2012</b>	1,303	1,275	434	647	0	8,108	(3.14) %
<b>2013</b>	1,246	1,234	459	624	4	8,134	0.32 %
<b>2014</b>	1,451	1,276	430	700	0	8,692	6.86 %
<b>2015</b>	1,676	1,651	570	760	3	10,464	20.39 %
<b>2016</b>	1,998	1,792	614	806	0	11,472	9.63 %
<b>2017</b>	2,174	1,666	588	916	1	11,610	1.20 %
<b>2018</b>	2,319	1,743	584	961	3	11,837	1.96 %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)

**DRIVERS LICENSE SURRENDERS IN SPOKANE COUNTY**  
(continued)

<b>Year End</b>	<b>California</b>	<b>Idaho</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington<sup>a</sup></b>	<b>Total</b>	<b>Total % Change</b>
<b>1994</b>	2,309	919	645	716	392	8,908	N/A
<b>1995</b>	1,761	959	573	609	300	8,212	(7.81) %
<b>1996</b>	1,644	1,014	635	666	514	8,218	0.07 %
<b>1997</b>	1,439	1,099	690	698	704	8,542	3.94 %
<b>1998</b>	1,430	1,113	623	702	579	8,301	(2.82) %
<b>1999</b>	1,197	1,095	581	713	459	7,551	(9.04) %
<b>2000</b>	1,402	1,421	568	870	392	8,966	18.71 %
<b>2001</b>	1,246	1,368	556	835	337	8,354	(6.83) %
<b>2002</b>	1,147	1,113	531	685	204	7,374	(11.73) %
<b>2003</b>	1,441	1,159	483	696	0	7,329	(0.61) %
<b>2004</b>	1,129	1,197	575	759	0	8,551	16.67 %
<b>2005</b>	2,373	1,323	538	717	0	9,418	10.14 %
<b>2006</b>	2,334	1,542	599	830	1	10,425	10.69 %
<b>2007</b>	1,874	1,186	510	710	6	8,276	(20.61) %
<b>2008</b>	1,515	1,303	464	683	35	8,035	(2.91) %
<b>2009</b>	1,277	1,057	406	609	2	7,145	(11.08) %
<b>2010</b>	1,397	1,233	396	695	0	8,101	13.38 %
<b>2011</b>	1,334	1,302	444	665	0	8,201	1.23 %
<b>2012</b>	1,243	1,229	433	635	4	8,180	(0.26) %
<b>2013</b>	1,344	1,226	445	663	0	8,206	0.32 %
<b>2014</b>	1,639	1,565	515	754	3	10,193	24.21 %
<b>2015</b>	1,940	1,723	609	786	0	11,150	9.39 %
<b>2016</b>	2,211	1,817	662	934	0	12,248	9.85 %
<b>2017</b>	2,229	1,652	542	920	4	11,358	(7.27) %

<sup>a</sup>New and Returning Residents (Previous Washington residents returning to the state are counted in the "Washington" column until July 2002 – but subsequently are not so counted, reducing the "Washington" column significantly). This report does not include people moving from one Washington county to another.

Source: Washington State Department of Licensing: Washington State Drivers Report  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**RESIDENTIAL ELECTRICAL CUSTOMERS, SPOKANE COUNTY  
(With Small Towns, and City of Spokane Valley)**

Year	City of Spokane	Suburban and Rural						Total	Annual % Change
	Avista	Avista (County, Except Small Towns)	Avista (Small Towns)	Avista (City of Spokane Valley)	Modern Electric	Vera Water And Power	Inland Power And Light		
2015	93,177	37,088	10,899	21,781	8,205	9,896	24,870	205,916	1.0
2016	93,734	37,557	10,984	22,042	8,255	10,007	26,015 <sup>c</sup>	182,579	-11.3
2017	95,333	37,713	11,364	22,595	8,252	10,309	26,773	212,339	16.3
2018 <sup>b</sup>	95,525	38,453	11,469	22,643	8,190	10,502	26,896	213,678	0.6
Change 1970 To 4/2018	62.7%	N/A	N/A	N/A	96.0%	282.3%	409.0%	142.7%	

Note: Modern Electric installed a new data system in 2009, and current and previous reporting is adjusted 4.5% downward back to 1995. Modern Electric changed their reporting again in 2015, hence, the adjustment has been eliminated. Inland Power installed a new rate structure in 2014 and reclassified some accounts reflecting outbuildings (removing from residential). To maintain comparability to past figures, 1000 meters was added to this and future reports.

<sup>a</sup> Utility service areas are not contiguous with political boundaries, but companies do not report outside of Spokane County. Avista figures represent a 12-month moving average.

<sup>b</sup> As of April 2018

<sup>c</sup> The large increase is from a housing development that went from one primary meter to individual meters; new services in county and the remainder are a result of using a new CIS database instead of an outdated GIS database.

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**RESIDENTIAL ELECTRICAL CUSTOMERS, SPOKANE COUNTY**  
**With Small Towns, and City of Spokane Valley**  
**(continued)**

Year	City of Spokane	Suburban and Rural						Total	Annual % Change
	Avista	Avista (County, Except Small Towns)	Avista (Small Towns)	Avista (City of Spokane Valley)	Modern Electric	Vera Water And Power	Inland Power And Light		
1995	80,925	40,935	8,237	N/A	6,583	6,533	17,544	160,761	N/A
1996	81,366	42,916	5,530	N/A	6,924	6,718	17,697	161,151	0.2
1997	81,789	43,286	5,184	N/A	7,248	7,103	18,078	162,688	1
1998	82,622	45,154	5,303	N/A	7,290	7,271	18,702	166,342	2.2
1999	83,019	46,277	5,372	N/A	7,353	7,417	19,211	168,649	1.4
2000	83,161	47,155	5,449	N/A	7,376	7,501	19,581	170,223	0.9
2001	83,650	48,342	5,525	N/A	7,388	7,588	19,928	172,421	1.3
2002	83,811	49,227	5,599	N/A	7,412	7,839	20,298	174,186	1
2003	84,594	50,172	5,716	N/A	7,461	7,955	20,755	176,653	1.4
2004	85,652	31,878	7,650	17,830	7,533	8,167	21,312	180,022	1.9
2005	87,579	31,886	8,614	19,282	7,585	8,350	22,163	185,495	3
2006	89,623	31,827	9,015	20,032	7,755	8,532	22,976	189,760	2.3
2007	90,429	32,837	9,245	20,211	7,845	8,687	23,800	193,054	1.7
2008	90,798	33,307	9,549	20,325	7,905	8,755	24,340	194,984	1
2009	90,820	33,689	9,743	20,420	7,910	8,775	24,660	195,058	0.5
2010	91,158	33,639	10,426	20,570	7,970	8,900	24,961	197,624	1.3
2011	91,217	33,802	10,497	20,863	7,965	9,137	24,711	198,192	0.3
2012	91,323	32,919	11,453	20,948	7,989	9,151	24,907	198,690	0.3
2013	91,980	35,160	10,266	21,157	8,033	9,310	25,061	200,967	1.1
2014	92,797	35,525	10,653	21,473	8,100 <sup>c</sup>	9,645	25,694	203,887	1.5

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**RESIDENTIAL ELECTRICAL CUSTOMERS, SPOKANE COUNTY**  
Less Small Towns Served By Avista

Year	City of Spokane	Suburban and Rural			Total	Annual % Change	
	Avista	Avista (County, Except Small Towns)	Modern Electric	Vera Water And Power			Inland Power And Light
1970	58,727	17,088	4,178	2,747	5,284	88,024	
1971	59,604	17,927	4,396	2,896	5,654	90,477	2.8
1972	60,867	19,244	4,590	3,065	6,050	93,816	3.7
1973	62,028	20,537	4,672	3,203	6,473	96,913	3.3
1974	63,023	21,666	4,751	3,294	6,927	99,661	2.8
1975	63,244	22,709	4,870	3,331	7,411	101,565	1.9
1976	63,974	24,166	4,990	3,510	7,930	104,570	3
1977	65,045	26,015	5,126	3,949	8,485	108,620	3.9
1978	66,686	27,820	5,275	4,411	9,079	113,271	4.3
1979	67,936	29,462	5,379	4,677	9,715	117,169	3.4
1980	70,708	31,010	5,527	4,822	10,395	122,462	4.5
1981	70,899	31,593	5,600	4,880	11,122	124,094	1.3
1982	71,700	32,100	5,700	4,930	11,901	126,331	1.8
1983	72,474	32,580	5,780	4,937	12,139	127,910	1.2
1984	73,452	33,152	5,860	4,980	12,382	129,806	1.5
1985	74,416	33,693	5,939	5,124	12,729	131,874	1.6
1986	75,132	34,074	6,033	5,244	13,063	133,546	1.3
1987	74,497	34,765	6,000	5,424	13,715	134,401	0.6
1988	75,833	35,452	6,039	5,469	13,989	136,782	1.8
1989	76,052	35,586	6,088	5,506	14,210	137,442	0.5
1990	76,810	36,183	6,102	5,627	14,637	139,359	1.4
1991	77,679	36,894	6,199	5,777	14,784	141,333	1.4
1992	78,362	37,841	6,430	5,990	15,123	143,746	1.7
1993	78,973	38,952	6,600	6,290	15,602	146,417	1.9
1994	79,916	40,045	6,697	6,432	16,950	150,040	2.5

<sup>a</sup> Utility service areas are not contiguous with political boundaries, but companies do not report outside of Spokane County.

Compiled by: Dale Strom (509) 998-9767

**RESIDENT LABOR FORCE AND EMPLOYMENT TRENDS IN SPOKANE COUNTY**  
**In Thousands**

Year	Components of Resident Labor Force and Employment			
	Civilian Labor Force <sup>b</sup>	Total Employment <sup>c</sup>	Total Unemployment	Percentage Unemployment
2005	223.0	210.4	12.6	5.6%
2006	225.7	214.4	11.2	5.0%
2007	231.6	220.5	11.1	4.8%
2008	238.4	225.0	13.4	5.6%
2009	238.2	216.3	21.9	9.2%
2010	235.3	212.1	23.2	9.9%
2011	230.8	209.2	21.6	9.3%
2012	230.0	210.1	19.9	8.6%
2013	225.1	207.4	17.7	7.9%
2014	225.0	209.0	16.1	7.1%
2015	228.0	213.3	14.7	6.4%
2016 <sup>r</sup>	234.5	219.7	14.8	6.3%
2017	240.1	227.1	13.0	5.4%

<sup>a</sup> Yearly figures are the annual average (non-seasonally adjusted)

<sup>b</sup> Represents the total labor force in the county 16 years of age and older, able and willing to work

<sup>c</sup> Includes: Full and part-time wage and salaried workers, proprietors, self-employed, domestics and agricultural workers, excluding members of the Armed Forces

<sup>r</sup> Revised

Source: Washington State Employment Security Department  
 Compiled by: Phil Kuharski (509) 326-7755 through 2011  
 Doug Tweedy (509) 532-3188

**(continued)**



**RESIDENT LABOR FORCE AND EMPLOYMENT TRENDS IN SPOKANE COUNTY**  
**In Thousands**  
**(continued)**

Year	Components of Resident Labor Force and Employment			
	Civilian Labor Force <sup>b</sup>	Total Employment <sup>c</sup>	Total Unemployment	Percentage Unemployment
1990	172.2	162.8	9.4	5.5%
1991	174.2	163.6	10.6	6.1%
1992	181.4	169.1	12.3	6.8%
1993	186.3	175.1	11.2	6.0%
1994	189.6	180.2	9.4	4.9%
1995	198.8	188.5	10.3	5.2%
1996	203.9	193.7	10.2	5.0%
1997	208.0	199.2	8.8	4.2%
1998	213.7	204.8	8.9	4.2%
1999	219.6	208.9	10.7	4.9%
2000	211.2	200.3	10.9	5.2%
2001	211.0	197.1	13.9	6.6%
2002	213.0	196.6	16.3	7.7%
2003	215.6	199.3	16.3	7.6%
2004	218.7	204.4	14.3	6.5%

<sup>a</sup> Yearly figures are the annual average (non-seasonally adjusted)

<sup>b</sup> Represents the total labor force in the county 16 years of age and older, able and willing to work

<sup>c</sup> Includes: Full and part-time wage and salaried workers, proprietors, self-employed, domestics and agricultural workers, excluding members of the Armed Forces

Source: Washington State Employment Security Department  
 Compiled by: Phil Kuharski (509) 326-7755 through 2011  
 Doug Tweedy (509) 532-3188

**(continued)**

**RESIDENT LABOR FORCE AND EMPLOYMENT TRENDS IN SPOKANE COUNTY**  
**In Thousands**  
**(continued)**

Year	<u>Components of Resident Labor Force and Employment</u>			
	Civilian Labor Force <sup>b</sup>	Total Employment <sup>c</sup>	Total Unemployment	Percentage Unemployment
1970	112.5	104.3	7.8	7.2%
1971	115.0	107.2	9.6	8.6%
1972	118.0	109.6	9.3	8.2%
1973	123.4	114.9	9.6	8.2%
1974	130.9	119.8	11.7	9.6%
1975	124.9	113.0	11.1	9.2%
1976	133.6	123.2	10.4	7.8%
1977	137.1	126.3	10.8	7.9%
1978	146.1	137.0	9.1	6.2%
1979	152.0	141.7	10.3	6.8%
1980	151.7	139.4	12.3	8.1%
1981	151.0	135.7	15.3	10.1%
1982	153.0	134.2	18.8	12.3%
1983	155.6	140.1	15.5	10.0%
1984	157.3	144.3	13.0	8.3%
1985	159.0	146.4	12.6	7.9%
1986	164.2	150.8	13.4	8.2%
1987	165.6	153.1	12.6	7.6%
1988	164.6	154.5	10.2	6.2%
1989	169.5	158.5	11.0	6.5%

Source: Washington State Employment Security Department  
 Compiled by: Phil Kuharski (509) 326-7755 through 2011  
 Doug Tweedy (509) 532-3188

**NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT TRENDS  
IN SPOKANE COUNTY (HISTORICAL) AND SPOKANE-SPOKANE VALLEY MSA (CURRENT)  
In Thousands**

<u>Components of Total Nonagricultural Wage and Salary Employment</u>			
Year	Total Nonagricultural <sup>b</sup>	Manufacturing	Nonmanufacturing
2005	206.1	17.6	188.5
2006	212.8	18.5	194.3
2007	217.8	18.9	198.9
2008	218.9	18.2	200.7
2009	209.0	15.2	193.8
2010	204.5 <sup>r</sup>	14.5	190.0 <sup>r</sup>
2011	204.2	15.0	189.2
2012	207.3	15.1	192.2
2013	214.3	15.2	199.1
2014	231.5	16.9	214.6
2015	234.5	17.0	217.5
2016	240.7	17.1	223.6
2017	244.7	17.0	227.7

<sup>a</sup> Yearly figures are the annual average (non-seasonally adjusted).

<sup>b</sup> Excludes proprietors, self-employed, members of armed services, workers in private households and agricultural workers. Includes all full and part-time wage and salary workers receiving pay during the pay period.

Note: As of their January/February 2003 report, the ESD began coding all industry information by the new North American Industry Classification System (NAICS) rather than by the previous Standard Industrial Classification (SIC) code. The 1990 and later non-agricultural annual average figures have been revised to reflect this conversion.

Source: Washington State Employment Security Department  
Compiled by: Phil Kuharski (509) 326-7755 through 2011  
Doug Tweedy (509) 532-3188

(continued)

**NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT TRENDS  
IN SPOKANE COUNTY (HISTORICAL) AND SPOKANE-SPOKANE VALLEY MSA (CURRENT)**

In Thousands  
(continued)

<u>Components of Total Nonagricultural Wage and Salary Employment</u>			
Year	Total Nonagricultural <sup>b</sup>	Manufacturing	Nonmanufacturing
1990	151.4	18.7	132.7
1991	156.2	18.7	137.5
1992	161.8	18.3	143.5
1993	167.7	18.6	149.2
1994	174.9	20.0	154.8
1995	178.4	21.5	156.9
1996	181.4	22.0	159.4
1997	184.7	22.3	162.4
1998	188.1	21.9	166.2
1999	191.2	21.4	169.8
2000	195.8	21.9	173.9
2001	198.8	20.1	178.8
2002	195.6	17.6	178.0
2003	197.9	17.1	180.8
2004	200.4	17.1	183.3

<sup>a</sup> Yearly figures are the annual average (non-seasonally adjusted)

<sup>b</sup> Excludes proprietors, self-employed, members of armed services, workers in private households and agricultural workers. Includes all full and part-time wage and salary workers receiving pay during the pay period.

Source: Washington State Employment Security Department  
Compiled by: Phil Kuharski (509) 326-7755 through 2011  
Doug Tweedy (509) 532-3188

(continued)

**NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT TRENDS  
IN SPOKANE COUNTY (HISTORICAL) AND SPOKANE-SPOKANE VALLEY MSA (CURRENT)**

In Thousands  
(continued)

<u>Components of Total Nonagricultural Wage and Salary Employment</u>			
Year	Total Nonagricultural <sup>b</sup>	Manufacturing	Nonmanufacturing
1970	90.1	12.6	77.5
1971	91.4	12.3	79.1
1972	94.7	12.8	81.9
1973	98.3	14.1	84.2
1974	104.8	14.4	90.4
1975	101.6	13.3	88.3
1976	108.2	14.6	93.6
1977	114.1	15.7	98.4
1978	123.5	17.5	106.0
1979	125.2	17.8	107.4
1980	127.7	17.0	110.7
1981	125.7	16.4	109.3
1982	122.6	16.3	106.3
1983	125.5	16.4	109.1
1984	134.0	17.8	116.2
1985	135.8	17.0	118.8
1986	137.8	17.8	120.0
1987	141.9	18.4	123.5
1988	144.3	19.0	125.3
1989	148.7	19.2	129.5

Source: Washington State Employment Security Department  
 Compiled by: Phil Kuharski (509) 326-7755 through 2011  
 Doug Tweedy (509) 532-3188

**TOTAL PERSONAL INCOME IN SPOKANE COUNTY**

Year	Current Dollars (1,000s) <sup>c</sup>	Percent Change (Current \$s)	2005 Dollars (1,000s) <sup>b</sup>	Percent Change (2005 \$s)	Percent of State Total
2000	11,197,422	8.1	12,427,197	5.44	5.80
2001	11,195,383	(0.0)	12,189,592	(1.91)	5.60
2002	11,526,277	3.0	12,383,704	1.59	5.70
2003	12,001,244	4.1	12,643,845	2.10	5.70
2004	12,629,764	5.2	12,989,918	2.74	5.60
2005	13,186,154	4.4	13,186,154	1.51	5.60
2006	14,196,700	7.7	13,826,830	4.86	5.50
2007	15,384,172	8.4	14,617,348	5.72	5.50
2008	16,588,766	7.8	15,295,020	4.64	5.60
2009	16,169,173	(2.5)	14,917,841	(2.47)	5.80
2010	16,476,090	1.9	14,953,819	0.24	5.80
2011	17,190,011	4.3	15,227,872	1.83	5.70
2012	17,909,511	4.2	15,570,428	2.25	5.50
2013	18,053,685	0.8	15,489,817	(0.52)	5.40
2014	18,996,679	5.2	16,057,284	3.66	5.30
2015	19,795,682	4.2	16,674,300	3.84	5.30

NOTE: Estimates for 2001 forward reflect the results of the comprehensive revision to the national income and product accounts (NIPAs) released in July 2013. This will create a temporary break in BEAs time series for earlier years.

<sup>a</sup> Excludes income of non-residents

<sup>b</sup> 2005 constant dollar estimates determined using the Chain-Weight Implicit Deflator for Personal Consumption

<sup>c</sup> New Benchmark March 2013

All numbers revised March 2016

Source: U.S. Department of Commerce, Bureau of Economic Analysis Washington Region Econ. Analysis Project

Compiled by: Phil Kuharski (509) 326-7755; through 2010  
Grant Forsyth, Avista Corp. (509) 495-2765; 2011-present

(continued)

**TOTAL PERSONAL INCOME IN SPOKANE COUNTY**  
(continued)

Year	Current Dollars (1,000s) <sup>c</sup>	Percent Change (Current \$s)	2005 Dollars (1,000s) <sup>b</sup>	Percent Change (2005 \$s)	Percent of State Total
1970	1,077,116	0.1	4,550,553	0.04 %	7.52
1971	1,171,910	8.8	4,749,189	4.37	7.80
1972	1,292,065	10.3	5,062,951	6.61	7.95
1973	1,424,203	10.2	5,295,025	4.58	7.75
1974	1,638,829	15.1	5,518,314	4.22	7.84
1975	1,808,119	10.4	5,618,941	1.82	7.65
1976	2,035,506	12.6	5,996,483	6.72	7.70
1977	2,252,981	10.7	6,231,451	3.92	7.66
1978	2,573,012	14.2	6,650,672	6.73	7.51
1979	2,890,724	12.3	6,863,230	3.20	7.32
1980	3,252,531	12.5	6,973,395	1.61	7.24
1981	3,590,036	10.4	7,073,684	1.44	7.16
1982	3,751,582	4.5	7,004,055	(0.98)	7.05
1983	4,028,994	7.4	7,211,631	2.96	7.13
1984	4,306,418	6.9	7,427,292	2.99	7.10
1985	4,457,547	3.5	7,443,885	0.22	6.93
1986	4,649,247	4.3	7,579,347	1.82	6.77
1987	4,843,580	4.2	7,613,537	0.45	6.64
1988	5,100,057	5.3	7,709,720	1.26	6.44
1989	5,542,330	8.7	8,029,453	4.15	6.34
1990	5,958,805	7.5	8,255,479	2.81	6.19
1991	6,509,818	9.2	8,704,245	5.44	6.29
1992	7,007,725	7.6	9,102,242	4.57	6.29
1993	7,410,104	5.7	9,418,147	3.47	6.34
1994	7,873,223	6.2	9,804,517	4.10	6.37
1995	8,184,913	4.0	9,972,116	1.71	6.28
1996	8,640,340	5.9	10,302,800	3.32	6.14
1997	9,151,590	6.2	10,712,008	3.97	6.03
1998	9,721,748	4.7	11,272,115	5.23	5.85
1999	10,182,065	8.5	11,618,587	3.07	5.71

<sup>a</sup> Excludes income of non-residents

<sup>b</sup> 2005 constant dollar estimates determined using the Chain-Weight Implicit Deflator for Personal Consumption

Source: U.S. Department of Commerce, Bureau of Economic Analysis Washington Region Econ. Analysis Project

Compiled by: Phil Kuharski (509) 326-7755; through 2010  
Grant Forsyth, Avista Corp. (509) 495-2765; 2011-present

**PER CAPITA INCOME IN SPOKANE COUNTY**

Year	Current Dollars	Percent Change (Current \$s)	2005 Dollars <sup>b</sup>	Percent Change (2005 \$s)	Percent of U.S. Average
2000	26,737	7.19	29,673	4.59	87.40
2001	26,472	(0.99)	28,823	(2.87)	83.90
2002	26,987	1.95	28,995	0.60	84.80
2003	27,864	3.25	29,356	1.25	85.20
2004	29,016	4.13	29,843	1.66	84.60
2005	29,939	3.18	29,939	0.32	83.40
2006	31,723	5.96	30,897	3.20	83.20
2007	33,726	6.31	32,045	3.72	84.70
2008	35,886	6.40	33,087	3.25	87.40
2009	34,532	(3.77)	31,860	(3.71)	87.70
2010	34,898	1.06	31,674	(0.58)	86.60
2011	36,305	4.03	32,161	1.54	85.50
2012	37,635	3.66	32,720	1.74	85.00
2013 <sup>c</sup>	37,656	0.06	32,308	(1.26)	84.70
2014	39,215	4.14	33,147	2.60	84.50
2015	40,322	2.82	33,964	2.46	83.80

NOTE: Estimates for 2001 forward reflect the results of the comprehensive revision to the national income and product accounts (NIPAs) released in July 2013. This will create a temporary break in BEAs time series for earlier years.

<sup>a</sup> Excludes income of non-residents

<sup>b</sup> 2005 constant dollar estimates determined using the Chain-Weight Implicit Deflator for Personal Consumption

<sup>c</sup> New Benchmark March 2013

<sup>f</sup> All numbers from 2000 revised November 2016

Source: U.S. Department of Commerce, Bureau of Economic Analysis  
Washington Region Econ. Analysis Project

Compiled by: Phil Kuharski (509) 326-7755, through 2010;  
Grant Forsyth, Avista Corp. (509) 495-2765

(continued)



**PER CAPITA INCOME IN SPOKANE COUNTY**  
(continued)

Year	Current Dollars	Percent Change (Current \$s)	2005 Dollars <sup>b</sup>	Percent Change (2005 \$s)	Percent of U.S. Average
1970	3,725	0.04	15,737	(0.88) %	91.21
1971	3,948	5.99	15,999	1.66	90.97
1972	4,312	9.22	16,897	5.61	91.41
1973	4,692	8.81	17,444	3.24	89.71
1974	5,297	12.89	17,836	2.25	92.80
1975	5,810	9.7	18,055	1.23	94.13
1976	6,442	10.9	18,978	5.11	95.38
1977	7,014	8.9	19,400	2.22	94.76
1978	7,816	11.4	20,203	4.14	94.82
1979	8,630	10.4	20,490	1.42	94.44
1980	9,484	9.9	20,334	(0.76)	93.98
1981	10,356	9.2	20,405	0.35	92.39
1982	10,798	4.3	20,159	(1.21)	90.73
1983	11,554	7.0	20,681	2.59	91.82
1984	12,187	5.5	21,019	1.63	88.27
1985	12,531	2.8	20,926	(0.44)	85.61
1986	13,105	4.6	21,364	2.09	85.44
1987	13,672	4.3	21,491	0.59	84.72
1988	14,403	5.3	21,773	1.31	83.52
1989	15,557	8.0	22,538	3.51	84.54
1990	16,414	5.5	22,740	0.90	84.81
1991	17,463	6.4	23,350	2.68	88.12
1992	18,296	4.8	23,764	1.77	87.97
1993	18,865	3.1	23,977	0.90	88.22
1994	19,755	4.7	24,601	2.60	88.60
1995	20,227	2.4	24,644	0.17	86.95
1996	21,167	4.6	25,240	2.42	86.60
1997	22,310	5.4	26,114	3.46	86.96
1998	23,510	5.4	27,259	4.38	86.25
1999	24,510	4.3	27,968	2.60	86.51

<sup>a</sup> Excludes income of non-residents

<sup>b</sup> 2005 constant dollar estimates determined using the Chain-Weight Implicit Deflator for Personal Consumption

Source: U.S. Department of Commerce, Bureau of Economic Analysis  
Washington Region Econ. Analysis Project

Compiled by: Phil Kuharski (509) 326-7755, through 2010;  
Grant Forsyth, Avista Corp. (509) 495-2765

**TOTAL PERSONAL INCOME IN SPOKANE COUNTY  
AS PROVIDED BY AVISTA CORPORATION**

YEAR	PERSONAL INCOME (BILLIONS \$)	RATE OF CHANGE (%)
2000	11.05	8.5
2001	11.39	3.1
2002	11.62	2.0
2003	11.97	3.0
2004	12.51	4.5
2005	13.03	4.2
2006	14.15	8.6
2007	15.33	8.3
2008	16.57	8.1
2009	16.17	(2.4)
2010	16.48	1.1
2011	17.19	4.2
2012	17.91	4.2
2013	18.05	2.4
2014	19.00	5.2
2015 <sup>a</sup>	19.80	4.2
2016 <sup>a</sup>	20.82	5.2
2017 <sup>a</sup>	21.55	3.5
2018 <sup>a</sup>	22.49	4.4
2019 <sup>a</sup>	23.54	4.7
2020 <sup>a</sup>	24.59	4.5
2021 <sup>a</sup>	25.57	4.0
2022 <sup>a</sup>	26.64	4.2

<sup>a</sup> Projections made by Global Insight

<sup>r</sup> 2010-2021 numbers revised March 2016

Compiled by: Grant Forsyth, Avista Corp. (509) 495-2765

**(continued)**

**TOTAL PERSONAL INCOME IN SPOKANE COUNTY  
AS PROVIDED BY AVISTA CORPORATION  
(continued)**

YEAR	PERSONAL INCOME (BILLIONS \$)	RATE OF CHANGE (%)
1975	1.81	N/A
1976	2.03	12.7
1977	2.25	10.8
1978	2.58	14.7
1979	2.91	12.7
1980	3.26	12.0
1981	3.59	10.2
1982	3.72	3.4
1983	3.98	7.1
1984	4.25	6.7
1985	4.42	4.0
1986	4.61	4.3
1987	4.81	4.4
1988	5.07	5.4
1989	5.51	8.7
1990	5.96	8.2
1991	6.51	9.2
1992	7.01	7.7
1993	7.41	5.7
1994	7.87	6.2
1995	8.18	3.9
1996	8.64	5.6
1997	9.15	5.9
1998	9.72	6.2
1999	10.18	4.7

Compiled by: Grant Forsyth, Avista Corp. (509) 495-2765

**COMPARATIVE HOUSEHOLD, FAMILY, AND PER CAPITA INCOME  
FOR SPOKANE COUNTY**

TYPE AND LOCATION	1980 CENSUS	1990 CENSUS	2000 CENSUS	2011-2015 ACS
<u>MEDIAN HOUSEHOLD INCOME</u>				
United States	\$17,084	\$30,056	\$41,994	\$53,889
State of Washington	18,480	31,183	45,776	61,062
Spokane County	16,046	25,769	37,308	50,079
<u>MEDIAN FAMILY INCOME</u>				
United States	\$20,048	\$35,273	\$50,046	\$66,011
State of Washington	21,715	37,159	53,760	74,025
Spokane County	19,587	32,066	46,463	63,402
<u>PER CAPITA INCOME</u> <sup>a</sup>				
United States	\$7,400	\$14,617	\$21,587	\$28,930
State of Washington	8,181	15,078	22,973	31,762
Spokane County	7,294	12,986	19,233	26,093

<sup>a</sup> Aggregate household income divided by total population

Source: U.S. Census (1980, 1990, and 2000)  
American Community Survey (2011-2015)  
Compiled by: Meri Berberet (509) 226-2448

**DEPOSITS AT FINANCIAL INSTITUTIONS IN SPOKANE COUNTY  
(\$ MILLIONS)**

Year	Thrift	Credit	Commercial	TOTALS
1982	595.14	167.67	1,817.16	2,579.97
1983	726.13	225.59	1,716.31	2,668.03
1984	809.70	264.44	1,813.67	2,887.81
1985	871.37	302.88	1,893.63	3,067.88
1986	909.19	314.88	1,798.24	3,022.31
1987	949.48	372.82	1,801.03	3,123.33
1988	948.91	488.46	1,835.82	3,273.19
1989	1,026.29	502.12	1,843.25	3,371.66
1990	814.44	541.58	2,179.44	3,535.46
1991	802.03	592.01	2,250.64	3,644.68
1992	782.00	667.81	2,280.10	3,729.91
1993	765.54	741.24	2,309.97	3,816.75
1994	725.23	831.35	2,335.64	3,892.22
1995	753.73	844.98	2,440.50	4,039.21
1996	706.52	936.39	2,475.31	4,118.22
1997	704.96	992.43	2,278.58	3,975.97
1998	750.05	1,076.83	2,262.77	4,089.65
1999	790.95	1,214.14	2,446.67	4,451.76
2000	814.97	1,228.02	2,606.16	4,649.15
2001	810.04	1,417.30	2,803.52	5,030.86
2002	970.23	1,564.75	2,993.73	5,528.71
2003	1,132.31	1,783.59	3,190.94	6,106.84
2004	1,281.47	1,863.08	3,524.19	6,668.74
2005	1,543.70	1,937.56	3,970.56	7,451.82
2006	2,021.30	2,134.55	4,232.14	8,307.99
2007	2,173.95	2,277.72	4,524.75	8,976.42
2008	2,496.25	2,551.31	4,653.02	9,700.58
2009	1,969.14	2,931.00	5,351.69	10,251.83
2010	721.12	2,957.61	5,446.99	9,125.72
2011	887.31	3,030.00 <sup>c</sup>	5,477.91	9,395.22
2012	N/A	3,150.00	6,114.46	9,264.46
2013	N/A	2,822.44	6,228.53	9,050.97
2014	N/A	4,000.00	6,763.00	10,763.00
2015	N/A	N/A	7,475.00	7,475.00
2016	N/A	N/A	6,823.16	6,823.16
2017	N/A	N/A	7,284.02	7,284.02

<sup>a</sup> As of June 30 of each year

<sup>b</sup> Classified by FHLB of Seattle as "OTS Thrifts" or "FDIC Savings Banks"

<sup>c</sup> Estimated

Source: Federal Home Loan Bank of Seattle (1982-2001) FDIC and NCUA, compiled for 2002-2004 by Dale Strom, (509) 625-6325 and 2005-2014 by Phil and Robert Kuharski, (509) 326-7755; Meri Berberet 2015-2016; Keri Copley, Valbridge Property Advisors (509) 747-0999 (2017-present)

**TAXABLE CONTRACTING SALES FOR SPOKANE COUNTY**

YEAR	TOTAL TAXABLE SALES (\$)	TOTAL TAXABLE CONTRACTING SALES (\$) <sup>a</sup>	CONTRACT SHARE OF TOTAL SALES (%)	CONTRACT ANNUAL RATE OF CHANGE (%)
2005	6,650,436,602	949,627,441	14.27	20.49
2006	7,278,765,098	1,085,868,824	14.92	14.35
2007	7,683,954,868	1,170,824,246	15.24	7.82
2008	7,361,005,322	1,062,843,361	14.44	(9.22)
2009	6,834,241,691	913,272,931	13.36	(14.07)
2010	6,755,693,011	792,419,095	11.73	(13.23)
2011	6,901,540,979	850,587,123	12.32	7.34
2012	7,122,104,043	826,874,224	11.61	(2.79)
2013	7,561,667,944	941,777,513	12.45	13.90
2014	8,075,753,577	1,090,757,204	13.51	15.82
2015	8,512,330,467	1,106,275,072	13.00	1.42
2016	9,108,290,399	1,268,637,268	13.93	14.68
2017	9,813,141,378	1,555,777,625	15.85	22.63

<sup>a</sup>NAICS Codes 236, 237 and 238 Construction, Heavy Const. And Special Trade Contractors

Note: This data includes both private and public sector construction performed by taxable entities located both within, and outside of, Spokane County. The data represents materials, labor, and services provided for construction projects located within Spokane County.

Source: Quarterly Business Review, Dept. of Revenue, State of Washington  
 Compiled by: Philip Kuharski (509) 326-7755; through 2011  
 Valbridge Property Advisors (509) 747-0999; 2012-present

**(continued)**

**TAXABLE CONTRACTING SALES FOR SPOKANE COUNTY**  
(continued)

YEAR	TOTAL TAXABLE SALES (\$)	TOTAL TAXABLE CONTRACTING SALES (\$) <sup>a</sup>	CONTRACT SHARE OF TOTAL SALES (%)	CONTRACT ANNUAL RATE OF CHANGE (%)
1984	2,426,428,177	246,942,250	10.18	(5.50)
1985	2,414,285,829	222,079,597	9.20	(10.07)
1986	2,460,331,515	240,197,691	9.76	8.16
1987	2,471,326,858	209,367,267	8.47	(12.84)
1988	2,648,514,437	229,309,351	8.66	9.52
1989	3,005,999,890	335,166,618	11.15	14.51
1990	3,257,463,458	377,100,475	11.58	12.51
1991	3,522,305,104	420,744,500	11.95	11.57
1992	3,810,255,738	502,797,717	13.20	19.50
1993	4,174,726,145	560,403,810	13.42	11.46
1994	4,487,182,619	628,261,578	14.00	12.11
1995	4,464,111,946	552,786,342	12.38	(12.01)
1996	4,589,502,404	582,565,163	12.68	5.39
1997	4,777,048,268	568,710,950	11.91	(2.38)
1998	4,924,690,039	550,673,948	11.18	(3.17)
1999	5,234,923,736	674,415,566	12.88	22.47
2000	5,577,510,904	800,369,625	14.35	18.68
2001	5,620,053,081	735,837,996	13.03	(8.06)
2002	5,572,172,904	645,773,922	11.59	(12.24)
2003	5,820,431,115	687,829,668	11.99	8.07
2004	6,164,481,335	787,850,616	12.78	14.54

<sup>a</sup> SIC Codes 15, 16 and 17 General Bldg., Heavy Const. And Special Trade Contractors

<sup>b</sup> First two quarters.

Note: This data includes both private and public sector construction performed by taxable entities located both within, and outside of, Spokane County. The data represents materials, labor, and services provided for construction projects located within Spokane County.

Source: Quarterly Business Review, Dept. of Revenue, State of Washington  
 Compiled by: Philip Kuharski (509) 326-7755; through 2011  
 Valbridge Property Advisors (509) 747-0999; 2012-present

**SPOKANE COUNTY TAXABLE RETAIL SALES**

Year	\$ Amount Taxable Sales	% Annual Change (Spokane County)	% Annual Change (State of Washington)
2000	5,577,510,904	6.5	6.4
2001	5,620,053,081	0.8	(0.5)
2002	5,572,172,904	(0.9)	0.5
2003	5,820,431,115	4.5	2.7
2004	6,164,481,336	5.9	6.3
2005	6,650,436,602	7.9	9.3
2006	7,278,765,098	9.4	9.0
2007	7,683,954,868	5.6	7.0
2008	7,361,005,322	(4.2)	(4.2)
2009	6,834,241,691	(7.2)	(11.2)
2010	6,755,693,011	(1.1)	(0.2)
2011	6,901,540,979	2.2	3.0
2012	7,122,104,043	3.2	5.1
2013	7,561,667,944	6.2	7.4
2014	8,075,753,577	6.8	6.6
2015	8,512,330,467	5.4	8.4
2016	9,108,290,399	7.0	9.0
2017	9,813,141,378	7.7	5.5

<sup>a</sup> Taxable retail sales figures represent taxed sales activity that took place within Spokane County, for all sectors of the economy (not just retail trade)

Source: Quarterly Business Review, Washington State Department of Revenue  
 Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
 Valbridge Property Advisors (509) 747-0999; 2012-present

(continued)



**SPOKANE COUNTY TAXABLE RETAIL SALES**  
(continued)

Year	\$ Amount Taxable Sales	% Annual Change (Spokane County)	% Annual Change (State of Washington)
1974	1,213,449,662	---	---
1975	1,227,010,380	1.1	12.7
1976	1,439,982,373	1.2	15.1
1977	1,625,121,690	1.1	16.0
1978	1,850,366,295	1.1	14.9
1979	1,865,826,810	0.8	7.4
1980	1,905,166,322	2.1	3.1
1981	1,971,440,908	3.5	5.5
1982	2,014,607,839	2.2	7.2
1983	2,291,242,422	1.1	5.2
1984	2,426,428,177	5.9	4.5
1985	2,414,285,829	(0.5)	3.1
1986	2,460,331,515	1.9	8.4
1987	2,472,164,175	0.5	5.6
1988	2,649,815,940	7.2	9.8
1989	3,006,206,589	13.5	13.0
1990	3,257,463,458	8.4	10.2
1991	3,521,826,000	8.1	5.0
1992	3,810,287,000	8.2	6.2
1993	4,174,726,145	9.6	4.3
1994	4,487,182,619	7.5	6.4
1995	4,464,111,946	(0.5)	2.9
1996	4,589,502,404	2.8	3.2
1997	4,777,050,895	4.1	8.8
1998	4,924,690,039	3.1	6.6
1999	5,234,922,736	6.3	7.6

<sup>a</sup> Taxable retail sales figures represent taxed sales activity that took place within Spokane County, for all sectors of the economy (not just retail trade).

Source: Quarterly Business Review, Washington State Department of Revenue  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Valbridge Property Advisors (509) 747-0999; 2012-present

**COST OF LIVING INDEX FOR U.S. METROPOLITAN CITIES**  
**100 represents the U.S. City average cost of living**

Location	2017 Annual Average						
	Composite Index (100%)	Grocery Items (13.47%)	Housing (28.15%)	Utilities (9.9%)	Transportation (8.99%)	Health Care -4.57%	Misc. Items (34.92%)
Albuquerque, NM	94.9	93.2	93.5	84.4	101.4	101.3	97.1
Anchorage, AK	128.4	126.1	147.2	104.3	112.4	144.3	123.0
Atlanta, GA	99.0	105.6	94.4	85.8	101.0	107.9	102.1
Bakersfield, CA	104.9	111.1	88.8	136.5	117.4	105.9	103.3
Baton Rouge, LA	94.9	102.2	84.4	79.9	96.8	116.6	101.6
Bellingham, WA	113.7	105.6	125.5	80.8	120.8	115.9	114.6
Boise, ID	92.5	89.9	87.9	86.2	107.5	103.8	93.6
Boston, MA	148.2	106.2	207.0	141.8	110.8	135.8	130.0
Bozeman, MT	100.4	102.2	107.8	77.5	95.3	103.5	101.0
Charlotte, NC	96.2	96.6	86.7	100.0	96.3	105.4	101.4
Dallas, TX	102.1	95.1	104.9	104.8	99.3	101.5	102.5
Denver, CO	112.0	98.3	133.5	94.0	105.5	105.7	107.6
Eugene, OR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Flagstaff, AZ	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Las Vegas, NV	102.5	102.3	109.7	86.7	107.3	103.7	100.0
Los Angeles, CA	148.0	113.9	240.8	107.1	125.6	109.2	108.9
Minneapolis, MN	104.9	107.0	104.8	91.6	107.9	104.9	107.3
Missoula, MT	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Peoria, IL	98.3	92.8	87.9	99.5	103.4	98.5	107.1
Phoenix, AZ	95.0	97.6	95.2	96.6	91.7	98.0	93.9
Portland, OR	129.3	115.6	179.0	78.4	106.3	107.5	117.8
Reno, NV	106.8	100.4	106.8	85.0	112.9	110.7	113.3
Sacramento, CA	117.1	117.1	136.9	89.8	122.6	104.0	109.3
Salem, OR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Salt Lake City, UT	97.1	107.2	94.1	75.7	103.5	99.0	99.7
San Diego, CA	146.1	114.7	237.8	117.7	122.8	107.0	103.6
San Francisco, CA	192.9	125.8	361.2	115.6	134.4	124.9	128.9
Santa Fe, NM	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Seattle, WA	149.0	127.1	194.2	123.8	133.1	124.6	135.5
<b>SPOKANE, WA</b>	<b>96.0</b>	<b>97.2</b>	<b>92.3</b>	<b>76.1</b>	<b>112.3</b>	<b>113.9</b>	<b>97.7</b>
Tacoma, WA	108.4	110.4	97.3	114.3	97.2	122.3	116.0
Tri-Cities, WA	97.0	94.6	100.1	98.9	107.7	111.4	90.2
Washington, DC	155.7	113.8	253.7	114.5	112.4	100.9	122.9
Wichita, KS	92.2	93.5	71.1	110.4	98.4	96.0	101.4
Yakima, WA	93.9	103.6	79.3	81.9	115.3	116.5	97.0

Recent Spokane 100% Composite Index: 2017 Annual Average = 97.2, 3rd 2017 = 96.2, 1st 2017 = 95.7, 2nd 2015 = N/A, 2nd 2014 = 95.7, 2nd 2013 = 97.1, 1st 2013 = 94.4, 3rd 2012 = 95.9, 1st 2011 = 92.7, 1st 2010 = 93.0, 3rd 2009 = 93.8, 2nd 2009 = 93.6, 1st 2009 = 91.2, 3rd 2008 = 93.5, 2nd 2008 = 91.2, 1st 2008 = 92.5, 3rd 2007 = 95.0, 2nd 2007 = 94.7, 1st 2007 = 98.5, 4th 2006 = 97.9, 3rd 2006 = 97.4, 2nd 2006 = 95.0, 4th 2005 = 97.4, 4th 2004 = 103.8, 3rd 2004 = 102.8, 2nd 2004 = 102.3, 1st 2004 = 103.9, 4th 2003 = 100.4, 3rd 2003 = 102.1 (Index data from different quarters cannot be directly compared.)

Source: American Chamber of Commerce Researchers Association  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS**

**Table I**  
**REAL GROSS DOMESTIC PRODUCT PER CAPITA DATA**  
**(2009 DOLLARS)**

POPULATION YEAR	POPULATION (MILLIONS)	REAL GDP (BILLIONS)	REAL GDP PER CAPITA	INDEX 2009 = 100
2005	295.5	14,234.2	48,167	102.5
2006	298.4	14,613.8	48,977	104.2
2007	301.2	14,873.7	49,376	105.1
2008	304.1	14,830.4	48,769	103.8
2009	306.8	14,418.7	47,001	100.0
2010	309.3	14,783.8	47,792	101.7
2011	311.6	15,020.6	48,198	102.5
2012	314.0	15,354.6	48,901	104.0
2013	316.2	15,612.2	49,369	105.0
2014	318.6	16,013.3	50,258	106.9
2015	321.0	16,471.5	51,307	109.2
2016	323.4	16,716.2	51,688	110.0
2017	325.7	17,096.2	52,488	111.7

<sup>a</sup> estimated<sup>r</sup> revised

Source: U.S. Department of Commerce, Washington, D.C.  
 Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
 Grant Forsyth, Avista Corp. (509) 495-2765; 2012-present

**(continued)**

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS**  
(continued)

**Table I**  
**REAL GROSS DOMESTIC PRODUCT PER CAPITA DATA**  
**(2009 DOLLARS)**

POPULATION YEAR	POPULATION (MILLIONS)	REAL GDP (BILLIONS)	REAL GDP PER CAPITA	INDEX 2009 = 100
1980	227.2	6,450.4	28,388	60.4
1981	229.5	6,617.7	28,840	61.4
1982	231.7	6,491.3	28,020	59.6
1983	233.8	6,792.0	29,051	61.8
1984	235.8	7,285.0	30,892	65.7
1985	237.9	7,593.8	31,917	67.9
1986	240.1	7,860.5	32,734	69.6
1987	242.3	8,132.6	33,566	71.4
1988	244.5	8,474.5	34,661	73.7
1989	246.8	8,786.4	35,599	75.7
1990	249.6	8,955.0	35,874	76.3
1991	253.0	8,948.4	35,372	75.3
1992	256.5	9,266.6	36,125	76.9
1993	259.9	9,521.0	36,631	77.9
1994	263.1	9,905.4	37,645	80.1
1995	266.3	10,174.8	38,211	81.3
1996	269.4	10,561.0	39,203	83.4
1997	272.6	11,034.9	40,473	86.1
1998	275.9	11,525.9	41,783	88.9
1999	279.0	12,065.9	43,241	92.0
2000	282.2	12,559.7	44,512	94.7
2001	285.0	12,682.2	44,504	94.7
2002	287.6	12,908.8	44,881	95.5
2003	290.1	13,271.1	45,745	97.3
2004	292.8	13,773.5	47,040	100.1

<sup>r</sup> revised

Source: U.S. Department of Commerce, Washington, D.C.  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Grant Forsyth, Avista Corp. (509) 495-2765; 2012-present

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS**

**Table II**  
**GDP INFLATION DATA SINCE THE BEGINNING OF 1980**

<u>YEAR</u>	<u>G.D.P.</u> <u>DEFLATOR</u> <u>% INCREASE *</u>	<u>VALUE OF</u> <u>\$100 (2009 \$)</u>
2005	3.2	109
2006	3.1	105
2007	2.7	103
2008	2.0	101
2009	0.8	100
2010	1.2	99
2011	2.1	97
2012	1.8	95
2013	1.6	94
2014	1.8	92
2015	1.1	91
2016	1.3	90
2017	1.8	88

\* Implicit price deflator (a measure of inflation in the broad economy)

† revised to 2009 dollars

Source: U.S. Department of Commerce, Washington, D.C.  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present

**(continued)**

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS  
(continued)**

**Table II  
GDP INFLATION DATA SINCE THE BEGINNING OF 1980**

<u>YEAR</u>	<u>G.D.P. DEFLATOR % INCREASE *</u>	<u>VALUE OF \$100 (2009 \$)</u>
1980	9.0	225
1981	9.3	206
1982	6.2	194
1983	3.9	187
1984	3.6	180
1985	3.2	175
1986	2.0	171
1987	2.5	167
1988	3.5	161
1989	3.9	155
1990	3.7	150
1991	3.3	145
1992	2.3	142
1993	2.4	138
1994	2.1	136
1995	2.1	133
1996	1.8	130
1997	1.7	128
1998	1.1	127
1999	1.4	125
2000	2.3	122
2001	2.3	119
2002	1.5	118
2003	2.0	115
2004	2.7	112

\* Implicit price deflator (a measure of inflation in the broad economy)

<sup>r</sup> revised to 2009 dollars

Source: U.S. Department of Commerce, Washington, D.C.  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS****Table III  
CPI INFLATION DATA SINCE THE BEGINNING OF 1980**

<u>YEAR</u>	<u>CONSUMER PRICE</u> <u>% INCREASE<sup>a</sup></u>	VALUE OF \$100
2005	3.4	51
2006	3.2	50
2007	2.9	48
2008	3.8	46
2009	(0.3)	47
2010	1.6	46
2011	3.1	44
2012	2.1	44
2013	1.5	43
2014	1.6	42
2015	0.1	42
2016	1.3	42
2017	2.1	41

<sup>a</sup>revised 1/88 to 1982-1984 dollars -- year-to-year change (CPI-U, all items)  
<sup>r</sup>revised

Source: U.S. Bureau of Labor Statistics  
 Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
 Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present

**(continued)**

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS  
(continued)**

**Table III  
CPI INFLATION DATA SINCE THE BEGINNING OF 1980**

<u>YEAR</u>	<u>CONSUMER PRICE % INCREASE<sup>a</sup></u>	<u>VALUE OF \$100</u>
1980	13.5	121
1981	10.4	110
1982	6.2	104
1983	3.2	100
1984	4.4	96
1985	3.5	93
1986	1.9	91
1987	3.6	88
1988	4.1	85
1989	4.8	81
1990	5.4	77
1991	4.2	73
1992	3.0	71
1993	3.0	69
1994	2.6	67
1995	2.8	66
1996	2.9	64
1997	2.3	62
1998	1.5	61
1999	2.2	60
2000	3.4	58
2001	2.8	56
2002	1.6	56
2003	2.3	54
2004	2.7	53

<sup>a</sup>revised 1/88 to 1982-1984 dollars -- year-to-year change (CPI-U, all items)

<sup>r</sup>revised

Source: U.S. Bureau of Labor Statistics  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present



**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS****Table IV  
SELECTED REAL RATE DATA – NET OF CPI INFLATION****(ANNUAL AVG INTEREST RATE  
LESS ANNUAL AVERAGE CONSUMER INFLATION; REVISED)**

YEAR	3 MONTH TREASURY BILL	LONG TREASURY	MORTGAGE RATE
2005	(0.3)	1.1	2.5
2006	1.5	1.7	3.2
2007	1.5	2.0	3.5
2008	(2.4)	0.1	2.2
2009	(0.3)	3.8	5.8
2010	(1.5)	1.8	3.1
2011	(3.1)	(0.4)	1.3
2012	(2.0)	(0.3)	1.6
2013	(1.4)	0.9	2.5
2014	(1.6)	0.9	2.6
2015	(0.1)	2.0	3.7
2016	(1.0)	0.6	2.4
2017	(1.2)	0.2	1.9

r revised

Source: Federal Reserve Board, Washington, D.C.  
 Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
 Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present

**(continued)**

**NATIONAL PRODUCTION, INFLATION AND INTEREST RATE INDICATORS**  
(continued)

**Table IV**  
**SELECTED REAL RATE DATA – NET OF CPI INFLATION**

**(ANNUAL AVG INTEREST RATE  
LESS ANNUAL AVERAGE CONSUMER INFLATION; REVISED)**

YEAR	3 MONTH TREASURY BILL	LONG TREASURY BOND	MORTGAGE RATE
1980	(1.0)	(1.2)	0.2
1981	3.7	3.6	4.4
1982	4.5	6.8	8.9
1983	5.4	7.9	9.4
1984	5.3	8.1	8.1
1985	3.9	7.0	8.0
1986	4.1	5.9	8.3
1987	2.2	5.0	5.7
1988	2.6	4.9	5.1
1989	3.3	4.8	5.3
1990	2.1	3.2	4.7
1991	1.2	3.9	5.1
1992	0.5	4.7	5.4
1993	0.0	3.3	4.3
1994	1.7	4.8	5.8
1995	2.7	4.1	5.2
1996	2.0	3.7	4.8
1997	2.8	4.3	5.3
1998	3.2	4.0	5.4
1999	2.4	3.7	5.2
2000	2.4	2.5	4.7
2001	0.6	2.7	4.2
2002	0.0	3.8	4.9
2003	(1.3)	2.8	3.5
2004	(1.3)	2.3	3.1

Source: Federal Reserve Board, Washington, D.C.  
Compiled by: Phil Kuharski, Spokane, WA (509) 326-7755; through 2011  
Grant Forsyth, Avista Corp. (509) 495-2765; 2012 – present

**FORECLOSURES ON DEEDS OF TRUST IN SPOKANE COUNTY**  
(See chart on a following page)

MONTH	YEAR																		
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18 <sup>b</sup>
Jan.	93	111	109	89	86	58	29	23	37	53	52	100	51	97	109	63	56	44	17
Feb.	68	89	82	94	72	55	19	21	43	65	52	102	58	82	87	56	45	45	23
March	95	121	98	94	88	58	34	28	37	66	61	98	34	98	66	60	82	67	21
April	73	70	90	75	68	37	23	20	49	51	66	91	39	130	79	66	79	54	24
May	70	100	111	111	62	37	23	21	36	66	81	114	49	149	73	45	95	41	19
June	86	110	98	88	78	36	29	25	52	79	87	82	54	97	87	72	87	23	
July	89	87	102	106	66	33	21	29	52	80	103	99	66	114	81	61	46	23	
Aug.	116	89	114	85	70	33	17	20	43	109	121	104	51	119	66	64	57	64	
Sept.	75	86	77	70	57	34	18	25	56	89	115	71	45	83	94	78	81	32	
Oct.	82	82	103	71	65	33	20	40	68	117	103	88	57	103	84	47	56	25	
Nov.	76	91	87	69	50	26	13	24	46	62	88	78	75	56	73	37	36	25	
Dec.	77	74	81	78	44	44	23	28	41	88	111	85	106	83	83	65	41	17	
TOTAL <sup>a</sup>	1000	1110	1152	1030	806	484	269	304	560	925	1040	1112	685	1211	982	714	761	460	

<sup>a</sup> Represents all filings of trustee's deeds with the Spokane County Auditor (for all types of property)

<sup>b</sup> Through May 2018

Source: Records of the Spokane County Auditor; Melanie Muzatko, Records Manager and Kathy Cook, Recording Supervisor, (509) 477-2737

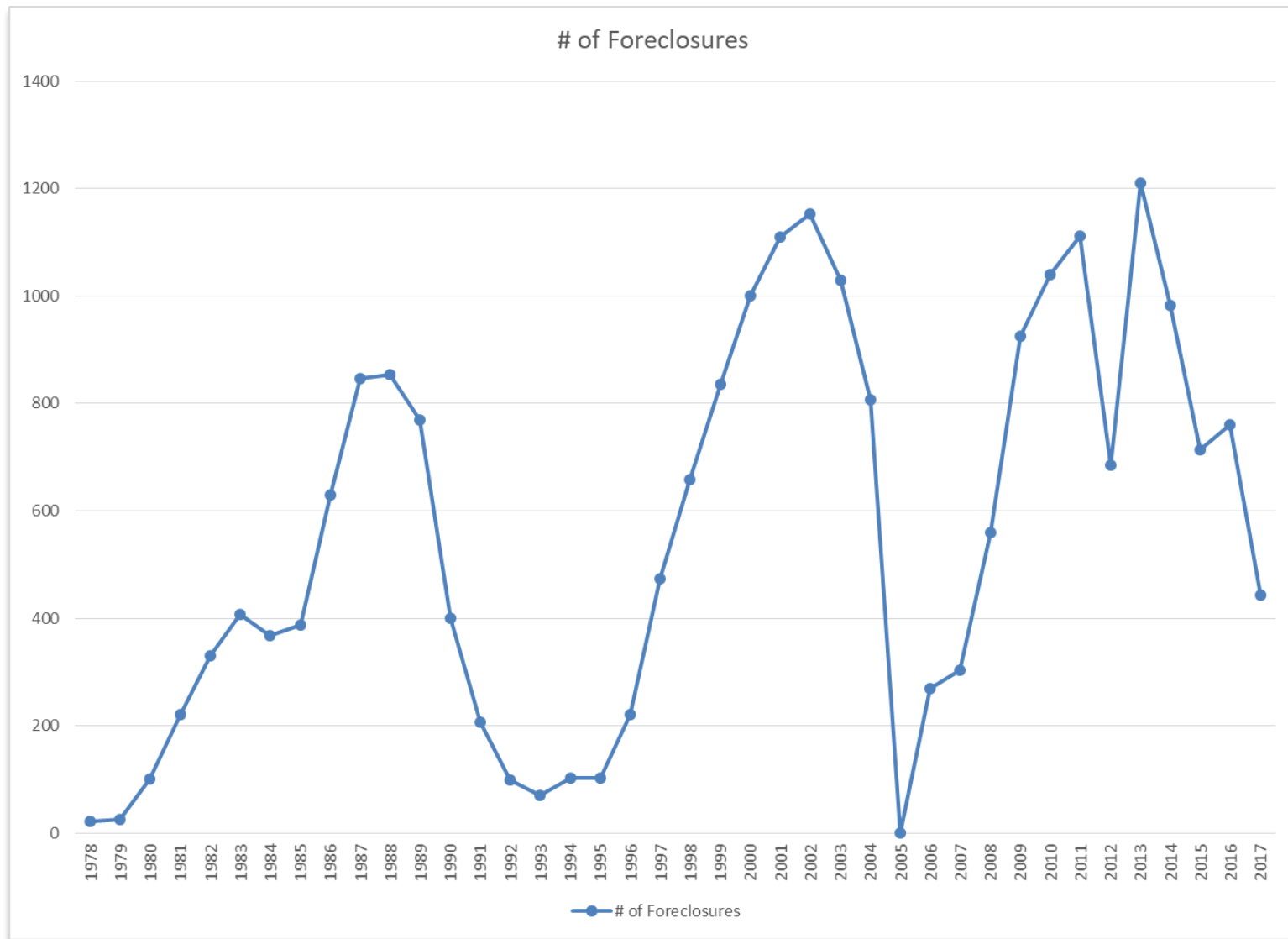
**FORECLOSURES ON DEEDS OF TRUST IN SPOKANE COUNTY**  
(See chart on following page)

MONTH	YEAR																					
	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99
Jan.	2	3	2	25	25	36	18	30	49	87	60	99	41	32	10	9	9	3	14	41	31	55
Feb.	3	2	6	13	12	31	23	24	34	74	57	74	41	16	9	10	8	4	8	46	43	78
March	1	0	4	20	30	42	33	37	48	106	69	79	56	12	13	5	8	9	13	32	50	66
April	1	2	10	16	22	28	27	25	42	55	57	82	34	27	8	10	7	3	18	13	61	65
May	1	0	5	17	24	47	30	25	35	66	68	77	32	17	10	4	5	7	15	35	40	56
June	2	2	12	11	24	41	18	31	49	80	98	69	31	19	8	3	8	10	23	55	66	80
July	2	0	3	36	28	39	25	40	44	59	65	58	37	16	7	6	11	8	8	42	72	75
Aug.	1	3	10	13	32	38	39	39	58	65	80	65	39	13	6	3	18	8	26	37	54	84
Sept.	2	1	5	10	26	40	46	28	62	64	52	29	19	17	9	3	8	19	21	49	59	70
Oct.	0	6	12	30	35	17	45	30	52	60	62	51	23	14	4	7	8	13	22	54	66	63
Nov.	2	5	9	14	32	22	31	30	69	69	88	41	26	10	7	5	5	5	24	28	54	64
Dec.	4	2	22	15	40	27	33	48	87	62	97	45	21	14	8	5	7	13	28	42	62	79
TOTAL <sup>a</sup>	21	26	100	220	330	408	368	387	629	847	853	769	400	207	99	70	102	102	220	474	658	835

<sup>a</sup> Represents all filings of trustee's deeds with the Spokane County Auditor (for all types of property)

Source: Records of the Spokane County Auditor; Melanie Muzatko, Records Manager and Kathy Cook, Recording Supervisor, (509) 477-2737

### FORECLOSURES ON DEEDS OF TRUST IN SPOKANE COUNTY



See data on previous pages



# SPOKANE REAL ESTATE ACTIVITY INDICATORS





**RESIDENTIAL BUILDING PERMITS  
SPOKANE COUNTY  
(Number of Units)**

<b>Year</b>	<b>Total Dwelling Units</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Units in 3 - 4 Unit Structures</b>	<b>Units in 5+ Unit Structures</b>
1995	2,534	1,395	114	51	974
1996	2,805	1,330	86	32	1,357
1997	1,821	1,051	50	3	717
1998	2,461	1,549	90	13	809
1999	2,142	1,465	84	31	562
2000	1,866	1,181	46	17	622
2001	2,118	1,349	76	48	645
2002	2,129	1,357	90	18	664
2003	2,213	1,690	108	18	397
2004	3,523	1,905	160	41	1,417
2005	3,790	2,707	162	72	849
2006	3,426	2,311	118	57	920
2007	2,755	2,109	72	29	545
2008	2,004	1,041	100	30	833
2009	1,320	733	34	21	532
2010	1,487	891	62	0	534
2011	1,632	767	50	0	815
2012	1,145	858	56	7	224
2013	1,998	1,181	60	11	746
2014	1,785	995	90	10	690
2015 <sup>r</sup>	2,733	1,456	76	19	1,182
2016	3,665	1,811	92	40	1,722
2017	3,204	1,517	156	27	1,504
2018 <sup>b</sup>	671	471	70	0	130

Note: Data from 2015 to present were collected from U.S. Census Building Permit program (jurisdictions report building permit data to this program)

<sup>a</sup> Data represents City of Spokane, City of Spokane Valley, Liberty Lake and unincorporated areas of the County only, and excludes mobile homes

<sup>r</sup> Revised

<sup>b</sup> Data through April 2018

Sources: Construction Monitor  
Liberty Lake Planning and CD Department; Zach Johnson (509) 755-6700  
Spokane County Building Department; Jeff Forry (509) 477-7103  
Spokane City Building Department; Lori Patrick (509) 625-6016  
Spokane Valley Building Department; Deanna Griffeth (509) 720-5301

(continued)

**RESIDENTIAL BUILDING PERMITS**  
**SPOKANE COUNTY**  
**(Number of Units)**  
**(continued)**

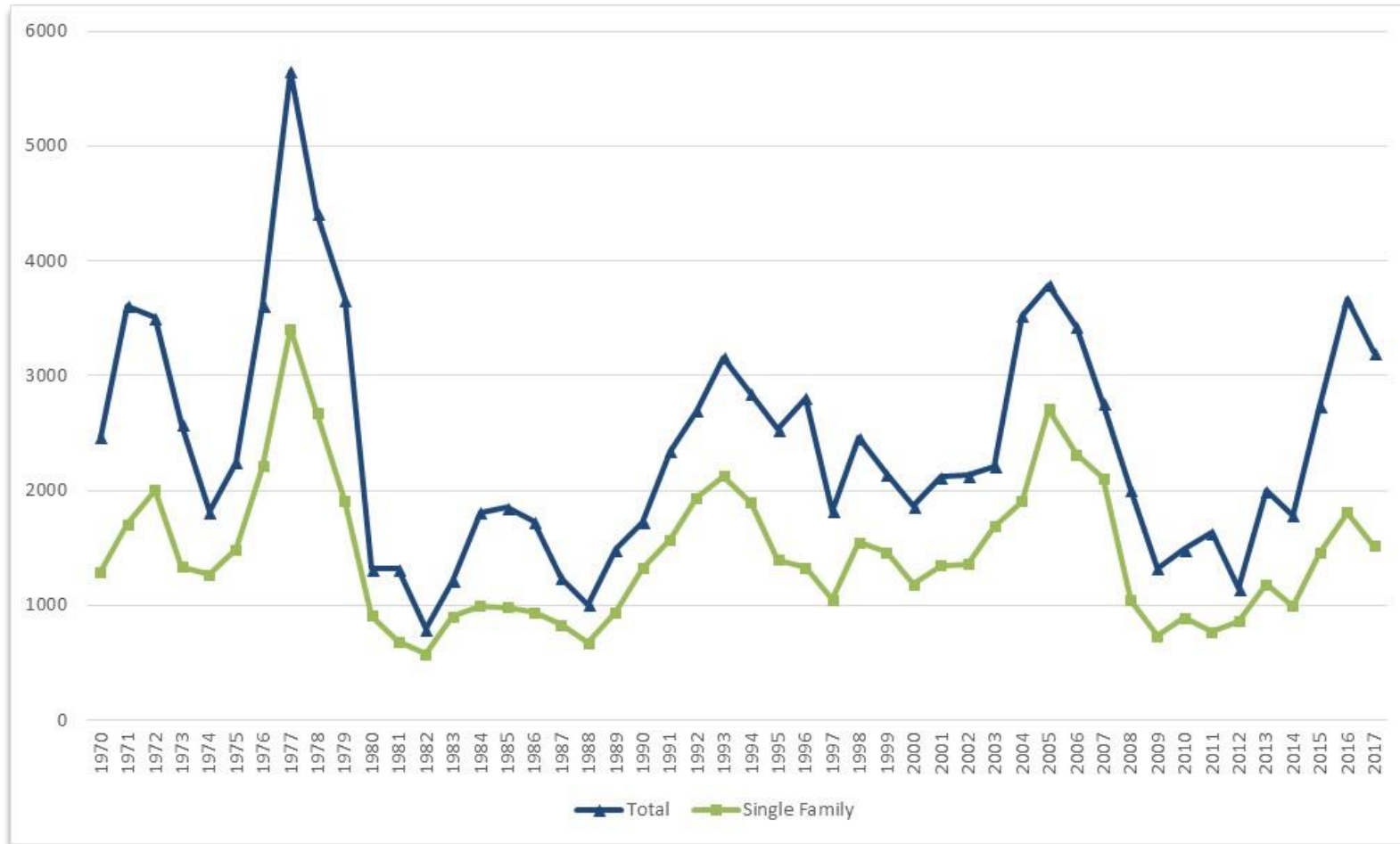
<b>Year</b>	<b>Total Dwelling Units</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Units in 3 - 4 Unit Structures</b>	<b>Units in 5+ Unit Structures</b>
1970	2468	1290	224	49	905
1971	3611	1708	254	154	1495
1972	3504	2003	256	120	1125
1973	2576	1335	208	92	941
1974	1815	1269	176	36	334
1975	2248	1488	194	9	557
1976	3613	2211	452	112	828
1977	5651	3409	736	257	1249
1978	4413	2675	400	324	1014
1979	3662	1908	270	317	1167
1980	1314	909	68	66	271
1981	1315	683	62	259	311
1982	796	576	34	68	118
1983	1211	905	90	27	189
1984	1809	995	108	51	655
1985	1849	980	108	155	606
1986	1729	937	106	55	631
1987	1238	828	36	4	370
1988	1007	675	40	27	265
1989	1484	941	36	17	490
1990	1724	1324	82	0	318
1991	2344	1571	70	17	686
1992	2697	1934	78	28	657
1993	3156	2124	106	46	880
1994	2843	1897	150	65	731

<sup>a</sup> Data represents City of Spokane, City of Spokane Valley, Liberty Lake and unincorporated areas of the County only, and excludes mobile homes

Sources: Liberty Lake Planning and CD Department; Zach Johnson (509) 755-6700  
Spokane County Building Department; Jeff Forry (509) 477-7103  
Spokane City Building Department; Lori Patrick (509) 625-6016  
Spokane Valley Building Department; Deanna Griffeth (509) 720-5301

Note: See chart on following page

### RESIDENTIAL BUILDING PERMITS SPOKANE COUNTY



See data on previous pages

**RESIDENTIAL BUILDING PERMITS, C-40 SERIES**  
**SPOKANE COUNTY**  
 (Number of Units)

Year	Total Dwelling Units	Single Family Units	Duplex Units	Units in 3 - 4 Unit Structures	Units in 5+ Unit Structures
1995	2716	1476	134	82	1024
1996	3401	1564	116	43	1678
1997	1878	1335	52	3	488
1998	2554	1634	98	13	809
1999	2238	1549	90	37	562
2000	2094	1328	42	55	669
2001	2223	1475	74	52	622
2002	2188	1615	28	11	534
2003	2629	1959	70	15	585
2004	3920	2108	160	59	1593
2005	4396	3557	118	96	625
2006	3764	2647	40	41	1036
2007	2777	2139	18	30	590
2008	2406	1173	94	40	1099
2009	1786	809	28	21	928
2010	1609	939	22	0	648
2011	1785	740	64	0	981
2012	1353	963	90	6	294
2013	1634	1299	76	17	242
2014	1839	1014	82	21	722
2015	2,617	1,340	76	19	1,182
2016	3,596	1,661	104	50	1,781

<sup>a</sup> Includes all reporting jurisdictions within the County; excludes mobile homes

Note: This data series is included because it incorporates reporting from most small towns within the county. However, the series is not regarded as being as accurate for the larger jurisdictions (City of Spokane, City of Spokane Valley, and Spokane County) as the previous section of this report (made directly from those three jurisdictions to the SKRERC), due to a variety of factors. These include clerical error, and the imputation of data by the Department of Commerce for unreported months. Certain jurisdictions, such as the City of Spokane Valley, are only included in the final (annual) C-40 report.

Source: U.S. Department of Commerce, Bureau of the Census, C-40 Construction Series  
 Compiled by: Keri Copley, Valbridge Property Advisors (509)747-0999

(continued)

**RESIDENTIAL BUILDING PERMITS, C-40 SERIES**  
**SPOKANE COUNTY**  
 (Number of Units)  
 (Continued)

<u>Year</u>	<b>Total Dwelling Units</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Units in 3 - 4 Unit Structures</b>	<b>Units in 5+ Unit Structures</b>
1970	2730	1399	254	124	953
1971	4018	1811	268	263	1676
1972	3924	2363	286	140	1135
1973	2640	1395	212	136	897
1974	1846	1303	174	52	317
1975	2345	1559	216	84	486
1976	3700	2307	486	172	735
1977	1998	837	228	203	730
1978	4623	2754	426	365	1078
1979	3848	1967	272	245	1364
1980	1370	923	74	66	307
1981	1322	702	62	283	275
1982	829	596	38	68	127
1983	1246	1054	72	27	93
1984	1988	1051	94	54	789
1985	1906	1053	92	155	606
1986	1696	933	80	55	628
1987	1210	862	22	52	274
1988	1091	685	40	101	265
1989	1610	964	52	25	569
1990	1778	1345	88	27	318
1991	2412	1585	104	25	698
1992	2851	1986	114	37	714
1993	3299	2207	122	76	894
1994	3013	1875	156	105	877

<sup>a</sup> Includes all reporting jurisdictions within the County; excludes mobile homes

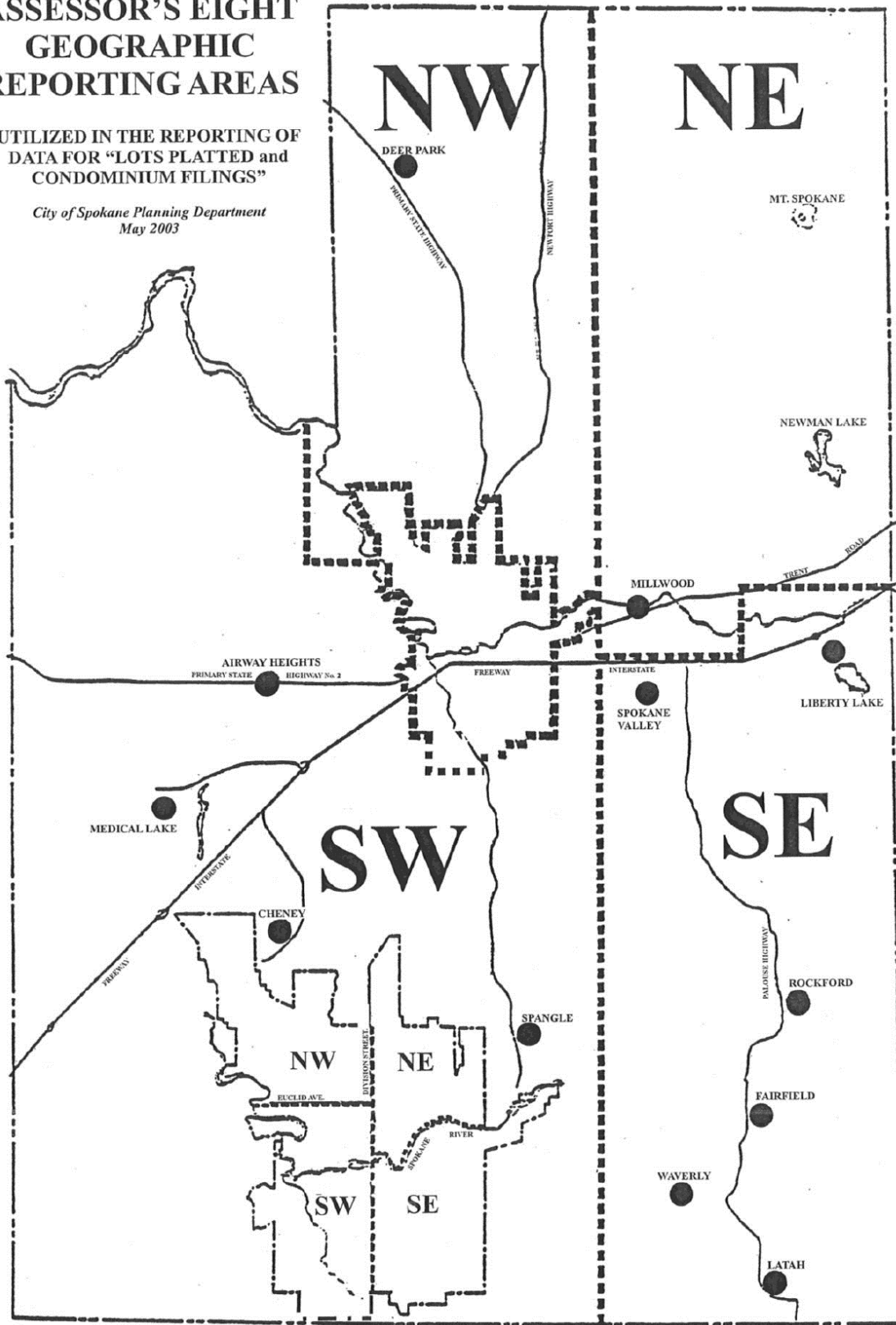
Note: This data series is included because it incorporates reporting from most small towns within the county. However, the series is not regarded as being as accurate for the larger jurisdictions (City of Spokane, City of Spokane Valley, and Spokane County) as the previous section of this report (made directly from those three jurisdictions to the SKRERC), due to a variety of factors. These include clerical error, and the imputation of data by the Department of Commerce for unreported months. Certain jurisdictions, such as the City of Spokane Valley, are only included in the final (annual) C-40 report.

Source: U.S. Department of Commerce, Bureau of the Census, C-40 Construction Series  
 Compiled by: Keri Copley, Valbridge Property Advisors (509)747-0999

# ASSESSOR'S EIGHT GEOGRAPHIC REPORTING AREAS

UTILIZED IN THE REPORTING OF  
DATA FOR "LOTS PLATTED and  
CONDOMINIUM FILINGS"

*City of Spokane Planning Department  
May 2003*



**LOTS PLATTED**

Year	SPOKANE CITY				SPOKANE COUNTY				CITY AND COUNTY
	NE	NW	SW	SE	NE	NW	SW	SE	Total
2000	76	0	28	23	71	260	117	276	851
2001	180	82	40	74	0	294	61	467	1,198
2002	64	154	134	21	191	178	95	243	1,080
2003	24	186	99	85	103	307	212	481	1,497
2004	74	410	298	24	228	377	460	703	2,574
2005	98	180	103	0	294	542	569	729	2,515
2006	5	618	131	80	397	470	782	614	3,087
2007	86	112	292	347	142	316	341	522	2,158
2008	2	199	3	9	134	276	303	240	1,166
2009	3	64	8	7	75	46	114	123	440
2010	0	55	22	17	129	127	145	157	652
2011	0	0	63	10	41	33	33	141	321
2012	0	48	48	13	30	34	106	97	376
2013	0	0	220	27	84	196	124	300	951
2014	2	26	110	4	103	139	69	240	693
2015	2	19	140	3	68	204	115	212	763
2016	18	74	129	36	49	436	181	543	1,466
2017	0	85	77	35	76	257	285	313	1,128
2018									
1 qtr.	0	0	0	30	25	0	149	53	257

Note: Refer to preceding map of geographic reporting areas.

Source: Spokane County Records  
 Compiled by: Shawna Ernst and Joel Edgar, Spokane County Information Services (2003-present),  
 (509) 477-7531, Bernice Hanses (1976-2002)

(continued)

**LOTS PLATTED**  
(continued)

Year	SPOKANE CITY				SPOKANE COUNTY				CITY AND COUNTY
	NE	NW	SW	SE	NE	NW	SW	SE	Total
1976	0	98	0	0	426	429	262	520	1,735
1977	0	46	0	19	548	405	243	518	1,779
1978	293	344	0	0	428	510	263	444	2,282
1979	201	254	257	62	586	290	318	581	2,549
1980	145	340	0	30	133	231	81	187	1,147
1981	224	19	0	62	23	18	67	146	559
1982	0	6	5	46	5	163	28	35	288
1983	0	0	51	101	17	161	113	123	566
1984	102	102	0	0	261	176	92	141	874
1985	0	47	20	59	211	111	110	140	698
1986	0	251	94	0	196	66	198	220	1,025
1987	27	0	66	42	45	210	115	74	579
1988	0	18	66	24	20	186	53	31	398
1989	0	38	0	66	12	93	132	79	420
1990	0	205	39	82	33	170	61	235	825
1991	25	159	0	40	61	250	216	194	945
1992	0	97	34	115	83	335	89	294	1,047
1993	12	92	48	312	16	263	75	271	1,089
1994	0	414	34	37	167	207	265	668	1,792
1995	0	0	0	94	140	365	257	474	1,330
1996	57	112	0	134	198	115	251	468	1,335
1997	60	44	14	8	80	111	211	256	784
1998	23	139	0	60	57	190	150	425	1,044
1999	33	16	0	4	45	140	104	146	488

Note: Refer to preceding map of geographic reporting areas.

Source: Spokane County Records  
 Compiled by: Shawna Ernst and Joel Edgar, Spokane County Information Services (2003-present),  
 (509) 477-7531, Bernice Hanses (1976-2002)



**CONDOMINIUM UNITS FILED**

Year	SPOKANE CITY				SPOKANE COUNTY				CITY AND COUNTY
	NE	NW	SW	SE	NE	NW	SW	SE	Total
2000	0	1	0	8	0	0	0	0	9
2001	4	2	14	20	0	59	0	12	111
2002	0	0	6	2	72	4	4	5	93
2003	1	0	12	8	0	0	138	0	159
2004	0	0	12	8	0	0	0	0	20
2005	42	0	175	27	0	16	0	133	393
2006	10	47	236	48	54	151	21	34	601
2007	0	55	87	27	20	0	46	250	485
2008	4	3	23	57	0	9	82	0	178
2009	0	0	44	0	0	0	0	28	72
2010	0	0	52	0	0	0	0	0	52
2011	0	0	0	0	0	0	0	0	0
2012	0	0	17	0	0	0	0	0	17
2013	0	0	8	9	5	0	0	0	22
2014	0	0	15	0	0	7	0	0	22
2015	0	0	0	0	0	0	0	0	0
2016	0	0	38	0	0	0	0	11	49
2017	0	0	49	0	0	0	0	19	68
2018									
1 qtr.	0	0	18	0	0	0	0	0	18

Note: Refer to preceding map of geographic reporting areas.

Source: Spokane County Records  
 Compiled by: Shawna Ernst and Joel Edgar, Spokane County Information Services (2003-present),  
 (509) 477-7531, Bernice Hanses (1976-2002)

(continued)

**CONDOMINIUM UNITS FILED**  
(continued)

Year	SPOKANE CITY				SPOKANE COUNTY				CITY AND COUNTY
	NE	NW	SW	SE	NE	NW	SW	SE	Total
1976	0	0	0	15	0	0	0	0	15
1977	0	0	12	18	0	23	0	4	57
1978	0	0	46	17	24	48	11	2	148
1979	67	0	50	285	80	0	0	9	491
1980	20	24	26	89	0	0	90	63	312
1981	0	0	6	6	12	0	0	0	24
1982	0	0	6	21	0	0	2	35	64
1983	47	175	0	0	0	0	0	12	234
1984	0	0	12	2	8	23	4	0	49
1985	6	0	2	6	12	4	3	2	35
1986	12	0	48	0	0	0	131	0	191
1987	0	25	0	0	0	0	2	2	29
1988	2	0	0	14	0	2	0	21	39
1989	0	0	12	5	0	0	0	0	17
1990	0	0	0	2	32	6	3	0	43
1991	0	0	0	0	32	14	0	0	46
1992	0	0	0	0	0	4	0	0	4
1993	26	0	2	0	0	24	0	0	52
1994	0	0	0	36	0	0	1	63	100
1995	2	16	0	15	0	0	23	0	56
1996	0	4	0	10	0	10	6	0	30
1997	0	59	13	2	0	0	4	0	78
1998	12	0	0	6	0	0	0	40	58
1999	2	5	3	8	0	0	0	0	18

Note: Refer to preceding map of geographic reporting areas.

Source: Spokane County Records  
 Compiled by: Shawna Ernst and Joel Edgar, Spokane County Information Services (2003-present),  
 (509) 477-7531, Bernice Hanses (1976-2002)

**TOTAL ASSESSED PROPERTY VALUES AND TAXES  
FOR SPOKANE COUNTY**

YEAR	ASSESSED VALUE (BILLIONS \$)	TAX COLLECTIONS <sup>a</sup> (MILLIONS \$)	EFFECTIVE AVERAGE <sup>a</sup> TAX RATE %
2005	26.182	352.66	1.53
2006	31.029	376.141	1.44
2007	35.844	396.79	1.28
2008	38.133	404.29	1.13
2009	38.756	430.429	1.13
2010	38.068	457.345	1.18
2011	37.452	490.089	1.29
2012	37.452	494.788	1.32
2013	36.404	501.798	1.34
2014	37.239	509.749	1.38
2015	38.462	529.031	1.38
2016	40.226	544.671	1.36
2017	42.4	563	1.37

<sup>a</sup> Based on prior year assessed value, and includes both real and personal property

Note: Personal property represents a very small percentage of the total. Tax collections are based upon the prior year assessed values. The "Effective Average Tax Rate" presented here is also calculated upon the prior-year

Source: Spokane County Assessor and/or Treasurer

Compiled by: Philip Kuharski (through 2011), (509) 326-7755; Paul Read (2012-present), (509) 456-5257

(continued)

**TOTAL ASSESSED PROPERTY VALUES AND TAXES  
FOR SPOKANE COUNTY  
(continued)**

YEAR	ASSESSED VALUE (BILLIONS \$)	TAX COLLECTIONS <sup>a</sup> (MILLIONS \$)	EFFECTIVE AVERAGE <sup>a</sup> TAX RATE %
1974	2.582	---	---
1975	2.818	37.41	1.45
1976	3.123	54.618	1.94
1977	3.549	61.188	1.96
1978	4.189	69.709	1.96
1979	4.965	76.307	1.82
1980	5.808	72.03	1.45
1981	6.743	70.977	1.22
1982	7.655	79.456	1.18
1983	7.615	90.404	1.18
1984	8.287	99.617	1.31
1985	8.792	104.503	1.26
1986	9.062	110.547	1.26
1987	9.31	119.159	1.32
1988	9.417	134.8	1.45
1989	9.533	144.011	1.53
1990	9.894	148.438	1.56
1991	10.149	161.726	1.64
1992	10.396	177.65	1.75
1993	13.1	182.235	1.75
1994	15.104	203.875	1.56
1995	15.92	232.136	1.54
1996	17.051	241.009	1.51
1997	17.819	261.104	1.53
1998	18.465	264.226	1.48
1999	19.231	297.029	1.61
2000	19.984	290.656	1.51
2001	20.721	305.213	1.53
2002	21.552	312.595	1.51
2003	22.148	318.859	1.48
2004	23.04	333.952	1.51

<sup>a</sup> Based on prior year assessed value, and includes both real and personal property

Note: Personal property represents a very small percentage of the total. Tax collections are based upon the prior year assessed values. The "Effective Average Tax Rate" presented here is also calculated upon the prior-year assessed value.

Source: Spokane County Assessor and/or Treasurer  
Compiled by: Philip Kuharski (through 2011), (509) 326-7755; Paul Read (2012-present), (509) 456-5257

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Total Area</u>	2006	2	8	54	96	227	370	818	983	1,616	1,109	1,590	6,873
	2007	0	8	19	60	115	189	570	831	1,535	1,106	1,610	6,043
	2008	0	3	15	49	107	156	391	581	1,211	803	1,017	4,333
	2009	0	10	32	67	112	176	474	680	1,166	668	729	4,114
	2010	2	23	48	100	121	183	442	579	994	521	701	3,714
	2011	6	75	132	160	159	205	430	499	893	471	544	3,574
	2012	4	55	147	156	191	212	406	560	1,025	552	761	4,069
	2013	5	59	112	187	201	203	509	695	1,200	727	994	4,892
	2014	8	64	140	170	193	259	515	678	1,241	780	1,135	5,183
	2015	8	59	117	155	184	238	578	779	1,419	1,074	1,537	6,148
	2016	7	30	80	90	130	165	500	695	1,513	1,314	1,929	6,453
	2017	0	9	50	79	119	158	468	731	1,605	1,432	2,569	7,220
	2018 <sup>b</sup>	0	1	4	9	22	25	79	129	307	271	454	1,301

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
Total Area	1982	217	587	875	469	229	126	77	36	27	8	4	2,655
	1983	298	988	960	661	394	153	113	66	44	12	4	3,693
	1984	251	987	1021	757	436	204	134	63	52	14	9	3,928
	1985	245	847	1031	707	449	201	116	67	42	15	6	3,726
	1986	218	774	1039	796	456	204	131	69	53	12	7	3,759
	1987	204	772	948	746	485	201	141	70	45	19	8	3,639
	1988	243	746	889	685	459	212	163	84	62	22	13	3,578
	1989	295	859	988	805	540	254	203	116	93	26	28	4,207
	1990	239	1093	1262	962	659	438	331	228	174	58	31	5,525
	1991	185	805	1002	1006	715	494	500	308	239	69	56	5,379
	1992	90	456	801	1092	916	686	658	508	395	108	94	5,804
	1993	59	211	576	1008	1003	859	789	664	531	152	110	5,962
	1994	13	101	336	758	847	810	843	652	528	174	123	5,185
	1995	3	57	215	569	671	709	813	534	512	129	114	4,326
	1996	4	70	217	492	680	675	841	509	536	151	132	4,307
	1997	8	84	206	494	694	651	865	598	537	167	134	4,438
	1998	9	84	211	499	720	722	948	663	624	218	133	4,861
	1999	17	91	241	519	663	659	889	747	682	336	175	5,067
	2000	30	174	280	487	638	628	896	649	562	236	218	4,798
	2001	37	164	258	478	670	721	1025	802	733	303	236	5,427
2002	37	183	302	470	654	712	950	863	833	326	326	5,656	
2003	31	137	310	433	669	773	1109	1021	1,032	459	472	6,446	
2004	14	88	229	445	648	736	1113	1085	1,307	594	739	6,998	
2005	4	17	113	277	466	602	1083	1149	1,721	885	1,204	7,521	

<sup>a</sup> Represents MLS sales only

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Northwest</u>	2006	2	2	11	25	71	112	262	370	423	218	402	1,898
	2007	0	2	1	9	32	64	192	309	468	252	400	1,729
	2008	0	1	4	13	36	35	122	222	345	186	222	1,186
	2009	0	1	7	13	29	44	172	262	313	162	179	1,182
	2010	1	6	15	33	38	59	141	214	303	118	138	1,066
	2011	3	18	45	53	55	81	152	172	255	117	133	1,084
	2012	1	17	45	47	69	75	142	175	288	127	174	1,160
	2013	1	22	34	64	74	67	185	248	333	155	227	1,410
	2014	2	16	35	47	72	92	189	250	361	153	252	1,469
	2015	2	15	31	38	58	72	242	283	413	269	356	1,779
	2016	3	7	24	24	47	48	171	295	480	296	393	1,788
	2017	0	2	12	13	38	60	133	286	617	373	559	2,093
	2018 <sup>b</sup>	0	0	0	2	4	5	15	37	127	70	95	355

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Northwest</u>	1982	67	208	203	111	67	27	12	6	7	1	0	709
	1983	83	293	262	144	120	41	15	8	4	0	0	970
	1984	78	320	292	161	132	69	16	8	4	1	1	1,082
	1985	90	326	289	202	124	76	29	8	4	1	0	1,149
	1986	65	256	295	230	149	65	37	6	4	0	0	1,107
	1987	65	299	273	190	152	58	44	13	3	0	1	1,098
	1988	70	272	261	194	132	57	43	18	14	5	3	1,069
	1989	75	281	288	223	183	72	56	14	29	4	2	1,207
	1990	90	357	413	230	163	145	91	56	50	8	4	1,613
	1991	40	242	355	299	156	157	185	82	44	21	4	1,585
	1992	22	121	244	381	232	150	223	139	73	23	4	1,612
	1993	5	58	150	349	325	200	230	214	115	26	17	1,689
	1994	3	24	100	239	323	225	211	250	159	47	23	1,604
	1995	1	13	68	205	241	234	228	180	143	48	17	1,378
	1996	2	15	64	171	253	206	213	164	149	53	27	1,317
	1997	2	19	50	164	268	205	240	192	158	40	36	1,374
	1998	1	26	67	190	267	233	290	218	187	66	28	1,573
	1999	5	32	78	181	276	215	281	224	197	84	39	1,612
	2000	7	53	93	164	241	226	233	206	168	73	44	1,508
	2001	13	40	74	156	241	264	316	254	203	96	53	1,710
	2002	10	47	81	153	239	277	280	266	261	104	83	1,801
	2003	8	43	96	138	224	273	271	276	258	112	95	1,794
	2004	1	23	66	133	226	262	388	289	396	178	198	2,160
	2005	2	4	31	82	129	181	433	352	426	201	291	2,132

<sup>a</sup> Represents MLS sales only

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)



**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Northeast</u>	2006	0	4	31	47	113	188	352	245	207	161	144	1,492
	2007	0	3	13	38	59	89	253	285	212	135	153	1,240
	2008	0	1	6	22	40	72	182	161	151	109	101	845
	2009	0	6	15	34	50	90	184	165	129	86	68	827
	2010	1	9	23	38	45	60	157	110	116	61	53	673
	2011	1	38	62	62	64	64	120	74	89	56	42	672
	2012	1	24	73	72	79	66	102	79	101	63	55	715
	2013	1	25	52	84	85	74	129	103	108	72	73	806
	2014	4	38	79	92	70	94	141	107	121	101	88	935
	2015	5	30	62	78	96	100	175	148	146	113	125	1,078
	2016	2	16	44	56	56	79	199	183	172	128	191	1,126
	2017	0	7	27	45	61	64	231	279	302	152	204	1372
	2018 <sup>b</sup>	0	1	3	6	10	12	48	66	79	25	60	310

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Northeast</u>	1982	62	171	200	58	27	20	9	3	3	0	0	553
	1983	100	292	130	84	55	13	12	5	5	2	0	698
	1984	89	306	160	111	58	19	19	8	3	0	0	773
	1985	84	231	138	98	51	19	6	2	1	0	0	630
	1986	76	243	151	94	52	21	4	3	0	0	0	644
	1987	83	212	136	126	56	21	8	2	3	0	0	647
	1988	95	211	115	86	51	19	8	3	2	0	0	590
	1989	114	235	125	100	56	16	8	6	4	0	1	665
	1990	110	333	262	123	67	19	23	20	15	2	1	1,048
	1991	71	349	306	143	72	48	40	29	38	10	3	1,109
	1992	29	181	330	260	101	86	82	73	82	16	8	1,248
	1993	17	79	238	342	171	112	111	91	81	19	8	1,269
	1994	5	44	149	313	215	92	49	10	7	1	1	886
	1995	1	20	82	221	159	70	61	16	13	3	3	649
	1996	1	33	94	183	164	81	66	12	29	1	1	665
	1997	4	39	86	189	172	69	56	25	28	5	5	678
	1998	5	35	88	194	183	91	66	28	37	1	1	729
	1999	6	39	95	192	193	94	79	35	60	1	3	797
	2000	16	78	121	174	161	81	69	19	42	12	5	778
	2001	12	75	124	191	201	93	77	47	46	9	1	876
	2002	15	86	143	192	179	102	90	72	69	13	8	969
	2003	13	65	136	187	242	180	180	130	135	54	54	1,376
	2004	6	36	101	209	261	225	171	119	83	35	10	1,256
	2005	1	7	52	127	234	271	294	175	249	103	99	1,612

<sup>a</sup> Represents MLS sales only

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Southside</u>	2006	0	2	10	16	25	55	110	177	381	266	497	1,539
	2007	0	2	3	7	16	25	84	123	314	292	530	1,396
	2008	0	0	5	12	22	32	52	97	258	197	365	1,040
	2009	0	1	6	13	23	29	64	109	274	177	256	952
	2010	0	7	6	15	18	29	67	89	200	146	259	836
	2011	1	11	15	26	25	24	65	90	197	138	175	767
	2012	1	8	17	18	15	41	73	115	254	174	249	965
	2013	3	10	16	22	17	32	94	143	306	241	354	1,238
	2014	2	8	17	17	24	38	84	124	282	240	412	1,248
	2015	5	30	62	78	96	100	175	148	146	113	125	1,078
	2016	1	6	8	5	16	22	61	83	341	349	628	1,520
	2017	0	0	8	17	12	21	59	75	308	323	854	1,677
	2018 <sup>b</sup>	0	0	1	1	6	5	10	12	29	52	123	239

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range											Total
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999	Over \$250,000	
<u>Southside</u>	1982	47	106	180	94	70	40	30	12	12	3	4	598
	1983	61	216	225	154	108	51	42	29	19	6	3	914
	1984	53	200	253	194	115	71	49	24	26	6	4	995
	1985	41	143	277	197	128	59	42	29	24	8	5	953
	1986	41	137	247	209	130	80	57	47	35	9	5	997
	1987	30	129	228	162	131	66	49	39	28	15	6	883
	1988	46	129	218	174	136	71	72	39	23	12	8	933
	1989	58	176	257	197	152	97	82	72	41	14	21	1,167
	1990	51	172	231	261	137	127	102	99	77	30	19	1,306
	1991	42	130	154	255	204	117	134	111	104	27	39	1,317
	1992	18	85	115	215	234	201	194	149	146	47	59	1,463
	1993	20	39	103	162	214	216	200	198	178	63	64	1,457
	1994	4	23	54	94	121	225	273	185	181	61	68	1,289
	1995	1	17	38	74	124	181	237	173	191	49	52	1,137
	1996	1	15	47	79	123	152	231	141	166	64	65	1,084
	1997	2	19	57	84	124	163	254	162	170	72	54	1,161
	1998	2	17	38	80	133	180	238	167	186	84	67	1,192
	1999	3	13	42	85	147	168	266	197	210	79	97	1,313
	2000	7	30	43	88	124	140	258	190	134	73	94	1,181
	2001	10	38	36	77	105	158	283	198	228	101	109	1,343
	2002	9	40	42	68	103	137	246	216	221	114	150	1,346
	2003	6	20	53	60	91	148	267	244	287	143	183	1,502
	2004	6	24	47	60	88	127	257	283	359	194	270	1,715
	2005	1	6	24	44	72	81	160	293	410	240	420	1,751

<sup>a</sup> Represents MLS sales only

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Data prior to 2006 for this quadrant is not directly comparable to newer data due to geographic boundary change.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range											Total
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999	Over \$250,000	
Valley	2006	0	0	2	7	17	15	91	189	604	461	541	1,927
	2007	0	1	2	6	6	8	41	114	540	424	523	1,665
	2008	0	1	0	2	8	16	33	101	455	311	325	1,252
	2009	0	2	4	7	10	13	53	144	448	242	223	1,146
	2010	0	1	4	14	20	35	77	165	373	192	250	1,131
	2011	0	8	9	19	14	36	93	163	350	160	194	1,046
	2012	0	5	12	19	28	30	87	191	380	188	281	1,221
	2013	0	2	10	16	25	29	101	199	449	258	338	1,427
	2014	0	2	8	14	27	34	101	197	471	286	379	1,519
	2015	0	1	8	24	14	28	99	192	545	418	547	1,876
	2016	1	1	4	5	11	16	68	134	517	539	714	2,010
	2017	0	0	2	4	8	13	44	89	377	582	946	2,065
	2018 <sup>b</sup>	0	0	0	0	2	3	6	13	72	123	174	393

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
Valley	1982	41	102	292	206	65	39	26	15	5	4	0	795
	1983	54	187	343	279	111	48	44	24	16	4	1	1,111
	1984	31	161	316	291	131	45	50	23	19	7	4	1,078
	1985	30	147	327	210	146	47	39	28	13	6	1	994
	1986	36	138	346	263	125	38	33	13	14	3	2	1,011
	1987	26	132	311	268	146	56	40	16	11	4	1	1,011
	1988	32	134	295	231	140	65	40	24	18	5	2	986
	1989	48	167	318	305	149	69	57	24	19	8	4	1,168
	1990	33	176	353	363	242	116	110	53	32	18	7	1,508
	1991	32	84	187	309	283	172	141	86	53	11	10	1,368
	1992	21	69	112	236	349	248	159	147	94	22	23	1,480
	1993	17	35	85	155	293	331	348	161	157	44	21	1,547
	1994	1	10	33	112	188	268	310	207	181	65	31	1,406
	1995	0	7	27	69	147	224	287	165	165	29	42	1,162
	1996	0	7	12	59	140	236	331	192	192	33	39	1,241
	1997	0	7	13	57	130	214	315	219	181	50	39	1,225
	1998	1	6	18	65	137	218	354	250	214	67	37	1,367
	1999	3	7	26	61	109	203	361	222	228	71	54	1,345
	2000	0	13	23	61	112	181	336	234	218	78	75	1,331
	2001	2	11	24	54	123	206	349	303	256	97	73	1,498
2002	3	10	36	57	133	196	334	309	282	95	85	1,540	
2003	4	9	25	48	112	172	391	371	352	150	140	1,774	
2004	1	5	15	43	73	122	297	394	469	187	261	1,867	
2005	0	0	6	24	31	69	196	329	636	341	394	2,026	

<sup>a</sup> Represents MLS sales only

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

(continued)

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS**  
**Spokane Metropolitan Area**  
**(continued)**

Location	Year	Price Range										Total	
		Under \$25,000	\$25k - \$39,999	\$40k - \$54,999	\$55k - \$69,999	\$70k - \$84,999	\$85k - \$99,999	\$100k - \$124,999	\$125k - \$149,999	\$150k - \$199,999	\$200k - \$249,999		Over \$250,000
<u>Downtown</u>	2006	0	0	2	1	1	0	3	2	1	3	6	19
	2007	0	0	0	0	2	3	0	0	1	3	4	13
	2008	0	0	0	0	1	1	2	0	2	0	4	10
	2009	0	0	0	0	0	0	1	0	2	1	3	7
	2010	0	0	0	0	0	0	0	1	2	4	1	8
	2011	1	0	1	0	1	0	0	0	2	0	0	5
	2012	1	1	0	0	0	0	2	0	2	0	2	8
	2013	0	0	0	1	0	1	0	2	4	1	2	11
	2014	0	0	1	0	0	1	0	0	6	0	4	12
	2015	0	0	0	0	0	0	1	2	3	2	1	9
	2016	0	0	0	0	0	0	1	0	3	2	3	9
	2017	0	0	1	0	0	0	1	2	1	2	6	13
	2018 <sup>b</sup>	0	0	0	0	0	0	0	1	0	1	2	4

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

Source: Spokane Association of REALTORS, MLS Sold Book; Rob Higgins (509) 326-9222

**TOTAL SALES OF SINGLE-FAMILY DWELLINGS BY PERCENT  
SPOKANE METROPOLITAN AREA**

Year	Northwest		Northeast		Southside		Valley		Downtown		Total Homes Sold
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	
1994	1,604	30.9	886	17.1	1,289	24.9	1,406	27.1			5,185
1995	1,378	31.8	649	15.0	1,137	26.3	1,162	26.9			4,326
1996	1,317	30.6	665	15.4	1,084	25.2	1,241	28.8			4,307
1997	1,374	30.9	678	15.3	1,161	26.2	1,225	27.6			4,438
1998	1,573	32.4	729	15.0	1,192	24.5	1,367	28.1			4,861
1999	1,612	31.8	797	15.7	1,313	25.9	1,345	26.6			5,067
2000	1,508	30.9	778	17.4	1,181	23.0	1,331	28.7			4,798
2001	1,710	31.5	876	16.1	1,343	24.8	1,498	27.6			5,427
2002	1,801	31.9	969	17.1	1,346	23.8	1,540	27.2			5,656
2003	1,794	27.8	1,376	21.4	1,502	23.3	1,774	27.5			6,446
2004	2,160	30.9	1,256	17.9	1,715	24.5	1,867	26.7			6,998
2005	2,132	28.4	1,612	21.4	1,751	23.3	2,026	26.9			7,521
2006	1,898	27.6	1,492	21.7	1,539	22.4	1,925	28.0	19	0.3	6,873
2007	1,729	28.6	1,240	20.5	1,396	23.1	1,665	27.6	13	0.2	6,043
2008	1,186	27.4	849	19.5	1,040	24.0	1,252	28.9	10	0.2	4,333
2009	1,182	28.7	827	20.1	952	23.1	1,146	27.9	7	0.2	4,114
2010	1,066	28.7	673	18.1	836	22.5	1,131	30.5	8	0.2	3,714
2011	1,084	30.3	672	18.8	767	21.5	1,046	29.3	3	0.1	3,574
2012	1,160	28.5	715	17.6	965	23.7	1,221	30.0	8	0.2	4,069
2013	1,410	28.8	806	16.5	1,238	25.3	1,427	29.2	11	0.2	4,892
2014	1,469	28.4	935	18.0	1,248	24.1	1,519	29.3	12	0.2	5,183
2015	1,779	28.9	1,078	17.5	1,406	22.9	1,876	30.5	9	0.2	6,148
2016	1,778	27.6	1,126	17.5	1,520	23.6	2,010	31.2	9	0.1	6,453
2017	2,093	29.0	1,372	19.0	1,677	23.1	2,065	28.6	13	0.2	7,220
2018 <sup>b</sup>	355	27.3	310	23.8	239	18.4	393	30.2	4	0.3	1,301

NOTE: Data prior to 1994 and to 2006 is not directly comparable to newer data due to geographic boundary changes.

<sup>a</sup> Represents MLS sales only

<sup>b</sup> Through First Quarter 2018

Source: Spokane Association of REALTORS, MLS Sold Book, Rob Higgins (509) 326-9222

(continued)



**TOTAL SALES OF SINGLE-FAMILY DWELLINGS BY PERCENT  
SPOKANE METROPOLITAN AREA  
(continued)**

Year	Northwest		Northeast		Southside		Valley		Downtown		Total Homes Sold
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	
1977	2,164	27.7	1,705	21.8	1,647	21.1	2,304	29.5			7,820
1978	2,123	27.4	1,670	21.6	1,575	20.4	2,367	30.6			7,735
1979	2,180	26.4	1,870	22.6	1,850	21.2	2,466	29.8			8,366
1980	1,454	26.1	1,280	23.0	1,256	22.5	1,585	28.4			5,575
1981	992	26.4	787	21.0	862	22.9	1,114	29.7			3,755
1982	709	26.7	553	20.8	598	22.5	795	30.0			2,655
1983	970	26.3	698	19.0	914	24.7	1,111	30.0			3,693
1984	1,082	27.6	773	19.7	995	25.3	1,078	27.4			3,928
1985	1,149	30.8	630	16.9	953	25.6	994	26.7			3,726
1986	1,107	29.5	644	17.1	997	26.5	1,011	26.9			3,759
1987	1,098	28.7	647	16.9	883	23.1	1,011	26.4			3,639
1988	1,069	29.9	590	16.5	933	26.1	986	27.6			3,578
1989	1,207	28.7	665	15.8	1,167	27.7	1,168	27.8			4,207
1990	1,613	29.2	1,048	19.0	1,356	24.5	1,508	27.3			5,525
1991	1,585	29.0	1,109	21.0	1,317	24.0	1,368	25.0			5,379
1992	1,612	27.8	1,248	21.5	1,463	25.2	1,480	25.5			5,803
1993	1,689	28.3	1,269	21.3	1,457	24.4	1,547	26.0			5,962

NOTE: Data prior to 1994 is not directly comparable to newer data due to geographic boundary changes.

<sup>a</sup> Represents MLS sales only

Source: Spokane Association of REALTORS, MLS Sold Book, Rob Higgins (509) 326-9222

**PRICES OF SOLD SINGLE-FAMILY DWELLINGS  
SPOKANE COUNTY**

<b>YEAR</b>	<b>AVERAGE (MEAN) SELLING PRICE</b>	<b>MEDIAN SELLING PRICE</b>
1982	\$53,601	\$47,950
1983	53,723	47,950
1984	56,483	50,000
1985	56,431	50,000
1986	57,378	52,000
1987	57,680	52,500
1988	58,618	52,500
1989	60,792	53,000
1990	66,323	55,500
1991	76,298	64,500
1992	89,726	76,500
1993	98,967	85,500
1994	109,057	95,000
1995	111,905	99,500
1996	113,673	101,500
1997	115,172	103,900
1998	115,810	104,950
1999	119,275	106,800
2000	118,209	105,000
2001	121,880	110,000
2002	124,973	111,500
2003	134,273	119,900
2004	146,415	129,000
2005	172,620	150,000
2006	197,384	175,000
2007	211,872	185,400
2008	206,303	184,000
2009	187,585	169,000
2010	183,499	163,450
2011	167,456	154,300
2012	177,363	160,000
2013	182,690	164,800
2014	186,275	168,000
2015	197,630	179,900
2016	212,144	195,000
2017	228,732	210,000
2018 <sup>b</sup>	238,360	219,000

<sup>a</sup> Represents MLS sales only (Single Family, Site Built on less than one acre, and Condo)

<sup>b</sup> Through April 2018

Source: Spokane Association of REALTORS, Rob Higgins (509) 326-9222

**MEDIAN PRICE HOME SALES COMPARISON  
1ST QUARTER 2018**

Presented below are some of the metropolitan areas surveyed by the National Association of REALTORS comparing median home prices for the first quarter of 2017 to preliminary prices for the first quarter of 2018.

City and State	Median Price 1st Quarter		Percentage change from 1st Qtr. '17
	2017:1	2018:1	
Albuquerque, NM	189,300	194,900	3.0 %
Atlanta, GA	182,800	204,500	11.9
Baton Rouge, LA	183,100	204,200	11.5
Boise, ID	207,700	246,100	18.5
Boston, MA	414,200	442,700	6.9
Charlotte, NC/SC	209,600	226,400	8.0
Colorado Springs, CO	266,100	296,600	11.5
Dallas - Fort Worth - Arlington, TX	236,500	250,700	6.0
Denver - Aurora, CO	396,100	441,500	11.5
Eugene - Springfield, OR	245,800	274,900	11.8
Las Vegas - Paradise, NV	240,300	270,200	12.4
Los Angeles, CA	485,800	N/A	N/A
Minneapolis/St. Paul, MN	234,700	260,400	11.0
Peoria, IL	112,500	114,800	2.0
Phoenix - Mesa - Scottsdale, AZ	237,900	261,100	9.8
Portland - Vancouver - Beaverton, OR	359,900	384,800	6.9
Reno/Sparks, NV	320,300	373,500	16.6
Sacramento, CA	319,700	N/A	N/A
Salem, OR	248,200	384,300	54.8
Salt Lake City/Ogden, UT	284,800	322,000	13.1
San Diego - Carlsbad - San Marcos, CA	564,000	N/A	N/A
San Francisco Bay Area, CA	815,000	N/A	N/A
Seattle/Tacoma/Bellevue, WA	422,100	484,400	14.8
<u>SPOKANE, WA</u>	<u>209,700</u>	<u>225,000</u>	7.3
Tri Cities, WA	232,300	267,500	15.2
Tucson, AZ	202,700	215,700	6.4
Washington D.C.	383,500	394,400	2.8
Yakima, WA	192,600	200,800	4.3
Western United States	343,100	371,300	8.2
National Median Price	232,200	245,500	5.7

Source: National Association of REALTORS/Spokane Association of REALTORS  
Compiled by: Spokane Association of REALTORS, Rob Higgins (509) 326-9222

**HOUSE PRICE INDEX OF THE FHFA  
FOR SPOKANE COUNTY**

YEAR	QUARTER	QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR	ANNUAL % CHANGE
2013	1	0.24	
	2	1.70	
	3	1.13	
	4	0.76	0.96
2014	1	0.76	
	2	3.98	
	3	4.20	
	4	4.19	3.29
2015	1	5.68	
	2	3.60	
	3	4.07	
	4	6.05	4.84
2016	1	5.85	
	2	6.48	
	3	8.35	
	4	8.03	7.19
2017	1	7.83	
	2	10.91	
	3	9.71	
	4	10.26	9.70

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with each report.

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Avista Corp., Grant D. Forsyth (509) 495-2765

**(continued)**

**HOUSE PRICE INDEX OF THE FHFA  
FOR SPOKANE COUNTY  
(continued)**

YEAR	QUARTER	QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR	ANNUAL % CHANGE
2004	1	4.72	
	2	7.65	
	3	10.81	
	4	11.24	8.63
2005	1	13.02	
	2	15.45	
	3	17.25	
	4	18.95	16.24
2006	1	18.31	
	2	18.28	
	3	15.02	
	4	13.26	16.11
2007	1	13.42	
	2	8.62	
	3	7.28	
	4	6.08	8.75
2008	1	2.95	
	2	1.07	
	3	(2.10)	
	4	(2.74)	(0.23)
2009	1	(2.83)	
	2	(5.49)	
	3	(5.10)	
	4	(6.74)	(5.03)
2010	1	(7.51)	
	2	(6.22)	
	3	(3.89)	
	4	(3.62)	(5.34)
2011	1	(7.11)	
	2	(6.75)	
	3	(7.19)	
	4	(5.72)	(6.70)
2012	1	(2.65)	
	2	(1.59)	
	3	(0.97)	
	4	(1.53)	(1.68)

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Avista Corp., Grant D. Forsyth (509) 495-2765

(continued)

**HOUSE PRICE INDEX OF THE FHFA  
FOR SPOKANE COUNTY  
(continued)**

YEAR	QUARTER	QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR	ANNUAL % CHANGE
1995	1	2.79	
	2	1.75	
	3	3.39	
	4	5.87	3.44
1996	1	6.04	
	2	2.39	
	3	0.41	
	4	(0.03)	2.16
1997	1	(1.08)	
	2	(0.06)	
	3	1.65	
	4	1.94	0.61
1998	1	2.77	
	2	3.09	
	3	2.41	
	4	2.33	2.65
1999	1	1.56	
	2	1.79	
	3	0.80	
	4	(0.76)	0.84
2000	1	(1.31)	
	2	(0.92)	
	3	0.43	
	4	1.98	0.04
2001	1	4.37	
	2	5.13	
	3	4.63	
	4	4.43	4.64
2002	1	2.90	
	2	2.15	
	3	3.20	
	4	3.36	2.90
2003	1	3.33	
	2	3.45	
	3	2.96	
	4	3.87	3.41

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Avista Corp., Grant D. Forsyth (509) 495-2765

## **SPOKANE AREA NEW CONSTRUCTION AND EXISTING RESIDENCE UNSOLD INVENTORY**

The information presented on the next few pages is produced by a special run of MLS data by the Spokane Association of REALTORS, conducted at the end of the first and third quarters of each year, beginning with the third quarter of 1997. This is done exclusively for The Real Estate Report. It represents active listings of Type 1 property that are for sale at that point in time. These include single-family homes on less than one acre of land, and townhouses/condominiums/PUDs, but not mobile homes. There are two sections of data:

1. New construction
2. Existing (resale) residences

It should be noted that "average days on market" is defined from the listing date to the date a pending sale was reported to MLS by the listing or selling agent. Please be cautioned that property may be re-listed, which would result in the reported days on market being lower than the true time on market. However, this factor is always present to some degree, and the reporting of average days on market has been done on a consistent basis since 1982.

Based upon the discovery of certain situations where properties were listed in the wrong category (new versus existing), the Spokane Association of REALTORS instituted a change starting with the 3/31/03 report. A "year built" exclusion was built in, in order to kick out reports under "new construction" for properties built more than 15 months previously, and the converse for "existing" properties.

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**

Area Listing Price Range	Number of Listings at Point in Time		Average Days on Market at Point in Time	
	10/1/17	4/1/18	10/1/17	4/1/18
Total County <sup>a</sup>				
\$60,000 - \$69,999	0	0	N/A	N/A
\$90,000 - \$99,999	0	0	N/A	N/A
\$100,000 - \$119,999	0	0	N/A	N/A
\$120,000 - \$159,999	1	1	1,077	1,302
\$160,000 - \$199,999	6	5	51	121
\$200,000 - \$249,999	10	22	95	84
\$250,000 - \$299,999	24	50	97	79
\$300,000 - \$349,999	34	55	115	87
\$350,000 - \$399,999	25	34	63	89
\$400,000 - \$449,999	21	29	56	91
\$450,000 - \$499,999	16	21	121	95
\$500,000 - \$549,999	6	16	72	102
\$550,000 - \$599,999	5	6	147	106
\$600,000 - \$649,999	1	0	38	N/A
\$650,000 - \$699,999	1	5	151	107
\$700,000 - \$799,999	1	5	221	108
\$800,000 - \$899,999	0	0	N/A	N/A
\$900,000 - \$999,999	0	0	N/A	N/A
\$1,000,000 - \$1,999,999	0	1	N/A	187
Over \$2,000,000	0	0	N/A	N/A
Number of Properties	151	250	0	0
Median Listing Price	\$351,950	\$344,955		
Average Listing Price	\$368,024	\$375,230		
Average Market Time			98	112

<sup>a</sup> Includes Suncrest (in Stevens County)

Note: The SAR added "to be built (sub-type C)" into the Fall 2014 report to reflect prior practice, but it is unknown which previous reports did not include this sub-type.

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)



**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/15	4/1/16	10/1/16	4/1/17	10/1/15	4/1/16	10/1/16	4/1/17
Total County <sup>a</sup>								
\$60,000 - \$69,999	0	0	0	0	N/A	N/A	N/A	N/A
\$90,000 - \$99,999	0	1	0	0	N/A	113	N/A	N/A
\$100,000 - \$119,999	0	0	0	2	N/A	N/A	N/A	63
\$120,000 - \$159,999	2	6	5	4	286	105	201	271
\$160,000 - \$199,999	37	28	34	15	82	79	50	174
\$200,000 - \$249,999	85	87	45	33	124	105	94	45
\$250,000 - \$299,999	79	68	64	49	123	103	126	119
\$300,000 - \$349,999	33	33	41	35	112	109	98	113
\$350,000 - \$399,999	34	37	29	35	122	99	85	90
\$400,000 - \$449,999	13	12	21	26	128	169	79	94
\$450,000 - \$499,999	22	21	11	27	131	109	99	108
\$500,000 - \$549,999	6	4	7	3	76	199	80	112
\$550,000 - \$599,999	6	1	3	5	181	1	88	84
\$600,000 - \$649,999	2	0	2	3	215	N/A	70	77
\$650,000 - \$699,999	1	0	0	2	1	N/A	N/A	77
\$700,000 - \$799,999	2	2	2	3	1,096	105	138	226
\$800,000 - \$899,999	0	1	1	0	N/A	11	120	N/A
\$900,000 - \$999,999	0	0	0	0	N/A	N/A	N/A	N/A
\$1,000,000 - \$1,999,999	2	1	1	1	176	79	261	443
Over \$2,000,000	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	324	302	266	243				
Median Listing Price	\$269,950	\$266,994	\$284,421	\$329,988				
Average Listing Price	\$312,051	\$301,911	\$315,370	\$347,926				
Average Market Time					137	105	114	140

<sup>a</sup> Includes Suncrest (in Stevens County)

Note: The SAR added "to be built (sub-type C)" into the Fall 2014 report to reflect prior practice, but it is unknown which previous reports did not include this sub-type.

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/13	4/1/14	10/1/14	4/1/15	10/1/13	4/1/14	10/1/14	4/1/15
Total County <sup>a</sup>								
\$60,000 - \$69,999	0	0	0	0	N/A	N/A	N/A	N/A
\$90,000 - \$99,999	0	0	0	0	N/A	N/A	N/A	N/A
\$100,000 - \$119,999	1	0	0	0	52	N/A	N/A	N/A
\$120,000 - \$159,999	6	9	21	10	166	35	150	100
\$160,000 - \$199,999	49	48	72	67	86	130	134	86
\$200,000 - \$249,999	56	63	107	93	130	144	129	122
\$250,000 - \$299,999	51	58	76	69	176	168	122	100
\$300,000 - \$349,999	28	35	44	36	123	158	107	125
\$350,000 - \$399,999	31	26	36	26	165	143	149	96
\$400,000 - \$449,999	7	9	12	14	234	167	120	74
\$450,000 - \$499,999	8	2	14	23	616	46	146	100
\$500,000 - \$549,999	2	3	7	5	351	38	141	182
\$550,000 - \$599,999	3	2	8	7	125	79	90	158
\$600,000 - \$649,999	0	2	3	2	N/A	90	139	121
\$650,000 - \$699,999	0	0	1	2	N/A	N/A	37	188
\$700,000 - \$799,999	1	1	0	0	15	154	N/A	N/A
\$800,000 - \$899,999	0	1	2	1	N/A	187	235	282
\$900,000 - \$999,999	0	1	1	1	N/A	128	97	174
\$1,000,000 - \$1,999,999	1	2	0	0	157	113	N/A	N/A
Over \$2,000,000	0	0	1	0	N/A	N/A	130	N/A
Number of Properties	244	262	405	356				
Median Listing Price	\$258,945	\$260,000	\$253,500	\$255,000				
Average Listing Price	\$284,663	\$289,310	\$289,047	\$293,120				
Average Market Time					156	146	129	108

<sup>a</sup> Includes Suncrest (in Stevens County)

Note: The SAR added "to be built (sub-type C)" into the Fall 2014 report to reflect prior practice, but it is unknown which previous reports did not include this sub-type.

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time				
	10/10/11	4/1/12	10/1/12	4/1/13	10/10/11	4/1/12	10/1/12	4/1/13	
Total County <sup>a</sup>									
\$60,000 - \$69,999	0	1	0	0	N/A	71	N/A	N/A	N/A
\$90,000 - \$99,999	1	1	1	0	100	276	457	N/A	N/A
\$100,000 - \$119,999	2	1	0	0	230	56	N/A	N/A	N/A
\$120,000 - \$159,999	63	62	70	20	195	132	172	195	195
\$160,000 - \$199,999	177	157	114	52	218	169	187	164	164
\$200,000 - \$249,999	136	126	113	72	210	176	231	149	149
\$250,000 - \$299,999	71	74	63	52	184	193	203	143	143
\$300,000 - \$349,999	36	26	30	24	270	122	98	134	134
\$350,000 - \$399,999	22	26	30	19	288	141	110	149	149
\$400,000 - \$449,999	14	20	21	11	288	239	237	196	196
\$450,000 - \$499,999	12	14	17	11	800	300	357	445	445
\$500,000 - \$549,999	5	3	3	3	332	86	150	256	256
\$550,000 - \$599,999	4	8	2	2	438	116	164	158	158
\$600,000 - \$649,999	2	1	0	0	400	236	N/A	N/A	N/A
\$650,000 - \$699,999	3	3	1	0	180	306	277	N/A	N/A
\$700,000 - \$799,999	3	2	2	2	469	140	29	98	98
\$800,000 - \$899,999	2	2	2	0	72	77	143	N/A	N/A
\$900,000 - \$999,999	2	2	2	1	264	216	54	110	110
\$1,000,000 - \$1,999,999	2	1	0	0	58	113	N/A	N/A	N/A
Over \$2,000,000	0	0	0	0	N/A	N/A	N/A	N/A	N/A
Number of Properties	557	530	501	269					
Median Listing Price	\$209,990	\$214,990	\$214,900	\$245,990					
Average Listing Price	\$252,347	\$255,365	\$252,258	\$272,260					
Average Market Time					233	171	193	167	167

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

<b>Listing Price Range</b>	<b>10/5/09</b>	<b>3/31/10</b>	<b>10/2/10</b>	<b>4/1/11</b>	<b>10/5/09</b>	<b>3/31/10</b>	<b>10/2/10</b>	<b>4/1/11</b>
Total County <sup>a</sup>								
\$90,000 - \$99,999	0	0	0	1	N/A	N/A	N/A	101
\$100,000 - \$119,999	0	1	0	0	N/A	21	N/A	N/A
\$120,000 - \$159,999	38	68	81	66	111	116	134	143
\$160,000 - \$199,999	128	154	167	166	146	141	179	168
\$200,000 - \$249,999	101	117	156	143	196	137	167	161
\$250,000 - \$299,999	82	75	80	73	199	140	159	175
\$300,000 - \$349,999	49	33	37	46	236	183	219	214
\$350,000 - \$399,999	45	33	36	35	249	193	188	268
\$400,000 - \$449,999	26	25	23	14	251	190	265	260
\$450,000 - \$499,999	32	27	17	18	310	338	496	573
\$500,000 - \$549,999	7	7	6	6	229	410	113	140
\$550,000 - \$599,999	18	10	6	4	254	176	297	436
\$600,000 - \$649,999	3	3	2	2	204	289	220	397
\$650,000 - \$699,999	11	3	3	3	300	165	91	143
\$700,000 - \$799,999	5	4	6	9	221	385	360	323
\$800,000 - \$899,999	5	3	3	1	344	70	122	120
\$900,000 - \$999,999	3	1	3	2	138	107	148	325
\$1,000,000 - \$1,999,999	8	5	6	6	254	197	229	131
Over \$2,000,000	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	561	569	632	595				
Median Listing Price	\$259,950	\$225,400	\$220,000	\$219,950				
Average Listing Price	\$321,764	\$279,448	\$271,432	\$270,383				
Average Market Time					203	160	184	193

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

<b>Listing Price Range</b>	<b>9/30/07</b>	<b>3/31/08</b>	<b>10/21/08</b>	<b>4/21/09</b>	<b>9/30/07</b>	<b>3/31/08</b>	<b>10/21/08</b>	<b>4/21/09</b>
Total County <sup>a</sup>								
\$100,000 - \$119,999	0	0	0	4	N/A	N/A	N/A	56
\$120,000 - \$159,999	23	17	17	35	66	174	93	77
\$160,000 - \$199,999	74	88	97	105	82	102	120	153
\$200,000 - \$249,999	154	143	129	104	117	103	149	191
\$250,000 - \$299,999	161	139	134	104	107	126	150	199
\$300,000 - \$349,999	95	91	79	65	127	120	198	232
\$350,000 - \$399,999	91	75	62	47	120	125	180	198
\$400,000 - \$449,999	59	43	64	40	109	131	151	215
\$450,000 - \$499,999	43	49	53	35	116	109	171	252
\$500,000 - \$549,999	27	31	23	11	89	116	219	155
\$550,000 - \$599,999	25	40	37	32	106	127	183	226
\$600,000 - \$649,999	16	18	18	9	107	114	161	271
\$650,000 - \$699,999	19	18	13	8	130	138	176	175
\$700,000 - \$799,999	20	21	15	10	90	83	182	190
\$800,000 - \$899,999	13	12	10	9	100	135	140	202
\$900,000 - \$999,999	7	2	5	1	92	86	204	22
\$1,000,000 - \$1,999,999	12	7	12	11	103	132	136	160
Over \$2,000,000	2	0	0	0	176	N/A	N/A	0
Number of Properties	841	794	768	630				
Median Listing Price	\$309,000	\$305,950	\$305,950	\$284,990				
Average Listing Price	\$372,216	\$366,115	\$373,708	\$347,368				
Average Market Time					109	117	159	190

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

Listing Price Range	9/30/05	3/31/06	9/30/06	3/31/07	9/30/05	3/31/06	9/30/06	3/31/07
Total County <sup>a</sup>								
\$40,000 - \$49,999	0	0	0	0	N/A	N/A	N/A	N/A
\$50,000 - \$59,999	0	0	0	0	N/A	N/A	N/A	N/A
\$60,000 - \$69,999	0	0	0	0	N/A	N/A	N/A	N/A
\$70,000 - \$79,999	0	0	0	0	N/A	N/A	N/A	N/A
\$80,000 - \$89,999	0	0	0	0	N/A	N/A	N/A	N/A
\$90,000 - \$99,999	0	0	0	0	N/A	N/A	N/A	N/A
\$100,000 - \$119,999	0	3	0	0	N/A	209	N/A	N/A
\$120,000 - \$159,999	2	11	13	4	88	56	19	107
\$160,000 - \$199,999	61	50	77	98	86	109	69	73
\$200,000 - \$249,999	71	101	182	159	91	75	82	90
\$250,000 - \$299,999	92	102	133	120	127	91	110	110
\$300,000 - \$349,999	47	66	97	118	98	109	101	127
\$350,000 - \$399,999	32	52	91	101	76	107	96	110
\$400,000 - \$449,999	31	29	49	59	119	99	107	115
\$450,000 - \$499,999	14	31	46	44	91	92	124	116
\$500,000 - \$599,999	18	24	41	46	126	88	131	144
\$600,000 - \$699,999	7	12	32	27	121	63	123	115
\$700,000 - \$799,999	5	9	24	24	137	61	77	114
\$800,000 - \$899,999	2	1	10	9	97	78	92	115
\$900,000 - \$999,999	1	2	4	5	41	182	60	137
\$1,000,000 - \$1,999,999	1	1	8	5	53	91	92	65
Over \$2,000,000	0	0	0	2	0	0	0	85
Number of Properties	384	494	807	821				
Median Listing Price	\$284,900	\$292,900	\$299,990	\$317,000				
Average Listing Price	\$321,084	\$332,562	\$363,698	\$362,120				
Average Market Time					103	93	96	107

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

Listing Price Range	9/30/03	3/31/04	9/30/04	3/31/05	9/30/03	3/31/04	9/30/04	3/31/05
Total County <sup>a</sup>								
\$40,000 - \$49,999	0	0	2	0	N/A	N/A	53	N/A
\$50,000 - \$59,999	0	0	0	0	N/A	N/A	N/A	N/A
\$60,000 - \$69,999	0	0	0	0	N/A	N/A	N/A	N/A
\$70,000 - \$79,999	0	1	0	0	N/A	52	N/A	N/A
\$80,000 - \$89,999	1	0	0	1	26	N/A	N/A	187
\$90,000 - \$99,999	0	4	1	0	N/A	185	18	N/A
\$100,000 - \$119,999	16	7	4	1	78	120	29	6
\$120,000 - \$159,999	74	95	50	43	103	94	76	56
\$160,000 - \$199,999	80	98	127	119	99	88	89	62
\$200,000 - \$249,999	53	82	89	93	95	99	109	79
\$250,000 - \$299,999	47	56	43	84	106	109	101	75
\$300,000 - \$349,999	26	35	42	51	84	145	123	84
\$350,000 - \$399,999	14	19	20	34	113	129	119	107
\$400,000 - \$449,999	4	9	9	16	175	106	62	73
\$450,000 - \$499,999	3	5	5	12	147	50	46	94
\$500,000 - \$599,999	1	4	7	12	262	62	82	162
\$600,000 - \$699,999	1	1	4	7	146	332	62	80
\$700,000 - \$799,999	1	0	1	2	161	N/A	82	26
\$800,000 - \$899,999	0	0	0	1	N/A	N/A	N/A	35
\$900,000 - \$999,999	0	0	0	0	N/A	N/A	N/A	N/A
Over \$1,000,000	0	0	0	2	N/A	N/A	N/A	47
Number of Properties	321	416	416	478				
Median Listing Price	\$189,950	\$204,900	\$211,950	\$239,500				
Average Listing Price	\$220,948	\$227,197	\$241,692	\$275,832				
Average Market Time					101	103	95	76

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

<b>Listing Price Range</b>	<b>9/30/01</b>	<b>3/31/02</b>	<b>9/30/02</b>	<b>3/31/03</b>	<b>9/30/01</b>	<b>3/31/02</b>	<b>9/30/02</b>	<b>3/31/03</b>
Total County <sup>a</sup>								
\$40,000 - \$49,999	0	0	1	0	N/A	N/A	76	N/A
\$50,000 - \$59,999	0	0	0	0	N/A	N/A	N/A	N/A
\$60,000 - \$69,999	0	1	0	0	N/A	27	N/A	N/A
\$70,000 - \$79,999	0	0	0	0	N/A	N/A	N/A	N/A
\$80,000 - \$89,999	2	0	0	2	21	N/A	N/A	31
\$90,000 - \$99,999	8	10	5	4	86	162	190	180
\$100,000 - \$119,999	42	27	31	21	112	89	110	129
\$120,000 - \$159,999	130	123	112	117	91	95	106	87
\$160,000 - \$199,999	74	80	82	75	130	104	93	100
\$200,000 - \$249,999	53	63	72	50	125	101	127	102
\$250,000 - \$299,999	31	42	34	40	106	121	133	80
\$300,000 - \$349,999	11	10	16	14	128	139	121	152
\$350,000 - \$399,999	4	7	10	9	338	88	111	91
\$400,000 - \$449,999	8	6	6	2	180	220	68	88
\$450,000 - \$499,999	6	1	4	5	169	299	71	110
\$500,000 - \$599,999	3	5	4	3	191	125	85	121
\$600,000 - \$699,999	5	2	1	0	224	268	19	n.a.
\$700,000 - \$799,999	0	0	2	2	N/A	N/A	60	242
Number of Properties	377	377	380	344				
Median Listing Price	\$164,900	\$174,950	\$179,500	\$173,450				
Average Listing Price	\$195,998	\$198,963	\$205,835	\$202,236				
Average Market Time					116	107	110	99

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)



**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

<b>Listing Price Range</b>	<b>9/30/99</b>	<b>3/31/00</b>	<b>9/30/00</b>	<b>3/31/01</b>	<b>9/30/99</b>	<b>3/31/00</b>	<b>9/30/00</b>	<b>3/31/01</b>
Total County <sup>a</sup>								
\$50,000 - \$59,999	1	0	0	0	36	N/A	N/A	N/A
\$60,000 - \$69,999	0	0	0	1	N/A	N/A	N/A	167
\$70,000 - \$79,999	0	1	0	0	N/A	14	N/A	N/A
\$80,000 - \$89,999	1	4	5	4	65	109	46	186
\$90,000 - \$99,999	7	5	9	8	76	67	82	128
\$100,000 - \$119,999	75	60	50	40	122	138	131	161
\$120,000 - \$159,999	131	137	119	107	118	119	143	113
\$160,000 - \$199,999	107	96	80	92	121	132	164	82
\$200,000 - \$249,999	56	53	42	43	155	141	205	113
\$250,000 - \$299,999	8	12	15	20	143	143	135	89
\$300,000 - \$349,999	4	7	6	4	171	181	197	79
\$350,000 - \$399,999	14	13	3	5	88	192	185	226
\$400,000 - \$449,999	4	3	2	5	184	153	169	132
\$450,000 - \$499,999	5	1	1	1	179	259	29	250
\$500,000 - \$599,999	1	2	3	4	881	58	217	146
\$600,000 - \$699,999	2	3	2	3	209	234	255	298
Number of Properties	416	397	337	337				
Median Listing Price	\$159,505	\$156,900	\$157,570	\$166,900				
Average Listing Price	\$178,085	\$179,434	\$175,106	\$185,835				
Average Market Time					127	132	153	114

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA NEW CONSTRUCTION RESIDENCE UNSOLD INVENTORY**  
(continued)

<b>Listing Price Range</b>	<b>9/30/97</b>	<b>3/31/98</b>	<b>9/30/98</b>	<b>3/31/99</b>	<b>9/30/97</b>	<b>3/31/98</b>	<b>9/30/98</b>	<b>3/31/99</b>
Total County <sup>a</sup>								
\$60,000 - \$69,999	1	1	1	1	27	49	232	22
\$70,000 - \$79,999	1	0	0	1	48	N/A	N/A	90
\$80,000 - \$89,999	6	3	4	2	70	30	140	108
\$90,000 - \$99,999	21	18	8	11	184	223	113	90
\$100,000 - \$119,999	87	88	79	71	129	119	117	85
\$120,000 - \$159,999	176	142	149	141	153	166	130	122
\$160,000 - \$199,999	112	95	99	113	164	120	155	129
\$200,000 - \$249,999	37	51	54	58	143	111	117	124
\$250,000 - \$299,999	25	10	20	13	171	101	122	190
\$300,000 - \$349,999	6	6	8	7	149	118	108	225
\$350,000 - \$399,999	14	12	2	7	353	468	50	174
\$400,000 - \$449,999	1	0	0	0	113	N/A	N/A	N/A
\$450,000 - \$499,999	5	4	3	6	222	227	83	94
\$500,000 - \$599,999	1	2	2	3	147	240	463	306
\$600,000 - \$699,999	0	0	0	1	N/A	N/A	N/A	187
Number of Properties	493	432	429	435				
Median Listing Price	\$149,900	\$153,900	\$154,900	\$159,000				
Average Listing Price	\$167,571	\$168,399	\$168,777	\$175,212				
Average Market Time					157	148	132	122

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**

Area	Listing Price Range	Number of Listings at Point in Time		Average Days on Market at Point in Time	
		10/1/17	4/1/18	10/1/17	4/1/18
Total County <sup>a</sup>					
	\$10,000 - \$19,999	0	0	N/A	N/A
	\$20,000 - \$29,999	0	0	N/A	N/A
	\$30,000 - \$39,999	1	2	160	186
	\$40,000 - \$49,999	6	1	91	9
	\$50,000 - \$59,999	10	4	105	96
	\$60,000 - \$69,999	14	6	83	138
	\$70,000 - \$79,999	14	13	103	126
	\$80,000 - \$89,999	25	8	94	63
	\$90,000 - \$99,999	37	6	94	73
	\$100,000 - \$119,999	95	34	72	94
	\$120,000 - \$159,999	289	86	59	73
	\$160,000 - \$199,999	287	101	62	67
	\$200,000 - \$249,999	335	135	68	63
	\$250,000 - \$299,999	252	135	64	62
	\$300,000 - \$349,999	163	108	72	69
	\$350,000 - \$399,999	126	74	82	69
	\$400,000 - \$449,999	94	47	83	76
	\$450,000 - \$499,999	81	50	100	89
	\$500,000 - \$549,999	38	27	93	90
	\$550,000 - \$599,999	49	30	91	58
	\$600,000 - \$649,999	26	17	90	85
	\$650,000 - \$699,999	45	33	97	126
	\$700,000 - \$799,999	25	16	98	112
	\$800,000 - \$899,999	22	17	120	88
	\$900,000 - \$999,999	20	11	168	139
	\$1,000,000 - \$1,999,999	34	23	136	152
	\$2,000,000 - \$2,999,999	1	0	121	N/A
	\$3,000,000 - And Over	4	5	N/A	167
Number of Properties		2,093	989	0	0
Median Listing Price		\$239,900	\$285,000		
Average Listing Price		\$312,888	\$368,389		
Average Market Time				56	72

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
(continued)

Area	Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
		10/1/15	4/1/16	10/1/16	4/1/17	10/1/15	4/1/16	10/1/16	4/1/17
Total County <sup>a</sup>									
	\$10,000 - \$19,999	0	0	1	1	N/A	0	42	38
	\$20,000 - \$29,999	0	1	2	0	N/A	11	90	N/A
	\$30,000 - \$39,999	9	4	9	0	160	40	95	N/A
	\$40,000 - \$49,999	8	8	12	8	91	117	131	93
	\$50,000 - \$59,999	26	17	22	12	105	85	63	98
	\$60,000 - \$69,999	49	29	22	17	83	97	85	77
	\$70,000 - \$79,999	55	29	24	18	103	108	80	75
	\$80,000 - \$89,999	57	31	34	13	94	70	80	50
	\$90,000 - \$99,999	65	41	36	26	94	77	66	97
	\$100,000 - \$119,999	152	115	130	68	72	66	73	59
	\$120,000 - \$159,999	393	273	312	138	59	63	56	50
	\$160,000 - \$199,999	397	262	294	170	62	59	54	37
	\$200,000 - \$249,999	345	258	322	175	68	51	55	39
	\$250,000 - \$299,999	252	174	228	162	64	59	54	51
	\$300,000 - \$349,999	154	128	146	81	72	59	67	54
	\$350,000 - \$399,999	119	82	115	82	82	70	62	52
	\$400,000 - \$449,999	66	73	65	42	83	57	85	43
	\$450,000 - \$499,999	82	58	67	51	100	81	89	71
	\$500,000 - \$549,999	50	31	38	18	93	89	108	98
	\$550,000 - \$599,999	44	38	42	26	91	58	84	77
	\$600,000 - \$649,999	21	21	23	15	90	91	74	50
	\$650,000 - \$699,999	29	25	31	23	97	57	96	79
	\$700,000 - \$799,999	33	20	41	24	98	108	97	90
	\$800,000 - \$899,999	26	23	23	15	120	148	111	90
	\$900,000 - \$999,999	17	15	15	9	168	90	121	129
	\$1,000,000 - \$1,999,999	28	18	25	16	136	87	107	89
	\$2,000,000 - \$2,999,999	5	3	4	1	121	145	133	85
	\$3,000,000 - And Over	0	0	0	2	N/A	0	---	76
Number of Properties		2,482	1,777	2,083	1,213				
Median Listing Price		\$205,250	\$214,900	\$225,000	\$239,900				
Average Listing Price		\$271,671	\$280,831	\$288,201	\$303,582				
Average Market Time						75	66	84	71

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Area	Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
		10/1/13	4/1/14	10/1/14	4/1/15	10/1/13	4/1/14	10/1/14	4/1/15
Total County <sup>a</sup>									
	\$10,000 - \$19,999	0	0	0	0	N/A	N/A	N/A	N/A
	\$20,000 - \$29,999	1	1	1	3	50	45	29	55
	\$30,000 - \$39,999	10	12	11	6	83	80	93	47
	\$40,000 - \$49,999	19	21	19	21	132	106	47	71
	\$50,000 - \$59,999	33	33	32	30	119	57	86	82
	\$60,000 - \$69,999	58	55	58	46	113	123	110	73
	\$70,000 - \$79,999	77	65	63	57	113	103	95	93
	\$80,000 - \$89,999	83	78	86	61	130	102	108	106
	\$90,000 - \$99,999	110	90	91	71	127	113	102	94
	\$100,000 - \$119,999	214	191	233	152	92	99	89	78
	\$120,000 - \$159,999	498	407	486	375	99	92	77	68
	\$160,000 - \$199,999	380	330	444	320	85	72	76	73
	\$200,000 - \$249,999	327	270	384	319	82	72	74	68
	\$250,000 - \$299,999	238	231	294	195	87	80	80	56
	\$300,000 - \$349,999	149	124	167	132	96	82	94	67
	\$350,000 - \$399,999	148	94	145	122	105	86	86	72
	\$400,000 - \$449,999	52	68	73	68	103	77	89	69
	\$450,000 - \$499,999	75	62	83	65	124	94	95	63
	\$500,000 - \$549,999	33	29	41	32	56	74	86	85
	\$550,000 - \$599,999	38	30	45	54	114	111	88	72
	\$600,000 - \$649,999	11	13	21	26	108	91	104	88
	\$650,000 - \$699,999	30	25	38	24	99	92	89	123
	\$700,000 - \$799,999	30	19	32	24	118	113	97	70
	\$800,000 - \$899,999	16	15	14	15	152	90	108	108
	\$900,000 - \$999,999	12	10	15	18	182	205	121	85
	\$1,000,000 - \$1,999,999	23	17	28	25	127	222	176	152
	\$2,000,000 - \$2,999,999	2	1	3	4	191	18	152	118
	\$3,000,000 - And Over	6	3	3	2	274	206	105	178
Number of Properties		2,673	2,291	2,910	2,267				
Median Listing Price		\$182,900	\$180,000	\$195,000	\$199,950				
Average Listing Price		\$253,721	\$243,417	\$256,038	\$269,314				
Average Market Time						99	88	85	74

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Area	Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
		10/10/11	4/1/12	10/1/12	4/1/13	10/10/11	4/1/12	10/1/12	4/1/13
Total County <sup>a</sup>									
	\$10,000 - \$19,999	0	0	0	0	N/A	N/A	N/A	N/A
	\$20,000 - \$29,999	2	3	4	1	59	69	109	131
	\$30,000 - \$39,999	10	4	11	10	141	192	162	95
	\$40,000 - \$49,999	26	19	22	25	105	126	155	90
	\$50,000 - \$59,999	41	58	45	41	119	136	147	124
	\$60,000 - \$69,999	60	55	51	67	101	136	143	120
	\$70,000 - \$79,999	74	66	76	74	114	123	122	144
	\$80,000 - \$89,999	83	85	83	81	125	112	115	122
	\$90,000 - \$99,999	117	110	112	109	130	122	130	102
	\$100,000 - \$119,999	246	196	227	194	101	110	109	104
	\$120,000 - \$159,999	578	421	537	453	107	103	94	93
	\$160,000 - \$199,999	534	390	457	382	110	97	96	83
	\$200,000 - \$249,999	416	342	379	291	107	105	92	78
	\$250,000 - \$299,999	305	220	265	205	106	100	98	85
	\$300,000 - \$349,999	154	132	139	104	121	108	110	101
	\$350,000 - \$399,999	151	98	122	101	133	94	116	90
	\$400,000 - \$449,999	79	67	72	49	114	119	110	110
	\$450,000 - \$499,999	75	52	74	55	141	106	97	92
	\$500,000 - \$549,999	40	23	33	28	128	108	51	111
	\$550,000 - \$599,999	50	32	40	20	114	96	98	93
	\$600,000 - \$649,999	22	22	22	18	121	103	142	83
	\$650,000 - \$699,999	35	23	21	13	92	95	142	121
	\$700,000 - \$799,999	23	22	28	26	161	161	117	93
	\$800,000 - \$899,999	21	11	18	6	272	62	129	157
	\$900,000 - \$999,999	13	13	11	7	228	205	230	147
	\$1,000,000 - \$1,999,999	32	19	22	13	176	130	171	95
	\$2,000,000 - \$2,999,999	4	3	1	1	97	189	151	75
	\$3,000,000 - And Over	5	4	5	4	153	281	304	378
Number of Properties		3,196	2,490	2,877	2,374				
Median Listing Price		\$189,000	\$185,000	\$182,000	\$174,999				
Average Listing Price		\$254,576	\$245,226	\$245,581	\$229,747				
Average Market Time						114	108	105	96

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	10/5/09	3/31/10	10/2/10	4/1/11	10/5/09	3/31/10	10/2/10	4/1/11
Total County <sup>a</sup>								
\$10,000 - \$19,999	0	0	0	1	N/A	N/A	N/A	36
\$20,000 - \$29,999	0	1	2	2	N/A	297	47	15
\$30,000 - \$39,999	3	0	3	13		N/A	40	140
\$40,000 - \$49,999	7	12	14	28	128	93	58	86
\$50,000 - \$59,999	14	13	23	28	101	100	152	100
\$60,000 - \$69,999	28	17	38	59	129	132	84	97
\$70,000 - \$79,999	38	32	60	64	119	125	108	96
\$80,000 - \$89,999	62	78	100	77	88	123	102	122
\$90,000 - \$99,999	67	102	103	83	81	79	100	100
\$100,000 - \$119,999	243	238	250	226	86	90	97	114
\$120,000 - \$159,999	623	627	665	499	83	85	94	104
\$160,000 - \$199,999	637	620	608	439	93	83	100	108
\$200,000 - \$249,999	536	487	519	396	103	92	107	96
\$250,000 - \$299,999	409	349	358	237	110	83	112	102
\$300,000 - \$349,999	231	184	210	146	115	99	106	115
\$350,000 - \$399,999	201	170	171	134	110	96	109	112
\$400,000 - \$449,999	97	93	98	83	135	121	112	106
\$450,000 - \$499,999	103	107	99	67	135	110	127	124
\$500,000 - \$549,999	55	40	46	29	125	146	121	135
\$550,000 - \$599,999	58	54	52	33	113	123	107	125
\$600,000 - \$649,999	32	33	25	16	158	103	90	74
\$650,000 - \$699,999	51	46	36	21	115	126	141	154
\$700,000 - \$799,999	34	30	41	17	118	139	126	135
\$800,000 - \$899,999	38	21	23	16	165	146	204	169
\$900,000 - \$999,999	21	16	19	15	172	109	171	222
\$1,000,000 - \$1,999,999	55	48	32	24	132	176	202	196
\$2,000,000 - \$2,999,999	5	4	2	3	152	85	227	94
\$3,000,000 - And Over	2	2	2	2	441	651	131	177
Number of Properties	3,650	3,424	3,599	2,758				
Median Listing Price	\$212,500	\$199,900	\$199,400	\$188,500				
Average Listing Price	\$279,454	\$268,380	\$258,275	\$245,905				
Average Market Time					103	95	106	108

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/07	3/31/08	10/21/08	4/21/09	9/30/07	3/31/08	10/21/08	4/21/09
Total County <sup>a</sup>								
\$30,000 - \$39,999	0	0	1	1	N/A	N/A	94	294
\$40,000 - \$49,999	0	3	0	1	N/A	15	N/A	245
\$50,000 - \$59,999	2	2	5	4	19	58	123	26
\$60,000 - \$69,999	8	10	11	22	57	54	74	110
\$70,000 - \$79,999	23	21	23	43	51	54	87	80
\$80,000 - \$89,999	41	27	46	54	48	72	90	93
\$90,000 - \$99,999	38	37	64	71	46	54	63	77
\$100,000 - \$119,999	146	134	182	151	47	58	80	91
\$120,000 - \$159,999	504	437	575	469	48	62	79	97
\$160,000 - \$199,999	507	442	562	472	44	50	84	95
\$200,000 - \$249,999	555	468	519	415	48	53	95	94
\$250,000 - \$299,999	380	374	378	332	54	62	99	98
\$300,000 - \$349,999	205	203	214	209	58	66	100	115
\$350,000 - \$399,999	174	155	191	180	61	58	93	95
\$400,000 - \$449,999	93	80	92	86	55	71	90	114
\$450,000 - \$499,999	96	76	118	91	59	63	99	104
\$500,000 - \$549,999	50	49	68	61	67	59	130	124
\$550,000 - \$599,999	72	56	63	62	67	66	106	107
\$600,000 - \$649,999	31	28	29	22	74	78	136	129
\$650,000 - \$699,999	35	26	40	36	69	75	108	134
\$700,000 - \$799,999	39	34	39	26	76	64	94	128
\$800,000 - \$899,999	27	23	34	32	57	42	115	143
\$900,000 - \$999,999	20	22	26	20	92	114	151	138
\$1,000,000 - \$1,999,999	36	38	54	45	107	99	122	108
\$2,000,000 - \$2,999,999	2	2	3	4	113	186	55	107
\$3,000,000 - And Over	1	2	1	2	91	274	92	274
Number of Properties	3,085	2,749	3,340	2,911				
Median Listing Price	\$225,000	\$229,900	\$223,900	\$222,950				
Average Listing Price	\$287,160	\$289,896	\$292,608	\$290,441				
Average Market Time					53	60	92	100

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)



**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/05	3/31/06	9/30/06	3/31/07	9/30/05	3/31/06	9/30/06	3/31/07
Total County <sup>a</sup>								
\$0 - \$9,999	0	0	0	0	N/A	N/A	N/A	N/A
\$10,000 - \$19,999	0	0	0	0	N/A	N/A	N/A	N/A
\$20,000 - \$29,999	0	0	0	1	N/A	N/A	N/A	154
\$30,000 - \$39,999	1	0	0	0	126	N/A	N/A	N/A
\$40,000 - \$49,999	4	0	4	0	55	N/A	34	N/A
\$50,000 - \$59,999	13	9	9	2	47	31	28	96
\$60,000 - \$69,999	23	9	14	9	73	45	53	40
\$70,000 - \$79,999	39	36	25	14	44	49	50	59
\$80,000 - \$89,999	73	46	38	37	38	49	37	50
\$90,000 - \$99,999	81	72	40	30	36	38	38	58
\$100,000 - \$119,999	165	109	152	77	37	44	43	54
\$120,000 - \$159,999	316	264	400	313	32	49	45	44
\$160,000 - \$199,999	223	242	408	331	36	47	60	41
\$200,000 - \$249,990	169	167	351	319	35	43	47	47
\$250,000 - \$299,999	148	136	261	250	39	46	51	52
\$300,000 - \$349,999	94	73	161	165	44	42	44	46
\$350,000 - \$399,999	66	62	134	114	51	57	54	53
\$400,000 - \$449,999	25	28	79	67	66	48	56	49
\$450,000 - \$499,999	40	25	60	64	63	50	61	58
\$500,000 - \$599,999	33	33	73	61	76	66	66	57
\$600,000 - \$699,999	31	21	44	33	56	63	70	53
\$700,000 - \$799,999	14	17	36	22	73	97	68	69
\$800,000 - \$899,999	6	8	12	21	112	83	65	61
\$900,000 - \$999,999	10	10	12	13	63	61	75	79
\$1,000,000 - \$1,999,999	21	13	26	23	68	163	96	110
\$2,000,000 - And Over	2	2	3	1	129	28	95	378
Number of Properties	1,597	1,382	2,342	1,967				
Median Listing Price	\$175,000	\$189,000	\$215,000	\$229,000				
Average Listing Price	\$242,486	\$246,887	\$272,988	\$283,159				
Average Market Time					41	49	52	49

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/03	3/31/04	9/30/04	3/31/05	9/30/03	3/31/04	9/30/04	3/31/05
Total County <sup>a</sup>								
\$0 - \$9,999	2	2	2	5	300	300	341	76
\$10,000 - \$19,999	2	2	2	14	75	153	176	91
\$20,000 - \$29,999	10	7	2	15	90	92	186	85
\$30,000 - \$39,999	19	18	9	13	67	62	143	75
\$40,000 - \$49,999	50	35	24	30	75	76	97	97
\$50,000 - \$59,999	74	43	65	36	73	98	87	81
\$60,000 - \$69,999	140	79	94	29	66	62	69	69
\$70,000 - \$79,999	145	93	89	63	62	65	67	58
\$80,000 - \$89,999	165	82	120	65	54	64	53	57
\$90,000 - \$99,999	121	68	97	85	61	64	51	42
\$100,000 - \$119,999	188	117	148	120	49	55	49	48
\$120,000 - \$159,999	257	197	279	240	56	49	44	42
\$160,000 - \$199,999	122	129	170	160	52	56	50	44
\$200,000 - \$249,990	96	84	121	124	63	49	50	47
\$250,000 - \$299,999	62	64	80	79	65	60	76	48
\$300,000 - \$349,999	38	33	51	61	64	67	60	57
\$350,000 - \$399,999	33	23	30	53	82	75	72	65
\$400,000 - \$449,999	15	17	19	33	90	84	58	57
\$450,000 - \$499,999	12	8	24	34	33	78	78	66
\$500,000 - \$599,999	18	20	19	18	48	103	107	99
\$600,000 - \$699,999	9	13	15	17	100	85	125	83
\$700,000 - \$799,999	13	15	8	12	48	109	84	107
\$800,000 - \$999,999	2	5	5	14	69	132	121	93
\$1,000,000 - \$1,999,999	6	10	7	18	165	115	200	168
\$2,000,000 - And Over	0	0	0	1	N/A	N/A	N/A	41
Number of Properties	1,599	1,164	1,480	1,339				
Median Listing Price	\$110,000	\$129,000	\$129,950	\$148,000				
Average Listing Price	\$153,587	\$183,382	\$178,285	\$217,743				
Average Market Time					63	63	60	56

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

(continued)

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/01	3/31/02	9/30/02	3/31/03	9/30/01	3/31/02	9/30/02	3/31/03
Total County <sup>a</sup>								
\$0 - \$9,999	4	5	3	3	362	306	312	101
\$10,000 - \$19,999	4	2	0	3	196	196	N/A	84
\$20,000 - \$29,999	25	15	13	8	124	105	151	139
\$30,000 - \$39,999	57	39	31	23	71	113	124	72
\$40,000 - \$49,999	86	102	94	67	90	116	93	90
\$50,000 - \$59,999	134	115	114	81	78	83	82	82
\$60,000 - \$69,999	191	172	167	134	86	80	94	113
\$70,000 - \$79,999	220	157	188	145	81	78	80	63
\$80,000 - \$89,999	202	142	168	138	69	61	60	56
\$90,000 - \$99,999	153	104	133	106	78	79	63	62
\$100,000 - \$119,999	261	190	224	179	72	61	60	58
\$120,000 - \$159,999	346	275	331	298	69	69	64	58
\$160,000 - \$199,999	172	135	165	156	80	67	65	64
\$200,000 - \$249,990	123	99	115	88	73	84	78	71
\$250,000 - \$299,999	68	60	60	63	78	84	84	65
\$300,000 - \$349,999	35	30	40	31	93	95	82	84
\$350,000 - \$399,999	24	17	23	32	100	77	86	86
\$400,000 - \$449,999	8	7	12	15	123	110	102	107
\$450,000 - \$499,999	11	10	26	15	134	98	77	112
\$500,000 - \$599,999	11	16	15	11	125	99	220	151
\$600,000 - \$699,999	11	12	13	12	111	183	137	97
\$700,000 - \$799,999	4	1	5	6	165	91	133	212
\$800,000 - \$999,999	4	3	4	2	297	213	112	68
\$1,000,000 - And Over	1	3	5	1	67	86	148	437
Number of Properties	2,155	1,711	1,949	1,617				
Median Listing Price	\$100,000	\$100,000	\$107,950	\$114,900				
Average Listing Price	\$130,580	\$135,127	\$143,435	\$145,766				
Average Market Time					79	79	76	72

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

**(continued)**

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/99	3/31/00	9/30/00	3/31/01	9/30/99	3/31/00	9/30/00	3/31/01
Total County <sup>a</sup>								
\$0 - \$9,999	0	0	0	4	N/A	N/A	N/A	180
\$10,000 - \$19,999	5	7	1	1	133	157	182	5
\$20,000 - \$29,999	11	14	14	12	151	179	114	108
\$30,000 - \$39,999	49	63	36	52	98	109	114	95
\$40,000 - \$49,999	63	66	72	74	116	88	84	82
\$50,000 - \$59,999	147	137	115	102	80	78	77	84
\$60,000 - \$69,999	260	197	201	135	90	75	83	85
\$70,000 - \$79,999	242	185	209	169	71	71	77	69
\$80,000 - \$89,999	215	193	198	145	69	68	66	65
\$90,000 - \$99,999	185	161	164	136	81	71	66	70
\$100,000 - \$119,999	342	255	325	247	62	71	73	61
\$120,000 - \$159,999	411	317	345	285	79	75	75	73
\$160,000 - \$199,999	201	173	184	190	78	72	84	75
\$200,000 - \$249,990	120	111	105	98	88	68	81	69
\$250,000 - \$299,999	53	48	34	31	115	91	103	78
\$300,000 - \$349,999	16	22	18	26	100	72	86	80
\$350,000 - \$399,999	16	15	23	19	73	72	97	62
\$400,000 - \$449,999	6	13	11	9	181	141	95	78
\$450,000 - \$499,999	12	8	5	7	177	136	56	50
\$500,000 - \$599,999	4	9	11	12	109	133	152	106
\$600,000 - \$699,999	2	4	2	5	84	108	51	108
\$700,000 - \$799,999	1	2	7	5	217	53	106	181
\$800,000 - \$999,999	4	5	5	5	179	142	112	189
\$1,000,000 - And Over	2	3	3	3	273	320	462	113
Number of Properties	2,367	2,008	2,088	1,772				
Median Listing Price	\$102,000	\$99,900	\$104,500	\$105,900				
Average Listing Price	\$122,026	\$126,817	\$128,002	\$133,186				
Average Market Time					81	77	79	74

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222

**(continued)**

**SPOKANE AREA EXISTING RESALE RESIDENCE UNSOLD INVENTORY**  
**(continued)**

Listing Price Range	9/30/97	3/31/98	9/30/98	3/31/99	9/30/97	3/31/98	9/30/98	3/31/99
Total County <sup>a</sup>								
\$10,000 - \$19,999	n.a.	2	1	1	N/A	94	69	43
\$20,000 - \$29,999	4	6	14	15	43	82	99	85
\$30,000 - \$39,999	23	24	44	30	77	88	90	105
\$40,000 - \$49,999	68	57	71	52	85	111	105	105
\$50,000 - \$59,999	120	118	130	99	97	101	96	70
\$60,000 - \$69,999	220	164	227	205	77	80	74	83
\$70,000 - \$79,999	237	179	271	198	65	71	72	66
\$80,000 - \$89,999	277	188	231	168	80	68	73	64
\$90,000 - \$99,999	196	179	177	149	78	60	77	58
\$100,000 - \$119,999	345	263	349	271	78	75	75	57
\$120,000 - \$159,999	409	374	438	363	73	69	74	71
\$160,000 - \$199,999	192	181	204	176	81	62	89	68
\$200,000 - \$249,999	109	102	113	95	99	71	91	74
\$250,000 - \$299,999	58	55	53	45	97	96	87	85
\$300,000 - \$349,999	23	20	18	29	94	89	75	84
\$350,000 - \$399,999	10	19	12	17	138	127	163	57
\$400,000 - \$449,999	4	5	7	11	94	88	89	133
\$450,000 - \$499,999	6	4	12	11	156	56	140	98
\$500,000 - \$599,999	8	11	9	9	189	180	170	154
\$600,000 - \$699,999	4	3	1	0	86	164	30	n.a.
\$700,000 - \$799,999	3	1	2	2	117	415	119	45
\$800,000 - \$999,999	1	1	4	2	142	324	159	266
\$1,000,000 - And Over	2	3	2	2	385	147	196	92
Number of Properties	2,269	1,959	2,390	1,950				
Median Listing Price	\$104,900	\$107,000	\$104,900	\$105,000				
Average Listing Price	\$123,972	\$128,278	\$123,409	\$128,476				
Average Market Time					80	76	80	71

<sup>a</sup> Includes Suncrest (in Stevens County)

Source: Spokane Association of REALTORS MLS, Rob Higgins (509) 326-9222



# SPOKANE HOUSING INVENTORY





**TOTAL HOUSING STOCK BY TYPE OF UNIT**  
**(Spokane County – Total of all Jurisdictions)**

Type of Unit	2015 <sup>a</sup>		2010 <sup>a</sup>		2000 <sup>b</sup>	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
<b>Single-Family</b>	143,865	70.0%	137,779	67.0%	120,520	68.9%
<b>Duplex</b>	5,235	2.5%	6,379	3.1%	6,351	3.6%
<b>3 - 4 Unit Structures</b>	6,317	3.1%	6,018	2.9%	6,099	3.5%
<b>5 or more Unit Structures</b>	38,252	18.6%	35,359	17.2%	29,749	17.0%
<b>Mobile Homes</b>	11,371	5.5%	12,158	5.9%	12,095	6.9%
<b>Total</b>	205,487	100.0%	205,487	100.0%	174,814	100.0%

Type of Unit	1970 <sup>c</sup>	
	Number of Units	Percent of Total
<b>Single-Family</b>	77,074	77.5%
<b>Duplex</b>	4,611	4.6%
<b>3 - 4 Unit Structures</b>	2,846	2.9%
<b>5 or more Unit Structures</b>	12,420	12.5%
<b>Mobile Homes</b>	2,488	2.5%
<b>Total</b>	99,439	100.0%

<sup>a</sup> U.S. Census American Community Survey 5-Year Estimates

<sup>b</sup> 2000 Census

<sup>c</sup> 1970 Census

Source: Washington State OFM; Tom Kimpel (360) 902-0596  
Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**TOTAL HOUSING STOCK BY TYPE OF UNIT**  
(Spokane City only)

Type of Unit	2015 <sup>a</sup>		2010 <sup>a</sup>		2000 <sup>b</sup>	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family	65,671	68.5%	64,672	68.3%	60,005	68.1%
Duplex	3,038	3.2%	3,700	3.9%	3,913	4.4%
3 - 4 Unit Structures	3,877	4.0%	3,953	4.2%	4,245	4.8%
5 or more Unit Structures	21,809	22.7%	20,750	21.9%	18,360	20.8%
Mobile Homes	1,486	1.5%	1,634	1.7%	1,563	1.8%
<b>Total</b>	<b>95,881</b>	<b>100.0%</b>	<b>94,709</b>	<b>100.0%</b>	<b>88,086</b>	<b>100.0%</b>

Type of Unit	1970 <sup>c</sup>	
	Number of Units	Percent of Total
Single-Family	48,646	75.6%
Duplex	2,780	4.3%
3 - 4 Unit Structures	2,378	3.7%
5 or more Unit Structures	10,215	15.9%
Mobile Homes	302	0.5%
<b>Total</b>	<b>64,321</b>	<b>100.0%</b>

<sup>a</sup> U.S. Census American Community Survey 5-Year Estimates<sup>b</sup> 2000 Census<sup>c</sup> 1970 Census

Source: Washington State OFM; Tom Kimpel (360) 902-0596  
 Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**TOTAL HOUSING STOCK BY TYPE OF UNIT**  
(Spokane Valley Only)

Type of Unit	2015 <sup>a</sup>		2010 <sup>a</sup>		2004 <sup>b</sup>	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
<b>Single Family</b>	26,515	66.7%	25,856	67.3%	23,800	66.0%
<b>Duplex</b>	1,029	2.6%	1,088	2.8%	1,551	4.3%
<b>3 – 4 Unit Structures</b>	889	2.2%	835	2.2%	969	2.7%
<b>5 or More Unit Structures</b>	8,929	22.5%	8,323	21.7%	7,195	20.0%
<b>Mobile Homes</b>	2,403	6.0%	2,308	6.0%	2,548	7.1%
<b>Total</b>	39,765	100.0%	38,410	100.0%	36,063	100.0%

<sup>a</sup> U.S. Census American Community Survey 5-Year Estimates

<sup>b</sup> These figures are the official estimates of the State OFM Office, less "Special Units".

Source: Washington State OFM; Tom Kimpel (360) 902-0596  
Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**SPOKANE COUNTY HOME OWNERSHIP RATE**

<b>Year</b>	<b>Total Occupied Units<sup>a</sup></b>	<b>Owner Occupied Units</b>	<b>Renter Occupied Units</b>	<b>Home Ownership Percentage<sup>a</sup></b>
<b>1960</b>	87,771	60,163	27,608	68.5%
<b>1970</b>	93,681	64,788	28,893	69.2%
<b>1980</b>	128,403	86,087	42,316	67.0%
<b>1990</b>	141,619	90,233	51,386	63.7%
<b>2000</b>	163,611	107,203	56,408	65.5%
<b>2010</b>	187,167	120,763	66,404	64.5%
<b>2015<sup>b</sup></b>	189,471	119,096	70,375	62.9%

<sup>a</sup>All structure types, including apartments

<sup>b</sup>U.S. Census, American Community Survey 5-Year Estimates

Source: U.S. Census

Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**

AREA	15:Q1	15:Q2	15:Q3	15:Q4	16:Q1	16:Q2	16:Q3	16:Q4	17:Q1	17:Q2	17:Q3	17:Q4
<b>Benton County<sup>a</sup></b>	205.1	173.3	183.6	180.2	174.7	172.5	175.2	175.3	158.8	156.6	155.1	151.8
<b>Clark County</b>	179.0	167.5	151.1	152.9	148.8	144.8	143.3	142.1	135.3	123.3	121.6	123.8
<b>King County</b>	112.7	103.0	101.9	102.5	76.0	92.3	93.4	88.9	86.4	79.4	78.1	80.4
<b>Pierce County</b>	171.5	158.8	156.3	157.9	159.1	148.8	147.6	145.3	138.1	130.5	120.1	129.0
<b>Snohomish County</b>	136.3	129.8	128.3	130.5	126.5	124.6	122.5	123.7	111.4	108.9	105.4	108.0
<b>SPOKANE COUNTY</b>	<b>196.5</b>	<b>186.2</b>	<b>175.0</b>	<b>184.8</b>	<b>185.2</b>	<b>174.2</b>	<b>172.6</b>	<b>177.4</b>	<b>166.5</b>	<b>159.4</b>	<b>158.6</b>	<b>160.5</b>
<b>Thurston County</b>	183.4	172.6	162.1	170.3	172.0	162.7	163.1	161.5	154.9	148.0	147.2	148.5
<b>Yakima County</b>	183.1	171.4	164.0	176.0	164.2	161.8	157.4	149.3	146.9	142.4	139.4	143.0
<b>STATEWIDE</b>	152.0	143.1	138.9	140.2	143.4	133.7	126.9	131.3	124.3	123.7	114.4	118.2

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

<sup>a</sup>Due to changes in how data is received from Benton County, figures should not be compared to reports released prior to Q2:2015  
This series was revised in the fall of 2003 to benchmark to 2000 census data, and to correct for some previous adjustments.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	12:Q1	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4	14:Q1	14:Q2	14:Q3	14:Q4
<b>Benton County</b>	199.0	201.5	203.3	202.6	212.2	205.5	183.8	187.7	196.1	192.5	186.8	183.8
<b>Clark County</b>	221.2	201.2	202.3	198.8	192.4	183.7	159.6	168.4	164.4	160.7	155.1	169.0
<b>King County</b>	146.8	131.9	132.4	134.9	134.6	121.9	106.8	111.7	112.5	105.9	105.6	108.9
<b>Pierce County</b>	216.1	201.0	197.2	204.2	207.6	187.3	163.7	173.5	167.2	165.7	165.3	167.4
<b>Snohomish County</b>	186.8	173.3	170.2	176.0	170.6	158.9	140.1	143.2	140.8	134.6	135.0	136.8
<b>SPOKANE COUNTY</b>	<b>210.9</b>	<b>204.8</b>	<b>201.9</b>	<b>210.8</b>	<b>218.4</b>	<b>206.4</b>	<b>180.5</b>	<b>192.0</b>	<b>196.4</b>	<b>188.5</b>	<b>183.6</b>	<b>192.7</b>
<b>Thurston County</b>	186.4	181.9	193.7	198.4	198.2	194.0	171.3	178.8	181.4	176.1	170.6	173.3
<b>Yakima County</b>	197.6	173.0	190.2	182.3	201.5	186.4	165.5	174.6	183.2	172.1	168.9	171.3
<b>STATEWIDE</b>	185.3	169.0	168.8	173.1	177.2	166.6	144.4	149.4	153.3	142.2	143.0	148.9

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

This series was revised in the fall of 2003 to benchmark to 2000 census data, and to correct for some previous adjustments.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
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**(continued)**

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	09:Q1	09:Q2	09:Q3	09:Q4	10:Q1	10:Q2	10:Q3	10:Q4	11:Q1	11:Q2	11:Q3	11:Q4
<b>Benton County</b>	185.6	185.9	174.5	187.2	176.3	180.4	178.7	180.6	182.5	185.2	183.4	198.9
<b>Clark County</b>	144.8	152.5	148.6	161.9	154.8	158.7	165.4	178.9	180.4	185.6	191.5	206.0
<b>King County</b>	105.9	105.0	104.2	110.0	111.5	110.5	110.4	119.1	124.0	124.0	127.0	145.2
<b>Pierce County</b>	135.2	140.8	137.9	149.1	152.9	150.6	153.1	166.4	171.6	175.9	185.4	201.9
<b>Snohomish County</b>	117.9	127.7	124.0	133.9	136.9	137.5	145.0	155.3	161.8	165.6	171.5	179.3
<b>SPOKANE COUNTY</b>	<b>152.1</b>	<b>159.0</b>	<b>156.7</b>	<b>170.4</b>	<b>166.9</b>	<b>169.2</b>	<b>165.7</b>	<b>181.4</b>	<b>183.3</b>	<b>187.0</b>	<b>187.1</b>	<b>207.2</b>
<b>Thurston County</b>	129.7	137.4	133.3	148.4	148.3	147.8	148.7	162.0	169.6	163.6	166.3	181.6
<b>Yakima County</b>	169.1	150.9	152.6	168.2	166.0	160.3	165.0	166.9	176.8	165.9	175.4	180.7
<b>STATEWIDE</b>	126.9	124.3	124.1	136.8	135.9	136.9	140.2	149.4	152.2	154.7	160.7	174.8

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	06:Q1	06:Q2	06:Q3	06:Q4	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4
<b>Benton County</b>	178.1	169.6	159.5	180.9	153.6	151.9	140.4	145.1	161.5	158.9	148.0	159.0
<b>Clark County</b>	102.7	97.3	94.3	98.0	102.0	97.2	93.0	99.8	110.8	109.1	113.7	123.6
<b>King County</b>	77.0	70.2	68.9	69.6	71.5	66.9	65.0	72.6	77.8	75.7	78.9	90.1
<b>Pierce County</b>	100.9	95.5	91.7	95.6	90.1	87.3	85.4	92.9	102.4	101.8	106.2	118.0
<b>Snohomish County</b>	90.7	85.1	80.5	83.4	78.7	77.4	76.8	81.3	88.9	90.4	91.8	101.9
<b>SPOKANE COUNTY</b>	<b>133.0</b>	<b>124.0</b>	<b>115.2</b>	<b>126.4</b>	<b>125.2</b>	<b>117.1</b>	<b>109.7</b>	<b>123.2</b>	<b>138.0</b>	<b>124.3</b>	<b>123.6</b>	<b>132.5</b>
<b>Thurston County</b>	111.3	106.3	104.0	108.4	104.8	97.0	95.6	102.8	108.9	107.5	109.1	114.8
<b>Yakima County</b>	148.4	141.4	135.0	140.7	143.4	131.6	116.8	126.7	137.2	132.2	126.6	147.6
<b>STATEWIDE</b>	93.3	87.6	84.7	87.0	86.4	82.0	80.8	89.8	94.9	95.6	97.5	108.6

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**



**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	03:Q1	03:Q2	03:Q3	03:Q4	04:Q1	04:Q2	04:Q3	04:Q4	05:Q1	05:Q2	05:Q3	05:Q4
<b>Benton County</b>	190.2	189.4	187.5	193.7	197.8	189.6	183.8	188.7	193.7	183.8	180.0	173.6
<b>Clark County</b>	173.0	174.1	170.6	167.6	167.6	155.0	140.3	139.4	135.2	126.5	111.9	106.9
<b>King County</b>	120.1	121.3	117.4	116.9	115.4	105.1	99.6	97.8	92.9	87.4	85.3	80.1
<b>Pierce County</b>	126.0	136.9	140.3	147.2	147.1	137.8	130.4	128.4	123.0	115.4	111.7	104.0
<b>Snohomish County</b>	133.6	133.2	130.1	128.6	131.3	123.1	118.1	118.0	113.9	105.7	101.0	94.7
<b>SPOKANE COUNTY</b>	<b>206.0</b>	<b>208.2</b>	<b>198.7</b>	<b>199.5</b>	<b>205.7</b>	<b>188.6</b>	<b>177.2</b>	<b>169.2</b>	<b>172.6</b>	<b>155.8</b>	<b>141.2</b>	<b>135.5</b>
<b>Thurston County</b>	171.0	171.2	164.5	165.8	168.5	153.8	147.3	149.0	143.5	129.6	122.1	113.5
<b>Yakima County</b>	175.7	178.6	162.1	173.2	171.0	159.5	148.5	157.1	163.8	156.7	154.7	147.8
<b>STATEWIDE</b>	130.5	135.0	132.1	134.4	133.0	123.0	117.5	116.9	113.6	106.6	101.6	96.0

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	00:Q1	00:Q2	00:Q3	00:Q4	01:Q1	01:Q2	01:Q3	01:Q4	02:Q1	02:Q2	02:Q3	02:Q4
<b>Benton County</b>	174.0	164.3	158.8	163.2	177.9	177.3	179.8	175.5	169.9	176.2	176.9	177.5
<b>Clark County</b>	136.4	131.0	131.2	138.2	151.9	146.4	147.0	155.0	158.4	155.6	159.1	165.9
<b>King County</b>	96.6	92.5	96.7	100.1	107.0	103.2	104.1	112.1	108.7	104.6	110.1	117.1
<b>Pierce County</b>	126.8	119.5	121.7	127.9	136.0	133.8	135.4	141.6	136.4	135.8	137.7	143.7
<b>Snohomish County</b>	112.6	110.3	110.6	114.9	119.6	116.2	115.9	121.8	120.0	119.7	122.5	128.5
<b>SPOKANE COUNTY</b>	<b>167.4</b>	<b>159.7</b>	<b>158.9</b>	<b>167.0</b>	<b>184.3</b>	<b>180.1</b>	<b>172.1</b>	<b>191.1</b>	<b>194.5</b>	<b>193.4</b>	<b>188.2</b>	<b>204.5</b>
<b>Thurston County</b>	151.2	143.8	143.2	146.0	158.0	154.8	153.4	164.9	158.8	160.4	159.2	167.1
<b>Yakima County</b>	121.3	128.7	135.0	132.0	157.1	154.8	150.2	161.0	157.7	163.2	163.4	156.8
<b>STATEWIDE</b>	109.6	106.4	108.6	111.9	120.2	118.6	118.5	126.9	119.3	119.8	122.2	128.4

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	97:Q1	97:Q2	97:Q3	97:Q4	98:Q1	98:Q2	98:Q3	98:Q4	99:Q1	99:Q2	99:Q3	99:Q4
<b>Benton County</b>	166.5	176.3	187.6	196.5	191.6	198.3	191.6	196.3	195.5	192.3	176.5	177.7
<b>Clark County</b>	125.4	124.9	126.7	132.4	139.2	135.9	139.4	145.8	151.0	145.0	139.5	140.4
<b>King County</b>	113.2	109.1	111.1	113.6	114.9	124.6	112.8	118.9	112.9	110.4	101.4	101.7
<b>Pierce County</b>	123.0	123.9	121.6	130.0	130.4	132.8	133.0	139.3	138.7	135.8	128.7	130.4
<b>Snohomish County</b>	115.0	112.4	116.4	121.8	125.3	122.2	119.7	120.6	122.7	120.7	117.1	118.8
<b>SPOKANE COUNTY</b>	<b>140.6</b>	<b>137.8</b>	<b>142.3</b>	<b>155.9</b>	<b>169.2</b>	<b>159.1</b>	<b>158.5</b>	<b>171.7</b>	<b>170.6</b>	<b>164.0</b>	<b>154.6</b>	<b>163.8</b>
<b>Thurston County</b>	134.0	129.2	133.6	142.3	145.6	142.2	147.7	150.0	159.2	153.8	148.9	159.8
<b>Yakima County</b>	111.0	119.6	122.4	130.1	137.4	132.0	130.8	131.8	136.1	140.2	133.5	139.9
<b>STATEWIDE</b>	111.4	110.2	113.0	117.6	121.0	121.4	122.7	128.6	124.3	121.6	117.6	114.3

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	94:Q2	94:Q3	94:Q4	95:Q1	95:Q2	95:Q3	95:Q4	96:Q1	96:Q2	96:Q3	96:Q4
<b>Benton County</b>	138.0	127.9	140.2	130.9	159.3	155.3	163.7	162.8	159.0	154.7	145.0
<b>Clark County</b>	136.7	132.7	128.2	125.3	127.6	129.2	134.2	136.9	127.3	121.3	124.1
<b>King County</b>	116.9	111.5	114.1	110.5	110.4	113.3	115.2	117.7	110.4	104.3	113.7
<b>Pierce County</b>	121.2	115.9	117.1	116.8	117.7	120.5	126.1	126.0	118.5	119.0	120.8
<b>Snohomish County</b>	119.6	113.8	115.8	113.1	114.5	118.1	121.2	124.5	115.5	113.8	115.2
<b>SPOKANE COUNTY</b>	<b>140.6</b>	<b>135.8</b>	<b>132.2</b>	<b>137.3</b>	<b>133.5</b>	<b>135.3</b>	<b>142.4</b>	<b>142.2</b>	<b>134.3</b>	<b>128.7</b>	<b>135.5</b>
<b>Thurston County</b>	134.0	127.6	127.1	124.3	125.3	126.8	132.2	134.4	127.2	128.0	130.3
<b>Yakima County</b>	121.0	111.5	122.4	121.6	119.9	116.1	115.6	132.9	116.4	107.2	119.6
<b>STATEWIDE</b>	116.9	112.8	111.8	109.2	114.8	113.8	118.3	119.7	110.2	109.1	112.9

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. All loans are assumed to be 30 year loans. This "all buyer" index assumes 20% down payment. It is assumed 25% of income can be used for principal and interest payments.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**

AREA	15:Q1	15:Q2	15:Q3	15:Q4	16:Q1	16:Q2	16:Q3	16:Q4	17:Q1	17:Q2	17:Q3	17:Q4
<b>Benton County<sup>a</sup></b>	134.7	113.9	120.7	118.5	114.9	113.5	115.3	115.5	104.7	103.2	102.3	100.1
<b>Clark County</b>	102.7	96.5	87.4	88.8	86.8	84.7	84.2	83.7	80.1	73.2	72.5	74.1
<b>King County</b>	63.8	58.5	58.1	58.7	43.7	53.2	54.0	51.6	50.4	46.5	45.9	47.4
<b>Pierce County</b>	87.9	80.8	79.0	79.2	79.2	73.5	72.4	70.7	66.8	62.6	57.2	61.0
<b>Snohomish County</b>	74.7	71.1	70.4	71.6	69.4	68.4	67.2	67.9	61.2	59.8	57.9	59.4
<b>SPOKANE COUNTY</b>	<b>114.0</b>	<b>108.6</b>	<b>102.7</b>	<b>109.1</b>	<b>109.9</b>	<b>103.9</b>	<b>103.5</b>	<b>106.9</b>	<b>100.9</b>	<b>97.1</b>	<b>97.1</b>	<b>98.8</b>
<b>Thurston County</b>	97.2	90.8	84.6	88.3	88.5	83.1	82.7	81.3	77.5	73.5	72.5	72.6
<b>Yakima County</b>	105.5	98.7	94.4	101.3	94.5	93.0	90.5	85.8	84.4	81.8	80.0	82.1
<b>STATEWIDE</b>	85.9	81.0	78.8	79.7	81.7	76.3	72.6	75.2	71.4	71.2	66.0	68.3

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

<sup>a</sup>Due to changes in how data is received for Benton County, figures should not be compared to reports released prior to Q2:2015

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	12:Q1	12:Q2	12:Q3	12:Q4	13:Q1	13:Q2	13:Q3	13:Q4	14:Q1	14:Q2	14:Q3	14:Q4
<b>Benton County</b>	130.1	131.7	132.9	132.5	138.8	134.5	120.5	123.1	128.7	126.3	122.7	120.7
<b>Clark County</b>	120.5	110.1	111.1	109.7	106.6	102.3	89.4	94.7	92.9	91.1	88.3	96.2
<b>King County</b>	78.9	71.2	71.8	73.4	73.5	66.9	58.9	61.9	62.6	59.2	59.3	61.1
<b>Pierce County</b>	120.8	111.6	108.6	111.6	112.7	100.9	87.7	92.3	88.3	86.9	86.0	87.1
<b>Snohomish County</b>	102.0	94.6	92.9	96.1	93.2	86.8	76.7	78.4	77.1	73.7	74.0	74.9
<b>SPOKANE COUNTY</b>	113.8	111.2	110.3	115.9	120.8	114.9	101.2	108.3	111.5	107.6	105.4	110.6
<b>Thurston County</b>	107.7	104.3	110.3	112.1	111.2	108.1	94.9	98.3	99.0	95.4	91.7	93.2
<b>Yakima County</b>	114.4	100.1	110.0	105.3	116.3	107.6	95.6	100.9	105.8	99.3	97.4	98.8
<b>STATEWIDE</b>	101.9	93.1	93.2	95.8	98.3	92.6	80.6	83.5	85.7	81.0	80.4	83.8

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	09:Q1	09:Q2	09:Q3	09:Q4	10:Q1	10:Q2	10:Q3	10:Q4	11:Q1	11:Q2	11:Q3	11:Q4
<b>Benton County</b>	121.6	120.9	112.7	120.0	112.3	114.2	112.3	112.7	112.8	113.4	111.2	119.4
<b>Clark County</b>	85.3	88.7	85.3	91.8	87.2	88.8	92.0	98.8	99.2	101.6	104.3	111.5
<b>King County</b>	61.6	60.4	59.2	61.7	62.1	61.1	60.5	64.7	66.9	66.4	67.5	76.5
<b>Pierce County</b>	81.4	83.7	81.0	86.4	88.1	86.2	87.0	94.0	96.5	98.4	103.2	111.8
<b>Snohomish County</b>	70.9	72.7	72.4	77.0	78.3	78.2	82.0	87.2	90.5	92.2	94.9	98.7
<b>SPOKANE COUNTY</b>	84.2	86.7	84.3	90.5	89.9	89.2	87.1	95.0	95.0	95.9	95.0	104.0
<b>Thurston County</b>	80.6	84.2	80.5	88.2	87.4	86.4	86.1	92.9	96.4	91.2	92.8	100.2
<b>Yakima County</b>	102.1	89.8	89.4	97.1	95.5	92.0	94.5	95.2	100.8	94.4	99.6	102.4
<b>STATEWIDE</b>	76.0	73.6	72.6	79.1	77.9	77.9	79.1	83.6	84.4	85.0	87.4	94.1

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	06:Q1	06:Q2	06:Q3	06:Q4	07:Q1	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4
<b>Benton County</b>	106.9	101.9	95.9	108.8	93.3	93.6	87.7	91.8	103.3	102.8	96.8	105.5
<b>Clark County</b>	62.2	59.2	57.4	59.7	62.2	60.8	59.8	65.7	71.0	68.5	69.7	73.9
<b>King County</b>	43.0	39.3	38.6	39.0	45.9	43.0	41.8	46.8	49.0	46.7	47.6	53.2
<b>Pierce County</b>	59.1	56.1	54.0	56.3	56.5	57.2	55.8	61.9	66.7	64.9	66.3	72.1
<b>Snohomish County</b>	54.8	51.5	48.8	50.6	51.4	50.6	50.3	53.3	57.2	57.1	57.1	62.3
<b>SPOKANE COUNTY</b>	74.1	69.1	64.3	70.6	75.2	68.0	63.2	69.6	75.0	70.0	69.6	74.4
<b>Thurston County</b>	65.4	62.8	61.6	64.3	69.7	65.9	66.3	72.7	74.9	71.9	71.0	72.6
<b>Yakima County</b>	90.8	86.6	82.8	86.3	98.3	91.9	83.1	91.7	95.4	88.3	81.2	90.7
<b>STATEWIDE</b>	54.3	51.1	49.5	50.9	56.6	53.4	52.1	57.4	59.9	59.6	60.0	66.0

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**



**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	03:Q1	03:Q2	03:Q3	03:Q4	04:Q1	04:Q2	04:Q3	04:Q4	05:Q1	05:Q2	05:Q3	05:Q4
<b>Benton County</b>	114.5	113.8	112.5	116.0	118.4	113.5	110.1	113.0	116.0	110.1	107.9	104.1
<b>Clark County</b>	107.2	107.5	105.2	103.2	102.8	94.8	85.6	84.8	82.2	76.8	68.0	64.9
<b>King County</b>	67.6	68.2	65.9	65.6	64.5	58.4	55.2	53.9	51.3	48.5	47.4	44.7
<b>Pierce County</b>	88.6	90.1	86.8	86.1	86.0	80.5	76.2	74.9	71.8	67.5	65.3	60.8
<b>Snohomish County</b>	81.9	81.5	79.6	78.6	79.9	74.6	71.3	70.9	68.5	63.6	60.9	57.1
<b>SPOKANE COUNTY</b>	114.6	115.5	110.0	110.3	113.6	104.0	97.6	93.1	95.2	86.2	78.3	75.4
<b>Thurston County</b>	100.8	100.6	96.5	97.1	98.8	90.3	86.7	87.8	84.5	76.3	71.9	66.9
<b>Yakima County</b>	107.0	108.5	98.4	105.0	103.7	96.8	90.2	95.4	99.7	95.5	94.4	90.4
<b>STATEWIDE</b>	76.2	78.6	77.0	78.4	77.4	71.5	68.3	67.9	66.0	61.9	59.0	55.8

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	00:Q1	00:Q2	00:Q3	00:Q4	01:Q1	01:Q2	01:Q3	01:Q4	02:Q1	02:Q2	02:Q3	02:Q4
<b>Benton County</b>	100.5	96.0	92.6	95.0	109.1	109.5	109.8	106.9	103.3	106.9	104.0	107.1
<b>Clark County</b>	81.9	81.0	82.2	87.7	95.9	92.3	92.4	97.2	99.1	97.1	99.0	103.0
<b>King County</b>	61.6	59.5	63.1	66.2	61.0	58.7	59.2	63.6	61.6	59.2	62.2	66.0
<b>Pierce County</b>	73.5	70.0	71.6	75.5	82.7	81.1	81.7	85.1	81.8	81.1	81.9	85.2
<b>Snohomish County</b>	66.9	65.7	66.2	69.0	74.1	71.8	71.7	75.2	74.0	73.8	75.3	78.9
<b>SPOKANE COUNTY</b>	92.8	88.9	88.7	93.4	104.4	101.8	97.1	107.5	109.2	108.3	105.2	114.0
<b>Thurston County</b>	80.9	77.7	77.5	79.0	95.1	92.9	91.8	98.4	94.6	95.3	94.3	98.8
<b>Yakima County</b>	70.8	73.7	76.7	74.4	97.3	95.7	92.7	99.1	96.9	100.1	100.0	95.7
<b>STATEWIDE</b>	65.2	63.8	65.7	68.3	73.8	72.9	73.0	74.0	69.6	69.8	71.2	74.7

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	97:Q1	97:Q2	97:Q3	97:Q4	98:Q1	98:Q2	98:Q3	98:Q4	99:Q1	99:Q2	99:Q3	99:Q4
<b>Benton County</b>	99.0	105.1	112.1	117.6	114.7	118.8	114.8	117.7	118.3	117.3	108.7	110.4
<b>Clark County</b>	77.8	77.3	78.1	81.4	85.3	83.1	85.1	88.7	93.2	90.6	88.2	89.8
<b>King County</b>	65.2	62.3	63.0	63.9	64.7	70.4	63.9	67.4	64.3	63.1	58.1	58.5
<b>Pierce County</b>	74.9	75.1	73.3	78.0	78.3	79.9	80.0	83.8	84.1	83.0	79.2	80.9
<b>Snohomish County</b>	73.4	71.1	72.9	75.7	77.8	75.9	74.3	74.8	76.2	75.1	73.0	74.2
<b>SPOKANE COUNTY</b>	80.6	78.4	80.3	87.4	94.8	89.0	88.7	95.9	96.0	92.9	88.2	94.0
<b>Thurston County</b>	81.1	78.0	80.4	85.5	87.3	85.1	88.3	89.5	95.2	92.8	90.4	97.5
<b>Yakima County</b>	67.8	71.9	73.6	77.6	81.9	78.6	77.9	78.4	82.1	85.7	92.6	87.6
<b>STATEWIDE</b>	65.7	64.0	64.7	66.3	68.1	68.3	69.1	72.3	71.4	71.2	70.2	69.6

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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**(continued)**

**HOUSING AFFORDABILITY INDEX FOR FIRST TIME BUYERS**  
**Spokane County, Other Counties, State Of Washington**  
**(continued)**

AREA	94:Q2	94:Q3	94:Q4	95:Q1	95:Q2	95:Q3	95:Q4	96:Q1	96:Q2	96:Q3	96:Q4
<b>Benton County</b>	81.8	75.8	82.9	77.7	94.8	92.7	98.0	100.2	94.8	92.0	86.0
<b>Clark County</b>	86.3	83.8	81.0	78.6	79.4	79.7	82.2	84.2	78.7	75.3	77.4
<b>King County</b>	66.6	63.4	64.9	62.5	62.1	63.4	64.1	66.2	62.8	60.0	66.0
<b>Pierce County</b>	75.3	72.1	72.9	72.2	72.3	73.5	76.4	76.5	72.2	72.7	74.0
<b>Snohomish County</b>	75.3	71.6	72.8	70.8	71.3	73.3	74.9	77.7	72.9	72.6	74.2
<b>SPOKANE COUNTY</b>	79.5	76.7	74.6	77.1	74.6	75.2	78.7	81.1	75.9	73.6	78.2
<b>Thurston County</b>	83.4	79.5	79.2	76.8	76.8	77.1	79.8	81.2	77.0	77.6	79.1
<b>Yakima County</b>	75.9	69.5	75.9	74.8	73.2	70.3	69.4	80.4	70.9	65.8	73.7
<b>STATEWIDE</b>	69.0	66.6	65.8	64.1	67.0	65.9	68.5	70.0	65.0	64.9	67.7

Notes: Housing Affordability Index measures the ability of median income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher index numbers indicate housing is more affordable. This first time buyer index assumes the purchaser has an income 70% of the median household income. The home purchased by first time buyers is 85% of the area's median price. All loans are assumed to be 30 year loans. This "first time buyer" index assumes 10% downpayment. It is assumed 25% of income can be used for principal and interest payments.

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# SPOKANE VACANCY SURVEYS



## SPOKANE COUNTY APARTMENT VACANCY SURVEY

Each quarter the Runstad Center for Real Estate Studies at the University of Washington (previously produced at Washington State University) conducts a survey of apartment vacancy and rent conditions in the Spokane County market. Depending on the quarter, either a 50% or a 100% sample of apartment complexes built since 1963 containing at least 10 units receives a questionnaire from the Center requesting information on vacancies, sizes and asking rents for units in the project, as well as information about project amenities and special marketing initiatives. These projects include both owner-managed and professionally managed properties, but exclude rent-subsidized units. If owners/managers do not respond to the mail survey, they are called to obtain the data. Both the approach and questionnaire are identical to research which has been conducted for several years on apartment markets in the I-5 corridor of Western Washington, moving toward the Center's objective of producing consistent statewide information.

Data is reported by geographic area:

- Central – North of I-90, West of Havana St., South of Euclid, East of Latah Creek/Spokane River.
- South – South of I-90 and West of Havana St.
- North – North of I-90 and West of Havana, excluding Central
- Valley – East of Havana St.
- West – Airway Heights, Cheney, Medical Lake (as of Dec. 2010)

The 100% sample was used in June 1998, and was used in March and September beginning in 1999. The full-sample surveys coordinate with research in other communities across Washington. Special tabulations of the 100% sample are prepared to develop market data by geographic sub-area within the Spokane community and to prepare vacancy estimates by age of property in a manner which is consistent with prior committee-collected data.

In those quarters not corresponding to Runstad Center surveys in other communities, a 50% sample of apartment units in each Spokane geographic sub-area is selected to receive the survey. The same data collection methodology is used.

The first pages following this preface provide detail on the most recent Spokane-area surveys. These precede graphics displaying the historical overall vacancy rate for the area. The last pages of this section display a summary of the findings over time, as produced by the four organizations which have conducted these surveys since 1980.

## Spokane Apartment Market Survey

Spring 2018

## &lt; 1986

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	514	1.23	87	7
1 Bedroom	1.0	652	1.04	911	25
2 Bedroom/1 Bath	1.8	817	1.03	774	25
2 Bedroom/2 Bath	6.0	1,513	1.62	281	7
3 Bedroom/1 Bath	0.0	726	0.82	7	2
3 Bedroom/2 Bath	12.9	2,861	2.12	70	5
Other	0.0	837	0.78	14	2
All	2.3	893	1.20	2,144	29

## 1986–1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	535	NA	19	2
1 Bedroom	1.0	738	1.05	412	13
2 Bedroom/1 Bath	0.8	896	1.00	657	10
2 Bedroom/2 Bath	1.7	917	0.91	585	9
3 Bedroom/2 Bath	0.9	1,120	0.93	233	6
Other	NA	NA	NA	NA	1
All	1.1	896	0.95	1,923	18

## &gt; 1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	825	1.36	115	2
1 Bedroom	0.3	881	1.21	790	10
2 Bedroom/1 Bath	0.4	1,086	1.21	520	8
2 Bedroom/2 Bath	0.7	1,129	1.08	1,219	11
3 Bedroom/2 Bath	1.9	1,195	1.00	516	9
Other	1.0	1,466	0.99	198	2
All	0.7	1,086	1.11	3,366	12



## All Years / All Areas

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	678	1.35	221	11
1 Bedroom	0.8	759	1.13	2,375	48
2 Bedroom/1 Bath	1.1	911	1.07	2,119	43
2 Bedroom/2 Bath	1.7	1,102	1.09	2,517	27
3 Bedroom/1 Bath	0.0	1,405	1.59	15	2
3 Bedroom/2 Bath	2.4	1,305	1.09	927	20
Other	1.3	1,416	1.00	229	5
All	1.3	977	1.11	8,403	59

## History

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
March 2018	1.3	977	1.106	8,403	59
September 2017	2.9	886	1.026	18,260	169
June 2017	1.6	814	0.970	7,868	60
March 2017	1.4	913	1.035	10,256	82
December 2016	3.0	868	1.000	7,014	52
September 2016	1.6	853	0.932	7,434	57

Spokane Apartment Market Survey

Spring 2018

North Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	0.4	667	0.96	511	15
2 Bedroom/1 Bath	1.4	777	0.98	512	14
2 Bedroom/2 Bath	1.2	936	0.89	257	7
3 Bedroom/2 Bath	0.0	1,024	0.89	88	4
Other	NA	NA	NA	NA	1
All	0.9	785	0.92	1,403	17

Central Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	519	1.25	70	3
1 Bedroom	1.6	636	1.12	124	6
2 Bedroom/1 Bath	1.4	691	0.89	69	5
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	NA	NA	NA	NA	1
Other	NA	NA	NA	NA	1
All	1.1	624	1.02	271	6

Spokane Valley

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	1.3	769	1.17	388	13
2 Bedroom/1 Bath	1.0	904	1.05	836	14
2 Bedroom/2 Bath	2.6	1,047	1.11	269	7
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	1.0	1,240	1.03	196	6
All	1.3	933	1.08	1,700	17

South Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	949	1.92	24	2
1 Bedroom	0.9	918	1.28	352	8
2 Bedroom/1 Bath	2.0	1,364	1.55	251	6
2 Bedroom/2 Bath	3.2	1,373	1.38	598	9
3 Bedroom/2 Bath	5.9	2,024	1.65	152	5
Other	NA	NA	NA	NA	1
All	2.6	1,315	1.42	1,390	11

Washington Center for Real Estate Research / University of Washington

## West Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	698	1.10	39	3
1 Bedroom	0.5	670	1.00	195	5
2 Bedroom/1 Bath	0.0	870	0.94	92	3
2 Bedroom/2 Bath	0.0	977	0.94	222	4
3 Bedroom/2 Bath	1.7	1,183	0.98	172	4
Other	1.0	1,466	0.99	198	2
All	0.7	1,033	1.05	918	7

## All Years / All Areas

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	678	1.35	221	11
1 Bedroom	0.8	759	1.13	2,375	48
2 Bedroom/1 Bath	1.1	911	1.07	2,119	43
2 Bedroom/2 Bath	1.7	1,102	1.09	2,517	27
3 Bedroom/1 Bath	0.0	1,405	1.59	15	2
3 Bedroom/2 Bath	2.4	1,305	1.09	927	20
Other	1.3	1,416	1.00	229	5
All	1.3	977	1.11	8,403	59

## History

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
March 2018	1.3	977	1.106	8,403	59
September 2017	2.9	886	1.026	18,260	169
June 2017	1.6	814	0.970	7,868	60
March 2017	1.4	913	1.035	10,256	82
December 2016	3.0	868	1.000	7,014	52
September 2016	1.6	853	0.932	7,434	57

## Spokane Apartment Market Survey

Fall 2017

## &lt; 1986

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	2.4	611	1.31	249	19
1 Bedroom	1.1	625	0.99	1,904	80
2 Bedroom/1 Bath	1.7	752	0.95	1,897	77
2 Bedroom/2 Bath	6.6	1,381	1.44	366	15
3 Bedroom/1 Bath	0.6	874	0.93	157	10
3 Bedroom/2 Bath	8.7	1,923	1.55	127	11
Other	0.0	1,121	1.04	28	4
All	2.0	782	1.06	4,728	94

## 1986–1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	540	NA	36	4
1 Bedroom	1.6	758	1.06	1,352	37
2 Bedroom/1 Bath	3.3	841	0.94	1,568	34
2 Bedroom/2 Bath	2.5	855	0.86	1,305	28
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	2.1	1,183	0.98	528	15
Other	14.3	817	NA	21	2
All	2.5	858	0.94	4,831	48

## &gt; 1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	837	1.38	156	2
1 Bedroom	2.6	845	1.10	1,454	19
2 Bedroom/1 Bath	3.5	921	1.02	793	14
2 Bedroom/2 Bath	5.5	1,024	0.96	2,121	22
3 Bedroom/2 Bath	7.3	1,123	0.95	867	13
Other	1.7	1,407	0.95	230	4
All	4.4	987	1.00	5,621	24

**All Years / All Areas**

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	1.2	694	1.41	499	25
1 Bedroom	1.7	736	1.07	5,893	139
2 Bedroom/1 Bath	2.4	809	0.96	4,870	127
2 Bedroom/2 Bath	4.5	1,001	0.98	4,697	66
3 Bedroom/1 Bath	0.5	848	0.88	186	11
3 Bedroom/2 Bath	4.6	1,224	1.02	1,836	40
Other	2.5	1,326	0.94	279	10
All	2.9	886	1.03	18,260	169

**History**

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
September 2017	2.9	886	1.026	18,260	169
March 2017	1.4	913	1.035	10,256	82
December 2016	3.0	868	1.000	7,014	52
September 2016	1.6	853	0.932	7,434	57
June 2016	1.6	814	0.968	7,868	60
March 2016	1.3	660	0.778	11,397	50

## Spokane Apartment Market Survey

Fall 2017

## North Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	1.9	589	1.21	53	3
1 Bedroom	1.6	725	1.01	1,014	29
2 Bedroom/1 Bath	1.6	740	0.91	692	24
2 Bedroom/2 Bath	2.8	995	0.93	677	14
3 Bedroom/1 Bath	1.3	1,200	NA	76	3
3 Bedroom/2 Bath	1.8	1,199	1.02	171	7
Other	11.1	730	NA	27	2
All	2.0	833	0.96	2,710	34

## Central Spokane

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	645	1.40	124	7
1 Bedroom	1.2	630	0.98	502	23
2 Bedroom/1 Bath	2.6	793	0.91	343	20
2 Bedroom/2 Bath	2.8	999	0.92	215	6
3 Bedroom/1 Bath	0.0	715	0.70	11	2
3 Bedroom/2 Bath	3.1	1,106	0.97	65	4
Other	0.0	2,398	1.41	5	2
All	1.8	777	1.01	1,265	26

## Spokane Valley

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	5.4	590	1.23	56	6
1 Bedroom	1.7	748	1.09	1,404	43
2 Bedroom/1 Bath	3.4	833	0.98	1,930	46
2 Bedroom/2 Bath	3.7	973	1.01	698	22
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	2.9	1,208	1.00	544	15
Other	NA	NA	NA	NA	1
All	2.9	870	1.02	4,637	55

**South Spokane**

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	3.4	754	1.52	59	5
1 Bedroom	2.7	779	1.11	837	29
2 Bedroom/1 Bath	2.9	883	1.05	698	23
2 Bedroom/2 Bath	3.4	1,112	1.11	1,069	19
3 Bedroom/1 Bath	0.0	868	0.94	25	2
3 Bedroom/2 Bath	5.0	1,636	1.33	202	9
Other	0.0	944	0.92	17	2
All	3.1	987	1.11	2,907	36

**West Spokane**

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	637	1.09	48	3
1 Bedroom	0.6	634	1.00	309	13
2 Bedroom/1 Bath	1.0	724	0.85	302	12
2 Bedroom/2 Bath	26.7	946	0.91	221	4
3 Bedroom/1 Bath	0.0	795	0.81	65	3
3 Bedroom/2 Bath	20.9	1,083	0.90	172	4
Other	2.0	1,410	0.96	198	2
All	7.9	891	0.97	1,315	15

**All Years / All Areas**

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	1.2	694	1.41	499	25
1 Bedroom	1.7	736	1.07	5,893	139
2 Bedroom/1 Bath	2.4	809	0.96	4,870	127
2 Bedroom/2 Bath	4.5	1,001	0.98	4,697	66
3 Bedroom/1 Bath	0.5	848	0.88	186	11
3 Bedroom/2 Bath	4.6	1,224	1.02	1,836	40
Other	2.5	1,326	0.94	279	10
All	2.9	886	1.03	18,260	169

**History**

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
September 2017	2.9	886	1.026	18,260	169
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December 2016	3.0	868	1.000	7,014	52
September 2016	1.6	853	0.932	7,434	57
June 2016	1.6	814	0.968	7,868	60
March 2016	1.3	660	0.778	11,397	50

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**

	2018				2019			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	1.3%							
Total Number of Apartment Units Surveyed	8,403							
Vacancy Rate by Number of Bedrooms:								
Studio	0.0%							
One-bedroom	0.9							
Two-bedroom	1.4							
Three or more	1.9							
Vacancy Rate by Geographic Area:								
Central	1.1%							
South	2.6							
North	0.9							
Valley	1.3							
West	0.7							
Actual Rent Per Net								
Rentable Square Foot	\$1.106							

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Steve O'Conner, 206-685-9989). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>b</sup> The West area was added in December 2010 by taking certain complexes that had previously been reported in the Central and South areas plus any new complexes built in the West area.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**



**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2016				2017			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	1.3%		1.6%		1.4%		2.9%	
Total Number of Apartment Units Surveyed	11,397		7,434		10,256		18,260	
Vacancy Rate by Number of Bedrooms:								
Studio	3.6%		0.0%		0.0%		2.1%	
One-bedroom	1.8		1.2		1.2		1.6	
Two-bedroom	0.9		1.9		1.0		5.1	
Three or more	1.7		1.7		4.3		3.9	
Vacancy Rate by Geographic Area:								
Central	5.6%		2.3%		1.9%		1.8%	
South	0.6		1.2		2.4		3.1	
North	2.0		1.1		0.6		2.0	
Valley	0.8		3.9		1.5		2.9	
West	1.2		0.8		0.8		7.9	
Actual Rent Per Net								
Rentable Square Foot	\$0.778		\$1.588		\$1.035		\$1.026	

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Steve O'Conner, 206-685-9989). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

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Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2014				2015			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	3.4%		3.5%	2.7%	2.1%	1.8%	3.3%	
Total Number of Apartment Units Surveyed	11,092	3,355 <sup>c</sup>	9,230	12,580	6,707	14,492	8,876	
Vacancy Rate by Number of Bedrooms:								
Studio	1.8%		4.1%	2.8%	2.3%	2.3%	0.8%	
One-bedroom	3.2		2.5	2.2	1.4	1.2	3.2	
Two-bedroom	5.8		3.7	3.1	2.0	2.0	3.1	
Three or more	2.8		4.9	2.2	3.7	1.7	4.4	
Vacancy Rate by Geographic Area:								
Central	5.1%		3.8%	3.7%	1.3%	2.0%	2.8%	
South	2.4		4.1	2.3	1.2	1.7	1.6	
North	5.2		2.7	3.0	1.6	1.7	2.3	
Valley	3.1		3.4	2.0	1.8	1.5	6.3	
West	1.8		5.0	3.6	5.9	3.0	1.3	
Actual Rent Per Net Rentable Square Foot								
	\$0.864		\$0.857	\$0.913	\$0.877	\$0.890	\$0.869	

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Steve O'Conner, 206-685-9989). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>b</sup> The West area was added in December 2010 by taking certain complexes that had previously been reported in the Central and South areas plus any new complexes built in the West area.

<sup>c</sup> The June 2014 survey by the Runstad Center at the University of Washington is regarded as a "failed survey" due to the low sample size.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2012				2013			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	5.1%	5.3%	4.3%	4.6%	3.8%	3.9%	3.9%	4.9%
Total Number of Apartment Units Surveyed	9,319	9,860	9,174	9,842	9,584	9,486	10,555	10,234
Vacancy Rate by Number of Bedrooms:								
Studio	2.6%	4.2%	1.3%	3.1%	3.7%	2.9%	1.5%	4.3%
One-bedroom	4.2	4.6	3.3	4.1	3.1	3.2	4.0	4.5
Two-bedroom	6.0	5.7	4.9	4.7	4.2	4.1	4.0	5.3
Three or more	3.1	4.9	4.7	5.7	3.8	4.6	5.3	5.5
Vacancy Rate by Geographic Area:								
Central	5.4%	8.8%	2.2%	4.4%	3.6%	3.3%	6.1%	4.1
South	5.3	4.7	3.6	4.1	3.6	3.8	3.6	3.9
North	3.3	4.3	4.0	3.6	3.0	3.1	3.3	5.5
Valley	6.2	5.7	5.4	5.4	4.3	3.7	4.6	4.9
West	1.3	5.2	2.5	1.5	4.1	8.5	4.6	6.0
Actual Rent Per Net								
Rentable Square Foot	\$0.807	\$0.810	\$0.804	\$0.810	\$0.825	\$0.848	\$0.828	\$0.834

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>b</sup> The West area was added in December 2010 by taking certain complexes that had previously been reported in the Central and South areas plus any new complexes built in the West area.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2010				2011			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	7.4%	6.8%	6.7%	6.5%	5.1%	6.0%	5.7%	7.0%
Total Number of Apartment Units Surveyed	9,426	9,631	9,503	9,717	9,907	10,256	9,838	9,120
Vacancy Rate by Number of Bedrooms:								
Studio	3.9%	3.7%	1.7%	2.7%	3.0%	4.2%	2.5%	2.8%
One-bedroom	8.3	7.8	6.8	5.8	4.3	5.2	6.8	7.4
Two-bedroom	7.5	6.1	6.5	7.2	5.9	6.8	5.4	7.3
Three or more	2.7	8	7.8	5.4	3.5	3.9	4.5	5.6
Vacancy Rate by Geographic Area:								
Central	5.0%	9.3%	2.1%	2.8%	3.6%	5.3%	5.6%	11.2%
South	6.2	4.8	5	6	2.8	5	4.3	4.3
North	5.8	5.5	7.4	6	4.2	4.1	5.4	6.2
Valley	9.4	8.2	7.8	7.5	6.4	7.5	6.2	7.9
West	n.a.	n.a.	n.a.	4.7	8.7	7.7	11.5	6.3
Actual Rent Per Net								
Rentable Square Foot	\$0.737	\$0.765	\$0.780	\$0.782	\$0.789	\$0.799	\$0.805	\$0.810

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>b</sup> The West area was added in December 2010 by taking certain complexes that had previously been reported in the Central and South areas plus any new complexes built in the West area.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2008				2009			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	4.0%	3.9%	3.8%	8.6%	5.7%	7.1%	7.5%	7.9%
Total Number of Apartment Units Surveyed	8,506	8,301	8,983	8,873	8,902	9,424	9,059	9,607
Vacancy Rate by Number of Bedrooms:								
Studio	3.4%	4.7%	5.8%	8.6%	3.0%	3.9%	4.3%	3.7%
One-bedroom	4.4	4.1	3.2	5.3	6.3	6.6	6.6	8.6
Two-bedroom	4	3.8	4	6.3	5.4	7.3	7.7	7.9
Three or more	3.8	4.2	2.9	5.3	3.9	5.4	8.4	4.6
Vacancy Rate by Geographic Area:								
Central	3.4%	6.0%	4.6%	6.8%	9.0%	6.4%	6.7%	8.4%
South	3.3	3	2.5	4.3	4.5	5.3	7.7	6.1
North	5.6	5.1	3.9	6.9	5.3	7.2	6.9	6.8
Valley	3.8	3.5	4.4	6.3	6	8.2	7.9	9.4
West								
Actual Rent Per Net								
Rentable Square Foot	\$0.750	\$0.761	\$0.759	\$0.772	\$0.759	\$0.764	\$0.763	\$0.754

<sup>b</sup> The West area was added in December 2010 by taking certain complexes that had previously been reported in the Central and South areas plus any new complexes built in the West area.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2006				2007			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	4.1%	5.3%	3.7%	4.1%	3.9%	4.1%	3.1%	4.2%
Total Number of Apartment Units Surveyed	8,966	9,055	8,465	9,193	8,612	8,869	9,207	9,222
Vacancy Rate by Number of Bedrooms:								
Studio	4.9%	1.8%	4.6%	3.0%	5.4%	4.0%	3.9%	4.7%
One-bedroom	3.8	4.2	3.4	3.9	3.6	3.6	2.4	4.1
Two-bedroom	4.2	6.1	3.9	4.5	3.4	3.9	3.5	3.9
Three or more	5.3	5.7	3.4	2.8	4	5.5	3.7	4.7
Vacancy Rate by Geographic Area:								
Central	3.8%	4.1%	3.2%	4.3%	3.6%	2.8%	2.4%	5.3%
South	5.5	6	3.7	3.7	3.7	4.9	3	4.1
North	3.6	4.9	4.8	5.2	3.2	5.6	3.7	4.3
Valley	4	5.6	3.5	3.7	4.3	3.1	2.9	4.1
Actual Rent Per Net								
Rentable Square Foot	\$0.690	\$0.707	\$0.711	\$0.708	\$0.702	\$0.720	\$0.740	\$0.750

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2004				2005			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	6.5%	6.2%	5.2%	5.3%	5.5%	3.5%	4.0%	5.4%
Total Number of Apartment Units Surveyed	9,413	7,897	8,774	8,826	8,326	8,248	8,897	9,107
Vacancy Rate by Number of Bedrooms:								
Studio	8.3%	8.6%	4.1%	5.1%	5.1%	2.8%	3.9%	7.3%
One-bedroom	6.1	4.9	5	4.9	5.2	3.7	4.6	4.8
Two-bedroom	6.3	5.3	4.7	5.5	5.5	3.5	3.7	5.5
Three or more	6.7	8.9	4.7	6.1	6.1	3.3	4.8	5.3
Vacancy Rate by Geographic Area:								
Central	9.4%	8.0%	4.6%	4.7%	4.9%	2.7%	4.2%	3.9%
South	5.8	5.9	5.2	6	4.6	2.8	3.9	5.5
North	5.8	5.4	6.8	6.5	8	4.9	5.1	4.2
Valley	6.2	5.9	4.5	4.6	5	3.6	3.3	6.4
Actual Rent Per Net								
Rentable Square Foot	\$0.655	\$0.650	\$0.651	\$0.661	\$0.668	\$0.675	\$0.678	\$0.686

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2002				2003			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	5.7%	6.8%	5.9%	5.9%	6.2%	5.6%	4.5%	7.4%
Total Number of Apartment Units Surveyed	7,446	8,074	8,001	8,321	8,291	8,047	8,047	7,850
Vacancy Rate by Number of Bedrooms:								
Studio	5.3%	12.4%	6.3%	8.4%	10.7%	9.2%	2.5%	9.4%
One-bedroom	5.5	6.1	6.8	6.4	5.7	5.7	4.4	6.9
Two-bedroom	5.4	6.5	5.3	5.8	6.6	5.2	4.5	8.2
Three or more	9.6	9	5.9	4.4	5.3	6.1	4.8	6.6
Vacancy Rate by Geographic Area:								
Central	3.6%	4.2%	2.7%	5.8%	4.7%	3.4%	2.8%	9.0%
South	7.3	7.2	5.2	4.9	5	4.5	5.2	6
North	7.2	8	8.4	5	5.7	7.3	5.9	7
Valley	5.2	7.3	6.5	6.8	7.9	6.3	3.9	7.5
Actual Rent Per Net								
Rentable Square Foot	\$0.655	\$0.650	\$0.651	\$0.661	\$0.668	\$0.675	\$0.678	\$0.686
Rentable Square Foot	\$0.629	\$0.589	\$0.604	\$0.603	\$0.609	\$0.617	\$0.656	\$0.650

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**



**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	2000				2001			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	5.7%	6.0%	4.8%	6.1%	6.5%	4.5%	4.7%	5.8%
Total Number of Apartment Units Surveyed	6,782	7,600	8,049	7,768	8,360	8,042	8,566	8,096
Vacancy Rate by Number of Bedrooms:								
Studio	6.5%	8.4%	9.9%	14.5%	14.7%	5.5%	12.5%	13.3%
One-bedroom	4.6	6.2	4.8	5.4	6.7	4.1	4.6	6.6
Two-bedroom	5.9	5.6	4.8	5.8	5.7	4.4	4.3	4.8
Three or more	5.7	6.1	2.4	7.3	7	7.3	5.1	8.3
Vacancy Rate by Geographic Area:								
Central	4.2%	5.6%	2.1%	3.7%	4.2%	3.5%	3.0%	6.0%
South	4.8	4.6	6	6.2	4.8	2.2	4.4	7
North	7.4	6.9	4.6	4.2	6.9	6.4	6.2	5.5
Valley	5.8	6.2	5.6	7.7	8.4	5.1	4.9	5.3
Actual Rent Per Net								
Rentable Square Foot	\$0.583	\$0.575	\$0.631	\$0.594	\$0.651	\$0.611	\$0.645	\$0.617

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	1998				1999			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	N.A.	8.4%	6.9%	8.3%	7.7%	7.3%	7.2%	7.3%
Total Number of Apartment Units Surveyed	0	6,662	5,184	6,167	6,298	6,675	6,684	6,112
Vacancy Rate by Number of Bedrooms:								
Studio		9.3%	8.6%	18.4%	8.6%	8.7%	12.2%	5.7%
One-bedroom		6.5	7.3	7.3	6.2	5.8	6.1	7.8
Two-bedroom		9.6	7	8.5	8.4	8.3	7.4	7.2
Three or more		7.8	1.2	5.6	7.9	6	6.2	6.7
Vacancy Rate by Geographic Area:								
Central		7.3%	3.5%	6.5%	4.6%	8.0%	4.0%	5.2%
South		5.9	3.4	5.1	8.9	3.4	6.8	8.1
North		11.3	11.8	10.7	8.5	8.7	8.9	6.9
Valley		8.3	6.2	9.1	8.6	7.9	8	8.1
Actual Rent Per Net								
Rentable Square Foot		\$0.611	\$0.602	\$0.617	\$0.611	\$0.583	\$0.600	\$0.605

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon either a 50% or 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

Source: Runstad Center for Real Estate Studies/UW (206) 616-5335  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**

	1996				1997			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	7.5%	8.0%	6.2%	8.8%	9.0%	3.9%	3.9%	9.9%
Total Number of Apartment Units Surveyed	5,563	5,565	5,670	5,721	5,819	9,486	10,555	5,953
Vacancy Rate by Number of Bedrooms:								
Studio	1.4%	5.1%	0.7%	8.2%	13.8%	2.9%	1.5%	7.1%
One-bedroom	6.3	9.4	5.0	8.3	8.8	3.2	4.0	9.7
Two-bedroom	8.1	7.3	7.2	9.3	8.7	4.1	4.0	10.4
Three or more	9.1	8.4	4.0	6.9	9.5	4.6	5.3	8.7
Vacancy Rate by Geographic Area:								
Central	5.7%	11.7%	6.5%	7.2%	8.3%	3.3%	6.1%	8.0%
South	9.9	4.8	5.4	8.2	7.8	3.8	3.6	9.2
North	7.1	9.5	7.0	9.6	9.4	3.1	3.3	10.8
Valley	7.3	7.3	5.9	9.2	9.8	3.7	4.6	10.7
Tenant Turnover Rate	14.2%	14.9%	16.2%	12.3%	12.9%	8.5	4.6	16.0%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of

(continued)

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**  
**(continued)**

	1994				1995			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	5.2%	5.6%	4.3%	5.4%	6.2%	6.9%	5.8%	6.9%
Total Number of Apartment Units Surveyed	4,787	4,170	4,770	4,543	4,557	5,242	5,798	5,454
Vacancy Rate by Number of Bedrooms:								
Studio	6.1%	8.3%	1.5%	4.1%	3.9%	4.2%	0.9%	3.0%
One-bedroom	3.4	4.3	4.1	3.1	5.5	4.6	4.4	5.8
Two-bedroom	6.5	6.4	4.7	7.2	7.0	8.4	6.6	7.8
Three or more	3.4	4.9	2.3	2.6	5.2	6.6	9.2	6.9
Vacancy Rate by Geographic Area:								
Central	4.1%	5.0%	4.9%	5.0%	5.8%	5.4%	4.2%	8.7%
South	5.7	3.4	3.3	6.0	8.1	8.0	6.2	7.3
North	4.7	6.8	4.3	5.3	6.8	8.1	6.4	7.5
Valley	6.1	6.6	4.4	5.5	4.9	6.1	5.9	5.3
Tenant Turnover Rate	11.6%	14.2%	16.6%	15.0%	14.4%	14.0%	15.2%	13.1%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**  
**(continued)**

	1992				1993			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
<sup>a</sup> The current apartment vac								
Overall Vacancy Rate	3.8%	3.8%	2.5%	3.1%	3.7%	4.8%	3.2%	5.0%
Total Number of Apartment Units Surveyed	4,583	4,538	4,651	4,156	4,799	4,702	4,754	4,289
Vacancy Rate by Number of Bedrooms:								
Studio	4.0%	2.4%	0.5%	0.0%	2.0%	4.0%	3.0%	3.7%
One-bedroom	2.3	2.7	2.8	3.8	3.4	4.6	2.7	4.3
Two-bedroom	4.8	4.7	2.6	3.0	4.2	5.1	3.7	5.6
Three or more	3.4	1.5	1.0	2.2	1.5	1.5	2.8	3.4
Vacancy Rate by Geographic Area:								
Central	3.5%	4.6%	3.3%	2.4%	3.3%	6.1%	2.1%	5.6%
South	4.1	3.8	0.9	1.7	4.4	3.1	2.2	3.5
North	4.4	3.3	3.6	3.9	3.8	3.6	3.2	2.9
Valley	3.1	3.7	2.3	3.8	3.5	6.1	4.4	7.1
Tenant Turnover Rate	13.2%	14.3%	11.9%	11.6%	11.6%	16.4%	12.9%	13.3%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

(continued)

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**  
**(continued)**

	1990				1991			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	3.9%	3.2%	1.1%	4.1%	3.4%	2.4%	2.5%	3.6%
Total Number of Apartment Units Surveyed	4,323	4,809	4,286	4,382	4,288	4,424	4,401	4,081
Vacancy Rate by Number of Bedrooms:								
Studio	14.2%	10.7%	8.5%	4.9%	2.0%	0.5%	0.0%	4.9%
One-bedroom	5.0	4.0	0.6	3.3	2.1	2.4	3.2	2.1
Two-bedroom	3.2	2.4	0.7	4.5	4.4	2.5	2.2	4.5
Three or more	0.0	1.4	1.1	3.9	2.0	0.9	0.5	1.9
Vacancy Rate by Geographic Area:								
Central	5.8%	3.9%	0.3%	2.4%	2.7%	3.3%	1.6%	3.6%
South	1.5	3.1	2.2	4.7	1.8	0.5	0.5	3.2
North	5.4	4.7	0.8	4.1	2.9	3.9	4.7	3.7
Valley	3.3	1.9	1.2	4.5	5.3	1.6	2.1	3.7
Tenant Turnover Rate	12.6%	16.4%	14.4%	10.9%	12.8%	17.1%	16.5%	15.5%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**  
**(continued)**

	1988				1989			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
<sup>a</sup> The current apartment vac	9.1%	11.9%	8.1%	7.7%	7.5%	6.7%	3.7%	3.7%
Total Number of Apartment Units Surveyed	4,044	4,000	3,849	3,891	4,240	3,734	3,904	4,549
Vacancy Rate by Number of Bedrooms:								
Studio	11.5%	16.3%	25.5%	8.3%	13.1%	11.4%	7.1%	8.0%
One-bedroom	6.6	11.1	8.2	8.4	8.3	8.0	4.9	3.6
Two-bedroom	10.7	12.5	6.8	7.1	6.5	5.6	2.8	3.2
Three or more	13.6	5.8	1.4	8.7	2.0	1.1 <sup>b</sup>	3.4	0.1
Vacancy Rate by Geographic Area:								
Central	12.1%	17.4%	10.0%	5.5%	9.2%	13.4%	3.7%	2.7%
South	8.3	14.1	8.8	9.9	7.2	4.3	2.7	3.7
North	7.7	12.3	5.9	7.2	9.0	5.3	2.8	3.4
Valley	9.1	7.7	8.5	8.0	5.1	6.0	4.5	3.9
Tenant Turnover Rate	12.6%	20.0%	17.4%	11.4%	13.2%	14.9%	14.7%	13.1%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

**(continued)**

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**  
**(continued)**

	1986				1987			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
<sup>a</sup> The current apartment vac								
Overall Vacancy Rate	10.6%	10.0%	5.4%	8.9%	9.5%	7.9%	6.5%	10.1%
Total Number of Apartment Units Surveyed	3,479	3,717	3,762	3,972	4,229	4,139	4,636	4,343
Vacancy Rate by Number of Bedrooms:								
Studio	10.0%	14.3%	4.5%	13.5%	19.8%	7.0%	14.4%	19.3%
One-bedroom	11.0	10.1	5.3	8.1	9.8	8.3	5.5	9.0
Two-bedroom	10.0	9.2	5.8	8.8	8.8	7.7	6.4	10.2
Three or more	13.0	2.8	0.0	8.7	3.0	5.4	2.7	4.3
Vacancy Rate by Geographic Area:								
Central	10.2%	11.2%	7.2%	8.6%	14.7%	9.6%	6.5%	9.9%
South	9.3	6.9	3.6	9.3	9.2	6.1	8.7	11.9
North	12.5	10.5	5.2	7.4	6.7	9.3	5.4	8.2
Valley	10.0	10.4	5.3	10.2	9.4	7.0	6.1	9.9
Tenant Turnover Rate	13.6%	17.2%	15.1%	14.8%	13.0%	15.1%	15.3%	12.8%

<sup>a</sup> This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of Havana St. The survey was conducted by Dr. Shik Young of Eastern Washington University.

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.



**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**

	1983		1984				1985			
	9/30	12/30	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	0.9%	2.5%	3.6%	2.6%	1.5%	3.2%	2.0%	7.0%	6.2%	9.5%
Total Number of Apartment Units Surveyed	3,697	2,986	1,931	3,170	3,775	3,303	4,019	3,710	3,169	3,541
Vacancy Rate by Number of Bedrooms:										
Studio	1.8%	2.4%	9.9%	5.1% <sup>b</sup>	4.8% <sup>b</sup>	4.1%	1.9%	5.8% <sup>b</sup>	4.7%	7.7%
One-bedroom	0.9	2.8	2.7	2.3	1.0	3.4	2.6	8.0	6.4	10.9
Two-bedroom	0.8	2.0	3.1	2.0	1.2	2.2	1.8	6.1	5.8	8.4
Three or more	1.6 <sup>b</sup>	5.9 <sup>b</sup>	8.3	6.4 <sup>b</sup>	1.7	9.5 <sup>b</sup>	0.7 <sup>b</sup>	7.6 <sup>b</sup>	1.2 <sup>b</sup>	14.9
Vacancy Rate by Geographic Area:										
Central	1.2%	2.4%	4.2%	4.8%	3.3%	1.8%	1.8%	4.9%	4.7%	5.2%
South	0.4	0.8	1.8	2.1	1.5	2.1	1.1	2.0	1.6	4.7
North	0.9	3.8	3.5	2.0	1.2	3.5	2.9	7.3	8.6	11.8
Valley	0.9	2.6	3.9	2.2	0.8	3.9	2.0	10.0	9.5	13.7
Tenant Turnover Rate	18.0%	10.8%	11.5%	14.1%	15.5%	12.2%	14.3%	21.4%	19.5%	24.7%

This revised apartment vacancy survey was based upon a computer-selected 50% sample (by geographic area) of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey did not include any rent-subsidized units. The sample represented both owner-managed and professionally-managed properties. Geographic boundaries were as follows: Central - Euclid Ave. and I-90; Valley - East of

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

**SPOKANE COUNTY APARTMENT VACANCY SURVEY**  
**Original Format**

	1980				1981				1982				1983
	3/31	6/30	9/30	12/30	3/30	6/30	9/30	12/31	3/31	6/30	9/30	12/31	3/31
Vacancy Rate Overall %	7.4	7.4	5.5	8.5	8.2	7.4	3.4	6.2	6.3	7.9	4.4	6.9	
Vacancy Rate by Number of Bedrooms:													
Studio/Bachelor	5.1	2.8	5.5	4.5	2.8	0.5	1.4	3.6	1.7	3.3	0.5	1.4	0.0
One-bedroom	7.3	8.6	5.3	9.9	10.0	8.9	5.1	6.9	5.3	9.7	6.9	9.0	4.3
Two-bedrooms	8.1	7.1	6.0	8.2	7.7	7.4	2.4	6.3	8.4	7.2	2.8	5.6	2.9
Three or more	6.0	2.8	0.0	4.3	1.7	0.9	0.6	2.4	0.0	2.4	0.0	4.0	0.0
Vacancy Rate by Rent Range:													
\$140 - \$185	5.0	4.7	6.4	7.1	2.7	0.5	2.8	0.6	0.0	7.3	0.6	1.6	4.2
\$186 - \$215	8.6	10.8	4.1	9.3	10.5	9.1	5.8	8.0	6.5	11.1	7.3	10.4	4.6
\$216 - \$250	9.2	8.2	8.0	11.1	10.5	12.7	2.5	6.2	8.6	8.7	3.4	5.9	3.8
\$251 - \$300	7.9	4.0	0.8	6.1	4.4	3.8	3.6	5.3	5.1	2.9	1.7	5.3	0.9
\$300+	4.3	2.1	0.0	3.1	1.3	0.5	3.3	2.2	0.6	0.6	0.0	2.5	0.0
Vacancy Rate by Geographic Area:													
North Side	7.2	9.8	4.0	8.6	10.2	9.8	3.8	6.1	6.0	10.0	5.3	8.6	4.6
South Side	3.9	1.6	1.8	4.2	4.9	3.1	1.3	2.7	1.7	1.7	0.8	2.0	1.0
Valley	12.4	6.6	9.5	10.6	6.7	5.7	3.9	8.5	9.5	8.0	4.8	6.8	1.9

<sup>a</sup> This survey was conducted by the SCRERC for a period of three years. It attempted to include a complete sample of all professionally managed apartment complexes that contained at least 20 units and that were built in 1970 or later. Smaller and older complexes were excluded. The number of units represented in each survey averaged approximately 3,200. The survey was managed by Wally Bostwick.

**SPOKANE COUNTY AND CITY  
MOBILE HOME PARK  
SPACE VACANCY SURVEY**

Area	Survey Date		Survey Population			Space Vacancy Rate
			Number of Parks	Total Spaces	Vacant Spaces	
Spokane County (Area outside of the City of Spokane)	May	1978	39	1833	42	2.3%
	May	1979	37	1863	10	0.5%
	June	1980	19	1066	7	0.7%
	May	1981	51	2501	89	3.6%
	April	1982	78	3269	385	11.8%
	April	1983	56	2644	240	9.1%
	Oct	1983	57	2733	302	11.1%
	May	1984	65	2990	249	8.3%
	May	1985	44	2542	204	8.0%
	May	1986	39	2060	92	4.5%
	May	1987	34	2137	139	6.5%
	May	1988	51	2799	263	9.4%
	May	1989	39	2087	168	8.0%
	May	1990	31	1323	140	10.6%
	Nov	1991 <sup>a</sup>	36	2170	67	3.1%
	April	1992 <sup>a</sup>	43	2592	69	2.7%
	April	1993 <sup>b</sup>	31	2304	24	1.0%
	Oct.	1993 <sup>a</sup>	35	2703	16	0.6%
	May	1994 <sup>a</sup>	24	1996	3	0.2%
	May	1995 <sup>a</sup>	27	1970	11	0.6%
	April	1996 <sup>a</sup>	31	2364	61	2.6%
	May	1997 <sup>a</sup>	26	1822	50	2.7%
	May	1998 <sup>a</sup>	30	1986	50	2.5%
	May	1999 <sup>c</sup>	33	2486	22	0.9%
	May	2000 <sup>c</sup>	32	2199	96	4.4%
	May	2001 <sup>c</sup>	37	2436	214	8.8%
	May	2002 <sup>c</sup>	34	2544	176	6.9%
Sept	2003 <sup>c</sup>	34	2737	260	9.5%	
May	2005 <sup>c</sup>	32	2659	198	7.4%	
Dec	2007 <sup>d</sup>	61	3757	177	4.7%	
Nov	2011 <sup>e</sup>	22	2140	172	8.0%	

Note: Total spaces vary depending on survey responses. The number of total spaces does not include spaces in mobile home parks that are under construction or very recently added to the inventory. For May 2000, there were 146 new spaces (of which 80 were vacant) in one park currently in the rent-up stage.

Source: <sup>a</sup> Steve Barrett, Barrett Associates (509-458-0362)  
<sup>b</sup> Jana Aspray and Steve Barrett  
<sup>c</sup> John Cornett (509-991-5555)  
<sup>d</sup> Mark Lathrop and Dale Strom (509-625-6325)  
<sup>e</sup> Michelle Sobrepeña (509-622-3580)

(continued)

**SPOKANE COUNTY AND CITY  
MOBILE HOME PARK  
SPACE VACANCY SURVEY  
(continued)**

Area	Survey Date		Survey Population			Space Vacancy Rate	
			Number of Parks	Total Spaces	Vacant Spaces		
City of Spokane	March	1978	10	1035	67	6.5%	
	March	1979	10	1003	19	1.9%	
	March	1980	11	997	9	0.9%	
	April	1981	11	999	25	2.5%	
	April	1982	9	980	10	1.0%	
	April	1983	7	894	25	2.8%	
	Oct	1983	7	894	58	6.5%	
	May	1984	11	1000	25	2.5%	
	May	1985	<sup>c</sup>	11	981	68	6.9%
	May	1986	<sup>c</sup>	16	1093	77	7.0%
	March	1987	<sup>c</sup>	19	1071	109	10.2%
	March	1988	<sup>c</sup>	18	1053	119	11.3%
	March	1989	<sup>c</sup>	19	1082	125	11.6%
	March	1990	<sup>c</sup>	19	941	84	8.9%
	March	1991	<sup>c</sup>	18	904	69	7.6%
	April	1992	<sup>c</sup>	17	837	44	5.3%
	April	1993	<sup>c</sup>	17	872	24	2.8%
	Oct	1993	<sup>a</sup>	6	661	4	0.6%
	March	1994	<sup>c</sup>	17	872	18	2.1%
	March	1995	<sup>c</sup>	17	1103	10	0.9%
	April	1996	<sup>a</sup>	8	985	17	1.7%
	May	1997	<sup>a</sup>	10	1042	14	1.3%
	May	1998	<sup>a</sup>	10	1058	30	2.8%
	May	1999	<sup>d</sup>	8	979	31	3.2%
	May	2000	<sup>d</sup>	8	925	45	4.9%
	May	2001	<sup>d</sup>	8	925	36	3.9%
	May	2002	<sup>d</sup>	10	1004	44	4.4%
	Sept	2003	<sup>d</sup>	8	907	23	2.5%
	May	2005	<sup>d</sup>	8	961	27	2.8%
	Dec	2007	<sup>e</sup>	13	1154	32	2.8%
Nov	2011	<sup>f</sup>	5	396	10	2.5%	

Note: Total spaces vary depending on survey responses. The number of total spaces does not include spaces in mobile home parks that are under construction or very recently added to the inventory. For May 2000, there were no parks currently in the rent-up stage.

Source: <sup>a</sup> Steve Barrett, Barrett Associates (509-458-0362)  
<sup>b</sup> Jana Aspray and Steve Barrett  
<sup>c</sup> Marion Hess, City Planning Services Department  
<sup>d</sup> John Cornett (509-991-5555)  
<sup>e</sup> Mark Lathrop and Dale Strom (509-625-6325)  
<sup>f</sup> Michelle Sobrepeña (509-622-3580)

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/17</u>	<u>10/17</u>	<u>2/18</u>
Class A	1,167,654 (9)	1,167,654 (9)	1,167,654 (9)
	134,656	119,298	128,159
	11.53%	10.22%	10.98%
	\$20.47	\$20.48	\$20.15
	\$18.35	\$19.94	\$19.86
Class B	1,609,799 (43)	1,623,260 (43)	1,621,613 (43)
	328,477	348,197	316,082
	20.40%	21.45%	19.49%
	\$15.72	\$15.73	\$15.75
	\$15.43	\$16.43	\$16.43
Class C	225,347 (17)	225,347 (17)	225,347 (17)
	28,049	33,956	33,767
	12.45%	15.07%	14.98%
	\$12.83	\$12.78	\$12.66
	\$13.36	\$12.52	\$13.61
Total	3,002,800 (69)	3,016,261 (69)	3,014,614 (69)
	491,182	501,451	478,008
	16.36%	16.62%	15.86%
<u>CBD Retail</u>			
Ground Floor	890,311	863,649	866,061
	107,762	88,118	86,630
	12.10%	10.20%	10.00%
Skywalk	280,053	250,405	249,572
	44,602	27,993	26,455
	15.93%	11.18%	10.60%
Total	1,562,264	1,341,754	1,343,333
	342,128	131,881	125,083
	21.90%	9.83%	9.31%
	\$14.69	\$15.09	\$14.94

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Residential space in mixed use buildings not included in survey. Floors 6-10 of 214 N. Wall (Macy's) not included in survey, as not retail space. Macy's building removed from survey in Fall 2017.

Source: 2/17-present: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/15</u>	<u>10/15</u>	<u>2/16</u>	<u>10/16</u>
Class A	1,156,899 (9)	1,171,354 (9)	1,167,654 (9)	1,167,654 (9)
	132,527	128,848	126,745	117,028
	11.46%	11.00%	10.85%	10.02%
	\$20.34	\$20.29	\$20.47	\$20.38
	\$21.01	\$18.47	N/A	N/A
Class B	1,685,794 (45)	1,701,632 (45)	1,702,035 (45)	1,657,799 (45)
	289,291	335,584	336,981	323,013
	17.16%	19.72%	19.80%	19.48%
	\$15.04	\$14.99	\$15.14	\$15.46
	\$13.40	\$17.62	\$16.99	\$15.74
Class C	226,581 (17)	226,581 (17)	226,747 (17)	226,747 (17)
	27,166	20,699	23,347	37,405
	11.99%	9.14%	10.30%	16.50%
	\$12.77	\$12.88	\$13.01	\$12.81
	\$11.45	\$14.01	\$13.63	\$14.55
Total	3,069,274 (71)	3,099,567 (71)	3,096,436	3,052,200
	448,984	485,131	487,073	477,446
	14.63%	15.65%	15.73%	15.64%
<u>CBD Retail</u>				
Ground Floor	867,343	901,896	895,231	882,282
	119,761	106,227	102,804	102,886
	13.81%	11.78%	11.48%	11.66%
Skywalk	293,596	291,462	291,462	280,266
	44,296	31,082	52,328	42,208
	15.09%	10.66%	17.95%	15.06%
Total	1,553,298	1,572,137	1,580,791	1,556,496
	186,822	147,074	339,270	335,350
	12.03%	9.36%	21.46%	21.55%
	\$13.74	\$13.67	\$14.18	\$14.69

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Residential space in mixed use buildings not included in survey. Floors 6-10 of 214 N. Wall (Macy's) not included in survey, as not retail space.

Source: 2/15-10/16: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/13</u>	<u>10/13</u>	<u>2/14</u>	<u>10/14</u>
Class A	1,107,389 (9)	1,107,389 (9)	1,107,389 (9)	1,115,461 (9)
	122,438	128,618	111,381	112,206
	11.06%	11.61%	10.06%	10.06%
	\$19.92	\$20.21	\$20.21	\$20.20
	\$20.78	\$20.03	\$19.85	\$19.23
Class B	1,648,779 (42)	1,648,890 (43)	1,658,690 (43)	1,670,174 (43)
	312,464	321,675	293,941	250,623
	18.95%	19.51%	17.72%	15.01%
	\$15.29	\$15.44	\$15.36	\$15.07
	\$14.27	\$18.64	\$13.07	\$14.47
Class C	212,287 (15)	212,287 (15)	227,887 (17)	227,877 (17)
	43,910	43,896	35,957	34,304
	20.68%	20.68%	15.78%	15.05%
	\$12.86	\$13.00	\$12.99	\$12.92
	\$12.50	\$12.14	\$12.16	\$10.71
Total	2,968,455 (66)	2,968,566 (67)	2,993,966 (69)	3,013,522 (69)
	478,812	494,189	441,279	397,133
	16.13%	16.65%	14.74%	13.18%
<u>CBD Retail</u>				
Ground Floor	826,295	863,266	886,410	924,730
	73,627	77,981	99,536	98,327
	8.91%	9.03%	11.23%	10.63%
Skywalk	303,584	303,584	303,584	293,596
	39,361	47,569	51,736	42,911
	12.97%	15.67%	17.04%	14.62%
Total	1,511,344	1,547,825	1,570,969	1,599,301
	115,098	129,305	160,481	153,749
	7.62%	8.35%	10.22%	9.61%
	\$13.77	\$13.82	\$13.25	\$13.45

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Residential space in mixed use buildings not included in survey. Floors 6-10 of 214 N. Wall (Macy's) not included in survey, as not retail space.

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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/11</u>	<u>10/11</u>	<u>2/12</u>	<u>10/12</u>
Class A	1,099,344 (9)	1,108,757 (9)	1,108,757 (9)	1,107,389 (9)
	100,128	116,005	96,872	98,415
	9.11%	10.46%	8.74%	8.89%
	\$19.84	\$19.96	\$19.88	\$20.32
	\$19.08	\$17.89	\$19.58	\$21.71
Class B	1,581,820 (39)	1,614,102 (41)	1,639,994 (41)	1,628,779 (41)
	293,714	348,365	381,591	266,564
	18.57%	21.58%	23.27%	16.37%
	\$15.92	\$15.85	\$15.76	\$15.52
	\$15.10	\$14.41	\$16.02	\$16.03
Class C	176,614 (12)	210,887 (15)	210,887 (15)	212,287 (15)
	38,426	43,544	57,178	48,462
	21.76%	20.65%	27.11%	22.83%
	\$12.40	\$12.63	\$12.92	\$12.86
	\$13.96	\$11.83	\$12.50	N/A
Total	2,857,778 (60)	2,933,746 (65)	2,959,638 (65)	2,948,455 (65)
	432,268	507,914	535,641	413,441
	15.13%	17.31%	18.10%	14.02%
<u>CBD Retail</u>				
Ground Floor	764,512 (9)	791,512 (9)	785,403 (9)	826,991 (9)
	88,859	50,317	43,510	79,135
	11.62%	6.36%	5.50%	9.57%
Skywalk	306,716 (39)	306,716 (39)	307,997 (39)	304,996 (39)
	42,629	35,126	35,126	37,716
	13.90%	11.45%	11.40%	12.37%
Total	1,458,883 (9)	1,484,816 (11)	1,506,761 (11)	1,544,065 (11)
	165,562	129,152	124,225	150,074
	11.35%	8.70%	8.24%	9.72%
	\$21.66	\$14.37	\$14.50	\$13.94

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors. Buildings were reclassified based on projected rent and market perception effective with the October 2003 survey and February 2005 survey. Class "A" buildings primarily include high rise buildings. Certain former retail space (Lamont's, Burlington Coat Factory, Macy's) removed effective February, 2006, from retail inventory. Residential space in mixed use buildings not included in survey.

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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/09</u>	<u>10/09</u>	<u>2/10</u>	<u>10/10</u>
Class A	1,092,178 (9)	1,101,033 (9)	1,097,118 (9)	1,097,118 (9)
	104,879	98,236	84,637	102,998
	9.60%	8.92%	7.71%	9.39%
	\$18.94	\$19.56	\$19.90	\$19.94
	\$24.59	\$24.17	\$23.23	\$20.27
Class B	1,551,045 (39)	1,563,928 (39)	1,575,062 (39)	1,567,774 (39)
	298,030	298,042	279,614	323,051
	19.21%	19.06%	17.75%	20.61%
	\$15.60	\$15.86	\$15.99	\$15.81
	\$15.88	\$15.90	\$15.76	\$16.41
Class C	176,002 (9)	194,485 (11)	197,069 (11)	175,469 (11)
	15,420	26,212	34,396	43,369
	8.76%	13.48%	17.45%	24.72%
	\$11.71	\$11.03	\$12.61	\$12.98
	\$12.03	\$12.92	\$12.51	\$12.55
Total	2,819,225 (57)	2,859,446 (59)	2,869,249 (59)	2,840,361 (59)
	418,329	422,490	398,647	469,418
	14.84%	14.78%	13.89%	16.53%
<u>CBD Retail</u>				
Ground Floor	721,085	733,264	732,467	741,676
	95,437	95,354	99,283	90,091
	13.24%	13.00%	13.55%	12.15%
Skywalk	314,424	305,556	305,556	305,556
	55,616	58,958	55,218	41,075
	17.69%	19.30%	18.07%	13.44%
Total	1,397,497	1,400,808	1,400,011	1,412,186
	165,772	170,031	170,220	142,539
	11.86%	12.14%	12.16%	10.09%
	\$22.56	\$22.16	\$22.35	\$22.73

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors. Buildings were reclassified based on projected rent and market perception effective with the October 2003 survey and February 2005 survey. Class "A" buildings primarily include high rise buildings. Certain former retail space (Lamont's, Burlington Coat Factory, Macy's) removed effective February, 2006, from retail inventory. Residential space in mixed use buildings not included in survey.

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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

	<u>2/07</u>	<u>10/07</u>	<u>2/08</u>	<u>10/08</u>
Class A	966,147 (7)	1,003,545 (8)	956,355 (7)	1,081,086 (9)
	160,066	138,647	131,006	78,492
	16.57%	13.82%	13.70%	7.26%
	\$19.68	\$18.62	\$18.31	\$18.67
	\$20.00	\$20.28	\$20.31	\$24.58
Class B	1,604,070 (38)	1,617,698 (37)	1,621,301 (39)	1,531,899 (38)
	276,815	210,070	206,091	290,693
	17.26%	12.99%	12.71%	18.98%
	\$15.82	\$15.73	\$15.78	\$15.74
	\$15.56	\$15.87	\$16.30	\$15.85
Class C	122,475 (7)	118,704 (7)	176,002 (9)	176,002 (9)
	14,555	10,523	9,750	7,741
	11.88%	8.86%	5.54%	4.40%
	\$12.77	\$13.11	\$11.72	\$11.72
	\$12.77	\$13.11	\$12.09	\$12.09
Total	2,692,692 (52)	2,739,947 (52)	2,753,658 (55)	2,788,987 (56)
	451,436	359,240	346,847	376,926
	16.77%	13.11%	12.60%	13.51%
<b><u>CBD Retail</u></b>				
Ground Floor	606,221	619,202	651,907	652,578
	45,649	28,991	27,857	27,138
	7.53%	4.68%	4.27%	4.16%
Skywalk	310,887	299,384	313,080	313,080
	42,636	48,896	58,628	58,196
	13.71%	16.33%	18.73%	18.59%
Total	1,259,971	1,261,449	1,326,975	1,327,646
	97,267	86,869	101,595	102,228
	7.72%	6.89%	7.66%	7.70%
	\$22.99	\$23.20	\$22.52	\$22.61

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors. Buildings were reclassified based on projected rent and market perception effective with the October 2003 survey and February 2005 survey. Class "A" buildings primarily include high rise buildings. Certain former retail space (Lamont's, Burlington Coat Factory, Macy's) removed effective February, 2006, from retail inventory.

Source: 2/07, 10/07, 2/08, 10/08, 2/09: Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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(continued)

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)  
 Vacant Sq. Ft.  
 Vacant %  
 Average Rental Rate (Per Sq. Ft.)  
 Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/05</u>	<u>10/05</u>	<u>2/06</u>	<u>10/06</u>
Class A	918,957 (6) 224,052 24.38% \$19.58 \$20.44	918,957 (6) 160,188 17.43% \$19.23 \$20.24	966,357 (7) 166,397 17.22% \$19.88 \$20.20	966,357 (7) 111,362 11.52% \$19.88 \$20.20
Class B	1,645,239 (38) 332,330 20.20% \$15.37 \$15.08	1,595,630 (38) 263,270 16.50% \$15.29 \$14.98	1,588,275 (38) 237,052 14.93% \$15.07 \$15.14	1,604,070 (38) 257,629 16.06% \$15.58 \$15.38
Class C	109,604 (6) 26,948 24.59% \$11.99 \$11.85	109,604 (6) 18,358 16.75% \$11.34 \$11.89	109,604 (6) 15,797 14.41% \$11.15 \$11.89	110,544 (6) 10,432 9.44% \$11.83 \$12.42
Total	2,673,800 (50) 583,330 21.82%	2,624,191 (50) 441,816 16.84%	2,664,236 (51) 419,246 15.74%	2,680,971 (51) 379,423 14.15%
<u>CBD Retail</u>				
Ground Floor	620,532 110,520 17.81%	613,061 99,819 16.28%	603,404 85,215 14.12%	606,221 52,065 8.59%
Skywalk	300,046 45,864 15.29%	317,402 66,964 21.10%	329,699 52,740 16.00%	310,887 39,384 12.67%
Total	1,267,141 170,109 13.42% \$19.19	1,273,326 180,508 14.18% \$19.16	1,275,966 150,008 11.76% \$22.65	1,259,971 101,435 8.05% \$22.81

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors. Buildings were reclassified based on projected rent and market perception effective with the October 2003 survey and February 2005 survey. Class "A" buildings primarily include high rise buildings. Certain former retail space (Lamont's, Burlington Coat Factory, Macy's) removed effective February, 2006, from retail inventory.

Source: 2/05, 10/05, 2/06, 10/06: Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**(continued)**

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Average Rental Rate (Per Sq. Ft.)

Average Recent Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>2/03</u>	<u>1/03</u>	<u>2/04</u>	<u>10/04</u>
Class A	944,266 (6)	858,118 (5)	850,124 (5)	850,124 (5)
	34,276	82,520	163,645	234,328
	3.63%	9.62%	19.25%	27.56%
	\$18.90	\$19.28	\$18.68	\$19.83
	\$18.56	\$20.17	\$19.49	\$24.72
Class B	1,567,885 (34)	1,678,081 (37)	1,668,493 (37)	1,655,536 (37)
	261,678	255,623	257,503	256,232
	16.69%	15.23%	15.43%	15.48%
	\$14.67	\$14.84	\$14.92	\$14.85
	\$15.68	\$15.71	\$15.39	\$15.39
Class C	120,573 (7)	108,573 (6)	112,673 (6)	112,673 (6)
	29,387	17,279	13,576	30,869
	24.37%	15.91%	12.05%	27.40%
	\$12.72	\$12.41	\$11.84	\$11.84
	\$12.23	\$12.44	\$12.78	\$12.78
Total	2,632,724 (47)	2,644,772 (48)	2,631,290 (48)	2,618,333 (48)
	325,341	355,422	434,724	521,429
	12.36%	13.44%	16.52%	19.91%
<u>CBD Retail</u>				
Ground Floor	656,069	639,317	635,699	641,897
	124,769	132,687	134,619	142,118
	19.02%	20.75%	21.18%	22.14%
Skywalk	346,691	362,781	369,746	370,641
	93,095	84,045	88,389	89,070
	26.85%	23.17%	23.91%	24.03%
Total	1,632,360	1,631,698	1,639,541	1,652,631
	490,064	469,432	499,370	524,381
	30.02%	28.77%	30.46%	31.73%
	\$18.37	\$17.36	\$17.14	\$17.39

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors. Buildings were reclassified based on projected rent and market perception effective with the October 2003 survey. Class "A" buildings primarily include high rise buildings.

Source: 2/03, 10/03, 2/04, 10/04: Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

**KEY**

Surveyed Sq. Ft. (# Buildings)  
 Vacant Sq. Ft.  
 Vacant %  
 Average Rental Rate (Per Sq. Ft.)  
 Average Recent Rental Rate (Per Sq. Ft.)

<b><u>CBD Office</u></b>	<b><u>2/01</u></b>	<b><u>10/01</u></b>	<b><u>2/02</u></b>	<b><u>10/02</u></b>
Class A	933,342 (8)	906,891 (6)	925,137 (6)	944,266 (6)
	24,206	75,898	53,076	24,010
	2.59%	8.37%	5.74%	2.54%
	\$18.40	\$18.38	\$18.71	\$19.03
	n.a.	\$19.72	\$19.88	\$15.61
Class B	1,246,877 (29)	1,499,199 (34)	1,493,841 (34)	1,489,871 (34)
	160,405	162,901	244,533	213,777
	12.86%	10.87%	16.37%	14.35%
	\$14.60	\$14.97	\$14.93	\$14.56
	n.a.	\$15.82	\$16.23	\$15.89
Class C	163,594 (5)	147,581 (5)	195,822 (9)	199,822 (9)
	43,451	53,817	92,841	93,757
	26.56%	36.47%	47.41%	46.92%
	\$9.68	\$10.13	\$10.30	\$11.13
	n.a.	\$10.63	\$10.58	\$12.88
Total	2,343,813 (40)	2,553,671 (45)	2,614,800 (49)	2,633,959 (49)
	228,062	292,616	390,450	331,544
	9.73%	11.46%	14.93%	12.59%
<b><u>CBD Retail</u></b>			<b><u>4/02</u></b>	
Ground Floor	324,054	345,564	371,659	665,286
	42,684	34,062	43,727	140,542
	13.17%	9.86%	11.77%	21.13%
Skywalk	112,426	156,798	141,887	321,691
	25,601	34,151	35,884	57,887
	22.77%	21.78%	25.29%	17.99%
Total	436,480	502,362	513,546	1,575,977
	68,285	68,213	79,611	410,429
	15.64%	13.58%	15.50%	26.04%
	\$13.18	\$12.37	\$12.10	\$17.86

Effective April, 1989, the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Nine additional retail properties were added in the October 2002 survey. In addition, the retail total now reflects retail space on additional floors.

Source: 2/01, 10/01, 2/02, 10/02: Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)  
 Vacant Sq. Ft.  
 Vacant %  
 Average Rental Rate (Per Sq. Ft.)

<u>CBD Office</u>	<u>1/98</u>	<u>2/99</u>	<u>2/00</u>	<u>11/00</u>
Class A	862,891 (7) 38,983 4.52% \$17.02	862,891 (7) 44,238 5.13% \$17.43	933,342 (6) 30,545 3.27% \$18.00	933,342 (6) 27,868 2.99% \$18.18
Class B	842,081 (16) 83,600 9.93% \$12.80	843,073 (16) 77,297 9.17% \$13.59	1,258,276 (31) 166,576 13.24% \$11.63	1,275,691 (32) 181,763 14.25% \$11.51
Class C	136,754 (4) 27,227 19.91% \$10.06	131,708 (4) 30,758 23.35% \$10.06	154,094 (4) 30,851 20.02% \$9.52	154,094 (4) 40,851 26.51% \$9.53
Total	2,350,808 (41) 243,785 10.37%	2,215,436 (40) 185,757 8.38%	2,345,712 (41) 227,972 9.72%	2,363,127 (42) 250,482 10.60%
<u>CBD Retail</u>				
Ground Floor	552,033 127,180 23.04%	335,965 43,134 12.84%	335,067 39,043 11.65%	330,163 40,693 12.33%
Skywalk	171,470 49,366 28.80%	132,976 29,498 22.18%	115,426 23,312 20.20%	115,426 23,312 20.20%
Total	723,503 176,546 24.40% \$10.45	468,941 61,632 13.14% \$13.16	450,493 62,355 13.84% \$12.24	445,589 64,005 14.36% \$12.37

Effective April, 1989, the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed. Effective with the January 1998 survey, Riverpark Square was removed from the CBD Retail database, due to construction. In addition, average rental rates per square foot were added for certain categories. Riverpark Square was added back effective with the February 2000 survey.

Source: 1/98: Kiemle & Hagood Company; Josh Shearer (509) 838-6541  
 2/99: Auble, Jolicoeur & Gentry, Inc. (509) 747-0999

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**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)  
 Vacant Sq. Ft.  
 Vacant %

<b><u>CBD Office</u></b>	<b><u>4/94</u></b>	<b><u>2/95</u></b>	<b><u>12/95</u></b>	<b><u>2/97</u></b>
Class A	899,782 (8) 64,375 7.15	899,782 (8) 67,418 7.49	886,632 (9) 101,388 11.44	885,133 (9) 92,737 10.48
Class B	639,590 (11) 140,188 21.92	734,961 (11) 106,970 14.55	732,849 (12) 109,641 14.96	785,788 (14) 76,548 9.74
Class C	137,209 (4) 32,619 23.77	137,209 (4) 31,934 23.27	137,209 (4) 33,424 24.36	136,754 (4) 22,538 16.48
Total	2,148,771 (44) 287,082 13.36	2,272,531 (45) 309,236 13.61	2,258,169 (46) 352,642 15.62	2,309,254 (48) 294,337 12.75
 <b><u>CBD Retail</u></b>				
Ground Floor	522,501 83,460 15.97	518,800 110,019 21.21	499,797 93,403 18.89	505,803 103,079 20.38
Skywalk	336,098 19,240 5.72	350,897 39,920 11.38	234,149 39,012 16.66	251,983 56,501 22.42
Total	858,599 102,700 11.96	869,697 149,939 17.24	733,946 132,415 18.04	810,586 159,580 19.69

Effective April, 1989 the method of compiling this information was changed to show the vacancy information for the three classes of competitive office buildings only. The result has been to move owner-occupied buildings from the competitive categories into the "other" category (not shown). For example, two buildings previously tallied with the Class A buildings are now tallied with "Other Major CBD Office Buildings" because they are not competing with the eight (nine, as of 12/95) Class A buildings for tenants. Because of this change, the number of "Other Major CBD Office Buildings" was increased from six to thirteen (twenty-one, as of 2/97). The Class A, B & C Buildings reflect "competitive" office space only. The "Other" category (not shown) reflects owner-occupied/non-competitive space. The "Total" reflects the sum and has not changed.

Source: 4/94, 2/95, 12/95, 2/97: Kiemle & Hagood Company; Alison Bantz (509) 838-6541

**(continued)**

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

<u><b>CBD Office</b></u>	<u><b>4/91</b></u>	<u><b>2/92</b></u>	<u><b>10/92</b></u>	<u><b>5/93</b></u>
Class A	881,031 (8)	913,379 (8)	887,227 (8)	913,532 (8)
	80,250	76,101	67,281	47,345
	9.11	8.33	7.58	5.18
Class B	501,527 (9)	516,771 (9)	525,061 (9)	517,327 (9)
	65,325	88,069	81,078	62,061
	13.03	17.04	15.44	12
Class C	116,473 (4)	136,419 (4)	137,209 (4)	138,557 (4)
	43,993	35,341	34,300	26,202
	37.77	25.91	25	18.91
Total	2,034,324 (34)	2,122,873 (34)	2,046,797 (35)	2,575,158 (40)
	250,018	295,333	244,082	160,002
	12.29	13.91	11.93	6.21
<u><b>CBD Retail</b></u> (In Class A, B, C or "Other" CBD Office/Retail Buildings)				
Ground Floor	433,357	442,297	451,523	436,035
	31,000	37,623	39,895	50,485
	7.15	8.51	8.84	11.58
Skywalk	278,075	280,116	278,632	280,716
	12,952	17,032	10,637	17,324
	4.66	6.08	3.82	6.17
Total	711,432	722,413	730,155	716,301
	43,952	54,655	50,532	76,317
	6.18	7.57	6.92	10.65

Source: 4/91: Spokane Building Owners & Managers Assoc.; Duane Wilson, Executive Secretary  
 2/91, 10/92, 5/93: Spokane Building Owners & Managers Assoc.; Kevin McCathren, Kiemle  
 & Hagood Company

**(continued)**



**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

<b><u>CBD Office</u></b>	<b><u>10/88</u></b>	<b><u>4/89</u></b>	<b><u>10/89</u></b>	<b><u>4/90</u></b>
Class A	1,149,414 (10)	974,414 (8)	894,266 (8)	894,700 (8)
	100,264	94,719	93,505	93,841
	8.7	10	10.46	10.49
Class B	702,317 (13)	520,303 (9)	520,222 (9)	517,734 (9)
	134,785	89,344	87,476	88,271
	19.2	17.17	16.82	17.05
Class C	259,076 (5)	136,565 (4)	136,419 (4)	136,419 (4)
	130,383	45,000	47,911	48,618
	50.3	32.95	35.12	35.64
Total	2,122,407 (34)	2,124,582 (35)	2,071,207 (34)	2,069,153 (34)
	377,032	343,680	344,383	335,530
	17.7	16.18	16.63	16.22
<b><u>CBD Retail</u></b>				
Ground Floor	400,702	400,198	398,443	398,438
	76,481	47,640	37,822	38,184
	19.1	11.9	9.49	9.58
Skywalk	259,258	262,933	262,933	262,933
	11,210	7,969	6,698	6,698
	4.3	3.03	2.55	2.55
Total	653,210	663,131	661,376	661,371
	90,082	55,609	44,520	44,882
	13.8	8.39	6.73	6.79

Source: Through 1987:Kiemle & Hagood Company; Daniel E. Barrett, MAI  
 1988: Spokane Building Owners & Managers Assoc.; Pete Inman, Executive Secretary  
 4/89: Kiemle & Hagood Company; Daniel E. Barrett, MAI  
 10/89, 4/90: Spokane Building Owners & Managers Assoc.; Pete Inman, Executive Secretary

**(continued)**

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE IN THE SPOKANE CBD**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri**  
**(continued)**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

<b><u>CBD Office</u></b>	<b><u>10/86</u></b>	<b><u>4/87</u></b>	<b><u>10/87</u></b>	<b><u>4/88</u></b>
Class A	1,264,038 (10) 87,025 6.9	1,150,050 (10) 100,135 8.7	1,150,050 (10) 80,132 7	1,150,040 (10) 77,920 6.8
Class B	696,997 (13) 107,822 15.5	699,219 (14) 163,241 23.3	699,216 (14) 135,096 19.3	699,216 (13) 123,299 17.6
Class C	267,410 (5) 97,418 31.7	267,410 (5) 85,660 32	267,410 (5) 105,431 39.4	270,076 (5) 105,973 39.2
Total	2,228,455 (28) 292,265 13.1	2,132,966 (29) 349,036 16.4	2,132,966 (29) 320,659 15	2,135,632 (34) 311,645 14.5
<b><u>CBD Retail</u></b>				
Ground Floor	323,680 21,064 13.1	407,770 (27) 43,157 10.6	407,770 (27) 43,372 10.6	400,118 82,543 20.1
Skywalk	122,245 3,000 2.5	266,664 (13) 21,592 8.1	266,664 (13) 12,120 4.5	249,422 9,576 3.8
Total	445,925 (20) 24,064 5.4	674,434 (27) 65,664 9.7	674,434 (27) 55,492 8.2	649,720 91,119 14

Source: Through 1987:Kiemle & Hagood Company; Daniel E. Barrett, MAI  
 1988: Spokane Building Owners & Managers Assoc.; Pete Inman, Executive Secretary

**SURVEY OF COMPETITIVE OFFICE/RETAIL SPACE  
IN THE SPOKANE CBD AND OTHER LOCATIONS  
Kiemle & Hagood**

KEY

Surveyed Sq. Ft. (# Buildings)

Vacant Sq. Ft.

Vacant %

Rent Range \$/SF

<u>CBD Office</u>	<u>1970 Estimate</u>	<u>10/83</u>	<u>10/84</u>	<u>10/85</u>
Class A	177,516 (3) 8,876 5.0	1,030,282 (8) 50,695 4.9	1,030,282 (8) 71,037 6.9	1,261,815 (10) 79,078 6.3
		\$10.50 - 17.00	\$12.50 - 17.67	\$13.50 - 17.00
Class B	530,141 (4) 53,014 10.0	523,035 (10) 62,392 11.9	543,714 (10) 83,419 15.3	639,172 (12) 86,556 13.5
		\$7.00 - 12.50	\$6.00 - 13.75	\$8.00 - 17.00
Class C	408,741 (15) 61,311 15.0	287,370 (5) 63,500 22.1	287,370 (5) 60,229 21.0	310,429 (6) 107,304 34.6
		\$5.75 - 8.00	\$6.00 - 9.00	\$6.00 - 10.00
Total	1,116,898 (22) 123,201 11.0	1,840,687 (5) 176,587 9.6	1,861,366 (23) 214,687 11.5	2,211,416 (28) 272,958 12.3
		\$5.75 - 17.00	\$6.00 - 17.67	\$6.00 - 17.00
<u>CBD Retail</u>				
Ground Floor		249,516 16,122 6.5	262,016 15,635 6.0	282,683 14,011 5.0
Skywalk		100,931 1,624 1.6	112,236 8,044 7.0	121,670 4,821 4.0
Total		361,448 (16) 19,480 5.4	374,257 (19) 23,679 6.3	435,590 (19) 15,832 4.6
		\$4.00 - 16.32	\$2.00 - 16.32	\$6.00 - 20.00
<u>Medical Office</u>		424,971 (12) 28,815 7.0	425,811 (12) 26,013 6.1	437,611 (13) 44,634 10.0
		\$11.00 - 15.00	\$9.75 - 16.00	\$7.50 - 16.50
<u>Suburban Office</u>		505,307 (20) 57,649 11.4	942,970 (28) 145,917 15.5	1,006,639 (30) 136,377 13.5
		\$6.50 - 12.50	\$3 - 13.50	\$6 - 13.50
<u>Shopping Centers</u>		2,272,214 (13) 59,731 2.6	2,817,127 (18) 82,559 2.9	2,794,127 (18) 85,934 3.1
		\$4.50 - 12.50	\$5 - 13	\$5 - 20

**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri/Crown West Realty**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Periphery of CBD<sup>a</sup></b>						
Jan. 1998	65	1,861,238	98,060	5.27%	\$12.81	N/A
Feb. 1999	65	1,861,863	177,551	9.54%	\$12.49	N/A
Feb. 2000	69	1,971,600	114,926	5.83%	\$13.95	N/A
Nov. 2000	71	2,241,671	113,630	5.07%	\$14.40	N/A
Feb. 2001	71	2,241,671	119,872	5.35%	\$15.15	N/A
Oct. 2001	77	2,501,949	148,219	5.92%	\$15.34	\$16.78
Feb. 2002	80	2,525,779	166,522	6.59%	\$15.37	\$16.71
Oct. 2002	82	2,518,221	166,756	6.62%	\$15.55	\$16.54
Feb. 2003	82	2,402,849	145,765	6.07%	\$15.24	\$16.12
Oct. 2003	83	2,447,884	137,786	5.63%	\$15.12	\$16.04
Feb. 2004	83	2,447,122	224,410	9.17%	\$15.10	\$16.15
Oct. 2004	84	2,525,508	183,996	7.29%	\$15.05	\$16.19
Feb. 2005	87	2,539,675	229,379	9.03%	\$15.26	\$15.84
Oct. 2005	88	2,564,220	229,209	8.94%	\$15.55	\$16.18
Feb. 2006	89	2,621,692	259,723	9.91%	\$15.75	\$16.26
Oct. 2006	89	2,628,350	224,308	8.53%	\$15.88	\$16.27
Feb. 2007	89	2,578,482	213,742	8.29%	\$15.88	\$16.32
Oct. 2007	89	2,597,780	203,441	7.83%	\$15.81	\$16.13
Feb. 2008	111	2,781,097	211,686	7.61%	\$15.65	\$16.02
Oct. 2008	112	2,799,233	213,182	7.62%	\$15.82	\$16.02
Feb. 2009	113	2,812,772	280,238	9.96%	\$15.97	\$16.06
Oct. 2009	114	2,849,632	304,614	10.69%	\$16.42	\$16.20
Feb. 2010	114	2,876,297	289,965	10.08%	\$16.50	\$16.47
Oct. 2010	115	2,923,387	304,794	10.43%	\$16.54	\$16.83
Feb. 2011	115	2,939,587	411,922	14.01%	\$16.61	\$17.15
Oct. 2011	117	3,003,233	350,291	11.66%	\$16.54	\$15.26
Feb. 2012	120	3,005,775	439,558	14.62%	\$16.38	\$13.74
Oct. 2012	120	2,988,376	468,379	15.67%	\$16.12	\$14.74
Feb. 2013	120	2,969,268	448,937	15.12%	\$16.10	\$16.96
Oct. 2013	120	2,988,366	412,916	13.82%	\$17.33	\$15.27
Feb. 2014	129	3,076,014	464,126	15.09%	\$15.67	\$16.18
Oct. 2014	133	3,119,667	498,071	15.97%	\$15.74	\$16.85
Feb. 2015	134	3,125,569	474,945	15.20%	\$15.76	\$17.98
Oct. 2015	132	3,103,516	515,906	16.62%	\$15.76	\$16.69
Feb. 2016	133	3,105,546	510,955	16.45%	\$15.73	\$20.28
Oct. 2016	146	3,301,509	440,332	13.34%	\$15.70	\$15.49
Feb. 2017	147	3,296,688	401,640	12.18%	\$15.70	\$15.94
Oct. 2017	148	3,297,850	363,707	11.03%	\$15.75	\$15.28
Feb. 2018	148	3,297,395	387,609	11.76%	\$15.88	\$14.62

<sup>a</sup> Bounded by Indiana, Havana, 14<sup>th</sup>, and Spokane River/Latah Creek

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Source: 2/99-present: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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(continued)

**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri/Crown West Realty**

(continued)

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>South<sup>b</sup></b>						
Jan. 1998	7	107,944	7,214	6.68%	\$14.66	N/A
Feb. 1999	7	107,944	8,422	7.80%	\$15.21	N/A
Feb. 2000	8	118,424	11,220	9.47%	\$15.71	N/A
Nov. 2000	8	118,424	11,220	9.47%	\$15.71	N/A
Feb. 2001	8	118,424	7,670	6.48%	\$15.71	N/A
Oct. 2001	11	141,504	9,538	6.74%	\$15.95	\$16.35
Feb. 2002	11	129,816	9,300	7.16%	\$15.94	\$17.15
Oct. 2002	11	131,353	13,938	10.61%	\$15.56	\$16.52
Feb. 2003	10	114,157	10,961	9.60%	\$15.41	\$16.60
Oct. 2003	10	114,157	10,094	8.84%	\$15.70	\$16.91
Feb. 2004	10	142,849	10,367	7.26%	\$15.13	\$15.61
Oct. 2004	10	140,982	7,397	5.25%	\$15.10	\$15.59
Feb. 2005	11	149,034	9,753	6.54%	\$15.88	\$16.62
Oct. 2005	15	218,047	29,768	13.65%	\$17.30	\$17.90
Feb. 2006	14	205,899	23,115	11.23%	\$17.39	\$18.00
Oct. 2006	14	204,159	14,809	7.25%	\$18.31	\$18.25
Feb. 2007	15	217,143	16,809	7.74%	\$18.31	\$18.25
Oct. 2007	15	217,873	32,179	14.77%	\$19.07	\$19.15
Feb. 2008	11	162,957	32,338	19.84%	\$20.50	\$20.58
Oct. 2008	11	167,158	25,120	15.03%	\$21.16	\$20.28
Feb. 2009	11	166,475	24,716	14.85%	\$20.96	\$19.48
Oct. 2009	12	166,791	20,182	12.10%	\$20.94	\$19.79
Feb. 2010	12	166,791	19,900	11.93%	\$21.78	\$18.68
Oct. 2010	12	166,791	22,693	13.61%	\$22.33	\$18.31
Feb. 2011	12	168,052	21,661	12.89%	\$19.73	\$18.44
Feb. 2012	12	178,996	41,338	23.09%	\$18.70	\$17.00
Oct. 2011	12	170,239	27,505	16.16%	\$19.17	\$17.00
Oct. 2012	12	177,256	37,354	21.07%	\$18.67	\$17.41
Feb. 2013	12	177,256	29,976	16.91%	\$18.52	\$17.59
Oct. 2013	12	177,256	42,522	23.99%	\$18.61	\$16.87
Feb. 2014	12	180,983	49,414	27.30%	\$17.99	\$18.39
Oct. 2014	15	195,603	48,818	24.96%	\$18.23	N/A
Feb. 2015	15	201,662	46,364	22.99%	\$18.30	\$16.43
Oct. 2015	16	201,840	41,907	20.76%	\$18.27	\$16.77
Feb. 2016	16	201,840	36,679	18.17%	\$18.19	N/A
Oct. 2016	16	201,840	38,318	18.98%	\$18.20	N/A
Feb. 2017	17	204,202	38,124	18.67%	\$18.20	N/A
Oct. 2017	17	204,202	29,291	14.34%	\$18.28	N/A
Feb. 2018	17	205,534	35,983	17.51%	\$18.27	\$20.00

<sup>b</sup> South of 14<sup>th</sup>

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Source: 2/99-present: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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(continued)

**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri/Crown West Realty**

(continued)

LOCATION	SURVEY DATE	NO.	NET USABLE	VACANT	PERCENT	AVERAGE	AVERAGE
<b>North<sup>c</sup></b>							
	Jan. 1998	14	277,345	8,583	3.09%	\$11.05	n.a.
	Feb. 1999	14	260,945	27,962	10.72%	\$10.97	n.a.
	Feb. 2000	15	254,705	30,098	11.82%	\$10.50	n.a.
	Nov. 2000	17	281,705	35,398	12.57%	\$10.51	n.a.
	Feb. 2001	18	295,264	26,893	9.11%	\$12.83	n.a.
	Oct. 2001	23	455,625	65,801	14.44%	\$15.43	\$14.37
	Feb. 2002	24	384,111	57,926	15.08%	\$13.45	\$15.46
	Oct. 2002	31	469,686	92,180	19.63%	\$14.34	\$15.42
	Feb. 2003	30	556,211	112,984	20.31%	\$15.76	\$17.01
	Oct. 2003	29	533,217	76,373	14.32%	\$15.77	\$17.30
	Feb. 2004	30	539,682	87,052	16.13%	\$15.45	\$16.80
	Oct. 2004	31	544,230	83,026	15.26%	\$15.67	\$16.84
	Feb. 2005	33	672,071	73,403	10.92%	\$15.75	\$16.15
	Oct. 2005	34	661,358	97,523	14.75%	\$16.21	\$16.60
	Feb. 2006	34	659,754	97,337	14.75%	\$15.94	\$16.77
	Oct. 2006	36	690,399	110,625	16.02%	\$16.01	\$16.25
	Feb. 2007	37	716,252	96,194	13.43%	\$16.23	\$16.57
	Oct. 2007	36	712,451	76,154	10.69%	\$16.34	\$16.36
	Feb. 2008	43	763,838	75,530	9.89%	\$15.92	\$16.34
	Oct. 2008	42	766,238	68,878	8.99%	\$16.09	\$16.53
	Feb. 2009	43	806,766	89,170	11.05%	\$17.15	\$17.88
	Oct. 2009	44	811,780	107,883	13.29%	\$16.31	\$17.88
	Feb. 2010	46	837,924	110,506	13.19%	\$16.56	\$14.94
	Oct. 2010	47	878,724	130,864	14.89%	\$16.42	\$15.58
	Feb. 2011	48	887,509	137,023	15.44%	\$15.90	\$15.00
	Oct. 2011	49	1,007,920	119,539	11.86%	\$15.83	\$16.42
	Feb. 2012	51	1,029,062	128,165	12.45%	\$16.00	\$17.18
	Oct. 2012	52	985,787	131,434	13.33%	\$15.70	\$15.87
	Feb. 2013	52	986,507	127,722	12.95%	\$16.29	\$16.59
	Oct. 2013	52	995,042	137,501	13.82%	\$16.61	\$12.93
	Feb. 2014	55	1,035,286	146,233	14.12%	\$16.26	\$12.51
	Oct. 2014	59	1,041,635	144,014	13.83%	\$16.42	\$13.23
	Feb. 2015	60	1,051,114	131,727	12.53%	\$15.61	\$12.91
	Oct. 2015	62	1,050,853	107,599	10.24%	\$15.31	\$16.51
	Feb. 2016	63	1,061,867	121,549	11.45%	\$15.22	\$17.87
	Oct. 2016	60	1,020,269	112,431	11.02%	\$15.40	\$14.91
	Feb. 2017	60	1,020,203	156,844	15.37%	\$16.34	\$16.65
	Oct. 2017	62	1,086,888	229,223	21.09%	\$16.43	\$21.02
	Feb. 2018	63	1,087,294	251,325	23.11%	\$16.44	\$21.26

<sup>c</sup> North of Indiana

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

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**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri/Crown West Realty  
(continued)**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Valley<sup>d</sup></b>						
Jan. 1998	43	882,722	111,788	12.66%	\$11.16	N/A
Feb. 1999	44	900,119	102,750	11.42%	\$11.38	N/A
Feb. 2000	40	865,439	56,860	6.57%	\$10.92	N/A
Nov. 2000	40	865,439	56,860	6.57%	\$10.92	N/A
Feb. 2001	40	871,599	68,612	7.87%	\$12.75	N/A
Oct. 2001	54	1,373,795	94,616	6.89%	\$13.10	\$14.40
Feb. 2002	60	1,450,015	185,724	12.81%	\$13.05	\$13.81
Oct. 2002	65	1,482,107	181,248	12.23%	\$12.96	\$13.33
Feb. 2003	68	1,695,031	201,433	11.88%	\$12.58	\$13.40
Oct. 2003	69	1,733,969	235,926	13.61%	\$12.87	\$13.97
Feb. 2004	68	1,696,668	236,154	13.92%	\$12.73	\$13.71
Oct. 2004	69	1,718,878	342,190	19.91%	\$12.83	\$13.65
Feb. 2005	71	1,792,856	362,572	20.22%	\$13.66	\$14.40
Oct. 2005	80	1,956,768	420,326	21.48%	\$13.35	\$13.44
Feb. 2006	80	1,960,827	409,717	20.90%	\$13.43	\$13.53
Oct. 2006	82	2,014,817	430,108	21.35%	\$13.52	\$13.66
Feb. 2007	86	2,075,865	387,609	18.67%	\$13.79	\$14.09
Oct. 2007	85	2,064,050	257,747	12.49%	\$13.79	\$14.10
Feb. 2008	96	2,207,694	356,760	16.16%	\$14.24	\$14.28
Oct. 2008	97	2,243,239	298,109	13.29%	\$14.30	\$14.46
Feb. 2009	99	2,339,541	331,812	14.18%	\$14.43	\$14.64
Oct. 2009	102	2,617,056	573,280	21.91%	\$14.58	\$14.93
Feb. 2010	104	2,641,714	535,047	20.25%	\$14.71	\$15.30
Oct. 2010	114	2,914,329	666,985	22.89%	\$14.67	\$14.94
Feb. 2011	115	2,925,377	688,103	23.52%	\$14.14	\$13.69
Oct. 2011	124	3,173,540	690,550	21.76%	\$13.70	\$13.65
Feb. 2012	123	3,253,464	619,375	19.04%	\$13.86	\$15.87
Oct. 2012	124	3,302,823	522,728	15.83%	\$13.93	\$14.97
Feb. 2013	123	3,281,525	521,233	15.88%	\$14.05	\$16.11
Oct. 2013	120	3,280,413	707,194	21.56%	\$14.39	\$13.34
Feb. 2014	124	3,368,336	685,615	20.35%	\$14.60	\$15.43
Oct. 2014	136	3,454,396	632,942	18.32%	\$14.63	\$17.34
Feb. 2015	142	3,466,558	714,960	20.62%	\$14.54	\$11.53
Oct. 2015	142	3,458,040	611,100	17.67%	\$14.22	\$13.51
Feb. 2016	146	3,482,959	628,663	18.05%	\$14.26	\$11.13
Oct. 2016	146	3,704,026	629,435	16.99%	\$14.28	\$21.75
Feb. 2017	148	3,740,133	609,337	16.29%	\$14.22	\$13.27
Oct. 2017	149	3,743,743	615,713	16.45%	\$14.50	\$13.81
Feb. 2018	155	3,854,321	593,492	15.40%	\$14.65	\$14.38

<sup>d</sup> East of Havana

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Source: 2/99-present: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri/Crown West Realty  
(continued)**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>West<sup>e</sup></b>						
Feb. 2008	7	358,362	16,048	4.48%	\$15.43	\$15.43
Oct. 2008	7	358,362	16,048	4.48%	\$15.54	\$16.55
Feb. 2009	7	357,854	35,328	9.87%	\$15.47	\$16.35
Oct. 2009	7	357,854	44,294	12.38%	\$15.47	\$16.35
Feb. 2010	7	336,327	44,407	13.20%	\$16.48	\$16.35
Oct. 2010	7	336,328	44,407	13.20%	\$16.48	\$17.27
Feb. 2011	7	335,928	49,507	14.74%	\$16.45	\$17.09
Oct. 2011	7	335,928	46,786	13.93%	\$16.45	\$14.50
Feb. 2012	7	335,928	35,533	10.58%	\$16.45	\$14.50
Oct. 2012	7	335,928	35,533	10.58%	\$16.45	N/A
Feb. 2013	8	392,342	35,555	9.06%	\$14.98	N/A
Oct. 2013	8	392,342	65,155	16.61%	\$15.04	N/A
Feb. 2014	9	416,542	68,762	16.51%	\$15.21	\$14.00
Oct. 2014	10	418,290	48,272	11.54%	\$15.21	N/A
Feb. 2015	10	418,290	36,003	8.61%	\$15.21	N/A
Oct. 2015	10	428,873	165,780	38.65%	\$15.26	N/A
Feb. 2016	11	458,833	257,488	56.12%	\$15.32	N/A
Oct. 2016	12	483,833	158,201	32.70%	\$14.69	N/A
Feb. 2017	12	483,833	219,601	45.39%	\$14.94	N/A
Oct. 2017	12	483,833	208,196	43.03%	\$14.94	N/A
Feb. 2018	11	397,530	122,373	30.78%	\$14.94	N/A

<sup>e</sup> West of Spokane River/Latah Creek

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

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1/98: Kiemle & Hagood Company; Josh Shearer (509) 838-6541  
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**SURVEY OF SUBURBAN OFFICE SPACE IN SPOKANE COUNTY  
(PREVIOUS GEOGRAPHIC AREAS)**

**1992-1997**

**Kiemle & Hagood Company**

LOCATION					
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	SCHEDULED GROSS RENTAL RATE \$/SF/YR (RANGE)
<b>North Riverbank<sup>a</sup></b>					
Feb. 1992	20	545,742	76,842	14.08%	\$8.50 - \$16.00
Oct. 1992	21	599,741	41,205	6.87	8.50 - 18.40
Apr. 1994	42	1,106,594	67,283	6.08	5.50 - 17.50
Feb. 1995	41	1,103,002	56,668	5.14	5.50 - 17.50
Dec. 1995	42	1,125,141	85,845	5.85	5.50 - 19.00
Feb. 1997	44	1,280,635	163,783	12.79	6.10 - 17.50
<b>Perimeter, South of Spokane River (Not CBD)</b>					
Feb. 1992	14	485,274	68,384	14.09%	\$0.00 - \$13.00
Oct. 1992	15	497,274	52,234	10.50	2.20 - 13.00
Apr. 1994	22	629,220	53,223	8.46	2.20 - 16.00
Feb. 1995	19	706,699	98,969	14.00	2.40 - 16.00
Dec. 1995	18	581,712	84,889	14.59	7.15 - 16.89
Feb. 1997	24	712,832	94,699	13.28	7.15 - 16.89
<b>Spokane Valley</b>					
Feb. 1992	15	268,453	39,089	14.56%	\$7.43 - - 12.00
Oct. 1992	15	268,453	28,285	10.54	7.43 - 12.00
Apr. 1994	18	619,025	39,484	6.38	7.00 - 14.50
Feb. 1995	19	626,629	30,359	4.84	7.00 - 14.50
Dec. 1995	20	581,629	88,384	15.20	7.00 - 15.00
Feb. 1997	21	588,609	53,331	9.06	7.00 - 15.50
<b>All Other Suburban Office Space<sup>b</sup></b>					
Feb. 1992	10	436,151	38,771	8.89%	\$8.50 - \$15.50
Oct. 1992	10	436,266	31,864	7.30	9.00 - 15.50
<b>GRAND TOTAL SUBURBAN OFFICE SPACE</b>					
Feb. 1992	59	1,735,620	223,086	12.85%	\$0.00 - \$16.00
Oct. 1992	61	1,801,734	153,588	8.52	2.20 - 18.40
Apr. 1994	82	2,354,839	159,990	6.79	2.20 - 17.50
Feb. 1995	79	2,436,330	185,996	7.63	2.40 - 17.50
Dec. 1995	80	2,288,482	239,118	10.45	5.50 - 19.00
Feb. 1997	89	2,582,076	311,813	12.08	6.10 - 17.50

<sup>a</sup> Beginning in 1994, this area includes all north side properties.

<sup>b</sup> Blended into other three areas beginning in 1994.

Source: Kiemle & Hagood Company; Alison Bantz (509) 838-6541

**SURVEY OF MEDICAL OFFICE SPACE IN SPOKANE COUNTY**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**

SURVEY DATE	NO. BLDGS	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	SCHEDULED GROSS RENTAL RATE \$/SF/YR (RANGE)
Feb. 2008	80	1,831,083	104,645	5.71%	8.00 - 24.46 <sup>a</sup>
Oct. 2008	79	1,814,028	135,960	7.49	8.00 - 28.42 <sup>b</sup>
Feb. 2009	79	1,825,180	131,922	7.23	8.00 - 25.25 <sup>c</sup>
Oct. 2009	79	1,857,616	131,066	7.06	8.00 - 25.25 <sup>d</sup>
Feb. 2010	80	1,878,470	145,566	7.75	8.00 - 26.13 <sup>e</sup>
Oct. 2010	81	1,911,470	156,750	8.20	8.00 - 26.13 <sup>f</sup>
Feb. 2011	82	1,936,570	214,019	11.05	8.00 - 26.13 <sup>g</sup>
Oct. 2011	82	1,946,802	212,723	10.93	7.80 - 26.78 <sup>h</sup>
Feb. 2012	83	1,984,022	220,675	11.12	7.80 - 26.78 <sup>i</sup>
Oct. 2012	83	1,999,579	206,800	10.34	7.80 - 25.66 <sup>j</sup>
Feb. 2013	87	2,032,608	211,740	10.42	8.04 - 28.61 <sup>k</sup>
Oct. 2013	87	2,046,111	219,070	10.71	8.04 - 28.61 <sup>l</sup>
Feb. 2014	98	2,175,632	243,834	11.21	8.04 - 29.32 <sup>m</sup>
Oct. 2014	100	2,345,730	310,618	13.24	8.04 - 30.00 <sup>n</sup>
Feb. 2015	102	2,353,014	301,436	12.81	8.04 - 30.00 <sup>o</sup>
Oct. 2015	109	2,441,687	247,722	10.15	8.04 - 30.58 <sup>p</sup>
Feb. 2016	111	2,448,529	232,980	9.52	8.04 - 30.70 <sup>q</sup>
Oct. 2016	110	2,410,869	227,160	9.42	8.00 - 30.82 <sup>r</sup>
Feb. 2017	113	2,480,049	252,185	10.17	8.00 - 30.82 <sup>s</sup>
Oct. 2017	114	2,492,968	223,536	8.97	8.00 - 30.82 <sup>t</sup>
Feb. 2018	115	2,512,001	253,644	10.10	8.00 - 30.82 <sup>u</sup>

- <sup>a</sup> Average rate \$20.21, average recent rates \$20.80
- <sup>b</sup> Average rate \$20.18, average recent rates \$20.73
- <sup>c</sup> Average rate \$20.00, average recent rates \$20.86
- <sup>d</sup> Average rate \$20.09, average recent rates \$21.06
- <sup>e</sup> Average rate \$20.60, average recent rates \$21.51
- <sup>f</sup> Average rate \$20.55, average recent rates \$21.67
- <sup>g</sup> Average rate \$20.88, average recent rates \$20.83
- <sup>h</sup> Average rate \$20.88, average recent rates \$22.00
- <sup>i</sup> Average rate \$21.03, average recent rates \$21.74
- <sup>j</sup> Average rate \$21.17, average recent rates \$21.16
- <sup>k</sup> Average rate \$20.81, average recent rates \$19.79
- <sup>l</sup> Average rate \$20.85, average recent rates \$19.94
- <sup>m</sup> Average rate \$20.77, average recent rates \$19.83
- <sup>n</sup> Average rate \$21.45, average recent rates \$23.89
- <sup>o</sup> Average rate \$21.65, average recent rates \$25.26
- <sup>p</sup> Average rate \$21.77, average recent rates \$26.02
- <sup>q</sup> Average rate \$21.64, average recent rates \$18.98
- <sup>r</sup> Average rate \$21.62, average recent rates \$24.49
- <sup>s</sup> Average rate \$21.65, average recent rates \$22.56
- <sup>t</sup> Average rate \$21.62, average recent rates \$22.29
- <sup>u</sup> Average rate \$21.65, average recent rates \$22.62

Note: The rental basis for the "average" and "average recent rates" is a mix of full-service, modified, and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

Source: 2/99 to Present: Valbridge Property Advisors/Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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(continued)

**SURVEY OF MEDICAL OFFICE SPACE IN SPOKANE COUNTY**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
 (continued)

<b>SURVEY DATE</b>	<b>NO. BLDGS</b>	<b>NET USABLE SQ.FT.</b>	<b>VACANT SQ.FT.</b>	<b>PERCENT VACANT</b>	<b>SCHEDULED GROSS RENTAL RATE \$/SF/YR (RANGE)</b>
Feb. 1992	15	572,712	45,224	7.90%	4.00 - 18.50
Oct. 1992	15	573,662	44,026	7.67	11.00 - 19.00
Apr. 1994	19	744,412	102,556	13.78	9.25 - 19.00
Feb. 1995	20	815,398	94,030	11.53	9.25 - 19.00
Dec. 1995	19	813,637	93,223	11.46	10.59 - 19.50
Feb. 1997	18	772,828	67,132	8.69	11.75 - 21.00
Jan. 1998	21	817,510	69,937	8.55	9.00 - 19.80
Feb. 1999	21	821,003	47,846	5.83	9.00 - 21.00
Feb. 2000	31	1,051,020	75,228	7.16	9.00 - 23.00
Nov. 2000	31	1,051,020	75,228	7.16	9.00 - 23.00
Feb. 2001	35	1,108,905	43,962	3.96	11.00 - 23.00
Oct. 2001	41	1,105,701	44,998	4.07	11.00 - 21.50
Feb. 2002	43	1,165,559	55,737	4.78	11.00 - 21.50
Oct. 2002	48	1,232,181	54,732	4.44	11.00 - 21.50 <sup>a</sup>
Feb. 2003	51	1,290,953	45,464	3.52	11.00 - 21.50 <sup>b</sup>
Oct. 2003	51	1,293,888	44,213	3.42	11.00 - 21.95 <sup>c</sup>
Feb. 2004	58	1,332,356	59,039	4.43	8.00 - 22.52 <sup>d</sup>
Oct. 2004	62	1,469,590	76,786	5.22	8.00 - 22.52 <sup>e</sup>
Feb. 2005	65	1,492,216	95,072	6.37	8.00 - 23.40 <sup>f</sup>
Oct. 2005	66	1,511,825	118,992	7.87	8.00 - 23.79 <sup>g</sup>
Feb. 2006	67	1,518,064	142,476	9.39	8.00 - 23.79 <sup>h</sup>
Oct. 2006	70	1,604,639	135,627	8.45	8.00 - 24.45 <sup>i</sup>
Feb. 2007	72	1,658,287	109,116	6.58	8.00 - 24.45 <sup>j</sup>
Oct. 2007	72	1,640,348	117,967	7.19	8.00 - 25.46 <sup>k</sup>

<sup>a</sup> Average rate \$17.68, average recent rates \$19.08

<sup>b</sup> Average rate \$17.78, average recent rates \$19.03

<sup>c</sup> Average rate \$17.95, average recent rates \$19.01

<sup>d</sup> Average rate \$18.45, average recent rates \$19.33

<sup>e</sup> Average rate \$18.45, average recent rates \$19.56

<sup>f</sup> Average rate \$18.74, average recent rates \$19.62

<sup>g</sup> Average rate \$19.07, average recent rates \$19.91

<sup>h</sup> Average rate \$19.41, average recent rates \$20.06

<sup>i</sup> Average rate \$19.61, average recent rates \$20.37

<sup>j</sup> Average rate \$19.49, average recent rates \$19.96

<sup>k</sup> Average rate \$20.09, average recent rates \$20.73

Source: 2/92 to 1/98: Kiemle & Hagood Company

(Alison Bantz and Josh Shearer 509-838-6541)

2/99 to present: Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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**SURVEY OF SUBURBAN RETAIL SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)  
INCLUDES SHOPPING CENTERS**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri**

LOCATION SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE \$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Periphery of CBD<sup>a</sup></b>						
Jan. 1998	2	57,173	1,200	2.10%	\$11.50	N/A
Feb. 1999	2	57,173	6,000	10.49%	\$14.50	N/A
Feb. 2000	4	89,041	1,472	1.65%	\$17.76	N/A
Nov. 2000	4	89,041	1,472	1.65%	\$17.76	N/A
Feb. 2001	5	118,174	1,472	1.25%	\$15.94	N/A
Oct. 2001	7	202,437	8,133	4.02%	\$15.40	\$16.63
Feb. 2002	7	202,437	8,053	3.98%	\$15.40	\$16.63
Oct. 2002	5	147,984	633	0.43%	\$14.46	\$20.13
Feb. 2003	6	139,809	10,161	7.27%	\$13.59	\$12.94
Oct. 2003	6	139,756	10,161	7.27%	\$13.22	\$12.65
Feb. 2004	8	154,724	0	0.00%	\$13.16	\$12.57
Oct. 2004	8	154,724	0	0.00%	\$13.22	\$12.65
Feb. 2005	9	197,924	0	0.00%	\$13.87	\$13.38
Oct. 2005	10	201,176	0	0.00%	\$14.46	\$11.56
Feb. 2006	10	201,176	0	0.00%	\$14.46	\$13.01
Oct. 2006	12	228,961	1,500	0.66%	\$15.81	\$14.40
Feb. 2007	12	228,961	1,620	0.71%	\$15.84	\$14.43
Oct. 2007	12	239,765	0	0.00%	\$16.70	\$16.10
Feb. 2008	25	552,377	40,579	7.35%	\$14.14	\$15.19
Oct. 2008	25	551,574	41,595	7.54%	\$14.17	\$17.14
Feb. 2009	32	757,249	43,447	5.74%	\$12.89	\$14.86
Oct. 2009	32	757,249	48,894	6.46%	\$13.02	\$13.58
Feb. 2010	32	755,201	77,460	10.26%	\$13.10	\$12.69
Oct. 2010	32	755,401	99,862	13.22%	\$12.99	\$12.62
Feb. 2011	32	755,397	103,425	13.69%	\$13.14	\$11.96
Oct. 2011	32	739,426	85,190	11.52%	\$13.13	\$13.66
Feb. 2012	34	773,007	100,402	12.99%	\$14.28	\$13.94
Oct. 2012	34	773,007	98,827	12.78%	\$13.69	\$13.20
Feb. 2013	41	806,681	98,841	12.25%	\$13.22	\$13.58
Oct. 2013	43	840,240	100,962	12.02%	\$13.63	\$13.58
Feb. 2014	46	879,544	80,975	9.21%	\$13.52	\$13.84
Oct. 2014	42	849,308	68,146	8.02%	\$12.47	\$10.10
Feb. 2015	45	872,680	73,366	8.41%	\$12.00	N/A
Oct. 2015	47	947,197	77,206	8.15%	\$12.72	N/A
Feb. 2016	48	956,571	78,302	8.19%	\$12.57	N/A
Oct. 2016	57	992,698	77,656	7.82%	\$12.59	\$10.06
Feb. 2017	61	1,029,369	107,552	10.45%	\$12.66	\$7.92
Oct. 2017	63	1,022,862	92,015	9.00%	\$13.34	\$16.35
Feb. 2018	63	1,029,062	57,169	5.56%	\$13.00	\$7.59

<sup>a</sup> Bounded by Indiana, Havana, 14<sup>th</sup>, and Spokane River/Latah Creek

Source: 1/98: Kiemle & Hagood Company (Josh Shearer 509-838-6541)

2/99 to Present: Valbridge Property Advisors/Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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(continued)

**SURVEY OF SUBURBAN RETAIL SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)  
INCLUDES SHOPPING CENTERS**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri  
(continued)**

LOCATION SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE \$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>South<sup>b</sup></b>						
Jan. 1998	12	624,261	57,461	9.20%	\$12.13	N/A
Feb. 1999	12	632,231	8,511	1.35%	\$12.67	N/A
Feb. 2000	9	565,831	810	0.14%	\$12.21	N/A
Nov. 2000	12	639,743	810	0.13%	\$11.33	N/A
Feb. 2001	13	742,979	99,644	13.41%	\$13.37	N/A
Oct. 2001	13	895,732	33,072	3.69%	\$11.37	\$12.00
Feb. 2002	13	895,732	98,726	11.02%	\$13.44	\$12.25
Oct. 2002	14	953,773	55,459	5.81%	\$13.22	\$12.45
Feb. 2003	19	1,062,379	46,764	4.40%	\$12.13	\$12.65
Oct. 2003	21	1,108,081	39,187	3.54%	\$12.18	\$12.67
Feb. 2004	22	1,122,395	39,187	3.49%	\$12.27	\$12.63
Oct. 2004	22	1,125,785	16,212	1.44%	\$12.50	\$13.74
Feb. 2005	22	1,129,051	17,037	1.51%	\$12.80	\$14.63
Oct. 2005	23	1,139,895	30,504	2.68%	\$11.87	\$14.85
Feb. 2006	23	1,139,909	42,739	3.75%	\$11.86	\$14.12
Oct. 2006	24	1,155,115	51,475	4.46%	\$12.09	\$13.56
Feb. 2007	24	1,155,242	47,553	4.12%	\$12.03	\$14.73
Oct. 2007	25	1,187,546	41,763	3.52%	\$12.33	\$16.97
Feb. 2008	24	1,026,217	19,135	1.86%	\$12.64	\$16.01
Oct. 2008	24	1,032,544	9,255	0.90%	\$13.93	\$17.92
Feb. 2009	24	1,032,544	12,475	1.21%	\$13.70	\$17.00
Oct. 2009	24	1,034,186	60,839	5.88%	\$14.34	\$16.07
Feb. 2010	24	1,034,186	60,593	5.86%	\$14.92	\$17.68
Oct. 2010	24	1,034,186	52,097	5.04%	\$14.66	\$16.82
Feb. 2011	24	1,056,200	25,229	2.39%	\$13.89	\$16.83
Oct. 2011	24	1,068,604	34,483	3.23%	\$15.58	\$17.07
Feb. 2012	25	1,068,259	31,118	2.91%	\$15.95	\$18.33
Oct. 2012	26	986,421	40,668	4.12%	\$16.66	\$19.73
Feb. 2013	26	989,005	46,628	4.71%	\$17.13	\$22.46
Oct. 2013	26	989,005	40,374	4.08%	\$16.64	\$25.10
Feb. 2014	25	976,792	38,726	3.96%	\$16.64	\$19.09
Oct. 2014	30	1,142,589	48,211	4.22%	\$18.70	\$19.96
Feb. 2015	39	1,162,980	50,114	4.31%	\$18.77	\$23.05
Oct. 2015	40	1,163,329	45,532	3.91%	\$18.50	N/A
Feb. 2016	41	1,197,522	24,337	2.03%	\$18.49	\$17.22
Oct. 2016	41	1,197,522	15,732	1.31%	\$18.67	\$18.99
Feb. 2017	43	1,228,415	49,892	4.06%	\$18.77	\$20.08
Oct. 2017	43	1,228,955	49,321	4.01%	\$18.76	\$19.97
Feb. 2018	43	1,228,955	76,627	6.24%	\$18.76	\$19.64

<sup>b</sup>South of 14<sup>th</sup>

Source: 1/98: Kiemle & Hagood Company (Josh Shearer 509-838-6541)

2/99 to Present: Valbridge Property Advisors/Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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**SURVEY OF SUBURBAN RETAIL SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)  
INCLUDES SHOPPING CENTERS**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri  
(continued)**

LOCATION SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE \$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>North<sup>c</sup></b>						
Jan. 1998	20	3,086,875	187,491	6.07%	\$10.95	N/A
Feb. 1999	20	3,105,237	169,975	5.47%	\$11.10	N/A
Feb. 2000	20	3,119,450	130,912	4.20%	\$14.61	N/A
Nov. 2000	21	3,096,402	125,803	4.06%	\$14.56	N/A
Feb. 2001	24	3,214,681	161,743	5.03%	\$14.79	N/A
Oct. 2001	36	3,426,315	151,065	4.41%	\$14.47	\$17.19
Feb. 2002	41	3,553,663	204,365	5.75%	\$14.63	\$15.92
Oct. 2002	44	3,684,364	183,032	4.97%	\$14.47	\$16.69
Feb. 2003	56	4,042,081	263,418	6.52%	\$14.64	\$16.29
Oct. 2003	55	4,027,994	285,185	7.08%	\$14.56	\$16.15
Feb. 2004	63	4,068,641	307,721	7.56%	\$14.52	\$16.07
Oct. 2004	66	4,173,979	300,769	7.21%	\$14.69	\$16.31
Feb. 2005	67	4,273,452	288,476	6.75%	\$14.65	\$15.57
Oct. 2005	69	4,302,834	305,845	7.11%	\$15.43	\$17.27
Feb. 2006	69	4,369,151	284,017	6.50%	\$16.41	\$17.46
Oct. 2006	71	4,393,378	368,064	8.38%	\$16.51	\$17.31
Feb. 2007	72	4,364,908	234,407	5.37%	\$16.53	\$17.31
Oct. 2007	73	4,395,412	200,801	4.57%	\$16.56	\$18.00
Feb. 2008	101	4,713,379	293,013	6.22%	\$16.58	\$18.52
Oct. 2008	103	4,726,622	207,090	4.38%	\$16.79	\$19.59
Feb. 2009	115	5,803,582	512,819	8.84%	\$17.12	\$20.25
Oct. 2009	113	5,749,895	517,777	9.00%	\$15.98	\$18.05
Feb. 2010	115	5,815,068	574,784	9.88%	\$15.89	\$17.61
Oct. 2010	115	5,816,206	547,559	9.41%	\$15.86	\$15.44
Feb. 2011	117	5,837,515	554,165	9.49%	\$15.84	\$15.68
Oct. 2011	118	5,862,866	594,428	10.14%	\$16.07	\$18.92
Feb. 2012	118	5,749,616	573,724	9.98%	\$15.93	\$16.24
Oct. 2012	119	5,856,717	578,662	9.88%	\$16.14	\$11.45
Feb. 2013	120	5,906,197	700,955	11.87%	\$16.32	\$12.61
Oct. 2013	121	5,918,763	673,075	11.37%	\$16.11	\$14.19
Feb. 2014	123	5,943,274	654,290	11.01%	\$16.18	\$16.17
Oct. 2014	130	6,010,321	831,763	13.84%	\$16.25	\$13.27
Feb. 2015	166	5,937,665	706,722	11.90%	\$16.13	\$11.76
Oct. 2015	172	5,991,092	688,372	11.49%	\$16.24	\$11.15
Feb. 2016	172	5,958,916	663,293	11.13%	\$16.51	\$12.75
Oct. 2016	175	6,038,334	444,357	7.36%	\$17.20	\$15.64
Feb. 2017	177	6,055,380	490,538	8.10%	\$17.12	\$16.17
Oct. 2017	181	6,060,504	499,400	8.24%	\$17.28	\$17.35
Feb. 2018	185	6,077,264	493,451	8.12%	\$17.17	\$17.49

<sup>c</sup> North of Indiana

Source: 1/98: Kiemle & Hagood Company (Josh Shearer 509-838-6541)

2/99 to Present: Valbridge Property Advisors/Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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(continued)

**SURVEY OF SUBURBAN RETAIL SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)  
INCLUDES SHOPPING CENTERS**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri  
(continued)**

LOCATION SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE \$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Valley<sup>d</sup></b>						
Jan. 1998	8	1,064,100	392,411	36.88%	\$8.68	N/A
Feb. 1999	7	639,175	102,171	15.98%	\$10.21	N/A
Feb. 2000	18	947,929	127,095	13.41%	\$10.86	N/A
Nov. 2000	18	947,929	127,095	13.41%	\$10.86	N/A
Feb. 2001	21	1,084,185	152,820	14.10%	\$10.69	N/A
Oct. 2001	37	3,210,781	395,426	12.32%	\$13.13	\$14.96
Feb. 2002	45	3,489,540	454,537	13.03%	\$13.28	\$13.96
Oct. 2002	49	3,563,185	480,931	13.50%	\$13.22	\$13.54
Feb. 2003	56	3,963,067	703,228	17.74%	\$12.87	\$13.23
Oct. 2003	56	4,080,351	713,738	17.49%	\$12.93	\$13.15
Feb. 2004	62	4,185,873	711,290	16.99%	\$12.72	\$13.09
Oct. 2004	66	4,403,313	581,002	13.19%	\$13.00	\$13.20
Feb. 2005	68	4,439,233	556,368	12.53%	\$13.25	\$12.40
Oct. 2005	68	4,309,992	628,132	14.57%	\$12.84	\$12.40
Feb. 2006	68	4,306,187	621,496	14.43%	\$12.62	\$12.43
Oct. 2006	68	4,303,760	629,622	14.63%	\$12.83	\$12.50
Feb. 2007	70	4,379,517	579,183	13.22%	\$12.90	\$12.56
Oct. 2007	73	4,418,909	604,607	13.68%	\$13.47	\$13.74
Feb. 2008	95	4,927,662	628,304	12.75%	\$12.58	\$13.11
Oct. 2008	93	4,922,439	592,775	12.04%	\$12.68	\$12.83
Feb. 2009	103	5,515,418	602,668	10.93%	\$12.59	\$12.69
Oct. 2009	103	5,514,519	603,937	10.95%	\$12.47	\$13.38
Feb. 2010	104	5,518,960	651,593	11.81%	\$12.48	\$11.99
Oct. 2010	103	5,530,133	622,884	11.26%	\$12.52	\$12.62
Feb. 2011	105	5,592,710	594,180	10.62%	\$12.22	\$12.09
Oct. 2011	113	5,659,551	613,048	10.83%	\$12.25	\$15.78
Feb. 2012	114	5,707,980	665,916	11.67%	\$12.13	\$15.96
Oct. 2012	114	5,720,599	710,995	12.43%	\$11.97	\$14.89
Feb. 2013	116	5,919,655	745,782	12.60%	\$12.20	\$11.67
Oct. 2013	117	5,940,517	650,618	10.95%	\$12.20	\$10.26
Feb. 2014	121	5,936,008	567,953	9.57%	\$12.25	\$8.77
Oct. 2014	133	5,969,529	493,676	8.27%	\$12.25	\$11.71
Feb. 2015	161	6,280,609	510,615	8.13%	\$12.45	\$15.13
Oct. 2015	164	6,223,350	450,501	7.24%	\$12.28	\$13.26
Feb. 2016	164	6,209,045	415,278	6.69%	\$12.27	\$11.21
Oct. 2016	163	6,090,488	528,545	8.68%	\$12.56	\$12.58
Feb. 2017	164	6,098,834	493,419	8.09%	\$12.52	\$15.02
Oct. 2017	166	5,976,622	321,788	5.38%	\$12.79	\$13.85
Feb. 2018	170	6,012,189	240,488	4.00%	\$12.88	\$13.79

<sup>d</sup> East of Havana

Source: 1/98: Kiemle & Hagood Company (Josh Shearer 509-838-6541)

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(continued)

**SURVEY OF SUBURBAN RETAIL SPACE IN SPOKANE COUNTY  
(CURRENT GEOGRAPHIC AREAS)  
INCLUDES SHOPPING CENTERS**

Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/  
NAI Black/Goodale & Barbieri  
(continued)

LOCATION SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE \$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>West<sup>e</sup></b>						
Feb. 2008	4	51,339	6,700	13.05%	\$14.59	\$15.27
Oct. 2008	4	45,933	6,700	14.59%	\$14.19	\$14.80
Feb. 2009	6	244,662	38,231	15.63%	\$15.83	\$16.00
Oct. 2009	6	244,662	34,942	14.28%	\$15.71	\$15.85
Feb. 2010	6	244,662	30,322	12.39%	\$15.71	\$16.00
Oct. 2010	6	244,662	28,604	11.69%	\$15.68	\$16.48
Feb. 2011	6	247,717	23,497	9.49%	\$16.25	\$18.87
Oct. 2011	6	251,017	19,442	7.75%	\$15.65	\$20.17
Feb. 2012	6	251,017	19,790	7.88%	\$15.65	\$20.41
Oct. 2012	6	251,017	19,790	7.88%	\$15.40	\$20.41
Feb. 2013	6	251,017	20,095	8.01%	\$15.09	\$13.13
Oct. 2013	6	251,017	18,690	7.45%	\$15.88	\$18.21
Feb. 2014	6	249,269	18,690	7.50%	\$15.92	N/A
Oct. 2014	6	249,269	18,690	7.50%	\$15.92	N/A
Feb. 2015	6	249,269	18,690	7.50%	\$15.92	N/A
Oct. 2015	6	249,269	18,442	7.40%	\$15.81	N/A
Feb. 2016	7	261,397	27,180	10.40%	\$16.33	N/A
Oct. 2016	12	267,392	27,180	10.16%	\$16.31	N/A
Feb. 2017	12	267,392	25,680	9.60%	\$16.86	N/A
Oct. 2017	13	267,788	28,595	10.68%	\$16.84	N/A
Feb. 2018	13	267,788	16,162	6.04%	\$16.94	\$18.69

<sup>e</sup> West of Spokane River/Latah Creek

Source: 1/98: Kiemle & Hagood Company (Josh Shearer 509-838-6541)

2/99 to Present: Valbridge Property Advisors/Auble, Jolicoeur & Gentry, Inc. (509-747-0999)

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>TOTAL COUNTY</b>										
Oct. 2002	1,141	21,645,436	574	14,447,039	2,190,669	15.16%	N/A	N/A	N/A	N/A
Feb. 2003	1,019	20,645,873	932	19,416,998	2,547,330	13.12%	\$0.54	\$0.34	\$0.63	\$0.33
Oct. 2003	996	21,387,616	945	20,713,306	2,656,726	12.83%	\$0.52	\$0.29	\$0.56	\$0.27
Feb. 2004	973	22,791,579	954	22,468,510	2,588,941	11.52%	\$0.52	\$0.28	\$0.56	\$0.28
Oct. 2004	1,006	23,995,004	993	23,751,113	1,969,053	8.29%	\$0.56	\$0.32	\$0.70	\$0.31
Feb. 2005	1,031	24,362,058	1,018	24,137,220	1,979,995	8.20%	\$0.50	\$0.31	\$0.51	\$0.31
Oct. 2005	1,052	24,531,614	1,041	24,328,676	1,820,347	7.48%	\$0.53	\$0.32	\$0.57	\$0.32
Feb. 2006	1,072	25,383,969	1,070	25,373,169	1,752,497	6.91%	\$0.53	\$0.31	\$0.59	\$0.31
Oct. 2006	1,071	25,332,493	1,071	25,332,493	1,699,657	6.71%	\$0.57	\$0.31	\$0.59	\$0.32
Feb. 2007	1,082	25,610,612	1,081	25,556,612	1,780,123	6.97%	\$0.57	\$0.32	\$0.61	\$0.31
Oct. 2007	1,084	25,757,767	1,083	25,703,767	1,404,732	5.47%	\$0.56	\$0.32	\$0.57	\$0.30
Feb. 2008	1,086	25,865,032	1,086	25,865,032	1,455,109	5.63%	\$0.57	\$0.33	\$0.59	\$0.32
Oct. 2008	1,093	26,122,784	1,093	26,122,784	2,223,454	8.51%	\$0.57	\$0.34	\$0.63	\$0.34
Feb. 2009	1,168	26,698,853	1,168	26,698,853	2,354,267	8.82%	\$0.57	\$0.36	\$0.63	\$0.35
Oct. 2009	1,176	26,836,025	1,176	26,836,025	2,734,957	10.19%	\$0.57	\$0.35	\$0.64	\$0.35
Feb. 2010	1,180	26,823,579	1,180	26,823,579	2,910,251	10.85%	\$0.58	\$0.33	\$0.63	\$0.34
Oct. 2010	1,167	26,170,765	1,167	26,170,765	2,759,846	10.55%	\$0.58	\$0.32	\$0.62	\$0.34
Feb. 2011	1,167	26,059,037	1,167	26,059,037	2,568,558	9.86%	\$0.59	\$0.32	\$0.64	\$0.32
Oct. 2011	1,196	26,541,047	1,196	26,541,047	2,893,880	10.90%	\$0.60	\$0.32	\$0.67	\$0.32
Feb. 2012	1,198	26,601,615	1,198	26,601,615	2,371,823	8.92%	\$0.61	\$0.30	\$0.60	\$0.30
Oct. 2012	1,206	27,300,128	1,206	27,300,128	2,351,277	8.61%	\$0.62	\$0.30	\$0.55	\$0.25
Feb. 2013	1,208	27,321,766	1,208	27,321,766	2,407,435	8.81%	\$0.62	\$0.30	\$0.55	\$0.25
Oct. 2013	1,228	27,594,012	1,228	27,594,012	2,597,008	9.41%	\$0.64	\$0.30	\$0.55	\$0.25
Feb. 2014	1,223	27,850,547	1,223	27,850,547	2,156,431	7.74%	\$0.63	\$0.30	\$0.59	\$0.35
Oct. 2014	1,273	29,023,711	1,273	29,023,711	1,791,925	6.17%	\$0.61	\$0.29	\$0.51	\$0.29
Feb. 2015	1,237	28,071,864	1,273	28,071,864	1,764,633	6.29%	\$0.63	\$0.31	\$0.69	\$0.35
Oct. 2015	1,248	28,441,583	1,248	28,441,583	1,374,791	4.83%	\$0.64	\$0.31	\$0.78	\$0.39
Feb. 2016	1,267	28,725,106	1,267	28,725,106	1,342,124	4.67%	\$0.64	\$0.32	\$0.81	\$0.30
Oct. 2016	1,291	28,678,167	1,291	28,678,167	1,242,316	4.33%	\$0.66	\$0.32	\$0.80	\$0.36
Feb. 2017	1,301	28,828,824	1,301	28,828,824	1,001,332	3.47%	\$0.66	\$0.32	\$0.89	\$0.38
Oct. 2017	1,318	29,129,419	1,318	29,129,419	627,949	2.16%	\$0.67	\$0.33	\$0.75	\$0.32
Feb. 2018	1,318	29,148,537	1,318	29,148,537	573,157	1.97%	\$0.70	\$0.35	\$0.79	\$0.37

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
**(continued)**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>West</b>										
Oct. 2002	81	2,624,889	66	1,812,766	164,212	9.06%	N/A	N/A	N/A	N/A
Feb. 2003	106	2,491,143	99	2,027,223	220,865	10.89%	\$0.32	\$0.20	\$0.56	\$0.28
Oct. 2003	91	2,289,236	88	2,265,140	204,526	9.03%	\$0.45	\$0.25	\$0.42	\$0.28
Feb. 2004	93	2,338,436	93	2,338,436	185,006	7.91%	\$0.45	\$0.23	\$0.54	\$0.26
Oct. 2004	104	3,003,978	104	3,003,978	145,824	4.85%	\$0.45	\$0.25	\$0.42	\$0.26
Feb. 2005	105	3,034,291	105	3,034	131,769	4.34%	\$0.43	\$0.23	\$0.36	\$0.24
Oct. 2005	108	3,034,335	108	3,034,335	99,055	3.26%	\$0.44	\$0.23	\$0.37	\$0.25
Feb. 2006	108	3,034,335	108	3,034,335	54,035	1.78%	\$0.44	\$0.25	\$0.38	\$0.25
Oct. 2006	106	3,025,995	106	3,025,995	60,374	2.00%	\$0.55	\$0.28	\$0.41	\$0.29
Feb. 2007	107	3,190,280	107	3,190,280	121,862	3.82%	\$0.56	\$0.27	\$0.47	\$0.28
Oct. 2007	107	3,245	107	3,244,966	48,318	1.49%	\$0.56	\$0.28	\$0.50	\$0.28
Feb. 2008	108	3,256,466	108	3,256,466	69,866	2.15%	\$0.63	\$0.30	\$0.59	\$0.28
Oct. 2008	112	3,376,204	112	3,376,204	132,658	3.93%	\$0.49	\$0.33	\$0.59	\$0.29
Feb. 2009	125	3,503,467	125	3,503,467	197,058	5.62%	\$0.51	\$0.34	\$0.65	\$0.30
Oct. 2009	125	3,503,467	125	3,503,467	239,688	6.84%	\$0.56	\$0.34	\$0.65	\$0.30
Feb. 2010	125	3,503,467	125	3,503,467	239,379	6.83%	\$0.58	\$0.34	\$0.57	\$0.33
Oct. 2010	128	3,564,313	128	3,564,313	295,280	8.28%	\$0.59	\$0.33	\$0.57	\$0.33
Feb. 2011	128	3,565,373	128	3,565,373	269,613	7.56%	\$0.59	\$0.34	\$0.63	\$0.32
Oct. 2011	128	3,573,604	128	3,573,604	271,203	7.59%	\$0.60	\$0.32	\$0.72	\$0.33
Feb. 2012	130	3,573,604	130	3,573,604	285,491	7.99%	\$0.59	\$0.30	\$0.60	\$0.28
Oct. 2012	131	4,176,165	131	4,176,165	271,522	6.50%	\$0.56	\$0.30	\$0.32	\$0.19
Feb. 2013	132	4,161,098	132	4,161,098	243,760	5.86%	\$0.57	\$0.30	\$0.43	\$0.22
Oct. 2013	138	4,224,727	138	4,224,727	324,637	7.68%	\$0.62	\$0.31	\$0.63	\$0.30
Feb. 2014	133	4,169,422	133	4,169,422	204,507	4.90%	\$0.62	\$0.31	\$0.50	\$0.36
Oct. 2014	136	4,185,103	136	4,185,103	85,998	2.05%	\$0.61	\$0.31	\$0.94	\$0.32
Feb. 2015	138	4,197,789	138	4,197,789	165,456	3.94%	\$0.64	\$0.31	\$1.15	\$0.36
Oct. 2015	134	4,219,947	134	4,219,947	94,326	2.24%	\$0.64	\$0.30	\$0.67	\$0.26
Feb. 2016	136	4,229,875	136	4,229,875	83,301	1.97%	\$0.64	\$0.30	\$0.67	\$0.29
Oct. 2016	142	4,278,843	142	4,278,843	142,795	3.34%	\$0.65	\$0.30	\$0.73	\$0.27
Feb. 2017	144	4,395,958	144	4,395,958	188,009	4.28%	\$0.63	\$0.29	\$0.73	\$0.27
Oct. 2017	148	4,530,470	148	4,530,470	155,798	3.44%	\$0.63	\$0.32	\$0.75	\$0.35
Feb. 2018	144	4,498,177	144	4,498,177	153,960	3.42%	\$0.80	\$0.37	\$0.75	\$0.41

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
**(continued)**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>CBD</b>										
Oct. 2002	33	601,841	15	340,094	60,995	17.93%	N/A	N/A	N/A	N/A
Feb. 2003	23	368,891	16	262,114	49,100	18.73%	N/A	\$0.16	N/A	\$0.19
Oct. 2003	17	321,364	16	265,364	56,300	21.22%	N/A	\$0.27	N/A	\$0.32
Feb. 2004	19	345,730	18	289,730	43,000	14.84%	N/A	\$0.27	N/A	\$0.32
Oct. 2004	21	363,880	20	307,880	28,800	9.35%	N/A	\$0.28	N/A	\$0.32
Feb. 2005	21	363,880	20	307,880	28,800	9.35%	\$0.50	\$0.28	\$0.54	\$0.32
Oct. 2005	23	350,071	22	294,071	12,400	4.22%	\$0.40	\$0.29	\$0.37	\$0.33
Feb. 2006	22	294,071	22	294,071	5,200	1.77%	\$0.40	\$0.29	\$0.37	\$0.33
Oct. 2006	22	294,071	22	294,071	5,200	1.77%	\$0.40	\$0.29	\$0.37	\$0.32
Feb. 2007	20	272,424	20	272,424	15,443	5.67%	\$0.37	\$0.29	\$0.37	\$0.33
Oct. 2007	20	272,424	20	272,424	29,643	10.88%	\$0.65	\$0.30	\$0.65	\$0.33
Feb. 2008	20	272,424	20	272,424	36,843	13.52%	\$0.65	\$0.29	\$0.65	\$0.33
Oct. 2008	20	272,424	20	272,424	22,643	8.31%	\$0.55	\$0.28	\$0.65	\$0.32
Feb. 2009	21	279,524	21	279,524	22,643	8.10%	\$0.55	\$0.37	\$0.65	\$0.36
Oct. 2009	21	279,524	21	279,524	22,643	8.10%	\$0.55	\$0.37	\$0.65	\$0.36
Feb. 2010	21	279,524	21	279,524	15,443	5.52%	\$0.55	\$0.24	\$0.65	\$0.36
Oct. 2010	21	279,524	21	279,524	23,429	8.38%	\$0.55	\$0.24	\$0.65	\$0.35
Feb. 2011	20	267,176	20	267,176	39,443	14.76%	\$0.56	\$0.24	\$0.68	\$0.34
Oct. 2011	20	268,476	20	268,476	39,443	14.69%	\$0.56	\$0.41	\$0.68	\$0.34
Feb. 2012	21	296,290	21	296,290	15,443	5.21%	\$0.75	\$0.37	\$0.68	\$0.34
Oct. 2012	21	296,290	21	296,290	26,110	8.81%	\$0.75	\$0.37	N/A	N/A
Feb. 2013	21	296,290	21	296,290	27,730	9.36%	\$0.75	\$0.37	N/A	N/A
Oct. 2013	24	329,693	24	329,693	41,473	12.58%	\$0.82	\$0.41	\$0.87	\$0.44
Feb. 2014	24	329,693	24	329,693	33,487	10.16%	\$0.70	\$0.36	\$0.63	\$0.32
Oct. 2014	27	351,371	27	351,371	39,122	11.13%	\$0.65	\$0.33	N/A	N/A
Feb. 2015	25	326,823	25	328,823	37,600	11.43%	\$0.66	\$0.33	N/A	N/A
Oct. 2015	25	329,217	25	329,217	37,600	11.42%	\$0.67	\$0.33	N/A	N/A
Feb. 2016	26	346,755	26	346,755	52,038	15.01%	\$0.67	\$0.33	N/A	N/A
Oct. 2016	21	226,261	21	226,261	27,038	11.95%	\$0.55	\$0.28	N/A	N/A
Feb. 2017	21	226,261	21	226,261	17,538	7.75%	\$0.55	\$0.28	N/A	N/A
Oct. 2017	23	252,595	23	252,595	1,875	0.74%	\$0.55	\$0.28	N/A	N/A
Feb. 2018	23	252,595	23	252,595	9,861	3.90%	N/A	N/A	N/A	N/A

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
**(continued)**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>North</b>										
Oct. 2002	159	2,074,014	75	1,021,541	76,996	7.54%	N/A	N/A	N/A	N/A
Feb. 2003	136	1,694,220	100	1,395,304	120,359	8.63%	\$0.46	\$0.39	\$0.47	\$0.37
Oct. 2003	135	2,326,494	106	2,101,259	134,191	6.39%	\$0.44	\$0.32	\$0.55	\$0.24
Feb. 2004	121	2,444,620	110	2,291,304	174,913	7.63%	\$0.46	\$0.23	\$0.55	\$0.21
Oct. 2004	126	2,493,167	118	2,357,029	162,583	6.90%	\$0.46	\$0.34	\$0.77	\$0.37
Feb. 2005	132	2,541,377	124	2,405,239	175,797	7.31%	\$0.48	\$0.36	\$0.61	\$0.35
Oct. 2005	139	2,561,485	131	2,425,347	192,729	7.95%	\$0.56	\$0.36	\$0.71	\$0.34
Feb. 2006	139	2,553,485	139	2,553,485	186,464	7.30%	\$0.56	\$0.33	\$0.72	\$0.30
Oct. 2006	139	2,536,170	139	2,536,170	211,159	8.33%	\$0.51	\$0.30	\$0.60	\$0.28
Feb. 2007	139	2,555,868	139	2,555,868	219,855	8.60%	\$0.54	\$0.32	\$0.59	\$0.26
Oct. 2007	141	2,591,447	141	2,591,447	152,067	5.87%	\$0.57	\$0.32	\$0.60	\$0.26
Feb. 2008	141	2,586,817	141	2,586,817	109,910	4.25%	\$0.62	\$0.33	\$0.61	\$0.25
Oct. 2008	138	2,644,685	138	2,644,685	148,292	5.61%	\$0.62	\$0.33	\$0.59	\$0.27
Feb. 2009	153	2,742,373	153	2,742,373	215,180	7.85%	\$0.65	\$0.40	\$0.61	\$0.30
Oct. 2009	155	2,798,955	155	2,798,955	193,438	6.91%	\$0.62	\$0.38	\$0.61	\$0.30
Feb. 2010	153	2,793,527	153	2,793,527	181,336	6.49%	\$0.63	\$0.38	\$0.62	\$0.30
Oct. 2010	144	2,649,331	144	2,649,331	190,701	7.20%	\$0.62	\$0.40	\$0.66	\$0.32
Feb. 2011	148	2,689,177	148	2,689,177	173,428	6.45%	\$0.64	\$0.40	\$0.64	\$0.30
Oct. 2011	159	2,809,908	159	2,809,908	254,045	9.04%	\$0.67	\$0.37	\$0.75	\$0.27
Feb. 2012	160	2,811,711	160	2,811,711	241,912	8.60%	\$0.68	\$0.36	\$0.65	\$0.35
Oct. 2012	160	2,854,222	160	2,854,222	228,384	8.00%	\$0.67	\$0.35	\$0.68	\$0.36
Feb. 2013	160	2,862,027	160	2,862,027	239,823	8.38%	\$0.66	\$0.35	\$0.62	\$0.36
Oct. 2013	166	2,892,799	166	2,892,799	228,880	7.91%	\$0.68	\$0.35	\$0.64	\$0.36
Feb. 2014	164	2,929,986	164	2,929,986	245,750	8.39%	\$0.66	\$0.35	\$0.61	\$0.38
Oct. 2014	166	2,967,353	166	2,967,353	183,462	6.18%	\$0.64	\$0.39	\$0.58	\$0.34
Feb. 2015	169	2,975,881	169	2,975,881	160,055	5.38%	\$0.67	\$0.43	\$0.70	\$0.38
Oct. 2015	169	2,956,930	169	2,956,930	161,544	5.46%	\$0.67	\$0.44	\$0.61	\$0.47
Feb. 2016	172	2,953,225	172	2,953,225	171,867	5.82%	\$0.67	\$0.46	\$0.77	\$0.41
Oct. 2016	174	3,005,701	174	3,005,701	162,058	5.39%	\$0.67	\$0.44	N/A	\$0.45
Feb. 2017	173	2,920,678	173	2,920,678	30,721	1.05%	\$0.61	\$0.42	N/A	N/A
Oct. 2017	178	2,941,901	178	2,941,901	40,046	1.36%	\$0.67	\$0.43	\$0.61	\$0.50
Feb. 2018	178	2,959,159	178	2,959,159	42,713	1.44%	\$0.61	\$0.37	\$0.61	\$0.50

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
**(continued)**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>East</b>										
Oct. 2002	215	3,191,636	85	1,515,542	351,857	23.22%	N/A	N/A	N/A	N/A
Feb. 2003	188	3,217,270	165	2,950,862	355,360	12.04%	\$0.54	\$0.35	\$0.80	\$0.24
Oct. 2003	191	3,493,395	182	3,277,938	351,913	10.74%	\$0.58	\$0.36	\$0.61	\$0.18
Feb. 2004	182	3,568,298	178	3,472,945	427,138	12.30%	\$0.56	\$0.31	\$0.53	\$0.18
Oct. 2004	188	3,660,186	187	3,626,833	326,597	9.01%	\$0.54	\$0.34	\$1.51	\$0.26
Feb. 2005	193	3,752,827	193	3,752,827	336,258	8.96%	\$0.51	\$0.29	\$0.43	\$0.28
Oct. 2005	196	3,635,576	196	3,635,576	405,222	11.15%	\$0.53	\$0.31	\$0.54	\$0.32
Feb. 2006	197	3,645,054	197	3,645,054	323,472	8.87%	\$0.54	\$0.30	\$0.54	\$0.30
Oct. 2006	200	3,626,509	200	3,626,509	305,886	8.43%	\$0.56	\$0.30	\$0.57	\$0.33
Feb. 2007	202	3,645,879	201	3,591,879	338,683	9.43%	\$0.57	\$0.32	\$0.62	\$0.34
Oct. 2007	206	3,594,147	205	3,540,147	228,000	6.44%	\$0.58	\$0.33	\$0.60	\$0.33
Feb. 2008	207	3,660,589	207	3,660,589	199,524	5.45%	\$0.60	\$0.33	\$0.62	\$0.36
Oct. 2008	208	3,658,802	208	3,658,802	381,875	10.44%	\$0.66	\$0.35	\$0.65	\$0.37
Feb. 2009	213	3,711,651	213	3,711,651	297,247	8.01%	\$0.64	\$0.36	\$0.66	\$0.38
Oct. 2009	213	3,710,865	213	3,710,865	222,416	5.99%	\$0.64	\$0.36	\$0.66	\$0.38
Feb. 2010	214	3,753,531	214	3,753,531	348,610	9.29%	\$0.63	\$0.37	\$0.66	\$0.38
Oct. 2010	210	3,613,913	210	3,613,913	356,110	9.85%	\$0.63	\$0.34	\$0.64	\$0.34
Feb. 2011	209	3,620,420	209	3,620,420	352,140	9.73%	\$0.63	\$0.32	\$0.59	\$0.27
Oct. 2011	212	3,740,710	212	3,740,710	319,744	8.55%	\$0.59	\$0.32	\$0.64	\$0.32
Feb. 2012	211	3,703,170	211	3,703,170	250,971	6.78%	\$0.58	\$0.31	\$0.58	\$0.29
Oct. 2012	214	3,817,092	214	3,817,092	399,216	10.46%	\$0.59	\$0.30	\$0.40	\$0.23
Feb. 2013	214	3,819,606	214	3,819,606	526,190	13.78%	\$0.58	\$0.30	\$0.48	\$0.25
Oct. 2013	211	3,798,516	211	3,798,516	571,069	15.03%	\$0.58	\$0.30	\$0.56	\$0.28
Feb. 2014	212	3,974,337	212	3,974,337	444,097	11.17%	\$0.56	\$0.29	\$0.50	\$0.27
Oct. 2014	208	3,999,173	208	3,999,173	327,314	8.18%	\$0.56	\$0.30	\$0.55	\$0.32
Feb. 2015	215	4,122,639	215	4,122,639	340,296	8.25%	\$0.55	\$0.30	\$0.55	\$0.31
Oct. 2015	218	4,208,987	218	4,208,987	360,859	8.57%	\$0.55	\$0.30	\$0.56	\$0.30
Feb. 2016	224	4,321,461	224	4,321,461	308,290	7.13%	\$0.55	\$0.31	\$0.57	\$0.31
Oct. 2016	236	4,448,190	236	4,448,190	249,242	5.60%	\$0.56	\$0.33	\$0.67	\$0.33
Feb. 2017	239	4,481,880	239	4,481,880	213,103	4.75%	\$0.58	\$0.34	\$0.85	\$0.42
Oct. 2017	242	4,550,770	242	4,550,770	99,250	2.18%	\$0.60	\$0.34	\$0.75	\$0.36
Feb. 2018	245	4,636,682	245	4,636,682	100,850	2.18%	\$0.60	\$0.35	\$0.74	\$0.36

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Kiemle & Hagood/**  
**NAI Black/Goodale & Barbieri/Crown West Realty**  
**(continued)**

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTAL RATE \$/SF/MO WHSE
<b>Valley</b>										
Oct. 2002	640	12,581,219	325	9,428,290	1,476,484	15.66%	N/A	N/A	N/A	N/A
Feb. 2003	547	11,559,545	533	11,466,691	1,689,031	14.73%	\$0.56	\$0.35	\$0.60	\$0.36
Oct. 2003	543	11,661,923	534	11,508,401	1,719,761	14.94%	\$0.51	\$0.27	\$0.55	\$0.30
Feb. 2004	539	12,799,291	536	12,780,891	1,527,849	11.95%	\$0.51	\$0.27	\$0.56	\$0.32
Oct. 2004	547	13,138,196	544	13,119,796	1,165,350	8.88%	\$0.59	\$0.31	\$0.53	\$0.33
Feb. 2005	559	13,311,968	555	13,279,268	1,148,707	8.65%	\$0.51	\$0.32	\$0.52	\$0.32
Oct. 2005	566	13,588,197	564	13,577,397	1,027,506	7.57%	\$0.51	\$0.32	\$0.56	\$0.33
Feb. 2006	581	13,894,326	579	13,883,526	829,270	5.97%	\$0.49	\$0.31	\$0.59	\$0.32
Oct. 2006	579	13,887,050	579	13,887,050	961,815	6.93%	\$0.54	\$0.32	\$0.59	\$0.32
Feb. 2007	590	13,957,983	590	13,957,983	912,577	6.54%	\$0.53	\$0.33	\$0.60	\$0.31
Oct. 2007	586	14,073,303	586	14,073,363	756,794	5.38%	\$0.52	\$0.32	\$0.60	\$0.32
Feb. 2008	586	14,107,217	586	14,107,217	888,594	6.30%	\$0.51	\$0.33	\$0.60	\$0.33
Oct. 2008	593	14,203,377	593	14,203,377	1,461,194	10.29%	\$0.52	\$0.34	\$0.60	\$0.35
Feb. 2009	628	14,449,966	628	14,449,966	1,500,046	10.38%	\$0.51	\$0.35	\$0.58	\$0.35
Oct. 2009	634	14,531,342	634	14,531,342	1,912,127	13.16%	\$0.52	\$0.33	\$0.59	\$0.36
Feb. 2010	639	14,510,163	639	14,510,163	1,822,612	12.56%	\$0.54	\$0.30	\$0.59	\$0.33
Oct. 2010	638	14,227,679	638	14,227,679	1,649,015	11.59%	\$0.54	\$0.29	\$0.58	\$0.33
Feb. 2011	636	14,080,866	636	14,080,866	1,504,258	10.68%	\$0.55	\$0.29	\$0.60	\$0.32
Oct. 2011	651	14,353,163	651	14,353,163	1,792,043	12.49%	\$0.57	\$0.29	\$0.59	\$0.30
Feb. 2012	651	14,531,773	651	14,531,773	1,462,723	10.07%	\$0.60	\$0.29	\$0.58	\$0.29
Oct. 2012	655	14,471,292	655	14,471,292	1,223,031	8.45%	\$0.62	\$0.28	\$0.64	\$0.26
Feb. 2013	656	14,496,947	656	14,496,947	1,164,968	8.04%	\$0.62	\$0.28	\$0.61	\$0.26
Oct. 2013	664	14,662,479	664	14,662,479	1,218,284	8.31%	\$0.63	\$0.28	\$0.67	\$0.37
Feb. 2014	666	14,764,230	666	14,764,230	1,115,438	7.56%	\$0.62	\$0.28	\$0.64	\$0.37
Oct. 2014	670	14,806,012	670	14,806,012	890,654	6.02%	\$0.62	\$0.28	\$0.39	\$0.28
Feb. 2015	666	14,763,853	666	14,763,853	965,277	6.54%	\$0.63	\$0.28	\$0.61	\$0.36
Oct. 2015	678	15,043,304	678	15,043,304	665,962	4.43%	\$0.65	\$0.29	\$0.91	\$0.44
Feb. 2016	685	15,190,592	685	15,190,592	672,128	4.42%	\$0.65	\$0.30	\$0.92	\$0.27
Oct. 2016	695	15,234,077	695	15,234,077	606,683	3.98%	\$0.68	\$0.31	\$0.85	\$0.37
Feb. 2017	701	15,318,952	701	15,318,952	481,961	3.15%	\$0.70	\$0.31	\$0.95	\$0.40
Oct. 2017	705	15,418,235	705	15,418,235	300,980	1.95%	\$0.70	\$0.32	\$0.89	\$0.36
Feb. 2018	706	15,366,476	706	15,366,476	237,773	1.55%	\$0.71	\$0.34	\$0.86	\$0.33

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**SURVEY OF SPOKANE COUNTY INDUSTRIAL SPACE**  
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**NAI Black/Goodale & Barbieri/Crown West Realty**  
 (continued)

LOCATION SURVEY DATE	NO. BLDGS TOTAL IN DATABASE	TOTAL DATABASE BLDG AREA (SF)	SURVEYED NO. BLDGS	TOTAL BLDG. AREA (SF)	SURVEYED VACANT BLDG. AREA (SF)	SURVEYED PERCENT VACANT BLDG. AREA (SF)	AVERAGE RENTAL RATE \$/SF/MO OFFICE	AVERAGE RENTAL RATE \$/SF/MO WAREHOUSE	AVERAGE RECENT RENTAL RATE \$/SF/MO OFFICE	AVERAGE RECENT RENTALRATE \$/SF/MO WHSE
<b>Liberty Lake</b>										
Oct. 2002	13	571,837	8	328,806	60,125	18.29%	N/A	N/A	N/A	N/A
Feb. 2003	19	1,314,804	19	1,314,804	112,615	8.57%	\$0.73	\$0.42	\$0.76	\$0.32
Oct. 2003	19	1,295,204	19	1,295,204	190,035	14.67%	\$0.66	\$0.37	\$0.76	\$0.32
Feb. 2004	19	1,295,204	19	1,295,204	231,035	17.84%	\$0.66	\$0.42	\$0.72	\$0.33
Oct. 2004	20	1,335,597	20	1,335,597	139,899	10.47%	\$0.66	\$0.42	\$0.72	\$0.33
Feb. 2005	21	1,357,715	21	1,357,715	158,664	11.69%	\$0.65	\$0.42	\$0.72	\$0.33
Oct. 2005	20	1,361,950	20	1,361,950	83,435	6.13%	\$0.83	\$0.40	\$0.97	\$0.35
Feb. 2006	25	1,962,698	25	1,962,698	354,056	18.04%	\$0.89	\$0.34	\$0.87	\$0.35
Oct. 2006	25	1,962,698	25	1,962,698	155,223	7.91%	\$0.89	\$0.34	\$0.97	\$0.35
Feb. 2007	24	1,988,178	24	1,988,178	171,703	8.64%	\$0.89	\$0.33	\$0.92	\$0.34
Oct. 2007	24	1,981,480	24	1,981,480	189,910	9.58%	\$0.78	\$0.40	\$0.37	\$0.25
Feb. 2008	24	1,981,519	24	1,981,519	150,372	7.59%	\$0.80	\$0.41	\$0.37	\$0.31
Oct. 2008	22	1,967,292	22	1,967,292	76,792	3.90%	\$0.90	\$0.41	\$0.99	\$0.35
Feb. 2009	28	2,011,872	28	2,011,872	122,093	6.07%	\$0.89	\$0.43	\$0.95	\$0.44
Oct. 2009	28	2,011,872	28	2,011,872	144,645	7.19%	\$0.74	\$0.43	\$0.95	\$0.44
Feb. 2010	28	1,983,367	28	1,983,367	302,871	15.27%	\$0.74	\$0.43	\$0.95	\$0.44
Oct. 2010	26	1,836,005	26	1,836,005	245,311	13.36%	\$0.73	\$0.44	\$0.99	\$0.51
Feb. 2011	26	1,836,025	26	1,836,025	229,676	12.51%	\$0.69	\$0.42	\$0.99	\$0.50
Oct. 2011	26	1,795,186	26	1,795,186	217,402	12.11%	\$0.70	\$0.44	\$1.08	\$0.54
Feb. 2012	25	1,685,067	25	1,685,067	115,283	6.84%	\$0.73	\$0.33	\$0.76	\$0.34
Oct. 2012	25	1,685,067	25	1,685,067	203,104	12.05%	\$0.73	\$0.31	\$0.55	\$0.25
Feb. 2013	25	1,685,798	25	1,685,798	204,964	12.16%	\$0.73	\$0.31	\$0.55	\$0.25
Oct. 2013	25	1,685,798	25	1,685,798	212,665	12.62%	\$0.83	\$0.31	N/A	N/A
Feb. 2014	24	1,682,879	24	1,682,879	113,152	6.72%	\$0.82	\$0.32	N/A	N/A
Oct. 2014	24	1,682,879	24	1,682,879	121,523	7.22%	\$0.82	\$0.32	N/A	N/A
Feb. 2015	24	1,682,879	24	1,682,879	95,949	5.70%	\$0.72	\$0.31	N/A	N/A
Oct. 2015	24	1,683,198	24	1,683,198	54,500	3.24%	\$0.72	\$0.31	N/A	N/A
Feb. 2016	24	1,683,198	24	1,683,198	54,500	3.24%	\$0.72	\$0.31	N/A	N/A
Oct. 2016	23	1,485,095	23	1,485,095	54,500	3.67%	\$0.72	\$0.31	N/A	N/A
Feb. 2017	23	1,485,095	23	1,485,095	70,000	4.71%	\$0.72	\$0.31	N/A	N/A
Oct. 2017	22	1,435,448	23	1,435,448	30,000	2.09%	\$0.72	\$0.31	N/A	N/A
Feb. 2018	22	1,435,448	22	1,435,448	28,000	1.95%	\$0.72	\$0.31	N/A	N/A

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# KOOTENAI COUNTY



**POPULATION IN KOOTENAI COUNTY**

<b>LOCATION</b>	<b>April 1, 1980 <sup>a</sup></b>	<b>April 1, 1990 <sup>b</sup></b>	<b>April 1, 2000 <sup>c</sup></b>	<b>April 1, 2010 <sup>d</sup></b>	<b>July 1, 2017 <sup>e</sup></b>
Athol	312	346	676	692	757
Coeur d'Alene	22,309	24,563	34,514	44,137	50,665
Dalton Gardens	1,795	1,951	2,278	2,335	2,389
Fernan Lake	178	170	186	169	171
Harrison	260	226	267	203	217
Hauser Lake	305	380	668	678	732
Hayden	2,586	3,744	9,159	13,294	14,693
Hayden Lake	273	338	494	574	613
Heutter	65	82	96	100	109
Post Falls	5,736	7,349	17,247	27,574	33,290
Rathdrum	1,369	2,000	4,816	6,826	8,281
Spirit Lake	834	790	1,376	1,945	2,318
State Line	26	26	28	38	47
Worley	206	182	223	257	261
Unincorporated	23,516	27,648	36,657	39,672	43,094
<b>TOTAL</b>	<b>59,770</b>	<b>69,795</b>	<b>108,685</b>	<b>138,494</b>	<b>157,637</b>

<sup>a</sup> 1980 Census<sup>b</sup> 1990 Census<sup>c</sup> 2000 Census<sup>d</sup> 2010 Census<sup>e</sup> Estimate, Bureau of the Census

Source: U.S. Census Bureau

Compiled by: Idaho State Census Data Center, Idaho Dept of Labor; Janell Hyer (208) 332-3570

**POPULATION PROJECTIONS FOR KOOTENAI COUNTY, 2015-2040**  
**(In Thousands)**

Population Estimate by	Date of Estimate	Year					
		2015	2020	2025	2030	2035	2040
EMSI	2016	150.4	160.1	165.1	N/A	N/A	N/A
Avista Corp. (from Global Insight, Inc.)	Feb 2018	150.6	167.7	181.4	194.8	209.0	224.3

Compiled by: Alivia Metts, The Metts Group (208) 277-6940  
and Grant Forsyth, Avista Utilities (509) 495-2765

**POPULATION IN KOOTENAI COUNTY  
BY AGE AND SEX**

<b>2015 American Community Survey</b>			
<b>AGES</b>	<b>TOTAL</b>	<b>MALE</b>	<b>FEMALE</b>
0 - 4	8,843	4,590	4,253
5 - 9	8,988	4,662	4,326
10 - 14	10,657	5,451	5,206
15 - 19	9,422	4,949	4,473
20 - 24	8,845	4,518	4,326
25 - 29	8,921	4,375	4,546
30 - 34	8,991	4,518	4,473
35 - 39	8,838	4,805	4,033
40 - 44	8,708	4,088	4,620
45 - 49	9,286	4,447	4,840
50 - 54	10,085	4,805	5,280
55 - 59	9,723	4,590	5,133
60 - 64	10,085	4,805	5,280
65 - 69	8,126	3,873	4,253
70 - 74	5,947	2,940	3,006
75 - 79	4,353	2,080	2,273
80 - 84	2,757	1,291	1,467
85+	2,474	861	1,613
<b>Total</b>	<b><u>145,046</u></b>	<b><u>71,718</u></b>	<b><u>73,328</u></b>

**MEDIAN**            **39.4**            **37.6**            **41.3**

<b>1990 CENSUS</b>			
<b>AGES</b>	<b>TOTAL</b>	<b>MALE</b>	<b>FEMALE</b>
0 - 4	4,955	2,563	2,392
5 - 9	5,559	2,826	2,733
10 - 14	5,410	2,735	2,675
15 - 19	4,949	2,607	2,342
20 - 24	3,907	1,925	1,982
25 - 29	4,602	2,265	2,337
30 - 34	5,558	2,648	2,910
35 - 39	5,981	2,891	3,090
40 - 44	5,486	2,737	2,749
45 - 49	4,310	2,180	2,130
50 - 54	3,496	1,767	1,729
55 - 59	3,086	1,497	1,589
60 - 64	3,141	1,558	1,583
65 - 69	3,119	1,420	1,699
70 - 74	2,477	1,113	1,364
75 - 79	1,807	829	978
80 - 84	1,139	458	681
85+	813	248	565
<b>TOTAL</b>	<b><u>69,795</u></b>	<b><u>34,267</u></b>	<b><u>35,528</u></b>
<b>MEDIAN</b>	<b>35.0</b>	<b>34.2</b>	<b>35.7</b>

<b>2010 CENSUS</b>			
<b>AGES</b>	<b>TOTAL</b>	<b>MALE</b>	<b>FEMALE</b>
0 - 4	8,963	4,605	4,358
5 - 9	9,466	4,839	4,627
10 - 14	9,743	4,978	4,765
15 - 19	9,915	5,128	4,787
20 - 24	8,165	4,121	4,044
25 - 29	8,501	4,189	4,312
30 - 34	8,241	4,094	4,147
35 - 39	8,335	4,234	4,101
40 - 44	8,913	4,411	4,502
45 - 49	9,775	4,701	5,074
50 - 54	10,089	4,851	5,238
55 - 59	9,579	4,586	4,993
60 - 64	8,731	4,229	4,502
65 - 69	6,573	3,198	3,375
70 - 74	4,891	2,440	2,451
75 - 79	3,562	1,688	1,874
80 - 84	2,629	1,157	1,472
85+	2,423	808	1,615
<b>TOTAL</b>	<b><u>138,494</u></b>	<b><u>68,257</u></b>	<b><u>70,237</u></b>
<b>MEDIAN</b>	<b>38.9</b>	<b>37.7</b>	<b>40.0</b>

Source: U.S. Census Bureau

Compiled by: Idaho Department of Labor; Regional Economist (208) 457-8789 ext. 4451

**DRIVERS LICENSE SURRENDERS IN STATE OF IDAHO****Idaho State**

Year	Number of Drivers Licenses Surrendered (From)				Total	Total % Change
	California	Montana	Oregon	Washington		
1991	7,294	1,149	2,293	3,957	27,988	N/A
1992	9,756	1,271	3,054	4,958	34,880	24.62 %
1993	11,212	1,190	3,011	5,343	35,763	2.53 %
1994	10,375	1,333	3,290	6,042	36,112	0.98 %
1995	8,460	1,366	3,301	5,693	33,806	(0.39) %
1996	7,097	1,359	3,514	5,458	32,566	(3.67) %
1997	6,293	1,520	3,945	5,461	32,680	0.35 %
1998	5,798	1,528	3,619	5,706	32,673	(0.02) %
1999	5,547	1,395	3,372	5,814	32,285	(1.19) %
2000	5,320	1,335	3,478	5,421	33,004	2.23 %
2001	5,423	1,428	3,555	5,274	33,109	0.32 %
2002	5,997	1,472	3,541	5,823	34,757	4.98 %
2003	7,552	1,546	3,780	5,820	37,344	7.44 %
2004	9,751	1,626	3,790	5,951	41,535	11.22 %
2005	12,387	1,597	3,684	6,515	45,820	10.32 %
2006	11,835	1,560	3,946	6,954	47,217	3.05 %
2007	9,594	1,580	3,861	6,638	43,623	(7.61) %
2008	7,906	1,467	3,530	6,307	39,656	(9.09) %
2009	7,113	1,274	3,162	5,366	35,006	(6.68) %
2010	7,133	1,289	3,224	5,758	36,287	3.66 %
2011	6,078	1,123	2,950	5,731	33,886	(6.62) %
2012	6,334	1,429	3,216	6,109	36,933	9.00 %
2013	7,670	1,449	3,510	6,776	39,804	7.77 %
2014	8,158	1,424	3,473	6,610	41,659	4.66 %
2015	9,705	1,524	3,455	6,784	44,930	7.85 %
2016	10,682	1,547	3,790	7,391	48,473	7.89 %

<sup>a</sup> New and Returning Residents

Note: Data beginning in 1997 may not be directly comparable to earlier data, because the state discovered that ID cards and training certificates were erroneously being entered into the data. Corrections were made back to 1997, but earlier years were not correctable. The average annual overcount for 1997/1998 was 4.3% for the Idaho State total figures and 2.5% for the Kootenai County figures.

Source: Idaho Department of Transportation, Economic Research Section Migration/Distribution by County, [www.itd.idaho.gov/dmvddata](http://www.itd.idaho.gov/dmvddata)

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**DRIVERS LICENSE SURRENDERS IN KOOTENAI COUNTY****Kootenai County**

Year	Number of Drivers Licenses Surrendered (From)				Total	Total % Change
	California	Montana	Oregon	Washington		
1991	1,244	188	166	918	3,578	N/A %
1992	1,825	238	215	1,107	4,668	30.46 %
1993	2,246	234	257	1,364	5,441	16.56 %
1994	1,892	266	280	1,576	5,302	(2.55) %
1995	1,457	247	244	1,422	4,633	(12.62) %
1996	1,146	253	244	1,380	4,266	(7.92) %
1997	953	288	291	1,427	4,253	(0.30) %
1998	978	263	302	1,464	4,295	0.99 %
1999	853	240	261	1,399	4,027	(6.24) %
2000	776	241	265	1,161	3,772	(6.33) %
2001	834	283	295	1,118	3,860	2.33 %
2002	981	284	302	1,355	4,273	10.69 %
2003	1,278	287	319	1,338	4,779	11.84 %
2004	1,638	334	256	1,305	5,219	9.21 %
2005	1,864	294	276	1,357	5,309	1.72 %
2006	1,383	247	288	1,253	4,708	(11.32) %
2007	1,116	244	244	1,245	4,429	(5.93) %
2008	967	231	269	1,225	4,073	(8.04) %
2009	817	203	200	1,108	3,590	(11.86) %
2010	822	199	223	1,198	3,726	3.79 %
2011	808	213	217	1,267	3,794	1.83 %
2012	889	277	260	1,552	4,549	19.90 %
2013	1,027	315	276	1,733	5,140	12.99 %
2014	1,169	278	321	1,665	5,404	5.14 %
2015	1,339	308	311	1,741	5,882	8.80 %

<sup>a</sup> New and Returning Residents

Note: Data beginning in 1997 may not be directly comparable to earlier data, because the state discovered that ID cards and training certificates were erroneously being entered into the data. Corrections were made back to 1997, but earlier years were not correctable. The average annual overcount for 1997/1998 was 4.3% for the Idaho State total figures and 2.5% for the Kootenai County figures.

Source: Idaho Department of Transportation, Economic Research Section Migration/Distribution by County, [www.itd.idaho.gov/dmvddata](http://www.itd.idaho.gov/dmvddata)

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**RESIDENTIAL ELECTRICAL CUSTOMERS KOOTENAI COUNTY**

YEAR	AVISTA	KOOTENAI ELECTRIC COOPERATIVE	TOTAL	ANNUAL PERCENT CHANGE
1995	29,889	12,466	42,355	5.9
1996	30,799	13,129	43,928	3.7
1997	31,463	13,661	45,124	2.7
1998	32,630	14,166	46,796	3.7
1999	33,523	14,735	48,258	3.1
2000	34,439	15,101	49,542	2.7
2001	35,219	15,708	50,927	2.8
2002	36,032	16,481	52,513	3.1
2003	36,870	17,359	54,229	3.3
2004	38,114	18,436	56,550	4.3
2005	40,767	19,163	59,930	6.0
2006	42,147	19,921	62,068	3.6
2007	43,329	20,318	63,647	2.5
2008	44,103	20,471	64,574	1.5
2009	44,438	20,773	65,211	1.0
2010	44,941	20,860	65,801	0.9
2011	45,286	20,984	66,270	0.7
2012	45,596	20,920	66,516	0.4
2013	45,895	21,154	67,049	0.8
2014	46,821	21,468	68,289	1.8
2015	47,526	21,651	68,765	0.7
2016	48,316	22,573	70,889	2.7
2017	49,414	23,224	72,638	1.0
2018 <sup>a</sup>	49,547	23,654	73,201	1.0
CHANGE				
76 - 18 <sup>a</sup>	230.4%	327.5%	256.6%	N/A

<sup>a</sup> Through March 31, 2018 (Avista figures represent a 12-month moving average)

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

(continued)



**RESIDENTIAL ELECTRICAL CUSTOMERS KOOTENAI COUNTY**  
(continued)

YEAR	AVISTA	KOOTENAI ELECTRIC COOPERATIVE	TOTAL	ANNUAL PERCENT CHANGE
1970	N/A	3,590	---	---
1971	N/A	3,826	---	---
1972	N/A	4,199	---	---
1973	N/A	4,619	---	---
1974	N/A	4,961	---	---
1975	N/A	5,186	---	---
1976	14,995	5,533	20,528	---
1977	15,910	6,006	21,916	6.8
1978	17,049	6,476	23,525	7.3
1979	17,754	6,815	24,569	4.4
1980	18,658	6,991	25,649	4.4
1981	19,043	7,294	26,337	2.7
1982	18,995	7,419	26,414	0.3
1983	19,459	7,660	27,119	2.7
1984	19,882	7,884	27,766	2.4
1985	20,130	8,049	28,179	1.5
1986	20,459	8,238	28,697	1.8
1987	20,576	8,392	28,968	0.9
1988	22,582	8,591	31,173	7.6
1989	22,779	8,853	31,632	1.5
1990	23,557	9,007	32,564	3.0
1991	24,313	9,438	33,751	3.6
1992	25,478	10,128	35,606	5.5
1993	26,693	11,001	37,694	5.9
1994	28,335	11,655	39,990	6.1

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**EMPLOYMENT IN KOOTENAI COUNTY**  
**Current Format – In Thousands**

YEAR	CIVILIAN LABOR FORCE	COMPONENTS OF CIVILIAN LABOR FORCE		PERCENT OF LABOR FORCE UNEMPLOYED	NONFARM WAGE & SALARY EMPLOYMENT	COMPONENTS OF NONFARM EMPLOYMENT	
		Total Employment	Total Unemployment			Manufacturing	Non-Manufacturing
2005	67.2	64.2	3.0	4.5%	51.5	4.5	47.0
2006	68.7	65.1	2.6	3.8%	54.2	4.7	49.5
2007	69.4	67.1	2.3	3.4%	56.0	4.8	51.2
2008	70.8	66.7	4.1	5.8%	56.0	4.7	51.3
2009	71.0	63.8	7.2	10.1%	52.0	4.2	47.8
2010	68.9 <sup>r</sup>	61.3 <sup>r</sup>	7.5 <sup>r</sup>	10.9% <sup>r</sup>	51.3	4.0	47.3
2011	69.3 <sup>r</sup>	62.3 <sup>r</sup>	7.0 <sup>r</sup>	10.1% <sup>r</sup>	51.4	4.3	47.1
2012	68.6 <sup>r</sup>	62.6 <sup>r</sup>	6.0 <sup>r</sup>	8.8% <sup>r</sup>	50.8	4.3	46.5
2013	69.4 <sup>r</sup>	64.3 <sup>r</sup>	5.1 <sup>r</sup>	7.3% <sup>r</sup>	52.9	4.7	48.2
2014	70.6 <sup>r</sup>	66.5 <sup>r</sup>	4.1 <sup>r</sup>	5.8% <sup>r</sup>	54.7	4.7	50.0
2015	71.9	68.3	3.6	5.0%	54.8	4.7	50.0
2016	73.5	70.0	3.5	4.8%	54.6	4.8	49.8
2017	75.7	72.8	2.9	3.9%	62.2		
2018 <sup>p</sup>	75.7	72.5	3.2	4.2%			

NOTES: All data is not seasonally adjusted.

"Nonfarm Wage & Salary Employment" is a count of jobs in a county, regardless of where the people who hold them live. *An individual who holds two jobs is counted twice*. It reflects jobs held by people who work for wages, salaries, tips, commissions, and other labor income. It does not include agricultural workers. Manufacturing data is compiled by SIC Code prior to 1991.

"Total Employment" is a count of people living in a county who are employed, regardless of where they are employed. *An individual is counted once, no matter how many jobs he/she holds*. Total Employment includes people who are self-employed and unpaid family members who work several hours in a family farm or business, as well as wage and salary workers. It includes agricultural workers.

<sup>r</sup> Revised

<sup>p</sup> Through March 2018

Source: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 3486

(continued)

**EMPLOYMENT IN KOOTENAI COUNTY**  
**Current Format – In Thousands**  
**(continued)**

YEAR	CIVILIAN LABOR FORCE	COMPONENTS OF CIVILIAN LABOR FORCE		PERCENT OF LABOR FORCE UNEMPLOYED	NONFARM WAGE & SALARY EMPLOYMENT	COMPONENTS OF NONFARM EMPLOYMENT	
		Total	Total			Manufacturing	Non-Manufacturing
		Employment	Unemployment				
1990	34.7 <sup>r</sup>	32.1 <sup>r</sup>	2.6	7.5% <sup>r</sup>	25.0	3.5	21.5
1991	36.2 <sup>r</sup>	33.3 <sup>r</sup>	2.9 <sup>r</sup>	7.9% <sup>r</sup>	26.1	3.0	23.1
1992	39.5 <sup>r</sup>	36.4 <sup>r</sup>	3.1	7.8% <sup>r</sup>	28.4	3.2	25.2
1993	43.6 <sup>r</sup>	40.2 <sup>r</sup>	3.4	7.8% <sup>r</sup>	30.6	3.4	27.2
1994	46.7 <sup>r</sup>	43.3 <sup>r</sup>	3.4	7.3% <sup>r</sup>	33.8	4.0	29.8
1995	48.5 <sup>r</sup>	44.8	3.7 <sup>r</sup>	7.6% <sup>r</sup>	35.2	4.4	30.8
1996	50.9 <sup>r</sup>	46.9 <sup>r</sup>	4.0	7.9% <sup>r</sup>	36.1	4.3	31.8
1997	54.3 <sup>r</sup>	49.9 <sup>r</sup>	4.4 <sup>r</sup>	8.1% <sup>r</sup>	37.9	4.5	33.4
1998	55.3 <sup>r</sup>	51.0 <sup>r</sup>	4.3	7.9% <sup>r</sup>	39.0	4.5	34.5
1999	55.7 <sup>r</sup>	51.5 <sup>r</sup>	4.2	7.6% <sup>r</sup>	40.8	4.4	36.4
2000	56.3 <sup>r</sup>	52.7 <sup>r</sup>	3.6 <sup>r</sup>	6.3% <sup>r</sup>	42.3	4.5	37.8
2001	59.4	55.2 <sup>r</sup>	4.2 <sup>r</sup>	7.1% <sup>r</sup>	43.7	4.2	39.5
2002	60.3 <sup>r</sup>	56.0 <sup>r</sup>	4.3 <sup>r</sup>	7.2% <sup>r</sup>	44.5	4.0	40.5
2003	61.6 <sup>r</sup>	57.4 <sup>r</sup>	4.2 <sup>r</sup>	6.8% <sup>r</sup>	45.1	4.1	41.0
2004	63.6 <sup>r</sup>	59.9 <sup>r</sup>	3.7 <sup>r</sup>	5.8% <sup>r</sup>	48.2	4.1	44.1

NOTES: All data is not seasonally adjusted.

"Nonfarm Wage & Salary Employment" is a count of jobs in a county, regardless of where the people who hold them live. *An individual who holds two jobs is counted twice*. It reflects jobs held by people who work for wages, salaries, tips, commissions, and other labor income. It does not include agricultural workers. Manufacturing data is compiled by SIC Code prior to 1991.

"Total Employment" is a count of people living in a county who are employed, regardless of where they are employed. *An individual is counted once, no matter how many jobs he/she holds*. Total Employment includes people who are self-employed and unpaid family members who work several hours in a family farm or business, as well as wage and salary workers. It includes agricultural workers.

<sup>r</sup> Revised

<sup>a</sup> Average of first three quarters for labor force and first two quarters for employment.

Source: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 3486

**EMPLOYMENT IN KOOTENAI COUNTY**  
**Prior Format – In Thousands**

YEAR	RESIDENT CIVILIAN LABOR FORCE	COMPONENTS OF RESIDENT CIVILIAN LABOR FORCE			PERCENTAGE UNEMPLOYMENT	COMPONENTS OF TOTAL EMPLOYMENT		COMPONENTS OF TOTAL NON-FARM	
		Total	Total	Other		Manufacturing	Non-Manufacturing		
		Employment	Unemployment					Total Non-Farm	
1970	13.90	12.70	1.20	8.3%	8.7	4.1	2.0	6.7	
1971	13.90	12.70	1.20	8.7%	8.7	3.9	2.2	6.5	
1972	15.60	14.40	1.20	7.5%	10.0	4.4	2.6	7.4	
1973	17.50	16.30	1.20	7.0%	11.4	4.9	3.1	8.3	
1974	18.70	17.10	1.60	8.4%	12.0	5.1	2.9	9.1	
1975	19.50	17.20	2.30	11.9%	12.1	5.1	2.6	9.5	
1976	21.10	19.10	2.00	9.5%	13.5	5.6	3.0	10.5	
1977	22.70	20.70	2.00	8.8%	14.5	6.1	3.2	11.3	
1978	24.30	22.40	1.90	8.0%	16.5	5.9	3.5	13.0	
1979	27.20	25.20	2.00	7.5%	18.1	7.1	3.6	14.5	
1980	25.80	22.80	3.00	11.7%	17.5	5.3	3.1	14.4	
1981	25.50	22.70	2.80	11.0%	17.2	5.5	3.0	14.2	
1982	25.80	22.00	3.80	14.9%	16.2	5.7	2.7	13.5	
1983	27.80	24.30	3.50	12.7%	17.6	6.7	3.2	14.4	
1984	29.60	26.90	2.70	9.1%	19.4	7.5	3.7	15.7	
1985	30.20	27.00	3.20	10.6%	19.8	7.2	3.3	16.5	
1986	31.40	28.00	3.40	10.8%	20.3	7.7	3.2	17.1	
1987	31.70	28.60	3.10	9.8%	20.8	7.8	3.6	17.2	
1988	32.10	29.80	2.30	7.2%	21.7	8.1	3.4	18.3	
1989	33.80	31.70	2.10	6.2%	23.2	8.5	3.5	19.7	

Source: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 3486

**PERSONAL INCOME IN KOOTENAI COUNTY**

YEAR	TOTAL PERSONAL INCOME (MILLIONS \$)	PER CAPITA INCOME
2005	3,706.3	29,156
2006	4,086.2	31,243
2007	4,335.9	32,376
2008	4,443.0	32,451
2009	4,327.0	31,702
2010	4,396.0	31,906 <sup>r</sup>
2011	4,700.0	33,483 <sup>r</sup>
2012	4,963.6	34,832 <sup>r</sup>
2013	5,162.6	35,637 <sup>r</sup>
2014	5,499.6	36,656 <sup>r</sup>
2015	5,651.5	38,379 <sup>r</sup>
2016	6,144.7	39,820

NOTE: Series revised May 2014 and November 2014 (2001-2012), all the way back to 1969 (Represents Current Dollars)

<sup>r</sup> Revised

Sources: Bureau of Economic Analysis  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**PERSONAL INCOME IN KOOTENAI COUNTY**  
**(continued)**

YEAR	TOTAL PERSONAL INCOME (MILLIONS \$)	PER CAPITA INCOME
1970	126.6	3,560
1971	143.0	3,902
1972	165.8	4,229
1973	187.3	4,406
1974	223.3	5,007
1975	253.9	5,360
1976	295.1	6,044
1977	340.3	6,599
1978	408.7	7,380
1979	470.4	8,010
1980	522.8	8,714
1981	571.4	9,394
1982	591.0	9,466
1983	662.4	10,516
1984	733.0	11,193
1985	771.4	11,551
1986	806.5	12,080
1987	838.7	12,677
1988	923.5	13,812
1989	1,031.5	15,228
1990	1,134.7	16,108
1991	1,231.4	16,652
1992	1,403.6	18,093
1993	1,558.8	18,859
1994	1,717.4	19,505
1995	1,848.9	19,950
1996	1,994.3	20,647
1997	2,120.5	21,182
1998	2,317.4	22,561
1999	2,456.6	23,100
2000	2,656.9	24,267
2001	2,825.2	25,328
2002	2,874.8	25,291
2003	3,046.6	26,148
2004	3,374.7	27,889

NOTE: Series revised May 2014, all the way back to 1969 (Represents Current Dollars)

<sup>r</sup> Revised

Sources: Bureau of Economic Analysis  
Compiled by: Grant Forsyth, Avista Corp. (509) 495-2765

**TOTAL PERSONAL INCOME IN KOOTENAI COUNTY  
AS PROVIDED BY AVISTA CORPORATION**

YEAR	PERSONAL INCOME (MILLIONS \$)	RATE OF CHANGE (%)
1980	522.9	11.1
1981	571.5	9.3
1982	591.2	3.4
1983	662.5	12.1
1984	733.2	10.7
1985	771.6	5.2
1986	806.7	4.5
1987	838.9	4.0
1988	923.7	10.1
1989	1,032.2	11.7
1990	1,135.7	10.0
1991	1,231.9	8.5
1992	1,403.7	13.9
1993	1,558.5	11.0
1994	1,716.1	10.1
1995	1,844.7	7.5
1996	1,988.3	7.8
1997	2,112.6	6.3
1998	2,302.0	9.0
1999	2,436.2	5.8
2000	2,620.5	7.6
2001	2,818.3	7.5
2002	2,905.1	3.1
2003	3,064.0	5.5
2004	3,357.2	9.6
2005	3,706.3	10.4
2006	4,086.2	10.3
2007	4,335.9	6.1
2008	4,443.0	2.5
2009	4,327.0	(2.6)
2010	4,396.0	1.6
2011	4,700.0	6.9
2012	4,963.6	5.6
2013	5,162.6	4.0
2014	5,499.6	6.5
2015	5,651.5	5.5
2016 <sup>a</sup>	5,886.7	4.2 Est.
2017 <sup>a</sup>	6,154.4	4.5 Est.
2018 <sup>a</sup>	6,477.2	5.2 Est.
2019 <sup>a</sup>	6,825.0	5.4 Est.
2020 <sup>a</sup>	7,188.0	5.3 Est.
2021 <sup>a</sup>	7,542.2	4.9 Est.
2022 <sup>a</sup>	7,935.2	5.2 Est.

<sup>a</sup> Projections made by Global Insight

<sup>r</sup> Revised

Compiled by: Grant Forsyth, Avista Corp. (509) 495-2765

**COMPARATIVE HOUSEHOLD, FAMILY, AND PER CAPITA INCOME  
FOR KOOTENAI COUNTY**

<b>TYPE AND LOCATION</b>	<b>1980 CENSUS</b>	<b>1990 CENSUS</b>	<b>2000 CENSUS</b>	<b>2011-2015 ACS</b>
<u>MEDIAN HOUSEHOLD INCOME</u>				
United States	\$17,084	\$30,056	\$41,994	\$53,889
State of Idaho	15,347	25,257	37,572	47,583
Kootenai County	15,183	25,593	37,754	49,403
<u>MEDIAN FAMILY INCOME</u>				
United States	\$20,048	\$35,273	\$50,046	\$66,011
State of Idaho	17,923	29,685	43,490	57,573
Kootenai County	18,095	30,045	42,905	58,966
<u>PER CAPITA INCOME<sup>a</sup></u>				
United States	\$7,400	\$14,617	\$21,587	\$28,930
State of Idaho	6,313	11,575	17,841	23,399
Kootenai County	6,380	12,339	18,430	25,744

<sup>a</sup> Aggregate household income divided by total population

Sources: U.S. Census Bureau  
Compiled by: Meri Berberet, (509)226-2448



**DEPOSITS AT FINANCIAL INSTITUTIONS IN KOOTENAI COUNTY**  
\$ Millions

<b>Year</b>	<b>Thrift Institutions <sup>b</sup></b>	<b>Credit Unions</b>	<b>Commercial Banks</b>	<b>TOTALS</b>
<b>1991</b>	\$111.19	\$9.80	\$427.80	\$548.79
<b>1992</b>	---	11.17	595.59	606.76
<b>1993</b>	---	13.41	623.39	636.80
<b>1994</b>	15.59	13.79	696.22	725.60
<b>1995</b>	26.68	13.39	721.91	761.98
<b>1996</b>	40.80	15.68	850.42	906.90
<b>1997</b>	13.95	12.96	879.52	906.43
<b>1998</b>	4.75	17.86	755.99	778.60
<b>1999</b>	41.11	21.69	802.09	864.89
<b>2000</b>	59.56	19.88	842.19	921.63
<b>2001</b>	68.99	21.84	880.18	971.01
<b>2002</b>	105.63	22.42	923.19	1,051.24
<b>2003</b>	126.78	23.57	1,002.26	1,152.61
<b>2004</b>	141.54	18.77	1,129.10	1,289.41
<b>2005</b>	169.91	8.54	1,302.32	1,480.77
<b>2006</b>	114.41	7.91	1,457.98	1,580.30
<b>2007</b>	164.93	7.52	1,528.72	1,701.17
<b>2008</b>	143.32	7.73	1,469.23	1,620.28
<b>2009</b>	63.41	7.84	1,584.53	1,655.78
<b>2010</b>	58.63	7.78	1,778.09	1,844.50
<b>2011</b>	55.45	8.01	1,684.55	1,748.01
<b>2012</b>	N/A	8.50	1,816.69	1,825.19
<b>2013</b>	N/A	8.46	1,860.87	1,869.33
<b>2014</b>	N/A	8.14	2,018.40	2,026.54
<b>2015</b>	N/A	N/A	2,181.50	2,181.50
<b>2016</b>	N/A	N/A	2,764.14	2,764.14
<b>2017</b>	N/A	N/A	3,260.90	3,260.90

<sup>a</sup> As of June 30 of each year.

<sup>b</sup> Classified by FHLB of Seattle as "OTS Thrifts" or "FDIC Savings Banks"

Sources: Federal Home Loan Bank of Seattle (1982-2001); FDIC and NCUA (2002-present)  
Compiled by: Phil and Rob Kuharski (2005-2012); Meri Berberet (2013-2016)  
Keri Copley, Valbridge Property Advisors (509) 747-0999 (2017-present)

**KOOTENAI COUNTY TAXABLE SALES**

Year	Taxable Sales <sup>a</sup>	% Annual Change (Kootenai County)	% Annual Change (State of Idaho)
1982	209,191,027	---	5.5
1983	240,219,575	14.8	8.5
1984	286,666,548	19.3	6.3
1985	291,689,428	1.8	4.3
1986	316,074,946	8.4	0.7
1987	331,915,764	5.0	0.7
1988	360,809,475	8.7	8.8
1989	391,351,675	8.5	11.1
1990	458,783,351	17.2	6.4
1991	522,581,689	13.9	7.5
1992	606,696,420	16.1	11.0
1993	685,781,404	13.0	10.3
1994	758,605,441	10.6	10.4
1995	752,635,754	(0.8)	3.9
1996	777,595,993	3.3	5.7
1997	784,296,163	0.9	2.9
1998	810,336,926	3.3	6.2
1999	846,391,627	4.4	8.8
2000	883,556,792	4.5	4.8
2001	935,720,163	5.9	1.8
2002	923,395,375	(1.3)	6.7
2003	994,007,517	7.6	4.1
2004	1,034,826,443	4.1	4.2
2005	1,064,289,258	2.8	14.7
2006	1,128,137,116	6.0	5.6
2007	1,217,414,603	7.9	6.5
2008	1,182,778,925	(2.8)	(5.4)
2009	1,063,751,572	(10.1)	(8.8)
2010	988,814,085	(7.0)	(8.0)
2011	1,106,208,540	11.9	(7.0)
2012	1,131,508,950	2.3	0.6
2013	1,290,032,299	14.0	7.5
2014	1,247,082,075	(3.3)	6.6
2015	1,213,320,819	(2.7)	N/A
2016 <sup>b</sup>	975,980,460	N/A	N/A

<sup>a</sup> Sales figures represent total taxable sales within Kootenai County in all sectors of the economy. Does not include sales not subject to sales tax, which would include wholesale sales, out of state shipments, trade-in deductions and sales to exempt purchasers, etc.

<sup>b</sup> Through third quarter 2016

Due to changes in tax reporting methodology, data beginning with 2001 is not comparable to prior data.

Note: The data reflected in this table differs from editions of The Real Estate Report prior to Fall 1995. The data source has been changed from The Sales & Marketing Management Survey of Buying Power to the Idaho State Tax Commission. Also, these figures do not reflect taxable sales from corporations with headquarters located outside of Kootenai County.

Sources: Idaho State Tax Commission  
Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**FORECLOSURE NOTICES OF DEFAULT AND TRUSTEES DEEDS IN KOOTENAI COUNTY**

MONTH	YEAR											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	87	85	58	32	20	21						
February	86	73	60	39	31	13						
March	103	76	52	40	38	32						
April	102	61	48	40	32							
May	95	79	49	42	34							
June	65	68	38	36	22							
July	83	68	57	46	23							
August	115	59	38	25	21							
September	109	64	57	32	29							
October	138	65	42	34	30							
November	74	48	36	35	20							
December	97	60	44	34	16							
<b>TOTALS</b>	<b>1,154</b>	<b>806</b>	<b>579</b>	<b>435</b>	<b>316</b>	<b>66</b>	<sup>c</sup>					

<sup>a</sup> Filings with All Notice of Defaults (may not result in final foreclosure) and Trustees Deeds

<sup>b</sup> Imputed

<sup>c</sup> Through March 2018

Source: Rocky Mountain Statistics (1991-2010; North Idaho Title (2011-Present)  
 Compiled by: 1991-2010: Pioneer Title Company of Kootenai County; Heather Wichman & Bernadette Chiappe (208) 664-8254  
 2011-Present: North Idaho Title, Gavin Jacobson (208) 765-3333

**(continued)**

**FORECLOSURE NOTICES OF DEFAULT AND TRUSTEES DEEDS IN KOOTENAI COUNTY**  
**(continued)**

MONTH	YEAR											
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
January	57	67	47	32	34	25	68	103	208	247	183	103
February	77	55	41	35	26	26	69	136	177	223	189	137
March	84	73	41	23	44	31	61	127	213	271	206	157
April	85	45	47	51	25	24	67	117 <sup>b</sup>	229	304	148	135
May	61	70	55	56	39	22	70	107	221	200	153	137
June	88	75	34	35	34	24	66	130	200	233	159	128
July	43	45	40	40	18	30	69	145	265	289	153	135
August	82	59	38	59	28	29	77	108	246	236	177	128
September	39	25	43	43	25	46	61	122	202	217	117	130
October	55	50	46	37	24	51	103	156	272	223	104	130 <sup>r</sup>
November	62	57	35	31	24	43	93	118	236	201	86	83
December	48	33	38	43	19	71	100	151	251	259	96	79
<b>TOTALS</b>	<b>781</b>	<b>654</b>	<b>505</b>	<b>485</b>	<b>340</b>	<b>422</b>	<b>904</b>	<b>1,520</b>	<b>2,720</b>	<b>2,903</b>	<b>1,771</b>	<b>1,482</b>

<sup>a</sup> Filings with All Notice of Defaults (may not result in final foreclosure) and Trustees Deeds

<sup>b</sup> Imputed

Source: Rocky Mountain Statistics (1991-2010; North Idaho Title (2011-Present))  
 Compiled by: 1991-2010: Pioneer Title Company of Kootenai County; Heather Wichman & Bernadette Chiappe (208) 664-8254  
 2011-Present: North Idaho Title, Gavin Jacobson (208) 765-3333

**(continued)**

**FORECLOSURE NOTICES OF DEFAULT AND TRUSTEES DEEDS IN KOOTENAI COUNTY**  
**(continued)**

MONTH	YEAR									
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
January	14	14	6	5	10	14	42	13	24	26
February	8	4	9	9	4	14	19	14	29	30
March	12	19	12	6	0	16	14	24	28	32
April	14	13	7	5	7	25	22	14	31	32
May	19	14	9	6	10	21	17	30	24	18
June	12	16	3	9	17	30	20	68	34	19
July	14	19	10	11	7	38	25	27	31	21
August	10	4	9	6	21	25	23	42	35	24
September	12	7	5	3	6	26	25	26	36	20
October	9	6	8	9	9	28	23	20	30	24
November	14	12	6	4	10	31	16	23	38	47
December	5	14	5	4	8	28	16	29	19	67
<b>TOTALS</b>	<b>143</b>	<b>142</b>	<b>89</b>	<b>77</b>	<b>109</b>	<b>296</b>	<b>262</b>	<b>340</b>	<b>359</b>	<b>360</b>

<sup>a</sup> Filings with All Notice of Defaults (may not result in final foreclosure) and Trustees Deeds

<sup>b</sup> Imputed

Source: Rocky Mountain Statistics (1991-2010; North Idaho Title (2011-Present)

Compiled by: 1991-2010: Pioneer Title Company of Kootenai County; Heather Wichman & Bernadette Chiappe (208) 664-8254

2011-Present: North Idaho Title, Gavin Jacobson (208) 765-3333

**RESIDENTIAL BUILDING PERMITS, KOOTENAI COUNTY**  
**(Number of Units)**

Year	Total Dwelling Units	Single Family Units	Duplex Units	Units in 3 - 4 Unit Structures	Units in 5+ Unit Structures
2000	1,174	1,058	14	24	78
2001	1,344	1,083	32	7	222
2002	1,414	1,266	34	10	104
2003	1,837	1,674	34	33	96
2004	2,365	2,090	84	62	129
2005	2,688	2,288	66	51	283
2006	1,599	1,208	70	21	300
2007	1,661	995	50	28	588
2008	774	699	44	19	12
2009	861	761	16	4	80
2010	627	473	6	22	126
2011	626	424	0	4	198
2012 <sup>b</sup>	879	561	6	10	302
2013	1,278	827	40	0	411
2014	1,051	824	54	0	173
2015	1,414	1,090	28	12	284
2016	1,666	1,296	18	4	348
2017	1,726	1,260	64	3	399
2018 <sup>c</sup>	557	465	4	3	85

<sup>a</sup> Excludes mobile homes; data represents Coeur d'Alene, unincorporated Kootenai County, Dalton Gardens, Fernan Lake, Harrison, Hayden, Hayden Lake, Post Falls, Rathdrum (since 1982), Spirit Lake (since 1993), and Worley.

<sup>b</sup> Since September 2012, area includes only Coeur d'Alene, unincorporated Kootenai County, Dalton Gardens, Harrison, Hayden, Rathdrum and Post Falls.

<sup>c</sup> Through April 2018

Source: Construction Monitor  
U.S. Census Bureau C-40 Series (includes imputed data for unreported months)  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**RESIDENTIAL BUILDING PERMITS, KOOTENAI COUNTY**  
**(Number of Units)**  
**(continued)**

Year	Total Dwelling Units	Single Family Units	Duplex Units	Units in 3 - 4 Unit Structures	Units in 5+ Unit Structures
1978	1,230	928	124	59	119
1979	1,324	719	100	126	379
1980	608	467	42	57	42
1981	416	402	14	0	0
1982	312	196	12	0	104
1983	376	342	6	16	12
1984	558	409	24	20	105
1985	539	414	48	4	73
1986	474	367	34	7	66
1987	346	268	4	4	70
1988	299	283	4	12	0
1989	585	353	12	12	208
1990	570	526	16	28	0
1991	1,052	838	74	11	129
1992	1,531	1,196	122	82	131
1993	1,888	1,373	88	96	331
1994	1,525 <sup>b</sup>	1,123	88	107	207
1995	1,593	1,190	92	127	184
1996	1,389	1,186	36	20	147
1997	1,171	1,042	36	25	68
1998	1,267	1,168	28	11	60
1999	1,367	1,266	30	27	44

<sup>a</sup> Excludes mobile homes; data represents Coeur d'Alene, unincorporated Kootenai County, Dalton Gardens, Fernan Lake, Harrison, Hayden, Hayden Lake, Post Falls, Rathdrum (since 1982), Spirit Lake (since 1993), and Worley.

<sup>b</sup> No report submitted for Rathdrum

Source: U.S. Census Bureau C-40 Series (includes imputed data for unreported months)  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

### RESIDENTIAL BUILDING PERMITS, KOOTENAI COUNTY (Number of Units)



Source: U.S. Census Bureau C-40 Series (includes imputed data for unreported months)  
Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999



**LOTS PLATTED IN KOOTENAI COUNTY**

Year	City of Athol	City of Coeur d'Alene	City of Dalton Gardens	City of Harrison	City of Hauser	City of Hayden <sup>a</sup>	City of Post Falls	City of Rathdrum	City of Spirit Lake	City of Bayview	County (Uninc.)	Total
1991	0	63	0	0	0	142	244	0	0	N/A	247	696
1992	0	290	0	0	26	238	514	49	0	N/A	209	1326
1993	25	113	0	0	0	181	552	35	0	N/A	153	1059
1994	42	223	16	0	0	175	371	67	0	N/A	248	1142
1995	0	472	0	0	0	70	241	86	84	N/A	483	1436
1996	0	390	22	0	0	67	222	246	0	N/A	285	1232
1997	0	81	0	0	0	136	240	48	0	N/A	191	777
1998	0	240	0	0	2	122	524	40	26	N/A	229	1183
1999	0	409	0	0	0	150	206	16	17	N/A	296	1094
2000	0	413	0	0	0	99	168	34	0	N/A	275	989
2001	0	249	0	0	0	181	415	4	0	N/A	330	1179
2002	0	222	2	0	0	298	540	81	0	N/A	367	1510
2003	0	711	0	0	0	240	386	3	0	N/A	253	1593
2004	2	594	0	0	0	240	568	4	0	N/A	530	1938
2005	2	738	2	0	0	489	547	179	54	0	606	2617
2006	0	375	0	0	0	360	632	423	30	2	1358	2462
2007	2	214	0	0	0	193	420	32	0	2	497	1360
2008	0	437	0	140	0	55	149	3	8	24	375	1191
2009	0	155	0	0	4	22	76	0	0	0	244	501
2010	0	147	0	0	3	2	113	70	57	0	82	474
2011	0	54	0	0	11	17	129	4	0	0	47	262
2012	0	102	0	0	0	8	63	2	0	1	33	209
2013	0	170	0	0	1	72	38	33	0	0	35	349
2014	0	380	0	0	0	51	164	25	0	0	110	730
2015	0	142	0	0	0	105	207	44	0	0	169	667
2016	0	211	2	0	0	80	276	58	0	0	172	799
2017	0	414	0	0	0	125	547	152	0	0	138	1376
2018 <sup>b</sup>	0	0	0	0	0	18	66	48	0	0	27	159

<sup>a</sup> Hayden includes both the Cities of Hayden and Hayden Lake

<sup>b</sup> Through March

Note: Data prior to 1999 may include condominium units created by plat.

Source: 1991-2002: Pioneer Title Company of Kootenai County  
2003-present: North Idaho Title Company, Gavin Jacobson (208) 765-3333

**CONDOMINIUM UNITS PLATTED IN KOOTENAI COUNTY**

Year	City of Athol	City of Coeur d'Alene	City of Dalton Gardens	City of Hauser	City of Hayden <sup>a</sup>	City of Post Falls	City of Rathdrum	City of Spirit Lake	City of Bayview	County (Uninc.)	Total
1999	0	20	0	0	0	0	0	0	0	0	20
2000	0	6	0	0	0	0	4	0	0	0	10
2001	0	41	0	0	0	0	0	0	0	2	43
2002	0	14	0	0	0	0	0	0	0	0	14
2003	0	19	0	0	0	0	0	0	0	2	21
2004	0	7	0	0	0	0	0	0	0	0	7
2005	0	104	0	0	0	0	0	0	0	4	108
2006	0	251	0	0	0	273	12	0	18	38	592
2007	0	237	0	0	48	148	12	0	14	29	488
2008	0	262	0	0	37	32	2	0	28	21	382
2009	0	48	0	0	16	0	0	0	0	0	64
2010	0	26	0	0	0	3	35	0	12	0	76
2011	0	4	0	0	6	6	0	0	0	0	16
2012	0	3	0	0	0	0	0	0	0	2	5
2013	0	0	0	0	0	0	0	0	0	0	0
2014	0	4	0	0	0	0	0	0	0	0	4
2015	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0
2017	0	14	0	0	6	0	0	0	0	11	31
2018 <sup>b</sup>	0	0	0	0	0	0	0	0	0	0	0

<sup>a</sup> Hayden includes both the Cities of Hayden and Hayden Lake

<sup>b</sup> Through March

Source: North Idaho Title Company, Gavin Jacobson (208) 765-3333

**NET ASSESSED PROPERTY VALUE FOR KOOTENAI COUNTY**

YEAR	NET TAXABLE VALUE (\$)	NEW DEVELOPMENT VALUE (\$)	\$ CHANGE FROM PREVIOUS YEAR <sup>a</sup>	% CHANGE FROM PREVIOUS YEAR <sup>a</sup>	TAX COLLECTED (\$ MILLIONS)
1989	2,017,019,881	N/A			38.735
1990	2,088,674,926	N/A	71,655,045	3.55	41.677
1991	2,344,580,498	N/A	255,905,572	12.25	46.520
1992	2,657,110,158	N/A	312,529,660	13.33	52.586
1993	3,162,636,167	N/A	505,526,009	19.03	61.728
1994	3,439,148,112	N/A	276,511,945	8.74	67.316
1995	4,361,502,179	140,769,999	922,354,067	26.82	66.658
1996	4,816,089,675	139,733,926	454,587,496	10.42	72.296
1997	5,178,831,774	157,736,376	362,742,099	7.53	77.643
1998	5,329,803,434	153,030,950	150,971,660	2.92	81.840
1999	5,476,001,716	150,618,331	146,198,282	2.74	N/A
2000	5,704,072,710	151,795,513	228,070,994	4.16	N/A
2001	6,028,988,746	158,200,814	324,916,036	5.70	N/A
2002	6,442,712,142	315,700,000	413,723,396	6.86	N/A
2003	6,825,672,101	213,087,878	382,959,959	5.94	N/A
2004	7,532,147,124	277,352,223	706,475,023	10.35	N/A
2005	10,055,311,957	464,134,465	2,523,164,833	33.50	N/A
2006	14,535,837,541	860,451,602	4,480,525,584	44.56	N/A
2007	16,570,196,148	844,080,925	2,034,358,607	14.00	N/A
2008	15,852,550,437	455,469,494	(717,645,711)	(4.33)	N/A
2009	14,712,486,462	377,967,076	(1,140,063,975)	(7.19)	N/A
2010	12,986,645,651	192,863,792	(1,725,840,811)	(11.73)	N/A
2011	12,157,658,683	192,032,551	(855,495,206)	(6.59)	N/A
2012	11,275,450,839	156,824,415	(882,207,844)	(7.26)	N/A
2015	15,789,399,629	306,192,114	4,513,948,790	0.40	N/A
2016	14,813,727,419	314,001,780	(975,672,210)	0.31	N/A
2017	14,713,559,334	290,120,482	(100,168,085)	(0.01)	N/A

<sup>a</sup> Change in Net Taxable Value

- Notes: 1) Prior to 1994 there were no Urban Renewal Districts in Kootenai County  
2) Values from 1994 and later do not include the values within the URD's  
3) New development value in 2002 includes \$135,642,000 from the Co-Gentrix Plant  
4) Net taxable does not include Trasient roll, personal property late, or Occupancy rolls.

Source: Kootenai County Assessor's Office, Richard Houser/Idaho State Tax Commission  
Compiled by: 1989-2010: Carrie Oja, Century 21/Beutler & Associates  
2011-2016: Alivia Metts, The Metts Group (208) 277-6940  
2017: Keri Copley, Valbridge Property Advisors (509) 747-0999

## KOOTENAI COUNTY RESIDENTIAL SALES

The data presented on the following pages is based on the records of the Coeur d'Alene Association of REALTORS' Multiple Listing Service and does not include data from non-MLS sources. Please note that there are two sections for reporting sales, one for the current geographic reporting areas (with map), and one for the prior geographic reporting areas (with map). The "prior" areas extended outside of Kootenai County, while the "current" areas remain within Kootenai County boundaries.

### DEFINITIONS:

Residential Sales Statistics include all single-family residential, mobile homes, farm and ranch, and waterfront properties. Multi-family units are not included.

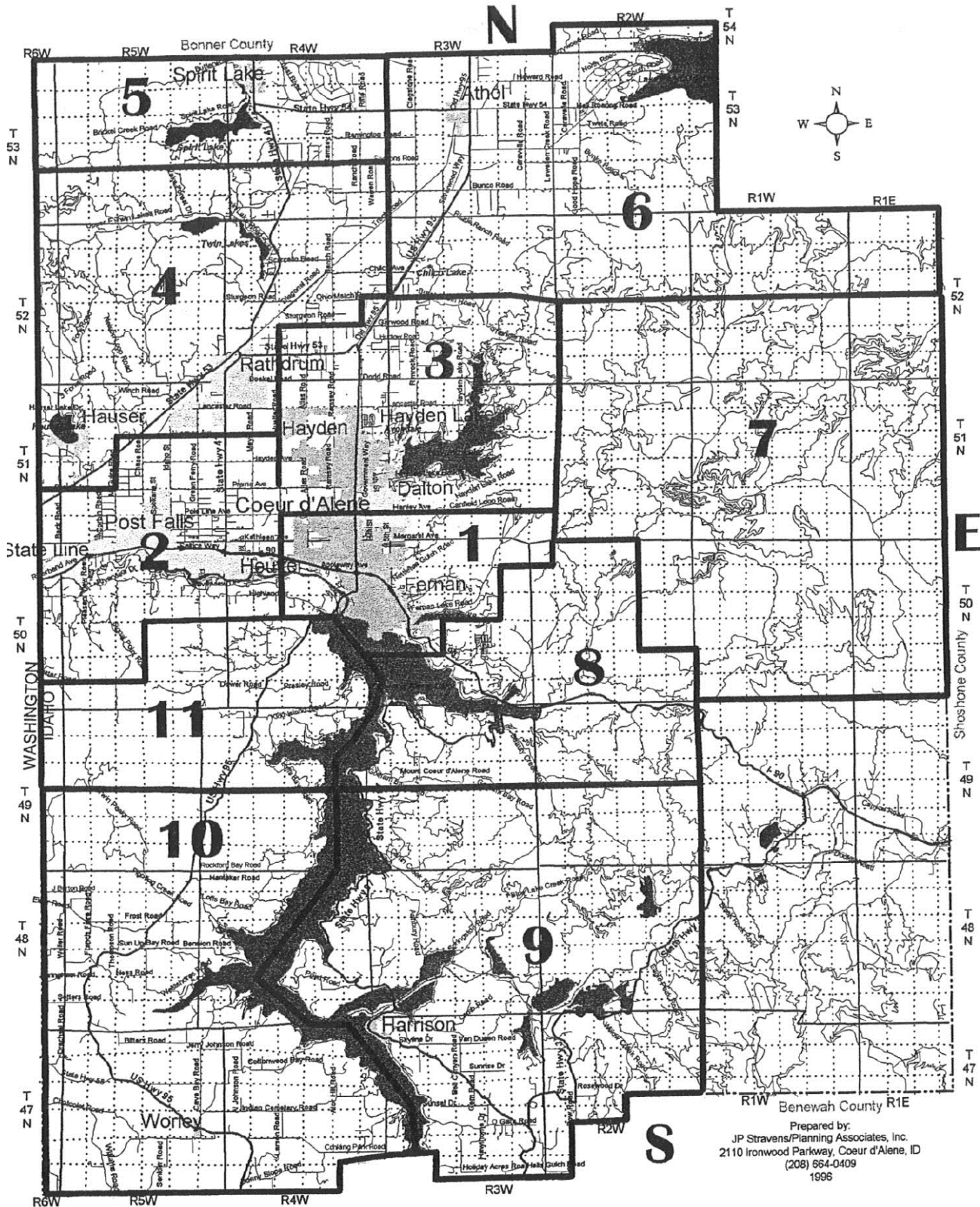
### CURRENT GEOGRAPHIC AREAS:

1 CDA/FERNAN	6 NE KOOTENAI	11 W CENTRAL KOOTENAI
2 POST FALLS	7 E KOOTENAI	E SHOSHONE/E KOOTENAI
3 DALTON/HAYDEN	8 MID CENTRAL KOOTENAI	W WEST
4 RATHDRUM/HAUSER/TWIN LK	9 SE KOOTENAI	N BONNER/BOUNDARY
5 SPIRIT LAKE	10 SW KOOTENAI	S SOUTH

### PRIOR GEOGRAPHIC AREAS:

- Area 1 = Coeur d'Alene
- Area 2 = Post Falls
- Area 3 = Dalton Gardens/Hayden Lake
- Area North = All properties north of Garwood Road, including properties in Sandpoint and Priest River.
- Area East = Boundary line between Range 3W Boise Meridian and Range 2W Boise Meridian (see "prior" map), includes properties in Wallace and Kellogg.
- Area South = All properties south of Spokane River and west of Coeur d'Alene (also south of I-90, east of Coeur d'Alene).

### CURRENT GEOGRAPHIC AREAS FOR REPORTING RESIDENTIAL SALES Map compliments of Pioneer Title Co. of Kootenai County



Prepared by:  
JP Stravens/Planning Associates, Inc.  
2110 Ironwood Parkway, Coeur d'Alene, ID  
(208) 664-0409  
1996

**NUMBER OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)**

AREA QUARTER	2011	2012	2013	2014	2015	2016	2017	2018
Area 1								
1st	168	172	217	219	231	267	241	285
2nd	225	232	338	350	424	407	433	
3rd	260	269	359	341	427	459	439	
4th	193	245	272	281	321	333	360	
Total	846	918	1,186	1,191	1,403	1,466	1,473	
Area 2								
1st	118	121	136	127	182	194	226	256
2nd	169	171	231	258	308	389	348	
3rd	167	169	250	254	303	346	365	
4th	123	169	161	207	247	317	321	
Total	577	630	778	846	1,040	1,246	1,260	
Area 3								
1st	81	76	78	80	86	85	127	106
2nd	96	121	140	144	165	164	189	
3rd	97	128	126	161	192	203	172	
4th	92	86	117	119	126	157	142	
Total	366	411	461	504	569	609	630	
Area 4								
1st	44	39	53	66	73	63	86	89
2nd	52	75	80	97	116	119	149	
3rd	81	76	115	101	140	149	150	
4th	64	60	76	89	105	114	166	
Total	241	250	324	353	434	445	551	
Area 5, 6, 7								
1st	17	24	31	31	45	33	44	51
2nd	40	30	51	59	69	87	69	
3rd	51	48	61	73	78	77	106	
4th	30	25	43	47	60	80	68	
Total	138	127	186	210	252	277	287	
Area 8, 9, 10, 11								
1st	14	35	25	26	22	22	30	40
2nd	33	42	56	35	49	57	72	
3rd	35	47	59	59	55	73	69	
4th	35	49	25	51	48	52	68	
Total	117	173	165	171	174	204	239	
<b>TOTAL AREA</b>	<b>2,285</b>	<b>2,509</b>	<b>3,100</b>	<b>3,275</b>	<b>3,872</b>	<b>4,247</b>	<b>4,440</b>	<b>827<sup>b</sup></b>

<sup>a</sup> Limited to Kootenai County

<sup>b</sup> Through First Quarter

<sup>r</sup> Revised

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664

(continued)

**NUMBER OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)  
(continued)**

AREA QUARTER	2003	2004	2005	2006	2007	2008	2009	2010
Area 1								
1st	187	241	272	265	194	165	122	192
2nd	281	378	451	320	307	233	199	268
3rd	372	431	445	257	334	259	279	212
4th	302	372	286	201	188	157	268	177
Total	1,142	1,422	1,454	1,043	1,023	814	868	849
Area 2								
1st	148	174	245	271	153	121	98	120
2nd	238	340	431	243	236	163	164	213
3rd	259	345	338	230	206	168	217	124
4th	223	278	274	208	142	120	179	135
Total	868	1,137	1,288	952	737	572	658	592
Area 3								
1st	98	136	133	140	75	61	34	67
2nd	180	237	211	168	129	76	83	126
3rd	219	227	228	147	117	79	98	81
4th	171	179	143	89	72	75	96	80
Total	668	779	715	544	393	291	311	354
Area 4								
1st	48	69	79	59	57	39	22	36
2nd	89	107	141	94	74	68	69	69
3rd	105	134	89	98	87	69	75	61
4th	77	90	79	69	76	46	45	45
Total	319	400	388	320	294	222	211	211
Area 5, 6, 7								
1st	38	52	57	35	34	19	21	31
2nd	50	86	90	62	47	26	31	33
3rd	53	75	88	56	45	39	37	36
4th	44	64	58	40	37	25	29	33
Total	185	277	293	193	163	109	118	133
Area 8, 9, 10, 11								
1st	35	25	19	23	18	12	5	13
2nd	42	71	57	29	22	19	15	30
3rd	65	60	42	32	41	28	19	31
4th	36	50	36	23	27	10	22	29
Total	178	206	154	107	108	69	61	103
TOTAL AREA	3,360	4,221	4,296	3,159	2,718	2,077	2,227	2,242

<sup>a</sup> Limited to Kootenai County

r Revised

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664

(continued)

**NUMBER OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)  
(continued)**

AREA QUARTER	1995	1996	1997	1998	1999	2000	2001	2002
Area 1								
1st	116	128	133	109	146	141	123	175
2nd	162	188	182	225	206	197	236	357
3rd	197	180	202	229	226	263	277	287
4th	167	141	136	184	175	152	214	229
Total	642	637	653	747	753	753	850	1,048
Area 2								
1st	83	99	76	85	99	115	92	134
2nd	113	154	151	141	157	139	183	232
3rd	164	138	127	133	189	151	163	180
4th	145	93	124	126	143	134	143	160
Total	505	484	478	485	588	539	581	706
Area 3								
1st	69	53	80	72	64	58	74	80
2nd	86	95	106	119	129	106	124	189
3rd	113	117	134	155	118	122	137	144
4th	88	68	95	98	76	85	98	100
Total	356	333	415	444	387	371	433	513
Area 4								
1st	38	33	28	36	21	35	25	39
2nd	56	40	57	61	46	49	41	73
3rd	58	45	54	61	63	56	52	65
4th	38	28	29	41	49	43	51	66
Total	190	146	168	199	179	183	169	243
Area 5, 6, 7								
1st	14	9	13	22	19	16	18	18
2nd	17	23	31	24	33	27	37	37
3rd	18	20	24	37	31	36	37	40
4th	18	18	29	30	25	15	29	28
Total	67	70	97	113	108	94	121	123
Area 8, 9, 10, 11								
1st	8	11	9	22	22	16	15	14
2nd	19	19	27	35	26	26	19	38
3rd	23	19	22	43	28	33	35	50
4th	17	12	19	30	27	24	20	29
Total	67	6	77	130	103	99	89	131
TOTAL AREA	1,827	1,731	1,888	2,118	2,118	2,039	2,243	2,764

<sup>a</sup> Limited to Kootenai County

r Revised

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664



**AVERAGE PRICE OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)**

AREA QUARTER	2011	2012	2013	2014	2015	2016	2017	2018
Area 1								
1st	184,088	194,438	211,011	235,414	244,970	247,079	281,873	315,007
2nd	186,667	215,354	214,579	201,454	235,501	243,985	283,330	
3rd	193,391	216,749	221,665	230,085	250,758	269,446	298,604	
4th	179,684	193,232	223,220	249,566	267,358	273,621	315,091	
Total	186,813	205,940	218,053	227,247	249,647	258,533	294,725	
Area 2								
1st	169,574	170,378	173,381	192,222	200,699	218,982	256,238	279,177
2nd	157,014	170,689	181,911	203,776	230,630	220,584	257,250	
3rd	170,218	177,368	199,274	233,860	218,382	226,379	266,660	
4th	156,785	176,249	205,091	212,190	261,141	246,328	271,880	
Total	163,355	173,913	190,796	213,132	227,713	228,068	263,007	
Area 3								
1st	236,364	239,576	240,733	283,738	244,206	301,787	310,707	346,091
2nd	243,452	225,686	255,475	275,316	343,389	281,795	349,419	
3rd	229,723	231,000	272,230	274,709	304,934	320,934	354,010	
4th	210,564	239,505	269,558	290,987	327,093	349,810	382,858	
Total	229,978	232,801	261,134	280,159	304,906	313,582	349,249	
Area 4								
1st	158,852	163,818	178,383	185,832	209,802	228,086	252,151	286,610
2nd	185,736	180,795	185,687	218,816	242,169	215,559	271,701	
3rd	188,151	183,313	186,182	196,534	224,605	219,908	298,934	
4th	195,330	188,144	196,570	210,024	207,986	262,038	281,374	
Total	184,187	180,676	187,221	204,057	221,141	231,398	276,040	
Area 5, 6, 7								
1st	157,918	189,535	187,845	219,408	208,326	275,762	260,040	260,844
2nd	181,920	198,556	189,191	221,479	238,928	195,325	199,488	
3rd	170,039	204,169	201,366	255,538	215,232	201,158	183,314	
4th	174,325	193,806	203,489	222,395	247,855	271,812	285,792	
Total	172,922	198,038	196,265	233,218	227,585	236,014	232,159	
Area 8, 9, 10, 11								
1st	408,207	323,894	419,032	433,689	621,143	463,871	562,384	711,093
2nd	373,255	450,203	343,513	472,267	614,118	402,250	539,754	
3rd	431,445	555,393	574,478	526,830	463,532	529,326	551,312	
4th	538,696	427,950	476,922	524,123	625,338	451,788	612,305	
Total	442,669	446,924	457,776	500,693	581,033	461,809	566,439	
TOTAL AREA	199,788	215,997	225,848	243,904	302,004	288,234	330,270	366,470 <sup>b</sup>

<sup>a</sup> Limited to Kootenai County

<sup>b</sup> Through First Quarter

<sup>r</sup> Revised

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664

(continued)

**AVERAGE PRICE OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)  
(continued)**

AREA	2003	2004	2005	2006	2007	2008	2009	2010
<b>QUARTER</b>								
<b>Area 1</b>								
1st	131,186	152,100	189,228	216,827	256,349	267,057	171,299	190,487
2nd	142,131	163,629	204,599	251,710	240,997	252,809	200,370	181,744
3rd	141,319	171,872	280,812	243,239	307,351	246,591	216,704	210,973
4th	147,407	179,408	219,672	262,786	284,638	204,202	201,795	192,517
Total	141,469	168,301	228,014	242,894	273,592	244,344	201,974	193,266
<b>Area 2</b>								
1st	133,064	142,481	193,030	227,593	244,934	204,437	187,323	187,392
2nd	142,168	164,603	206,154	232,206	239,562	200,615	179,037	179,231
3rd	149,942	161,056	225,079	249,096	268,100	221,722	177,141	176,896
4th	137,817	175,516	248,272	268,641	201,162	207,276	180,855	176,778
Total	141,817	162,810	217,584	242,934	241,255	209,020	180,140	179,836
<b>Area 3</b>								
1st	186,275	230,295	230,884	384,382	338,329	265,805	235,069	227,929
2nd	209,941	215,652	275,616	303,770	293,296	254,595	241,575	217,992
3rd	207,982	223,050	330,499	327,566	328,292	316,555	248,333	252,643
4th	203,943	231,980	324,511	389,219	336,456	276,265	278,393	297,681
Total	204,292	224,116	294,575	344,926	320,216	279,230	254,358	245,810
<b>Area 4</b>								
1st	122,272	148,751	192,754	247,121	241,931	239,843	200,336	194,465
2nd	139,265	156,048	214,208	230,224	236,886	263,519	211,969	172,792
3rd	137,014	160,389	237,282	249,671	222,294	296,712	190,871	207,056
4th	132,690	181,074	240,368	249,787	213,307	191,799	188,892	192,789
Total	133,822	161,874	220,459	243,513	227,451	254,816	198,335	190,660
<b>Area 5, 6, 7</b>								
1st	134,439	147,924	181,559	243,606	270,854	273,668	175,282	203,694
2nd	144,341	172,008	198,037	250,773	239,628	252,148	251,452	201,944
3rd	153,836	141,711	195,990	259,156	291,587	298,471	216,489	202,268
4th	122,492	160,497	192,082	237,032	180,058	233,780	180,011	186,720
Total	139,831	156,624	193,038	249,058	246,698	268,261	209,376	199,203
<b>Area 8, 9, 10, 11</b>								
1st	198,566	257,830	328,942	561,816	558,194	606,283	377,400	429,604
2nd	259,975	342,222	572,765	735,905	558,943	473,337	462,547	454,378
3rd	284,560	283,290	414,818	493,783	732,955	863,593	439,047	301,425
4th	251,288	278,172	792,809	454,779	598,676	598,250	402,177	511,455
Total	255,121	299,269	551,045	565,645	634,812	672,926	426,475	422,239
<b>TOTAL AREA</b>	<b>159,253</b>	<b>182,139</b>	<b>244,265</b>	<b>271,848</b>	<b>279,314</b>	<b>269,120</b>	<b>209,035</b>	<b>208,642</b>
<sup>a</sup> Limited to Kootenai County						<sup>r</sup> Revised		

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664

(continued)

**AVERAGE PRICE OF KOOTENAI COUNTY RESIDENTIAL SALES  
(CURRENT GEOGRAPHIC AREAS)  
(continued)**

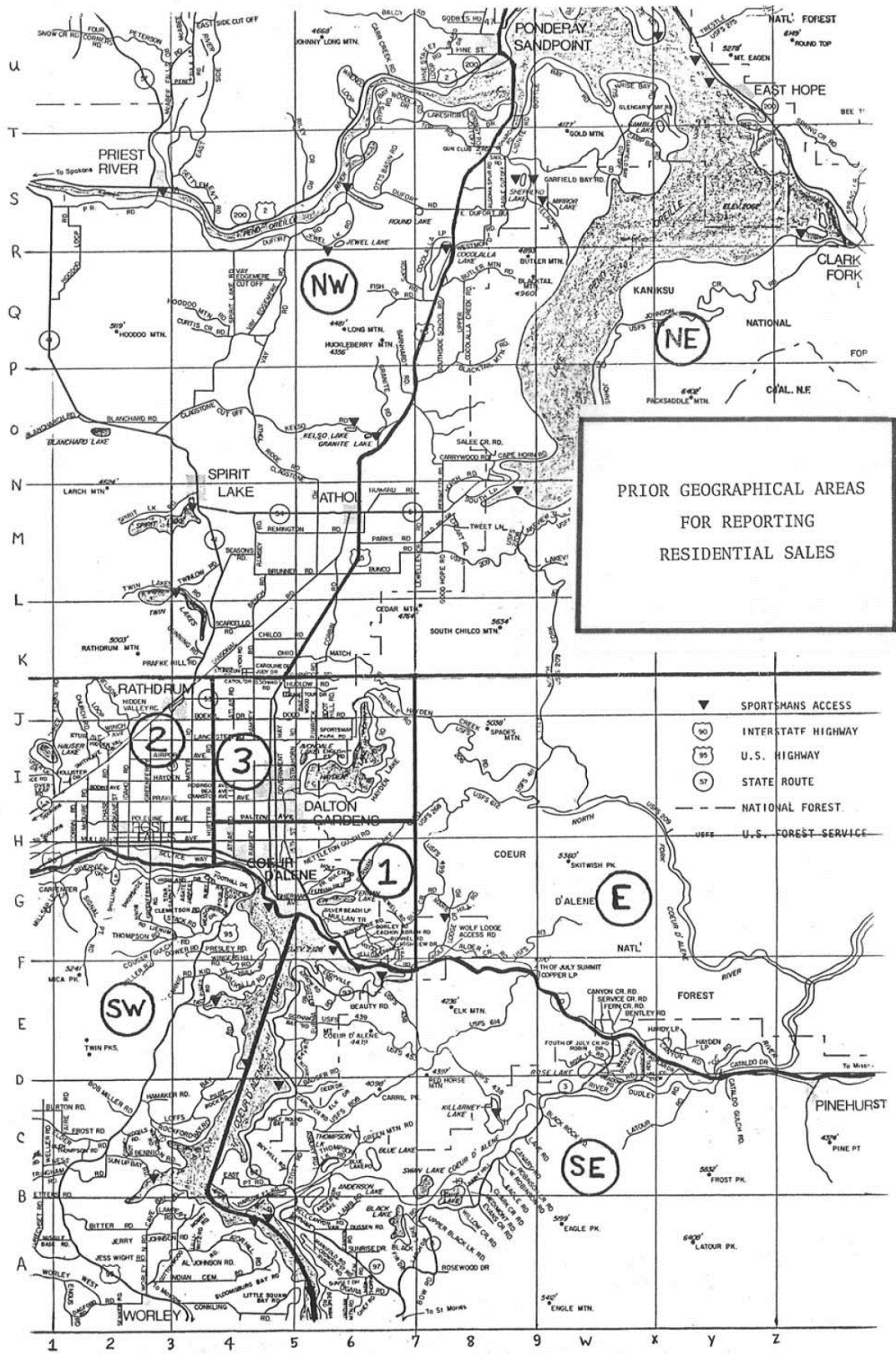
AREA	1995	1996	1997	1998	1999	2000	2001	2002
<b>QUARTER</b>								
<b>Area 1</b>								
1st	107,644	103,335	107,930	106,673	103,537	113,964	118,650	125,225
2nd	98,795	103,584	99,515	102,846	112,022	120,628	123,065	136,197
3rd	104,008	111,390	100,594	107,256	116,560	125,417	125,989	134,329
4th	103,745	104,126	107,811	104,408	111,572	114,048	131,610	140,243
Total	103,281	105,860	103,291	105,141	111,634	119,725	125,530	134,736
<b>Area 2</b>								
1st	118,467	109,640	96,766	113,541	123,108	121,360	111,636	126,237
2nd	111,266	102,947	116,999	114,044	116,110	116,362	120,791	134,650
3rd	105,917	106,779	118,667	131,063	131,128	126,836	133,833	127,826
4th	104,779	111,389	121,698	123,320	123,183	133,229	150,725	140,757
Total	108,850	107,031	115,444	121,033	123,836	124,556	130,368	132,697
<b>Area 3</b>								
1st	163,873	128,655	152,145	115,034	162,502	150,156	204,309	155,361
2nd	139,699	146,324	144,074	144,291	179,371	153,142	161,168	172,620
3rd	153,367	149,424	137,061	137,359	151,011	157,372	176,033	188,329
4th	172,647	152,341	158,848	152,467	175,533	177,147	173,080	179,526
Total	146,006	143,600	146,930	138,931	167,180	159,566	175,940	175,684
<b>Area 4</b>								
1st	101,386	91,826	91,327	107,608	99,169	101,109	98,047	106,568
2nd	94,331	96,600	97,210	100,274	105,329	101,414	111,497	118,716
3rd	87,463	102,574	104,867	105,859	114,016	126,224	122,437	128,468
4th	108,032	105,211	98,778	124,619	102,415	130,182	126,386	121,078
Total	96,386	99,014	98,961	108,329	106,866	115,708	117,367	120,016
<b>Area 5, 6, 7</b>								
1st	107,363	94,167	92,619	112,268	81,213	121,631	94,394	99,745
2nd	99,782	94,174	94,118	91,728	123,998	124,984	118,220	110,395
3rd	115,625	107,895	106,739	113,078	105,489	124,224	104,386	117,500
4th	119,600	85,047	91,911	112,533	93,103	80,973	119,393	118,807
Total	110,947	95,747	96,380	108,241	104,007	117,099	110,726	113,062
<b>Area 8, 9, 10, 11</b>								
1st	123,550	257,000	210,994	201,632	329,476	223,012	189,617	249,550
2nd	228,321	187,342	184,561	169,143	309,692	258,442	223,163	215,892
3rd	210,891	187,655	244,436	212,334	214,390	246,202	237,257	227,594
4th	198,718	200,992	219,503 <sup>f</sup>	193,213	220,065	205,806	285,846	277,772
Total	202,316	202,686	213,380	194,482	268,879	235,876	237,138	237,654
<b>TOTAL AREA</b>	<b>116,341</b>	<b>115,873</b>	<b>119,709</b>	<b>121,812</b>	<b>132,001</b>	<b>133,409</b>	<b>139,530</b>	<b>144,435</b>

<sup>a</sup> Limited to Kootenai County

<sup>f</sup> Revised

Source: MLS Records of the Coeur d'Alene Association of REALTORS; Ali Taylor (208) 667-0664

### PRIOR GEOGRAPHIC AREAS FOR REPORTING RESIDENTIAL SALES



**NUMBER OF KOOTENAI COUNTY RESIDENTIAL SALES  
Prior Geographic Areas**

AREA QUARTER	1989	1990	1991	1992	1993	1994
<b>Area 1</b>						
1st	66	123	119	118	108	142
2nd	126	203	145	145	180	198
3rd	142	188	204	214	170	145
4th	168	178	139	192	189	202
Total	502	692	607	669	647	687
<b>Area 2</b>						
1st	56	87	83	124	100	135
2nd	104	142	119	151	163	217
3rd	106	142	134	154	178	138
4th	84	106	113	177	184	154
Total	350	477	449	606	625	644
<b>Area 3</b>						
1st	53	61	70	65	65	64
2nd	71	114	85	67	110	101
3rd	104	99	119	117	119	111
4th	91	72	82	94	94	89
Total	319	346	356	343	388	365
<b>Area North</b>						
1st	11	22	25	28	17	29
2nd	24	49	38	44	49	39
3rd	32	59	50	49	34	46
4th	30	33	35	28	36	41
Total	97	163	148	149	136	155
<b>Area East</b>						
1st	11	14	30	29	15	22
2nd	9	25	20	33	28	45
3rd	18	22	33	29	30	30
4th	14	28	39	34	35	51
Total	52	89	122	125	108	148
<b>Area South</b>						
1st	3	7	12	16	16	14
2nd	10	18	10	21	14	21
3rd	16	33	31	71	21	27
4th	24	17	17	19	25	24
Total	53	75	70	127	76	86
<b>TOTAL AREA</b>	<b>1,373</b>	<b>1,842</b>	<b>1,752</b>	<b>2,019</b>	<b>1,980</b>	<b>2,085</b>

<sup>a</sup> Included areas outside of Kootenai County

**AVERAGE PRICE OF KOOTENAI COUNTY RESIDENTIAL SALES  
Prior Geographic Areas**

AREA	1989	1990	1991	1992	1993	1994
QUARTER						
Area 1						
1st	50,745	72,185	79,550	91,272	89,971	112,147
2nd	61,254	73,868	77,814	88,455	94,662	101,664
3rd	68,402	68,431	85,245	89,457	98,169	103,813
4th	64,257	78,728	82,669	92,960	94,078	96,243
Total	63,265	73,342	81,763	90,963	94,630	102,691
Area 2						
1st	58,726	61,186	72,127	84,053	90,842	103,841
2nd	61,560	71,296	72,939	76,177	93,426	111,644
3rd	55,558	60,303	78,539	83,208	97,135	111,169
4th	66,113	68,072	82,503	99,310	103,466	117,069
Total	60,381	65,463	76,867	86,332	97,024	111,204
Area 3						
1st	68,621	113,301	111,492	122,304	68,413	136,476
2nd	80,221	94,947	134,442	135,556	136,524	147,236
3rd	85,945	105,181	108,260	136,254	128,089	153,478
4th	88,618	111,630	108,210	137,186	135,174	156,265
Total	82,555	104,583	115,135	133,730	130,134	149,449
Area North						
1st	42,265	67,493	66,392	72,900	98,818	107,452
2nd	54,041	68,891	91,477	86,764	89,900	104,987
3rd	68,377	54,074	74,650	76,918	93,349	100,606
4th	63,420	105,092	72,899	90,577	105,992	104,311
Total	60,336	70,668	77,161	81,637	96,137	103,969
Area East						
1st	42,295	54,009	43,677	55,750	41,167	54,291
2nd	46,620	38,802	79,975	64,782	59,839	58,209
3rd	40,918	42,445	52,895	50,944	92,955	57,850
4th	29,932	35,902	42,711	69,687	63,471	53,582
Total	39,238	41,182	51,812	60,810	67,622	55,959
Area South						
1st	116,500	61,175	147,358	115,422	62,603	232,707
2nd	117,900	140,147	117,500	153,381	124,929	154,950
3rd	86,155	115,744	160,198	96,878	181,913	169,717
4th	139,767	146,322	151,788	145,658	148,970	155,517
Total	118,139	123,439	149,855	115,855	135,461	172,403
TOTAL AREA	68,013	77,419	87,536	95,849	102,541	113,159

<sup>a</sup> Included areas outside of Kootenai County

Source: MLS Records of the Coeur d'Alene Association of REALTORS (Joelle Goodman 208-667-0664)

**HOUSE PRICE INDEX OF THE FHFA FOR KOOTENAI COUNTY**

<b>YEAR</b>	<b>QUARTER</b>	<b>QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR</b>	<b>ANNUAL % CHANGE</b>
2013	1	1.70	
	2	6.59	
	3	8.79	
	4	7.13	6.04
2014	1	8.06	
	2	7.56	
	3	6.62	
	4	6.81	7.25
2015	1	5.64	
	2	5.91	
	3	7.47	
	4	6.71	6.44
2016	1	7.30	
	2	9.77	
	3	8.09	
	4	10.00	8.80
2017	1	9.03	
	2	11.56	
	3	13.30	
	4	10.23	11.06

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with each report.

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Grant D. Forsyth, Avista Corp., (509) 495-2765

**(continued)**

**HOUSE PRICE INDEX OF THE FHFA FOR KOOTENAI COUNTY**  
(continued)

YEAR	QUARTER	QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR	ANNUAL % CHANGE
2005	1	23.94	
	2	28.38	
	3	32.30	
	4	31.84	29.29
2006	1	29.00	
	2	20.60	
	3	12.52	
	4	9.31	17.24
2007	1	5.50	
	2	2.78	
	3	1.36	
	4	0.15	2.41
2008	1	(1.48)	
	2	(3.19)	
	3	(6.51)	
	4	(5.78)	(4.24)
2009	1	(5.72)	
	2	(6.97)	
	3	(7.61)	
	4	(10.73)	(7.73)
2010	1	(12.77)	
	2	(9.71)	
	3	(9.49)	
	4	(10.04)	(10.54)
2011	1	(10.25)	
	2	(12.42)	
	3	(9.24)	
	4	(4.09)	(9.08)
2012	1	(0.78)	
	2	(0.03)	
	3	0.52	
	4	0.35	0.01

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with each report.

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Grant D. Forsyth, Avista Corp., (509) 495-2765

(continued)



**HOUSE PRICE INDEX OF THE FHFA FOR KOOTENAI COUNTY**  
**(continued)**

YEAR	QUARTER	QUARTERLY % CHANGE FROM SAME QUARTER OF PREVIOUS YEAR	ANNUAL % CHANGE
1995	1	2.79	
	2	3.43	
	3	4.04	
	4	2.54	3.20
1996	1	8.38	
	2	2.42	
	3	(2.00)	
	4	0.77	2.33
1997	1	(4.49)	
	2	0.42	
	3	3.14	
	4	2.61	0.37
1998	1	5.80	
	2	3.76	
	3	3.10	
	4	2.15	3.68
1999	1	2.86	
	2	1.36	
	3	(0.35)	
	4	(1.59)	0.57
2000	1	(2.05)	
	2	(1.65)	
	3	3.05	
	4	1.80	0.25
2001	1	2.98	
	2	5.49	
	3	3.33	
	4	4.93	4.18
2002	1	3.26	
	2	1.96	
	3	3.85	
	4	3.04	3.03
2003	1	3.70	
	2	4.94	
	3	4.88	
	4	6.33	4.97
2004	1	6.39	
	2	11.12	
	3	14.90	
	4	18.17	12.72

Note: This index reports repeat sales of existing single-family homes as reported by Fannie Mae or Freddie Mac. The methodology of creating this report is such that the entire series revises slightly with each report.

Source: Federal Housing Finance Agency, [www.fhfa.gov](http://www.fhfa.gov)  
Compiled by: Grant D. Forsyth, Avista Corp., (509) 495-2765

## KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS

The information presented on the next few pages is produced by a special run of MLS data by the Coeur d'Alene Association of REALTORS. It represents active listings of residential property (both new construction and existing) for sale in Kootenai County. It reflects active listings at the end of the first and third quarters of each year, beginning with the third quarter of 1997. The information is provided exclusively for The Real Estate Report.

The "current series" began with the Fall 2008 issue, and is split between new construction and existing housing. It also incorporates the price ranges used in the "Spokane County Unsold Inventory" series. The "Prior Series" follows, and uses the previous price class breakdowns. The prior series used to be broken down into four geographic areas within Kootenai County. However, space considerations have led to the consolidation of the past data to represent the entire county.

Since May 2000, the data represents active listings of residential properties on less than one acre of land. Mobile homes are not included. Previous to May 2000, the report included a small amount of townhouses/condominiums. The definition of "average days on market" is the listing date to the transaction closing date. If a listing expires and is re-listed with another agent, the days on market would reflect the new listing period only.

**KOOTENAI COUNTY NEW CONSTRUCTION RESIDENCE ACTIVE LISTINGS**  
Current Series

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	12/16/2016	8/21/17	10/17/17	6/11/18	12/16/2016	8/21/17	10/17/17	6/11/18
Total County <sup>a</sup>								
\$90,000 - \$99,999	0	0	0	0			0	0
\$100,000 - \$119,999	0	0	0	0			0	0
\$120,000 - \$159,999	4	1	0	0	51	177	0	0
\$160,000 - \$199,999	15	6	6	3	115	68	66	171
\$200,000 - \$249,999	83	41	40	25	105	102	133	98
\$250,000 - \$299,999	81	61	61	38	93	126	131	96
\$300,000 - \$349,999	62	53	73	66	107	99	87	93
\$350,000 - \$399,999	30	20	30	54	150	105	110	75
\$400,000 - \$449,999	37	14	34	12	176	112	125	45
\$450,000 - \$499,999	13	9	23	13	173	130	115	55
\$500,000 - \$549,999	8	5	17	10	249	78	131	88
\$550,000 - \$599,999	8	5	9	6	174	76	98	100
\$600,000 - \$649,999	27	2	0	5	192	113	0	62
\$650,000 - \$699,999	6	4	5	4	247	171	107	35
\$700,000 - \$799,999	4	7	11	5	144	99	151	45
\$800,000 - \$899,999	5	1	7	6	172	153	88	64
\$900,000 - \$999,999	4	2	9	2	302	35	105	69
\$1,000,000 - \$1,999,999	6	5	17	10	341	219	199	99
\$2,000,000 - \$2,999,999	0	0	2	2			173	51
\$3,000,000 and Over	0	0	1	0			173	0
Number of Properties	393	236	345	261				
Median Listing Price	N/A	\$309,355	\$344,900	N/A				
Average Listing Price	N/A	\$370,181	\$466,078					
Average Market Time					174	111	119	78

Source: Coeur d'Alene Association of REALTORS; Rick Vernon and Ali Taylor (208) 667-0664

(continued)

**KOOTENAI COUNTY NEW CONSTRUCTION RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	11/11/14	5/22/14	10/7/15	5/25/16	11/11/14	5/22/15	10/7/15	5/25/15
Total County <sup>a</sup>								
\$90,000 - \$99,999	0	0	0	0	N/A	N/A	0	0
\$100,000 - \$119,999	0	0	1	0	N/A	N/A	13	n/a
\$120,000 - \$159,999	18	5	7	5	105	40	28	124
\$160,000 - \$199,999	103	50	42	46	126	117	95	95
\$200,000 - \$249,999	75	83	83	73	145	126	166	100
\$250,000 - \$299,999	63	62	55	70	126	135	165	117
\$300,000 - \$349,999	32	37	37	55	140	113	134	107
\$350,000 - \$399,999	21	19	20	25	111	87	82	74
\$400,000 - \$449,999	13	16	17	30	244	181	151	133
\$450,000 - \$499,999	13	10	9	19	129	177	124	133
\$500,000 - \$549,999	7	14	8	11	146	181	117	198
\$550,000 - \$599,999	2	9	13	10	93	113	46	130
\$600,000 - \$649,999	2	3	3	7	112	142	39	81
\$650,000 - \$699,999	2	3	3	7	199	72	53	141
\$700,000 - \$799,999	1	1	3	7	160	100	83	195
\$800,000 - \$899,999	0	1	1	2	N/A	8	37	198
\$900,000 - \$999,999	0	0	0	6	N/A	N/A	0	106
\$1,000,000 - \$1,999,999	2	2	1	10	338	362	173	191
\$2,000,000 - \$2,999,999	0	0	0	1	N/A	N/A	0	131
\$3,000,000 and Over	0	0	0	0	N/A	N/A	0	0
Number of Properties	354	315	303	384				
Median Listing Price	N/A	N/A	N/A					
Average Listing Price	N/A	N/A	N/A					
Average Market Time					136	129	75	119

Source: Coeur d'Alene Association of REALTORS; Rick Vernon and Ali Taylor (208) 667-0664

(continued)

**KOOTENAI COUNTY NEW CONSTRUCTION RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/12	5/1/13	11/5/13	6/1/14	10/1/12	5/1/13	11/5/13	6/1/14
Total County <sup>a</sup>								
\$90,000 - \$99,999	1	0	0	0	14	N/A	N/A	N/A
\$100,000 - \$119,999	4	0	0	1	359	N/A	N/A	4
\$120,000 - \$159,999	67	24	31	14	153	60	95	87
\$160,000 - \$199,999	81	84	106	70	143	87	116	134
\$200,000 - \$249,999	58	50	95	80	129	104	121	138
\$250,000 - \$299,999	22	22	29	36	117	105	150	109
\$300,000 - \$349,999	7	13	30	18	104	47	116	130
\$350,000 - \$399,999	7	6	16	22	125	42	113	125
\$400,000 - \$449,999	1	3	5	16	127	51	127	146
\$450,000 - \$499,999	3	2	8	7	173	18	82	90
\$500,000 - \$549,999	0	1	2	7	N/A	62	49	119
\$550,000 - \$599,999	0	1	3	3	N/A	84	219	59
\$600,000 - \$649,999	0	0	0	3	N/A	N/A	N/A	49
\$650,000 - \$699,999	1	0	2	2	264	N/A	91	37
\$700,000 - \$799,999	0	0	0	2	N/A	N/A	N/A	44
\$800,000 - \$899,999	1	0	1	0	121	N/A	263	N/A
\$900,000 - \$999,999	0	1	0	0	N/A	75	N/A	N/A
\$1,000,000 - \$1,999,999	0	0	2	2	N/A	N/A	232	183
\$2,000,000 - \$2,999,999	1	1	0	0	397	600	N/A	N/A
\$3,000,000 and Over	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	254	208	330	283				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					143	87	119	125

Source: Coeur d'Alene Association of REALTORS; Rick Vernon and Ali Taylor (208) 667-0664

(continued)

**KOOTENAI COUNTY NEW CONSTRUCTION RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/10	4/7/11	10/1/11	3/31/12	10/1/10	4/7/11	10/1/11	3/31/12
Total County <sup>a</sup>								
\$90,000 - \$99,999	0	0	0	1	N/A	N/A	N/A	70
\$100,000 - \$119,999	5	4	8	10	76	137	157	45
\$120,000 - \$159,999	98	92	93	105	117	116	139	123
\$160,000 - \$199,999	119	119	126	69	114	114	151	155
\$200,000 - \$249,999	72	50	54	43	145	115	152	174
\$250,000 - \$299,999	38	16	13	12	160	140	179	143
\$300,000 - \$349,999	19	9	9	7	159	126	156	47
\$350,000 - \$399,999	12	11	13	2	153	144	192	16
\$400,000 - \$449,999	6	5	1	1	177	42	13	30
\$450,000 - \$499,999	2	1	1	2	177	87	268	43
\$500,000 - \$549,999	4	0	0	0	180	N/A	N/A	N/A
\$550,000 - \$600	6	3	3	1	187	325	339	55
\$600,000 - \$649,999	1	0	1	1	219	N/A	134	247
\$650,000 - \$699,999	3	1	2	1	90	201	103	68
\$700,000 - \$799,999	4	1	2	2	165	17	166	67
\$800,000 - \$899,999	0	0	1	2	N/A	N/A	134	54
\$900,000 - \$999,999	2	0	0	0	144	N/A	N/A	N/A
\$1,000,000 - \$1,999,999	3	0	2	2	160	N/A	86	133
\$2,000,000 - \$2,999,999	0	0	0	1	N/A	N/A	N/A	201
\$3,000,000 and Over	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	394	312	329	262				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					132	118	152	133

Source: Coeur d'Alene Association of REALTORS; Rick Vernon and Ali Taylor (208) 667-0664

(continued)

**KOOTENAI COUNTY NEW CONSTRUCTION RESIDENCE ACTIVE LISTINGS**

Current Series  
(continued)

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/21/08	3/31/09	9/30/09	3/31/10	10/21/08	3/31/09	9/30/09	3/31/10
Total County <sup>a</sup>								
\$100,000 - \$119,999	0	2	3	1	N/A	17	76	138
\$120,000 - \$159,999	19	26	49	67	56	60	79	99
\$160,000 - \$199,999	107	20	132	143	99	94	101	130
\$200,000 - \$249,999	137	30	96	79	122	86	120	105
\$250,000 - \$299,999	77	20	62	52	133	122	130	150
\$300,000 - \$349,999	45	7	23	23	142	172	98	185
\$350,000 - \$399,999	31	2	21	13	128	165	144	122
\$400,000 - \$449,999	14	3	8	12	138	38	114	112
\$450,000 - \$499,999	10	4	9	10	149	96	149	106
\$500,000 - \$549,999	10	3	6	5	100	168	106	66
\$550,000 - \$600	13	6	8	9	168	228	201	63
\$600,000 - \$649,999	11	2	6	4	165	117	151	134
\$650,000 - \$699,999	11	5	9	8	144	55	180	100
\$700,000 - \$799,999	15	4	5	5	212	144	255	106
\$800,000 - \$899,999	5	2	4	0	200	41	241	N/A
\$900,000 - \$999,999	4	0	3	2	119	N/A	379	45
\$1,000,000 - \$1,999,999	7	2	4	1	195	158	230	70
\$2,000,000 - \$2,999,999	0	0	1	0	N/A	N/A	118	N/A
\$3,000,000 and Over	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	516	138	449	434				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					126	122	119	121

Source: Coeur d'Alene Association of REALTORS; Rick Vernon and Ali Taylor (208) 667-0664

**KOOTENAI COUNTY EXISTING RESIDENCE ACTIVE LISTINGS**  
Current Series

Area Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	12/16/2016	8/21/17	10/17/17	6/11/18	12/16/2016	8/21/17	10/17/17	6/11/18
Total County <sup>a</sup>								
\$30,000 - \$39,999	1	0	1	0	16		19	0
\$40,000 - \$49,999	3	0	1	0	270		50	0
\$50,000 - \$59,999	0	0	2	0			20	0
\$60,000 - \$69,999	9	2	3	3	134	92	26	29
\$70,000 - \$79,999	6	0	6	0	95	0	17	0
\$80,000 - \$89,999	8	1	4	3	110	32	61	261
\$90,000 - \$99,999	6	1	4	0	97	95	6	0
\$100,000 - \$119,999	14	2	4	1	89	42	66	220
\$120,000 - \$159,999	45	19	38	4	111	62	102	50
\$160,000 - \$199,999	93	77	83	28	101	51	69	45
\$200,000 - \$249,999	109	183	228	94	76	43	70	40
\$250,000 - \$299,999	110	109	185	106	84	48	84	40
\$300,000 - \$349,999	68	81	169	62	124	58	84	35
\$350,000 - \$399,999	59	58	120	58	131	61	119	40
\$400,000 - \$449,999	26	32	92	28	135	63	93	52
\$450,000 - \$499,999	34	24	85	25	160	62	100	40
\$500,000 - \$549,999	26	12	59	13	149	55	118	39
\$550,000 - \$599,999	35	24	61	11	146	65	131	29
\$600,000 - \$649,999	28	5	28	15	166	166	117	72
\$650,000 - \$699,999	38	9	40	7	162	69	124	124
\$700,000 - \$799,999	21	14	60	20	203	137	132	83
\$800,000 - \$899,999	23	5	47	9	205	144	143	44
\$900,000 - \$999,999	26	3	37	3	207	241	150	136
\$1,000,000 - \$1,999,999	55	31	117	31	186	198	170	91
\$2,000,000 - \$2,999,999	24	6	30	8	265	150	207	176
\$3,000,000 and Over	17	3	33	3	289	39	240	134
Number of Properties	884	701	1,537	532				
Median Listing Price	N/A	\$285,000	\$359,900					
Average Listing Price	N/A	\$408,509	\$605,013					
Average Market Time					148	64	97	77

Source: Coeur d'Alene Association of REALTORS; Rick Vernon (208) 667-0664

(continued)



**KOOTENAI COUNTY EXISTING RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	11/11/14	5/22/15	10/7/15	5/25/16	11/11/14	5/22/15	10/7/15	5/25/16
Total County <sup>a</sup>								
\$30,000 - \$39,999	0	0	0	1	N/A	N/A	N/A	47
\$40,000 - \$49,999	0	0	0	6	N/A	N/A	0	94
\$50,000 - \$59,999	0	1	0	9	N/A	4	0	53
\$60,000 - \$69,999	1	1	0	10	475	21	0	51
\$70,000 - \$79,999	1	1	0	10	63	44	0	44
\$80,000 - \$89,999	3	6	2	5	92	80	35	126
\$90,000 - \$99,999	0	2	1	7	N/A	20	44	113
\$100,000 - \$119,999	10	8	3	20	107	64	35	80
\$120,000 - \$159,999	113	83	59	87	89	63	42	70
\$160,000 - \$199,999	146	152	154	179	89	61	76	59
\$200,000 - \$249,999	120	144	195	185	93	49	93	51
\$250,000 - \$299,999	78	72	146	175	107	58	111	59
\$300,000 - \$349,999	53	63	102	123	125	87	115	66
\$350,000 - \$399,999	38	44	96	126	123	89	122	88
\$400,000 - \$449,999	11	16	33	65	121	52	79	79
\$450,000 - \$499,999	14	26	23	63	179	89	122	71
\$500,000 - \$549,999	11	9	24	44	127	70	157	90
\$550,000 - \$599,999	8	9	11	58	134	86	31	99
\$600,000 - \$649,999	5	6	6	34	124	58	36	137
\$650,000 - \$699,999	9	14	4	56	139	83	63	122
\$700,000 - \$799,999	10	13	7	45	135	112	62	134
\$800,000 - \$899,999	3	4	5	35	146	13	129	120
\$900,000 - \$999,999	1	0	1	26	256	N/A	91	114
\$1,000,000 - \$1,999,999	2	4	6	76	164	32	172	103
\$2,000,000 - \$2,999,999	4	0	0	28	143	N/A	0	122
\$3,000,000 and Over	0	1	1	25	N/A	37	88	170
Number of Properties	641	679	879					
Median Listing Price	N/A	N/A	N/A					
Average Listing Price	N/A	N/A	N/A					
Average Market Time					104	65	68	

Source: Coeur d'Alene Association of REALTORS; Rick Vernon (208) 667-0664

(continued)

**KOOTENAI COUNTY EXISTING RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/12	5/1/13	11/5/13	6/1/14	10/1/12	5/1/13	11/5/13	6/1/14
Total County <sup>a</sup>								
\$30,000 - \$39,999	0	0	0	0	N/A	N/A	N/A	N/A
\$40,000 - \$49,999	1	1	0	0	363	174	N/A	N/A
\$50,000 - \$59,999	2	0	1	0	70	N/A	36	N/A
\$60,000 - \$69,999	0	2	2	4	N/A	43	82	129
\$70,000 - \$79,999	6	1	1	1	74	118	32	41
\$80,000 - \$89,999	4	6	5	5	485	59	65	132
\$90,000 - \$99,999	17	5	9	3	80	164	44	177
\$100,000 - \$119,999	24	15	12	18	47	73	77	113
\$120,000 - \$159,999	88	76	94	104	92	82	95	67
\$160,000 - \$199,999	95	114	135	181	99	60	82	69
\$200,000 - \$249,999	72	65	95	130	120	91	111	80
\$250,000 - \$299,999	60	54	63	86	127	89	95	85
\$300,000 - \$349,999	25	21	38	70	140	106	110	73
\$350,000 - \$399,999	28	29	31	56	107	85	122	108
\$400,000 - \$449,999	11	12	18	24	119	123	106	93
\$450,000 - \$499,999	18	11	15	12	73	111	112	92
\$500,000 - \$549,999	5	8	12	16	204	86	109	80
\$550,000 - \$599,999	6	11	11	13	198	78	77	82
\$600,000 - \$649,999	6	3	5	2	218	80	78	155
\$650,000 - \$699,999	6	5	6	16	95	64	120	58
\$700,000 - \$799,999	5	8	5	11	128	81	173	104
\$800,000 - \$899,999	0	2	5	8	N/A	197	128	65
\$900,000 - \$999,999	2	1	2	3	337	117	107	113
\$1,000,000 - \$1,999,999	3	1	1	4	276	7	92	39
\$2,000,000 - \$2,999,999	0	0	0	4	N/A	N/A	N/A	26
\$3,000,000 and Over	0	0	1	0	N/A	N/A	63	N/A
Number of Properties	484	451	567	771				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					113	82	97	80

Source: Coeur d'Alene Association of REALTORS; Rick Vernon (208) 667-0664

(continued)

**KOOTENAI COUNTY EXISTING RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/1/10	4/7/11	10/1/11	3/31/12	10/1/10	4/7/11	10/1/11	3/31/12
Total County <sup>a</sup>								
\$30,000 - \$39,999	0	0	0	0	N/A	N/A	N/A	N/A
\$40,000 - \$49,999	0	0	1	0	N/A	N/A	N/A	N/A
\$50,000 - \$59,999	2	2	1	1	29	141	8	41
\$60,000 - \$69,999	2	2	2	4	75	151	84	146
\$70,000 - \$79,999	3	6	8	4	99	59	71	85
\$80,000 - \$89,999	9	6	14	7	84	94	107	243
\$90,000 - \$99,999	13	16	8	12	96	150	70	78
\$100,000 - \$119,999	38	47	41	21	52	70	84	60
\$120,000 - \$159,999	229	167	157	120	82	76	93	92
\$160,000 - \$199,999	179	129	128	90	74	59	100	78
\$200,000 - \$249,999	90	84	105	67	119	88	121	89
\$250,000 - \$299,999	77	64	53	40	115	114	121	113
\$300,000 - \$349,999	45	28	30	27	118	117	129	147
\$350,000 - \$399,999	43	36	25	21	157	131	152	89
\$400,000 - \$449,999	17	15	13	10	140	162	149	131
\$450,000 - \$499,999	18	17	16	15	135	182	188	196
\$500,000 - \$549,999	6	7	6	3	94	122	96	55
\$550,000 - \$599,999	17	9	9	7	202	85	155	87
\$600,000 - \$649,999	2	7	5	3	134	112	182	89
\$650,000 - \$699,999	17	9	6	6	208	122	120	121
\$700,000 - \$799,999	12	6	6	6	125	138	128	123
\$800,000 - \$899,999	3	3	5	2	110	110	132	28
\$900,000 - \$999,999	3	1	0	0	124	7	N/A	N/A
\$1,000,000 - \$1,999,999	3	6	8	5	152	118	158	233
\$2,000,000 - \$2,999,999	0	0	0	0	N/A	N/A	N/A	N/A
\$3,000,000 and Over	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	828	667	647	471				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					101	91	111	100

Source: Coeur d'Alene Association of REALTORS; Rick Vernon (208) 667-0664

(continued)

**KOOTENAI COUNTY EXISTING RESIDENCE ACTIVE LISTINGS**

**Current Series  
(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/21/08	3/31/09	9/30/09	3/31/10	10/21/08	3/31/09	9/30/09	3/31/10
Total County <sup>a</sup>								
\$30,000 - \$39,999	0	0	0	0	N/A	N/A	N/A	N/A
\$40,000 - \$49,999	0	0	0	1	N/A	N/A	N/A	34
\$50,000 - \$59,999	0	0	0	1	N/A	N/A	N/A	19
\$60,000 - \$69,999	0	0	0	3	N/A	N/A	N/A	130
\$70,000 - \$79,999	1	0	4	2	143	N/A	79	134
\$80,000 - \$89,999	1	2	3	3	45	135	50	125
\$90,000 - \$99,999	1	2	11	5	133	139	60	161
\$100,000 - \$119,999	3	15	27	26	144	92	69	34
\$120,000 - \$159,999	102	122	161	185	91	71	81	72
\$160,000 - \$199,999	211	177	236	218	64	74	68	57
\$200,000 - \$249,999	156	126	139	115	111	114	122	110
\$250,000 - \$299,999	103	81	92	84	114	126	140	136
\$300,000 - \$349,999	65	44	52	42	131	124	116	98
\$350,000 - \$399,999	43	36	44	43	135	124	153	111
\$400,000 - \$449,999	34	18	26	9	123	82	157	112
\$450,000 - \$499,999	29	22	25	29	121	153	151	83
\$500,000 - \$549,999	9	5	6	4	142	119	185	96
\$550,000 - \$599,999	13	12	11	10	180	95	152	115
\$600,000 - \$649,999	9	5	2	5	119	127	121	172
\$650,000 - \$699,999	10	10	16	11	138	201	122	148
\$700,000 - \$799,999	19	6	9	10	167	128	153	144
\$800,000 - \$899,999	9	10	7	4	183	138	256	71
\$900,000 - \$999,999	4	3	3	3	200	158	247	143
\$1,000,000 - \$1,999,999	11	3	3	4	134	203	131	129
\$2,000,000 - \$2,999,999	0	0	0	0	N/A	N/A	N/A	N/A
\$3,000,000 and Over	0	0	0	0	N/A	N/A	N/A	N/A
Number of Properties	833	699	877	817				
Median Listing Price	N/A	N/A	N/A	N/A				
Average Listing Price	N/A	N/A	N/A	N/A				
Average Market Time					105	101	105	88

Source: Coeur d'Alene Association of REALTORS; Rick Vernon (208) 667-0664

**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**

Listing Price Range	Number of Listings at Point in Time		Average Days on Market at Point in Time	
	12/3/07	6/9/08	12/3/07	6/9/08
\$0 - \$29,999	0	0	N/A	N/A
\$30,000 - \$39,999	0	0	N/A	N/A
\$40,000 - \$49,999	0	0	N/A	N/A
\$50,000 - \$59,999	0	0	N/A	N/A
\$60,000 - \$69,999	0	0	N/A	N/A
\$70,000 - \$79,999	0	0	N/A	N/A
\$80,000 - \$89,999	1	0	70	N/A
\$90,000 - \$99,999	0	3	N/A	53
\$100,000 - \$119,999	1	3	24	125
\$120,000 - \$159,999	81	86	89	81
\$160,000 - \$199,999	279	316	98	87
\$200,000 - \$249,999	282	285	119	97
\$250,000 - \$299,999	184	202	128	89
\$300,000 - \$399,999	206	213	149	102
\$400,000 - \$499,999	88	101	131	88
\$500,000 - And Over	167	177	139	115
<b>Total Number</b>	<b>1,289</b>	<b>1,386</b>	<b>122</b>	<b>95</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

Source: CDA Multiple Listing Service (Rick Vernon 208-667-0664)

(continued)

**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**  
**(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	10/31/05	3/31/06	10/31/06	5/1/07	10/31/05	3/31/06	10/31/06	5/31/07
\$0 - \$29,999	0	0	0	0	N/A	N/A	N/A	N/A
\$30,000 - \$39,999	0	0	0	0	N/A	N/A	N/A	N/A
\$40,000 - \$49,999	0	0	0	0	N/A	N/A	N/A	N/A
\$50,000 - \$59,999	0	0	1	0	N/A	N/A	97	N/A
\$60,000 - \$69,999	0	0	0	0	N/A	N/A	N/A	N/A
\$70,000 - \$79,999	0	0	0	0	N/A	N/A	N/A	N/A
\$80,000 - \$89,999	1	0	0	0	63	N/A	N/A	N/A
\$90,000 - \$99,999	0	0	1	1	N/A	N/A	40	76
\$100,000 - \$119,999	2	1	6	3	77	4	117	93
\$120,000 - \$159,999	37	39	45	55	52	57	67	94
\$160,000 - \$199,999	190	190	282	299	59	68	77	78
\$200,000 - \$249,999	206	213	375	407	57	73	83	92
\$250,000 - \$299,999	141	162	234	261	71	77	77	90
\$300,000 - \$399,999	94	155	202	247	71	69	86	92
\$400,000 - \$499,999	46	56	112	116	61	84	84	91
\$500,000 - And Over	63	95	141	177	94	64	102	101
<b>Total Number</b>	<b>780</b>	<b>911</b>	<b>1,399</b>	<b>1,566</b>	<b>65</b>	<b>71</b>	<b>83</b>	<b>90</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

Source: CDA Multiple Listing Service (Rick Vernon 208-667-0664)

(continued)

**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**  
**(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	9/30/03	3/31/04	9/30/04	3/31/05	9/30/03	3/31/04	9/30/04	3/31/05
\$0 - \$29,999	0	0	0	0	N/A	N/A	N/A	N/A
\$30,000 - \$39,999	0	0	0	0	N/A	N/A	N/A	N/A
\$40,000 - \$49,999	1	1	0	0	26	150	N/A	N/A
\$50,000 - \$59,999	3	2	1	0	13	150	1	N/A
\$60,000 - \$69,999	7	1	0	0	80	169	N/A	N/A
\$70,000 - \$79,999	21	3	2	2	87	29	22	75
\$80,000 - \$89,999	36	9	1	0	71	126	39	N/A
\$90,000 - \$99,999	58	29	2	1	76	88	35	125
\$100,000 - \$119,999	150	84	4	1	96	94	19	37
\$120,000 - \$159,999	255	206	61	30	98	98	47	28
\$160,000 - \$199,999	133	102	58	53	83	83	63	29
\$200,000 - \$249,999	75	54	34	41	96	68	64	40
\$250,000 - \$299,999	52	39	46	30	99	107	79	43
\$300,000 - \$399,999	47	37	40	38	140	105	78	47
\$400,000 - \$499,999	20	15	26	26	156	87	105	91
\$500,000 - And Over	22	34	28	37	179	124	146	134
<b>Total Number</b>	<b>880</b>	<b>617</b>	<b>303</b>	<b>259</b>	<b>97</b>	<b>94</b>	<b>74</b>	<b>57</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

Source: CDA Multiple Listing Service (Rick Vernon 208-667-0664)

(continued)

**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**  
**(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	9/30/99	5/11/00	9/30/00	5/30/01	9/30/99	5/11/00	9/30/00	5/30/01
\$0 - \$29,999	0	0	0	3	N/A	N/A	N/A	N/A
\$30,000 - \$39,999	1	0	1	1	510	N/A	45	120
\$40,000 - \$49,999	6	3	4	6	197	433	312	69
\$50,000 - \$59,999	14	13	19	20	209	209	194	170
\$60,000 - \$69,999	42	40	35	27	181	426	259	176
\$70,000 - \$79,999	59	56	59	50	165	168	153	124
\$80,000 - \$89,999	97	101	108	104	162	165	161	137
\$90,000 - \$99,999	99	190	149	171	106	131	125	133
\$100,000 - \$119,999	176	285	208	273	124	131	131	106
\$120,000 - \$159,999	180	323	251	352	134	147	165	113
\$160,000 - \$199,999	94	152	111	146	168	137	172	132
\$200,000 - \$249,999	51	81	69	79	164	151	176	159
\$250,000 - \$299,999	36	44	44	53	279	312	241	199
\$300,000 - \$399,999	20	36	27	43	198	187	211	156
\$400,000 - \$499,999	8	22	24	23	248	240	197	171
\$500,000 - And Over	6	17	15	11	289	175	207	215
<b>Total Number</b>	<b>889</b>	<b>1,363</b>	<b>1,124</b>	<b>1,362</b>	<b>153</b>	<b>160</b>	<b>163</b>	<b>129</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

Source: CDA Multiple Listing Service (Rick Vernon 208-667-0664)

(continued)



**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**  
**(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	9/30/99	5/11/00	9/30/00	5/30/01	9/30/99	5/11/00	9/30/00	5/30/01
\$0 - \$29,999	0	0	0	3	N/A	N/A	N/A	N/A
\$30,000 - \$39,999	1	0	1	1	510	N/A	45	120
\$40,000 - \$49,999	6	3	4	6	197	433	312	69
\$50,000 - \$59,999	14	13	19	20	209	209	194	170
\$60,000 - \$69,999	42	40	35	27	181	426	259	176
\$70,000 - \$79,999	59	56	59	50	165	168	153	124
\$80,000 - \$89,999	97	101	108	104	162	165	161	137
\$90,000 - \$99,999	99	190	149	171	106	131	125	133
\$100,000 - \$119,999	176	285	208	273	124	131	131	106
\$120,000 - \$159,999	180	323	251	352	134	147	165	113
\$160,000 - \$199,999	94	152	111	146	168	137	172	132
\$200,000 - \$249,999	51	81	69	79	164	151	176	159
\$250,000 - \$299,999	36	44	44	53	279	312	241	199
\$300,000 - \$399,999	20	36	27	43	198	187	211	156
\$400,000 - \$499,999	8	22	24	23	248	240	197	171
\$500,000 - And Over	6	17	15	11	289	175	207	215
<b>Total Number</b>	<b>889</b>	<b>1,363</b>	<b>1,124</b>	<b>1,362</b>	<b>153</b>	<b>160</b>	<b>163</b>	<b>129</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

Source: CDA Multiple Listing Service (Rick Vernon 208-667-0664)

(continued)

**KOOTENAI COUNTY RESIDENTIAL ACTIVE LISTINGS**  
**Prior Series – New Construction and Existing Homes Combined**  
**(continued)**

Listing Price Range	Number of Listings at Point in Time				Average Days on Market at Point in Time			
	9/30/97	3/31/98	9/30/98	3/31/99	9/30/97	3/31/98	9/30/98	3/31/99
\$0 - \$29,999	0	0	0	0	N/A	N/A	N/A	N/A
\$30,000 - \$39,999	5	7	5	5	177	157	256	233
\$40,000 - \$49,999	5	11	9	9	124	126	106	207
\$50,000 - \$59,999	16	14	14	23	194	114	133	142
\$60,000 - \$69,999	39	42	36	46	131	117	125	143
\$70,000 - \$79,999	56	76	82	102	142	120	116	128
\$80,000 - \$89,999	108	129	106	155	138	115	105	123
\$90,000 - \$99,999	215	189	198	197	147	136	149	114
\$100,000 - \$119,999	214	246	247	289	129	130	134	127
\$120,000 - \$159,999	227	281	258	201	144	133	154	135
\$160,000 - \$199,999	107	97	128	88	156	122	126	122
\$200,000 - \$249,999	71	66	64	42	172	187	190	210
\$250,000 - \$299,999	34	34	20	27	258	247	246	203
\$300,000 - \$399,999	36	34	30	27	215	170	164	247
\$400,000 - \$499,999	11	14	10	7	257	227	237	163
\$500,000 - And Over	10	6	3	7	164	139	165	147
<b>Total Number</b>	<b>1,154</b>	<b>1,246</b>	<b>1,210</b>	<b>1,225</b>	<b>151</b>	<b>137</b>	<b>142</b>	<b>135</b>

Notes: This table includes listings of residential (1997 – Present) and townhouses/condominiums (1997 – 1999), both existing and new construction

**KOOTENAI COUNTY HOUSING STOCK**

Type of Unit	2015 <sup>a</sup>		2010 <sup>b</sup>		2000 <sup>b</sup>	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family	48,997	75.2%	46,236	74.1%	33,627	71.8%
Duplex	1,858	2.9%	1,955	3.1%	1,454	3.1%
3 - 4 Unit Structures	2,229	3.4%	2,174	3.5%	1,471	3.1%
5 or more Units	6,309	9.7%	5,621	9.0%	3,393	7.2%
Mobile Homes and "Other" Units	5,775	8.9%	6,383	10.2%	6,882	14.7%
Total	65,168	100.0%	62,369	100.0%	46,827	100.0%

Type of Unit	1990 <sup>b</sup>	
	Number of Units	Percent of Total
Single-Family	22,338	69.9%
Duplex	1,048	3.3%
3 - 4 Unit Structures	983	3.1%
5 or more Units	2,156	6.7%
Mobile Homes and "Other" Units	5,439	17.0%
Total	31,964	100.0%

<sup>a</sup> 2007-2011 American Community Survey<sup>b</sup> 1990, 2000, 2010 Census (Adjusted Mobile Home and "Other" Units count)Source: US Census Bureau  
Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**KOOTENAI COUNTY HOME OWNERSHIP RATE**

Year	Total Occupied Units <sup>a</sup>	Owner Occupied Units	Renter Occupied Units	Home Ownership Percentage <sup>a</sup>
1980	21,404	16,033	5,371	74.9%
1990	26,942	19,208	7,734	71.3%
2000	41,308	30,785	10,523	74.5%
2010	54,200	38,353	15,847	70.8%
2015	56,421	39,582	16,839	70.2%

<sup>a</sup> All structure types, including apartments

<sup>b</sup> U.S. Census, American Community Survey 5-Year Estimates

Source: U.S. Census

Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**HOUSING AFFORDABILITY INDEX**  
**Kootenai County, Idaho**

<b>Quarter</b>	<b>Median Home Price (\$)</b>	<b>Mortgage Rate (%)</b>	<b>Housing Affordability Index</b>	<b>First-Time Buyer Affordability Index</b>
09:I	167,000	5.16	143.6	86.9
09:II	172,000	5.02	145.2	87.8
09:III	170,000	5.30	145.8	88.1
09:IV	166,200	5.06	156.9	94.8
10:I	165,000	5.09	161.1	97.3
10:II	165,000	5.07	165.1	99.7
10:III	170,000	4.78	169.3	102.2
10:IV	165,000	4.62	181.5	109.6
11:I	145,500	4.90	203.5	122.9
11:II	151,000	4.85	201.3	121.5
11:III	151,500	4.63	210.0	126.7
11:IV	150,000	4.28	225.4	136.0
12:I	145,500	4.16	240.4	145.0
12:II	162,000	3.92	226.5	136.6
12:III	165,000	3.72	232.1	140.0
12:IV	165,400	3.58	239.9	144.6
13:I	166,000	3.56	244.0	147.1
13:II	172,500	3.64	236.6	142.6
13:III	182,000	4.46	206.7	124.6
13:IV	179,400	4.42	214.3	129.1
14:I	179,500	4.42	217.8	131.2
14:II	191,500	4.20	213.0	128.3
14:III	200,000	4.24	206.3	124.3
14:IV				

Notes: Housing Affordability Index measures the ability of middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser has an income 70% of the median household income. Home purchased by first-time buyers is 85% of area's median. All loans are assumed to be 30-year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down. It is assumed 25% of income can be used for principal and interest payments.

Source: Runstad Center for Real Estate Studies/UW; Glenn Crellin (206) 685-8020  
Coeur d'Alene Association of REALTORS; Sheila Gray (208) 667-0664

(continued)

**HOUSING AFFORDABILITY INDEX**  
**Kootenai County, Idaho**  
**(continued)**

Quarter	Median Home Price (\$)	Mortgage Rate (%)	Housing Affordability Index	First-Time Buyer Affordability Index
01:I	107,800	7.21	159.5	97.7
01:II	111,000	7.15	157.2	96.2
01:III	111,000	7.06	160.0	97.8
01:IV	112,500	6.71	165.0	100.7
02:I	110,000	6.86	167.6	102.2
02:II	115,000	6.79	162.8	99.2
02:III	121,000	6.39	162.6	98.9
02:IV	117,300	6.11	174.2	105.9
03:I	119,000	5.90	177.1	107.5
03:II	128,000	5.58	174.6	105.9
03:III	130,000	5.66	169.1	102.5
03:IV	126,500	5.83	172.0	104.1
04:I	129,000	5.64	171.3	103.5
04:II	141,000	5.73	154.5	93.2
04:III	143,000	5.82	150.1	90.4
04:IV	155,000	5.72	139.3	83.7
05:I	160,000	5.77	134.9	81.2
05:II	175,000	5.83	123.2	74.3
05:III	192,100	5.83	112.9	68.1
05:IV	195,000	6.21	107.3	64.9
06:I	204,000	6.39	101.5	61.3
06:II	210,000	6.63	96.9	58.5
06:III	215,900	6.76	93.8	56.5
06:IV	209,000	6.54	99.9	60.2
07:I	210,500	6.42	99.6	60.0
07:II	204,900	6.39	101.8	61.3
07:III	205,600	6.75	96.9	58.4
07:IV	203,900	6.42	100.3	60.5
08:I	202,100	6.03	105.4	63.6
08:II	195,000	6.14	107.9	65.1
08:III	195,000	6.42	104.7	63.3
08:IV	183,000	6.03	116.2	70.3

Notes: Housing Affordability Index measures the ability of middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser has an income 70% of the median household income. Home purchased by first-time buyers is 85% of area's median. All loans are assumed to be 30-year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down. It is assumed 25% of income can be used for principal and interest payments.

Source: Runstad Center for Real Estate Studies/UW; Glenn Crellin (206) 685-8020  
 Coeur d'Alene Association of REALTORS; Sheila Gray (208) 667-0664

(continued)

**HOUSING AFFORDABILITY INDEX**  
**Kootenai County, Idaho**  
**(continued)**

Quarter	Median Home Price (\$)	Mortgage Rate (%)	Housing Affordability Index	First-Time Buyer Affordability Index
93:I	71,900	7.55	188.3	114.3
93:II	88,100	7.26	157.8	95.8
93:III	93,000	7.04	154.2	93.5
93:IV	91,600	6.79	163.0	98.8
94:I	99,100	6.91	148.6	90.1
94:II	96,900	7.42	144.1	87.5
94:III	101,600	7.73	133.2	81.0
94:IV	96,300	7.82	140.6	85.5
95:I	103,600	8.12	126.8	83.3
95:II	95,500	7.98	141.4	86.0
95:III	98,400	7.74	141.8	86.2
95:IV	95,600	7.54	150.8	91.6
96:I	96,100	7.34	154.7	93.9
96:II	95,200	7.84	148.4	90.2
96:III	96,300	7.96	145.7	88.6
96:IV	87,500	7.71	167.7	102.2
97:I	95,000	7.72	148.7	89.9
97:II	95,000	7.89	150.2	90.3
97:III	95,000	7.64	158.0	94.3
97:IV	98,800	7.47	157.6	93.5
98:I	96,600	7.22	155.9	92.0
98:II	99,900	7.21	158.6	93.7
98:III	103,300	7.08	154.7	91.2
98:IV	105,000	6.88	154.7	91.1
99:I	103,000	6.95	158.4	93.1
99:II	103,200	7.13	157.0	92.1
99:III	108,900	7.58	144.0	84.3
99:IV	104,600	7.66	150.4	92.6
00:I	100,000	8.02	153.4	94.4
00:II	107,500	8.19	141.7	87.1
00:III	110,000	8.10	140.9	86.5
00:IV	113,500	7.81	141.6	86.8

Notes: Housing Affordability Index measures the ability of middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. First-time buyer index assumes the purchaser has an income 70% of the median household income. Home purchased by first-time buyers is 85% of area's median. All loans are assumed to be 30-year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down. It is assumed 25% of income can be used for principal and interest payments.

Source: Runstad Center for Real Estate Studies/UW; Glenn Crellin (206) 685-8020  
 Coeur d'Alene Association of REALTORS; Sheila Gray (208) 667-0664

## Kootenai Apartment Market Survey

Spring 2018

## &lt; 1986

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	0.0	665	0.99	137	4
2 Bedroom/1 Bath	0.0	710	0.83	126	3
2 Bedroom/2 Bath	0.0	901	0.81	119	3
3 Bedroom/1 Bath	NA	NA	NA	NA	1
Other	NA	NA	NA	NA	1
All	0.0	749	0.89	432	4

## 1986–1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	0.0	728	1.09	158	4
2 Bedroom/1 Bath	1.1	838	0.98	185	4
2 Bedroom/2 Bath	1.8	939	0.93	56	2
3 Bedroom/2 Bath	3.2	1,000	0.95	31	2
All	0.9	822	1.00	430	4

## &gt; 1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	NA	NA	NA	NA	1
2 Bedroom/1 Bath	NA	NA	NA	NA	1
2 Bedroom/2 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	NA	NA	NA	NA	1
All	NA	NA	NA	NA	1

## All Years / All Areas

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	0.0	697	1.04	330	10
2 Bedroom/1 Bath	0.5	798	0.93	404	9
2 Bedroom/2 Bath	0.4	913	0.85	267	6
3 Bedroom/1 Bath	0.0	777	NA	13	2
3 Bedroom/2 Bath	3.2	1,018	0.97	63	3
Other	NA	NA	NA	NA	1
All	0.4	803	0.96	1,123	10



## History

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
March 2018	0.4	803	0.963	1,123	10
September 2017	1.8	854	0.983	2,646	23
June 2017	1.0	851	0.980	1,452	13
March 2017	0.4	784	0.893	1,701	14
December 2016	0.8	876	0.993	1,554	7
September 2016	0.5	773	0.876	1,328	10

## Kootenai Apartment Market Survey

Spring 2018

## Coeur d'Alene

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	0.0	698	1.04	283	7
2 Bedroom/1 Bath	0.7	786	0.92	302	6
2 Bedroom/2 Bath	0.0	902	0.80	133	4
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	NA	NA	NA	NA	1
Other	NA	NA	NA	NA	1
All	0.3	769	0.94	769	7

## Post

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	NA	NA	NA	NA	1
2 Bedroom/1 Bath	NA	NA	NA	NA	1
2 Bedroom/2 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	NA	NA	NA	NA	1
All	NA	NA	NA	NA	1

## All Years / All Areas

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	0.0	697	1.04	330	10
2 Bedroom/1 Bath	0.5	798	0.93	404	9
2 Bedroom/2 Bath	0.4	913	0.85	267	6
3 Bedroom/1 Bath	0.0	777	NA	13	2
3 Bedroom/2 Bath	3.2	1,018	0.97	63	3
Other	NA	NA	NA	NA	1
All	0.4	803	0.96	1,123	10

## History

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
March 2018	0.4	803	0.963	1,123	10
September 2017	1.8	854	0.983	2,646	23
June 2017	1.0	851	0.980	1,452	13
March 2017	0.4	784	0.893	1,701	14
December 2016	0.8	876	0.993	1,554	7
September 2016	0.5	773	0.876	1,328	10

## Kootenai Apartment Market Survey

Fall 2017

## &lt; 1986

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	465	1.06	58	2
1 Bedroom	0.0	612	0.93	183	6
2 Bedroom/1 Bath	0.0	680	0.82	156	5
2 Bedroom/2 Bath	3.4	916	0.83	119	3
3 Bedroom/1 Bath	NA	NA	NA	NA	1
Other	NA	NA	NA	NA	1
All	0.8	715	0.89	526	6

## 1986–1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	1.0	744	1.04	310	10
2 Bedroom/1 Bath	0.9	700	0.79	449	12
2 Bedroom/2 Bath	0.9	939	0.94	216	7
3 Bedroom/2 Bath	0.9	1,113	0.99	107	5
All	0.9	799	0.90	1,082	12

## &gt; 1999

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	NA	NA	NA	NA	1
1 Bedroom	1.8	899	1.12	165	2
2 Bedroom/1 Bath	3.6	1,029	1.24	83	3
2 Bedroom/2 Bath	8.8	1,046	1.06	181	2
3 Bedroom/2 Bath	3.5	1,217	1.04	201	3
All	4.0	1,050	1.11	749	3

## All Years / All Areas

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	584	1.33	99	3
1 Bedroom	0.8	745	1.06	709	19
2 Bedroom/1 Bath	0.9	720	0.83	819	22
2 Bedroom/2 Bath	4.2	973	0.94	589	12
3 Bedroom/1 Bath	0.0	661	NA	13	2
3 Bedroom/2 Bath	2.4	1,159	1.02	332	8
Other	NA	NA	NA	NA	1
All	1.8	854	0.98	2,646	23

**History**

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
September 2017	1.8	854	0.983	2,646	23
March 2017	0.4	784	0.893	1,701	14
December 2016	0.8	876	0.993	1,554	7
September 2016	0.5	773	0.876	1,328	10
June 2016	1.0	851	0.980	1,452	13
March 2016	0.2	800	0.885	3,195	11

## Kootenai Apartment Market Survey

Fall 2017

## Coeur d'Alene

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	584	1.33	99	3
1 Bedroom	1.4	744	1.06	431	13
2 Bedroom/1 Bath	1.3	725	0.84	553	14
2 Bedroom/2 Bath	3.9	962	0.91	310	8
3 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	5.1	1,182	1.02	118	5
Other	NA	NA	NA	NA	1
All	2.0	813	0.94	1,521	15

## Hayden

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	NA	NA	NA	NA	1
2 Bedroom/1 Bath	NA	NA	NA	NA	1
3 Bedroom/1 Bath	NA	NA	NA	NA	1
All	NA	NA	NA	NA	1

## Post

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	0.0	594	0.83	103	4
2 Bedroom/1 Bath	0.0	698	0.79	157	6
2 Bedroom/2 Bath	1.5	861	0.92	66	3
3 Bedroom/2 Bath	0.0	950	0.91	62	2
All	0.3	722	0.82	388	6

## Rathdrum

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
1 Bedroom	NA	NA	NA	NA	1
2 Bedroom/1 Bath	NA	NA	NA	NA	1
2 Bedroom/2 Bath	NA	NA	NA	NA	1
3 Bedroom/2 Bath	NA	NA	NA	NA	1
All	NA	NA	NA	NA	1

**All Years / All Areas**

Unit Type	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
Studio	0.0	584	1.33	99	3
1 Bedroom	0.8	745	1.06	709	19
2 Bedroom/1 Bath	0.9	720	0.83	819	22
2 Bedroom/2 Bath	4.2	973	0.94	589	12
3 Bedroom/1 Bath	0.0	661	NA	13	2
3 Bedroom/2 Bath	2.4	1,159	1.02	332	8
Other	NA	NA	NA	NA	1
All	1.8	854	0.98	2,646	23

**History**

Survey	Pct. Vacant	Avg. Rent(\$)	Rent/SqFt(\$)	Units Surveyed	Complexes
September 2017	1.8	854	0.983	2,646	23
March 2017	0.4	784	0.893	1,701	14
December 2016	0.8	876	0.993	1,554	7
September 2016	0.5	773	0.876	1,328	10
June 2016	1.0	851	0.980	1,452	13
March 2016	0.2	800	0.885	3,195	11

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY  
(Current Format)**

	2018	2017
Overall Vacancy Rate	3/15 0.4%	
Total Number of Apartment Units Surveyed	1,123	
Vacancy Rate by Number of Bedrooms:		
Studio	N/A	
One-bedroom	0.0%	
Two-bedroom	0.7	
Three or more	N/A	
Vacancy Rate by Geographic Area:		
Coeur d'Alene	0.3%	
Post Falls	N/A	
Actual Rent Per Net Rentable Square Foot		
	\$0.963	

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Bry Osmonson, 206-685-9989). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2016		2017	
	3/15	9/15	3/15	9/15
Overall Vacancy Rate	0.2%	0.5%	0.4%	1.8%
Total Number of Apartment Units Surveyed	3,195	1,328	1,701	2,646
Vacancy Rate by Number of Bedrooms:				
Studio	N/A	N/A	N/A	N/A
One-bedroom	0.3%	0.5%	0.3%	1.4%
Two-bedroom	0.2	0.4	0.8	1.3
Three or more	N/A	1.8	1.2	2.6
Vacancy Rate by Geographic Area:				
Coeur d'Alene	0.1%	0.5%	0.4%	2.0%
Post Falls	0.7	1.0	1.0	0.3
Actual Rent Per Net				
Rentable Square Foot	\$0.885	\$0.876	\$0.893	\$0.983

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Bry Osmonson, 206-685-9989). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**



**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2014				2015			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	2.1%	1.8%	1.8%	1.0%	0.5%	0.8%	0.7%	N/A
Total Number of Apartment Units Surveyed	1,427	1,260	1,021	1,753	969	1,283	1,382	N/A
Vacancy Rate by Number of Bedrooms:								
Studio	0.0%	1.9%	N/A	N/A	N/A	3.1%	N/A	N/A
One-bedroom	2.2	1.0	1.5%	1.4%	0.0%	0.0	0.2%	N/A
Two-bedroom	2.0	1.6	1.9	0.9	0.4	0.6	1.0	N/A
Three or more	2.8	4.5	3.7	N/A	3.6	2.7	0.0	N/A
Vacancy Rate by Geographic Area:								
Coeur d'Alene	2.0%	1.7%	1.7%	1.1%	0.6%	0.6%	0.7%	N/A
Post Falls	2.8	N/A	2.6	1.2	0.0	0.6	0.4	N/A
Actual Rent Per Net								
Rentable Square Foot	\$0.785	\$0.813	\$0.841	\$0.834	\$0.777	\$0.817	\$0.793	N/A

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Steve O'Connor, 206-685-9989). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2012				2013			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	3.8%	2.8%	1.5%	3.1%	N/A	3.1%	5.2%	2.8%
Total Number of Apartment Units Surveyed	1,668	1,446	1,552	1,637	N/A	1,448	1,445	1,514
Vacancy Rate by Number of Bedrooms:								
Studio	5.8%	0.0%	1.9%	3.8%	N/A	5.8%	N/A	3.9%
One-bedroom	2.8	1.1	0.9	0.7	N/A	3.6	3.5	2.1
Two-bedroom	4.1	4	1.4	2.7	N/A	0.6	3.3	2.5
Three or more	4.4	1.9	2.7	10.3	N/A	5.4	17.3	7.0
Vacancy Rate by Geographic Area:								
Coeur d'Alene	4.7%	2.5%	1.3%	3.5%	N/A	0.9%	6.2%	2.7%
Post Falls	1.8	4.3	2.1	1.9	N/A	4.9	N/A	3.7
Actual Rent Per Net								
Rentable Square Foot	\$0.788	\$0.763	\$0.775	\$0.798	N/A	\$0.791	\$0.815	\$0.786

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2010				2011			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	7.4%	5.4%	6.8%	3.7%	2.3%	4.2%	4.8%	6.7%
Total Number of Apartment Units Surveyed	1,386	1,376	1,404	1,433	1,525	1,490	1,582	1,510
Vacancy Rate by Number of Bedrooms:								
Studio	0.0%	1.9%	N/A	0.0%	N/A	N/A	5.8%	5.8%
One-bedroom	2.0	2.8	6.0	3.0	2.8	4.3	5.0	5.1
Two-bedroom	8.0	5.4	7.6	4.5	1.8	3.2	5.2	6.6
Three or more	26.4	17.7	5.9	2.8	6.3	8.2	2.1	10.8
Vacancy Rate by Geographic Area:								
Coeur d'Alene	6.6%	5.6%	7.6%	3.1%	1.8%	4.5%	5.0%	7.4%
Post Falls	10.3	4.4	3.7	4.5	4.3	2.4	4.0	3.2
Actual Rent Per Net								
Rentable Square Foot	\$0.748	\$0.750	\$0.765	\$0.751	\$0.731	\$0.754	\$0.737	\$0.739

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2008				2009			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	4.3%	3.3%	3.5%	6.9%	4.6%	5.6%	8.7%	10.7%
Total Number of Apartment Units Surveyed	1,450	1,432	1,457	1,384	1,433	1,454	1,360	1,386
Vacancy Rate by Number of Bedrooms:								
Studio	1.9%	0.0%	N/A	0.0%	1.9%	1.9%	1.9%	5.8%
One-bedroom	2.0	1.5	0.0	4.3	2.7	2.2	5.1	6.6
Two-bedroom	4.1	4.2	3.5	6.7	4.4	6.6	9.7	11.8
Three or more	15.7	4.0	9.3	20.2	15.5	10.1	16.3	23.6
Actual Rent Per Net Rentable Square Foot	\$0.777	\$0.798	\$0.791	\$0.778	\$0.772	\$0.769	\$0.768	\$0.749

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2006				2007			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	2.9%	2.4%	2.3%	4.3%	4.2%	1.6%	4.3%	5.1%
Total Number of Apartment Units Surveyed	1,450	1,432	1,457	1,384	1,433	1,454	1,360	1,386
Vacancy Rate by Number of Bedrooms:								
Studio	0.0%	0.0%	0.0%	3.8%	1.9%	1.9%	0.0%	0.0%
One-bedroom	1.2	1.1	1.4	0.9	2.6	0.0	4.5	1.3
Two-bedroom	3.1	2.9	3.1	5.6	5.1	2.2	3.0	5.3
Three or more	10.8	5.6	2.8	10.1	4.7	3.1	13.4	16.4
Actual Rent Per Net Rentable Square Foot	\$0.707	\$0.738	\$0.763	\$0.779	\$0.678	\$0.749	\$0.772	\$0.779

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2004				2005			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	5.2%	3.8%	3.2%	4.6%	3.1%	7.2%	5.7%	6.9%
Total Number of Apartment Units Surveyed	1,258	1,190	1,204	1,265	1,185	693	1,372	1,556
Vacancy Rate by Number of Bedrooms:								
Studio	3.2%	1.9%	1.6%	0.0%	1.9%	N/A	15.4%	12.5%
One-bedroom	2.0	2.8	1.2	2.0	1.4	0.1	2.6	3.4
Two-bedroom	7.7	4.6	5.3	6.4	4.0	8.4	7.4	8.3
Three or more	0.0	0.0	3.5	4.2	2.5	N/A	4.8	9.1
Actual Rent Per Net Rentable Square Foot	\$0.626	\$0.649	\$0.598	\$0.641	\$0.657	\$0.794	\$0.714	\$0.698

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2002				2003			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	4.5%	4.3%	2.5%	3.8%	6.9%	9.0%	6.4%	6.5%
Total Number of Apartment Units Surveyed	1,336	1,327	1,427	1,187	1,360	1,395	1,352	1,160
Vacancy Rate by Number of Bedrooms:								
Studio	3.8%	2.0%	1.7%	3.3%	9.7%	2.8%	3.3%	3.3%
One-bedroom	3.5	1.4	1.1	2.3	8.0	11.1	6.6	5.6
Two-bedroom	4.6	6.2	3.4	4.9	5.6	8.8	6.6	7.4
Three or more	10.7	4.3	2.5	0.0	13.0	7.0	3.5	2.3
Actual Rent Per Net Rentable Square Foot	\$0.608	\$0.622	\$0.650	\$0.644	\$0.647	\$0.613	\$0.600	\$0.623

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**

**Current Format  
(continued)**

	2000				2001			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	4.0%	2.9%	3.8%	5.6%	4.8%	5.6%	5.2%	3.2%
Total Number of Apartment Units Surveyed	978	1,038	1,126	1,100	1,168	1,286	1,336	1,316
Vacancy Rate by Number of Bedrooms:								
Studio	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	2.8%
One-bedroom	2.4	1.6	2.5	2.6	2.4	3.2	3.9	1.8
Two-bedroom	4.9	3.6	4.4	7.3	6.0	7.1	6.2	3.8
Three or more	2.4	3.8	4.1	4.8	5.6	1.8	1.8	0.0
Actual Rent Per Net Rentable Square Foot	\$0.593	\$0.590	\$0.598	\$0.594	\$0.651	\$0.616	\$0.609	\$0.610

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**(continued)**



**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**  
**Current Format**  
**(continued)**

	1998				1999			
	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	N.A.	N.A.	5.2%	5.6%	6.1%	5.0%	2.7%	4.1%
Total Number of Apartment Units Surveyed	0	0	850	833	677	930	968	1,074
Vacancy Rate by Number of Bedrooms:								
Studio			3.9%	0.0%	1.9%	3.8%	0.0%	1.9%
One-bedroom			2.8	1.5	1.8	5.0	0.5	3.4
Two-bedroom			6.3	7.9	7.4	4.9	3.7	4.5
Three or more			5.0	N/A	8.8	7.5	3.1	4.9
Actual Rent Per Net Rentable Square Foot								
			\$0.584	\$0.691	\$0.596	\$0.575	\$0.629	\$0.592

<sup>a</sup> The current apartment vacancy survey is conducted by The Runstad Center for Real Estate Studies at The University of Washington (Glenn Crellin, 206-685-8020). It is based upon a 100% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. The survey does not include any rent-subsidized units.

<sup>r</sup> Revised

**KOOTENAI COUNTY APARTMENT VACANCY SURVEY**  
**Prior Format**

	1995			1996				1997			
	6/15	9/15	12/15	3/15	6/15	9/15	12/15	3/15	6/15	9/15	12/15
Overall Vacancy Rate	3.6%	2.9%	4.2%	4.6%	5.1%	4.3%	7.5%	7.7%	9.5%	5.1%	6.0%
Total Number of Apartment Units Surveyed	583	656	663	648	584	654	584	647	730	703	806
Vacancy Rate by Number of Bedrooms:											
Studio	0.0% <sup>b</sup>	3.8% <sup>b</sup>	3.6% <sup>b</sup>	2.0% <sup>b</sup>	3.9%	1.9%	2.0%	4.0%	1.9%	0.0%	0.0%
One-bedroom	2.1	0.6	3.6	1.7	1.1	2.9	2.8	4.7	3.7	2.3	4.3
Two-bedroom	4.5	3.4	4.4	5.6	7.4	5.3	10.7	9.4	12.8	5.3	7.1
Three or more	0.0 <sup>b</sup>	14.3 <sup>b</sup>	50.0 <sup>b</sup>	7.1 <sup>b</sup>	0.0	0.0	0.0	0.0	0.0	14.7	9.4
Tenant Turnover Rate	12.1%	13.0%	13.9%	10.7%	12.5%	15.3%	11.6%	10.8%	10.8%	16.6%	13.2%

<sup>a</sup> This apartment vacancy survey was based upon a computer-selected 50% sample of all apartment complexes built in 1963 or later and containing at least 10 apartment units. This survey

<sup>b</sup> Percentages are based on either a small number of units or vacancies mainly concentrated in one complex.

**KOOTENAI COUNTY MOBILE HOME PARK SPACE VACANCY SURVEY**

Survey Date	Survey Population			Space Vacancy Rate
	Number of Parks	Total Spaces	Vacant Spaces	
Oct 1993	23	1369	2	0.1%
May 1994	17	1318	20 <sup>a</sup>	1.5% <sup>a</sup>
May 1995	24	1731	24	1.4%
May 1997	13	1392	49	3.5%
Nov 1999	12	1169	12	1.0%
May 2000	10	1118	33	3.0%
May 2001	9	1001	25	2.5%
May 2002	15	1499	78	5.2%
Sept 2003	14	1258	100	7.9%
May 2005	13	1289	96	7.4%
Dec 2007	19	2225	38	1.7%
Nov 2011	5	1019	25	2.5%
May 2012	15	1010	34	3.4%

<sup>a</sup> Reflects 20 new spaces in one park, all other parks full.

Source: Barrett Associates (Steve Barrett 509-458-0362)  
Morse & Co. (Don Anderson 208-667-5583)  
The Rental Directory of Spokane: 1999 - 2005 (John Cornett 509-327-6684)  
City of Spokane Community Development Dept: 2007 (Dale Strom 509-625-6325)  
Michelle Sobrepeña: 2011 and 2012 (509-622-3580)

**SURVEY OF OFFICE SPACE IN KOOTENAI COUNTY****Valbridge Property Advisors | Aule, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATES/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Coeur d'Alene</b>						
Fall 2007	86	814,300	19,305	2.37%		
Fall 2008	103	987,674	99,085	10.03%		
Summer 2009	190	2,050,286	122,181	5.96%	\$18.84	\$16.44
Summer 2010	268	2,736,120	312,439	11.42%	\$19.07	\$17.36
Summer 2011	242	2,638,662	367,855	13.94%	\$15.34	\$18.54
Summer 2012	264	2,645,719	375,419	14.19%	\$15.52	\$18.50
Summer 2013	264	2,655,538	304,179	11.45%	\$15.24	\$17.26
Summer 2014	272	2,939,124	352,333	11.99%	\$17.48	\$17.97
Summer 2015	274	3,011,748	296,938	9.86%	\$17.18	\$14.26
Summer 2016	276	3,060,174	214,775	7.02%	\$16.92	\$14.46
Summer 2017	275	3,063,542	140,929	4.60%	\$17.08	\$13.63
<b>Post Falls</b>						
Fall 2007	35	480,469	9,888	2.06%		
Fall 2008	50	656,685	17,926	2.73%		
Summer 2009	50	531,032	15,112	2.85%	\$14.28	\$15.24
Summer 2010	58	726,753	58,545	8.06%	\$14.15	\$15.99
Summer 2011	53	704,006	59,590	8.46%	\$13.92	\$13.94
Summer 2012	56	647,858	88,017	13.59%	\$13.79	\$5.10
Summer 2013	58	669,791	50,163	7.49%	\$13.30	\$6.44
Summer 2014	53	528,725	54,247	10.26%	\$13.26	\$11.46
Summer 2015	56	553,090	71,242	12.88%	\$13.93	\$12.57
Summer 2016	56	553,090	79,716	14.41%	\$14.04	\$11.35
Summer 2017	56	553,152	33,687	6.09%	\$18.66	\$14.91
<b>Rathdrum</b>						
Fall 2007	17	77,770	4,500	5.79%		
Fall 2008	15	69,904	0	0.00%		
Summer 2009	16	70,796	3,216	4.54%	\$5.16	\$5.52
Summer 2010	16	70,796	5,312	7.50%	\$5.16	\$5.52
Summer 2011	8	24,100	0	0.00%	\$5.04	\$5.04
Summer 2012	7	21,544	2,428	11.27%	\$5.04	N/A
Summer 2013	7	21,544	868	4.03%	\$8.42	\$7.50
Summer 2014	8	24,915	507	2.02%	\$7.06	\$9.60
Summer 2015	8	24,915	0	0.00%	\$7.06	\$7.20
Summer 2016	8	24,915	0	0.00%	\$8.42	N/A
Summer 2017	8	24,915	0	0.00%	\$7.10	N/A

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(continued)

**SURVEY OF OFFICE SPACE IN KOOTENAI COUNTY**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-  
Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC  
(continued)**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATES/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Hayden</b>						
Fall 2007	24	144,353	2,464	1.71%		
Fall 2008	23	151,467	0	0.00%		
Summer 2009	38	239,778	8,630	3.60%	\$12.48	\$14.40
Summer 2010	49	302,185	12,978	4.29%	\$12.48	\$14.39
Summer 2011	48	360,622	34,965	9.70%	\$12.52	\$13.65
Summer 2012	60	375,292	30,347	8.09%	\$12.71	\$10.72
Summer 2013	60	371,635	24,703	6.65%	\$12.85	\$12.03
Summer 2014	59	362,948	20,965	5.78%	\$13.14	\$14.99
Summer 2015	59	367,413	24,394	6.64%	\$13.00	N/A
Summer 2016	60	368,613	16,047	4.35%	\$13.25	N/A
Summer 2017	60	368,613	17,879	4.85%	\$12.85	\$10.44
<b>Dalton Gardens</b>						
Fall 2007	1	6,476	0	0.00%		
Fall 2008	1	6,476	0	0.00%		
Summer 2009	1	7,224	0	0.00%	N/A	N/A
Summer 2010	1	7,224	0	0.00%	N/A	N/A
Summer 2011	1	10,154	1,712	16.86%	N/A	N/A
Summer 2012	2	13,282	4,443	33.45%	\$9.48	N/A
Summer 2013	2	13,282	1,712	12.89%	\$9.48	N/A
Summer 2014	2	14,712	0	0.00%	\$9.48	N/A
Summer 2015	2	14,712	0	0.00%	\$9.48	N/A
Summer 2016	2	14,712	0	0.00%	\$9.48	N/A
Summer 2017	2	14,710	0	0.00%	\$8.98	\$8.76

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

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**SURVEY OF RETAIL SPACE IN KOOTENAI COUNTY**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Coeur d'Alene</b>						
Fall 2007	143	1,754,416	60,661	3.46%		
Fall 2008	182	2,329,989	135,906	5.83%		
Summer 2009	391	4,280,448	255,285	5.96%	\$12.84	\$14.28
Summer 2010	435	4,855,788	368,696	7.59%	\$12.93	\$13.62
Summer 2011	358	5,101,127	418,126	8.20%	\$12.53	\$11.77
Summer 2012	397	5,164,484	361,072	6.99%	\$12.35	\$12.28
Summer 2013	400	5,060,561	356,057	7.04%	\$12.61	\$10.39
Summer 2014	408	5,097,630	318,710	6.25%	\$12.35	\$11.45
Summer 2015	399	5,096,735	227,102	4.46%	\$12.15	\$11.43
Summer 2016	398	5,109,061	210,431	4.12%	\$12.25	\$12.98
Summer 2017	387	4,931,800	223,326	4.53%	\$12.25	\$13.27
<b>Post Falls</b>						
Fall 2007	107	1,288,430	164,183	12.74%		
Fall 2008	171	1,982,628	247,477	12.48%		
Summer 2009	191	2,154,097	266,053	12.35%	\$11.52	\$13.08
Summer 2010	187	1,941,331	249,982	12.88%	\$11.65	\$11.95
Summer 2011	140	1,826,310	353,272	19.34%	\$11.25	\$10.35
Summer 2012	165	1,872,185	346,497	18.51%	\$10.80	\$12.65
Summer 2013	165	1,871,675	335,852	17.94%	\$10.67	\$11.19
Summer 2014	168	1,868,416	302,386	16.18%	\$10.93	\$12.51
Summer 2015	164	1,856,107	233,116	12.56%	\$10.72	\$11.09
Summer 2016	165	1,864,812	156,659	8.40%	\$9.71	\$7.14
Summer 2017	158	1,649,731	154,137	9.34%	\$10.42	\$12.61
<b>Rathdrum</b>						
Fall 2007	38	282,786	36,615	12.95%		
Fall 2008	36	323,690	34,506	10.66%		
Summer 2009	44	356,229	43,598	12.24%	\$8.16	\$8.16
Summer 2010	41	291,819	17,537	6.01%	\$8.20	\$8.17
Summer 2011	24	258,253	17,091	6.62%	\$7.68	\$6.72
Summer 2012	21	221,933	8,962	4.04%	\$8.79	\$10.64
Summer 2013	21	221,933	14,440	6.51%	\$8.79	\$9.60
Summer 2014	22	225,433	11,724	5.20%	\$9.10	N/A
Summer 2015	21	219,649	2,000	0.91%	\$9.32	N/A
Summer 2016	21	219,649	16,718	7.61%	\$9.32	N/A
Summer 2017	21	219,501	23,015	10.49%	\$9.72	\$9.96

Source: Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc. (509) 747-0999  
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(continued)

**SURVEY OF RETAIL SPACE IN KOOTENAI COUNTY**

**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-  
Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC  
(continued)**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATES\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Hayden</b>						
Fall 2007	59	504,508	43,206	8.56%		
Fall 2008	60	655,722	39,543	6.03%		
Summer 2009	89	935,757	49,715	5.31%	\$6.84	\$10.20
Summer 2010	81	671,966	43,044	6.41%	\$8.22	\$13.00
Summer 2011	64	719,344	34,148	4.75%	\$6.60	\$9.02
Summer 2012	78	749,521	30,762	4.10%	\$9.08	\$6.49
Summer 2013	83	879,491	40,806	4.64%	\$9.03	N/A
Summer 2014	81	860,427	32,948	3.83%	\$12.43	N/A
Summer 2015	79	858,576	27,999	3.26%	\$12.50	\$13.32
Summer 2016	80	859,896	52,828	6.14%	\$13.04	N/A
Summer 2017	80	859,896	40,840	4.75%	\$13.06	\$8.28
<b>Dalton Gardens</b>						
Fall 2007	3	36,806	0	0.00%		
Fall 2008	2	36,806	0	0.00%		
Summer 2009	1	12,840	0	0.00%	N/A	N/A
Summer 2010	3	25,446	0	0.00%	N/A	N/A
Summer 2011	8	89,352	2,400	2.69%	N/A	N/A
Summer 2012	23	173,047	11,775	6.80%	\$6.55	N/A
Summer 2013	24	173,047	23,507	13.58%	\$6.55	N/A
Summer 2014	24	173,047	8,275	4.78%	\$5.83	N/A
Summer 2015	23	163,627	2,000	1.22%	\$5.99	N/A
Summer 2016	24	171,437	4,000	2.33%	\$6.25	N/A
Summer 2017	24	170,237	5,200	3.05%	\$6.25	N/A

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

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**SURVEY OF INDUSTRIAL SPACE IN KOOTENAI COUNTY**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-**  
**Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATE\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Coeur d'Alene</b>						
Fall 2007	34	611,030	36,658	6.00%		
Fall 2008	51	782,696	38,087	4.87%		
Summer 2009	106	1,334,859	95,551	7.16%	\$10.68	\$9.96
Summer 2010	129	1,618,207	86,313	5.33%	\$10.89	\$9.89
Summer 2011	123	1,587,457	128,638	8.10%	\$8.70	\$9.55
Summer 2012	154	1,621,676	74,115	4.57%	\$8.68	\$9.30
Summer 2013	152	1,665,163	98,405	5.91%	\$8.88	\$9.79
Summer 2014	161	1,667,849	109,636	6.57%	\$9.00	\$12.81
Summer 2015	172	1,717,722	84,449	4.92%	\$8.80	\$13.47
Summer 2016	170	1,712,063	124,963	7.30%	\$8.84	\$6.17
Summer 2017	171	1,728,874	63,868	3.69%	\$8.79	\$6.76
<b>Post Falls</b>						
Fall 2007	44	855,015	28,570	3.34%		
Fall 2008	59	1,611,844	10,550	0.65%		
Summer 2009	82	1,991,162	34,880	1.75%	\$6.36	\$7.44
Summer 2010	91	2,083,420	131,605	6.32%	\$6.34	\$7.26
Summer 2011	106	2,386,217	209,036	8.76%	\$6.91	\$5.15
Summer 2012	166	2,517,909	268,782	10.67%	\$5.83	\$4.06
Summer 2013	145	2,518,442	195,413	7.76%	\$6.27	\$5.66
Summer 2014	153	2,717,451	120,151	4.42%	\$6.34	\$4.33
Summer 2015	155	2,708,814	137,403	5.07%	\$6.33	\$5.51
Summer 2016	162	2,783,436	574,478	20.64%	\$6.43	\$4.74
Summer 2017	163	2,869,130	78,873	2.75%	\$6.39	\$5.60
<b>Rathdrum</b>						
Fall 2007	24	316,270	11,800	3.73%		
Fall 2008	25	325,495	21,025	6.46%		
Summer 2009	25	377,190	6,800	1.80%	\$5.76	\$5.88
Summer 2010	26	382,890	44,900	11.73%	\$5.79	\$6.02
Summer 2011	26	397,567	57,276	14.41%	\$7.31	\$7.92
Summer 2012	41	427,398	101,444	23.74%	\$6.18	N/A
Summer 2013	44	408,595	55,941	13.69%	\$6.18	\$6.72
Summer 2014	44	420,715	35,424	8.42%	\$6.27	N/A
Summer 2015	44	422,632	35,920	8.50%	\$6.27	N/A
Summer 2016	46	451,944	22,880	5.06%	\$6.04	N/A
Summer 2017	47	462,158	0	0.00%	\$6.16	N/A

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(continued)



**SURVEY OF INDUSTRIAL SPACE IN KOOTENAI COUNTY**  
**Valbridge Property Advisors | Auble, Jolicoeur & Gentry, Inc./Coldwell Banker Commercial-**  
**Schneidmiller Realty/Kiemle & Hagood/Spokane-Kootenai RERC**  
**(continued)**

LOCATION						
SURVEY DATE	NO. BLDGS.	NET USABLE SQ.FT.	VACANT SQ.FT.	PERCENT VACANT	AVERAGE RENTAL RATES\$/SF/YR	AVERAGE RECENT RATE \$/SF/YR
<b>Hayden</b>						
Fall 2007	53	427,035	7,271	1.70%		
Fall 2008	73	597,495	40,876	6.84%		
Summer 2009	124	1,125,982	78,345	6.96%	\$6.24	\$5.76
Summer 2010	125	1,122,940	87,335	7.78%	\$6.36	\$5.86
Summer 2011	120	1,095,651	144,294	13.17%	\$5.53	\$4.76
Summer 2012	154	1,153,607	61,037	5.29%	\$6.03	\$5.20
Summer 2013	151	1,150,239	91,225	7.93%	\$6.04	\$4.59
Summer 2014	155	1,175,975	81,664	6.94%	\$5.84	\$4.74
Summer 2015	171	1,243,068	41,356	3.33%	\$6.02	\$6.29
Summer 2016	175	1,358,426	31,542	2.32%	\$5.94	\$5.66
Summer 2017	176	1,375,999	35,819	2.60%	\$6.29	\$6.87
<b>Dalton Gardens</b>						
Fall 2007	2	6,070	3,570	58.81%		
Fall 2008	2	6,070	3,570	58.81%		
Summer 2009	2	23,872	12,900	54.04%	\$4.68	N/A
Summer 2010	6	110,142	12,900	11.71%	\$5.13	\$5.40
Summer 2011	8	133,935	16,253	12.13%	\$4.68	\$4.68
Summer 2012	15	136,748	21,600	15.80%	\$5.11	\$4.68
Summer 2013	15	136,748	10,900	7.97%	\$4.90	\$4.68
Summer 2014	15	144,182	6,000	4.16%	\$4.88	N/A
Summer 2015	23	187,434	6,000	3.20%	\$4.87	N/A
Summer 2016	24	190,314	6,000	3.15%	\$4.97	N/A
Summer 2017	24	190,314	0	0.00%	\$4.99	\$5.28

Note: The rental basis for the "average" and "average recent rate" is a mix of full-service, modified and triple net rents as well as rentable and usable areas. The rates are not adjusted to one specific basis and should only be considered as an economic indicator.

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# BONNER COUNTY



**POPULATION IN BONNER COUNTY**

<b>LOCATION</b>	<b>April 1, 1970</b>	<b>April 1, 1980 <sup>a</sup></b>	<b>April 1, 1990 <sup>b</sup></b>	<b>April 1, 2000 <sup>c</sup></b>	<b>April 1, 2010 <sup>d</sup></b>	<b>July 1, 2017 <sup>e</sup></b>
<b>Clark Fork</b>	367	449	448	530	536	561
<b>Dover*</b>		190	294	342	556	735
<b>East Hope</b>	175	258	215	200	210	218
<b>Hope</b>	63	106	99	79	86	90
<b>Kootenai</b>	168	280	327	441	678	834
<b>Oldtown</b>	161	257	151	190	184	194
<b>Ponderay</b>	275	399	449	638	1,137	1,107
<b>Priest River</b>	1,493	1,639	1,560	1,754	1,751	1,811
<b>Sandpoint</b>	4,144	4,460	5,561	6,835	7,365	8,390
<b>Unincorporated</b>	8,714	16,125	17,518	25,826	28,374	35,170
<b>TOTAL</b>	15,560	24,163	26,622	36,835	40,877	43,560

<sup>a</sup> 1980 Census<sup>b</sup> 1990 Census<sup>c</sup> 2000 Census<sup>d</sup> 2010 Census<sup>e</sup> Estimate, Bureau of the Census

Source: U.S. Census Bureau (1970, 1980, 1990, 2000, 2010 Census)

Compiled by: Idaho State Census Data Center, Idaho Dept of Labor; Janell Hyer (208) 332-3570 ext. 3220

**POPULATION PROJECTIONS FOR BONNER COUNTY, 2015-2040**  
In Thousands

Population Estimate by:	Date of Estimate	Year					
		2015	2020	2025	2030	2035	2040
Idaho Department of Labor (from EMSI)	2016	41.6	42.6	43.1	N/A	N/A	N/A
Avista Corp (from Global Insights, Inc.)	Feb 2018	41.8	45.0	46.7	47.3	47.8	48.3

Source: EMSI estimates provided by IDOL; Sam Wolkenhauer (208) 459-8789 ext. 4451  
Avista Utilities; Grant Forsythe (509) 495-2765

**BONNER COUNTY POPULATION BY AGE AND SEX**

<b>1990 CENSUS</b>				<b>2010 CENSUS</b>			
<b>AGES</b>	<b>TOTAL</b>	<b>MALE</b>	<b>FEMALE</b>	<b>AGES</b>	<b>TOTAL</b>	<b>MALE</b>	<b>FEMALE</b>
<b>0 - 4</b>	1,872	935	937	<b>0 - 4</b>	2,142	1,106	1,036
<b>5 - 9</b>	2,198	1,124	1,074	<b>5 - 9</b>	2,411	1,258	1,153
<b>10 - 14</b>	2,345	1,168	1,177	<b>10 - 14</b>	2,713	1,376	1,337
<b>15 - 19</b>	1,705	857	848	<b>15 - 19</b>	2,447	1,294	1,153
<b>20 - 24</b>	1,019	512	507	<b>20 - 24</b>	1,674	847	827
<b>25 - 29</b>	1,426	709	717	<b>25 - 29</b>	1,891	971	920
<b>30 - 34</b>	2,078	997	1,081	<b>30 - 34</b>	2,108	1,087	1,021
<b>35 - 39</b>	2,523	1,251	1,272	<b>35 - 39</b>	2,260	1,103	1,157
<b>40 - 44</b>	2,177	1,155	1,022	<b>40 - 44</b>	2,353	1,205	1,148
<b>45 - 49</b>	1,554	767	787	<b>45 - 49</b>	3,053	1,491	1,562
<b>50 - 54</b>	1,356	669	687	<b>50 - 54</b>	3,601	1,751	1,850
<b>55 - 59</b>	1,225	627	598	<b>55 - 59</b>	3,805	1,855	1,950
<b>60 - 64</b>	1,332	662	670	<b>60 - 64</b>	3,410	1,771	1,639
<b>65 - 69</b>	1,310	642	668	<b>65 - 69</b>	2,569	1,346	1,223
<b>70 - 74</b>	1,015	502	513	<b>70 - 74</b>	1,782	930	852
<b>75 - 79</b>	756	351	405	<b>75 - 79</b>	1,122	564	558
<b>80 - 84</b>	428	196	232	<b>80 - 84</b>	790	371	419
<b>85+</b>	303	107	196	<b>85+</b>	746	266	480
<b>TOTAL</b>	<b>26,622</b>	<b>13,231</b>	<b>13,391</b>	<b>TOTAL</b>	<b>40,877</b>	<b>20,592</b>	<b>20,285</b>
<b>MEDIAN</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>MEDIAN</b>	<b>46</b>	<b>45</b>	<b>46</b>

Source: U.S. Bureau of Census (1990 and 2010 Census)

Compiled by: Idaho Department of Labor (Regional Economist, 208-457-8789, ext. 3486)

**DRIVERS LICENSE SURRENDERS IN BONNER COUNTY**

<b>Year</b>	<b>Number of Drivers Licenses Surrendered (From)</b>				<b>Total</b>	<b>Total % Change</b>
	<b>California</b>	<b>Montana</b>	<b>Oregon</b>	<b>Washington</b>		
<b>2002</b>	277	70	116	401	1,407	N/A
<b>2003</b>	363	100	112	376	1,481	5.26 %
<b>2004</b>	422	90	128	440	1,702	14.92 %
<b>2005</b>	461	85	125	379	1,683	(1.12) %
<b>2006</b>	348	64	83	351	1,416	(15.86) %
<b>2007</b>	302	73	103	330	1,366	(3.53) %
<b>2008</b>	250	60	87	351	1,181	(13.54) %
<b>2009</b>	244	73	75	262	1,095	(7.83) %
<b>2010</b>	215	56	80	271	1,075	(1.83) %
<b>2011</b>	251	45	77	348	1,198	11.44 %
<b>2012</b>	228	66	73	364	1,345	12.27 %
<b>2013</b>	286	95	119	413	1,526	13.46 %
<b>2014</b>	316	79	103	391	1,589	4.13 %
<b>2015</b>	415	99	90	386	1,670	5.10 %

Note: New and Returning Residents

Source: Idaho Department of Transportation, Economic Research Section Migration/Distribution by County, [www.itd.idaho.gov/dmvddata](http://www.itd.idaho.gov/dmvddata)

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999



**RESIDENTIAL ELECTRICAL CUSTOMERS BONNER COUNTY**

<b>YEAR</b>	<b>AVISTA<sup>a</sup></b>	<b>NORTHERN LIGHTS<sup>a</sup></b>	<b>KOOTENAI ELECTRIC COOPERATIVE<sup>a</sup></b>	<b>TOTAL</b>	<b>ANNUAL PERCENT CHANGE</b>
2004	10,637	10,001	111	20,749	N/A
2005	10,851	10,280	133	21,264	2.5
2006	11,153	10,508	131	21,792	2.5
2007	11,454	10,787	124	22,365	2.6
2008	11,640	10,931	131	22,702	1.5
2009	12,221	10,953	131 <sup>b</sup>	23,305	2.7
2010	12,363	11,115	129	23,607	1.3
2011	12,372	11,136	122	23,630	0.1
2012	12,462	11,265	119	23,846	0.9
2013	12,551	11,335	118	24,004	0.7
2014	12,601	11,401	121	24,123	0.5
2015	12,609	11,595	122	24,326	0.8
2016	12,766	11,601	127	24,494	0.7
2017	13,069	11,542	130	24,741	1.0
2018 <sup>a</sup>	13,092	11,592	132	24,816	0.3
<b>CHANGE</b>					
17-18 <sup>a</sup>	0.2%	0.4%	1.5%	0.3%	N/A
04-18 <sup>a</sup>	23.1%	15.9%	18.9%	19.6%	N/A

<sup>a</sup> Through March 2018 (Avista figures represent a 12-month moving average, and KEC data not available by quarters)

<sup>b</sup> Imputed

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999 (2017-present)  
and Meri Berberet (208) 226-2448

**EMPLOYMENT IN BONNER COUNTY**  
**Current Format – In Thousands**

YEAR	CIVILIAN LABOR FORCE	COMPONENTS OF CIVILIAN LABOR FORCE		PERCENT OF LABOR FORCE UNEMPLOYED	NONFARM WAGE & SALARY EMPLOYMENT	COMPONENTS OF NONFARM EMPLOYMENT	
		Total	Total			Manufacturing	Non-Manufacturing
		Employment	Unemployment				
1990	12.0	10.9	1.1	9.1%	8.4	2.2	6.2
1991	12.5	11.3	1.3	10.1%	8.3	1.5	6.8
1992	13.4	12.1	1.4	10.1%	8.9	1.5	7.4
1993	14.5	13.1	1.4	9.7%	9.3	1.5	7.8
1994	15.3	14.0	1.3	8.4%	10.0	1.6	8.4
1995	15.8	14.4	1.4	8.7%	10.3	1.6	8.7
1996	16.3	14.8	1.5	9.5%	10.6	1.5	9.1
1997	17.0	15.5	1.4	8.4%	11.1	1.5	9.6
1998	17.3	15.8	1.4	8.3%	11.5	1.5	10.0
1999	17.4	15.8	1.6	9.0%	11.7	1.6	10.1
2000	17.7	16.3	1.3	7.6%	11.7	1.5	10.2
2001	18.1	16.7	1.4	7.7%	11.8	1.6	10.2
2002	18.6	17.1	1.5	7.9%	12.1	1.7	10.4
2003	18.5	17.1	1.4	7.3%	12.4	1.9	10.5
2004	19.4	18.2	1.2	6.2%	12.9	2.0	10.9
2005	20.5	19.4	1.1	5.4%	13.8	2.1	11.7
2006	20.5	19.5	1.0	4.9%	14.3	2.3	12.0
2007	20.6	19.8	0.8	3.9%	14.6	2.3	12.3
2008	20.4	19.0	1.4	6.9%	14.2	2.2	12.0
2009	21.0	18.7	2.3	11.0%	13.3	2.0	11.3
2010	19.5 <sup>r</sup>	17.0 <sup>r</sup>	2.5 <sup>r</sup>	12.9% <sup>r</sup>	12.9	1.9	10.9
2011	19.0 <sup>r</sup>	16.7 <sup>r</sup>	2.4 <sup>r</sup>	12.4% <sup>r</sup>	12.6	1.9	10.5
2012	18.6 <sup>r</sup>	16.7 <sup>r</sup>	2.0 <sup>r</sup>	10.5% <sup>r</sup>	12.5	2.0	10.4
2013	18.3 <sup>r</sup>	16.7 <sup>r</sup>	1.6 <sup>r</sup>	8.8% <sup>r</sup>	12.8	2.0	10.7
2014	18.3 <sup>r</sup>	17.0 <sup>r</sup>	1.3 <sup>r</sup>	7.1% <sup>r</sup>	12.8	2.0	10.8
2015	18.5 <sup>r</sup>	17.4 <sup>r</sup>	1.1 <sup>r</sup>	5.9% <sup>r</sup>	13.0	2.1	10.9
2016	18.8	17.8	1.0	5.5%	13.5	2.3	11.2
2017	19.2	18.4	0.8	4.3%			
2018	19.3 <sup>p</sup>	18.3 <sup>p</sup>	1.0 <sup>p</sup>	5.2% <sup>p</sup>			

NOTES: All data is not seasonally adjusted

"Nonfarm Wage & Salary Employment" is a count of jobs in a county, regardless of where the people who hold them live. *An individual who holds two jobs is counted twice*. It reflects jobs held by people who work for wages, salaries, tips, commissions, and other labor income. It does not include agricultural workers. Manufacturing data is compiled by SIC Code prior to 1991.

"Total Employment" is a count of people living in a county who are employed, regardless of where they are employed. *An individual is counted once, no matter how many jobs he/she holds*. Total Employment includes people who are self-employed and unpaid family members who work several hours in a family farm or business, as well as wage and salary workers. It includes agricultural workers.

<sup>r</sup> Revised

<sup>p</sup> Preliminary through March 2018

Source: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 4451

(continued)

**EMPLOYMENT IN BONNER COUNTY**  
**Current Format – In Thousands**  
**(continued)**

YEAR	CIVILIAN LABOR FORCE	COMPONENTS OF CIVILIAN LABOR FORCE		PERCENT OF LABOR FORCE UNEMPLOYED	NONFARM WAGE & SALARY EMPLOYMENT	COMPONENTS OF NONFARM EMPLOYMENT	
		Total	Total			Manufacturing	Non-Manufacturing
		Employment	Unemployment				
1970	6.1	5.5	0.6	9.9%	3.7	1.1	2.6
1971	6.1	5.5	0.6	9.9%	3.7	1.1	2.6
1972	6.5	5.9	0.6	9.2%	4.2	1.2	3.0
1973	6.8	6.1	0.7	9.7%	4.4	1.4	3.1
1974	7.2	6.4	0.9	11.8%	4.6	1.4	3.3
1975	7.5	6.4	1.2	15.4%	4.6	1.2	3.4
1976	7.5	6.6	0.9	12.2%	5.0	1.2	3.8
1977	8.7	7.7	1.0	11.5%	5.8	1.4	4.4
1978	9.3	8.3	1.0	10.4%	6.4	1.5	4.9
1979	9.8	8.8	1.0	10.3%	6.6	1.5	5.1
1980	10.1	8.7	1.4	13.8%	6.5	1.5	5.0
1981	10.0	8.7	1.3	13.4%	6.5	1.4	5.0
1982	10.1	8.5	1.6	15.7%	6.0	1.2	4.8
1983	11.2	9.8	1.4	12.8%	6.8	1.7	5.0
1984	11.5	10.3	1.1	9.9%	7.2	1.9	5.3
1985	11.8	10.4	1.4	11.6%	7.4	1.8	5.6
1986	11.7	10.3	1.4	11.9%	7.3	1.7	5.5
1987	12.0	10.9	1.1	9.4%	7.6	2.1	5.5
1988	12.1	11.2	0.9	7.8%	7.8	2.1	5.7
1989	12.1	11.2	0.9	7.4%	8.0	2.1	5.9

NOTES: All data is not seasonally adjusted

"Nonfarm Wage & Salary Employment" is a count of jobs in a county, regardless of where the people who hold them live. *An individual who holds two jobs is counted twice*. It reflects jobs held by people who work for wages, salaries, tips, commissions, and other labor income. It does not include agricultural workers. Manufacturing data is compiled by SIC Code prior to 1991.

"Total Employment" is a count of people living in a county who are employed, regardless of where they are employed. *An individual is counted once, no matter how many jobs he/she holds*. Total Employment includes people who are self-employed and unpaid family members who work several hours in a family farm or business, as well as wage and salary workers. It includes agricultural workers.

Source: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 4451

**PERSONAL INCOME IN BONNER COUNTY**

<b>YEAR</b>	<b>TOTAL PERSONAL INCOME (MILLIONS \$)</b>	<b>PER CAPITA INCOME (\$)</b>
<b>2000</b>	793.8	21,484
<b>2001</b>	829.6	22,434
<b>2002</b>	844.2	22,432
<b>2003</b>	896.9	23,368
<b>2004</b>	990.8	25,512
<b>2005</b>	1,101.2	27,626
<b>2006</b>	1,224.1	30,504
<b>2007</b>	1,301.8	31,955
<b>2008</b>	1,283.4	31,328
<b>2009</b>	1,235.1	30,265
<b>2010</b>	1,214.2	29,669
<b>2011</b>	1,297.5	31,776
<b>2012</b>	1,350.8	32,655
<b>2013</b>	1,347.0	33,093
<b>2014<sup>r</sup></b>	1,399.8	33,720
<b>2015<sup>r</sup></b>	1,489.3	35,633
<b>2016</b>	1,554.8	36,553

<sup>r</sup>Revised

Source: U.S. Bureau of Economic Analysis  
 Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999

**(continued)**

**PERSONAL INCOME IN BONNER COUNTY**  
(continued)

<b>YEAR</b>	<b>TOTAL PERSONAL INCOME (MILLIONS \$)</b>	<b>PER CAPITA INCOME (\$)</b>
1970	47.2	3,015
1971	53.1	3,333
1972	62.1	3,709
1973	70.5	4,030
1974	80.3	4,348
1975	88.7	4,540
1976	103.0	5,136
1977	122.1	5,748
1978	148.6	6,578
1979	166.0	7,078
1980	182.7	7,519
1981	204.7	8,246
1982	207.2	8,243
1983	235.0	9,147
1984	260.2	10,006
1985	270.7	10,232
1986	278.4	10,589
1987	289.1	11,247
1988	313.2	12,282
1989	330.3	12,640
1990	358.0	13,376
1991	386.0	13,804
1992	437.8	15,111
1993	482.9	15,915
1994	523.0	16,355
1995	554.2	16,688
1996	594.6	17,397
1997	625.7	17,884
1998	684.7	19,216
1999	733.3	20,221

NOTE: Series revised May 2014, all the way back to 1969 (represents current dollars)

Source: Idaho Department of Labor (Boise), based on U.S. Bureau of Economic Analysis  
Compiled by: Regional Economist, Idaho Department of Labor (208) 457-8789, ext. 4451

**TOTAL PERSONAL INCOME IN BONNER COUNTY  
AS PROJECTED BY AVISTA CORPORATION**

YEAR	PERSONAL INCOME (MILLIONS \$)	RATE OF CHANGE
1990	358.5	8.4
1991	386.3	7.7
1992	438.1	13.4
1993	483.1	10.3
1994	522.9	8.2
1995	553.3	5.8
1996	592.9	7.2
1997	623.6	5.2
1998	680.1	9.0
1999	726.9	6.9
2000	783.0	7.7
2001	824.6	5.3
2002	849.4	3.0
2003	891.1	4.9
2004	965.2	8.3
2005	1,064.6	10.3
2006	1,185.6	11.4
2007	1,249.4	5.4
2008	1,248.4	(0.1)
2009	1,201.7	(3.7)
2010	1,201.5	(0.0)
2011	1,275.9	6.2
2012	1,305.7	2.3
2013	1,327.4	1.7
2014	1,398.0	5.3
2015	1,449.7	3.7
2016 <sup>a</sup>	1,537.0	6.0 est.
2017 <sup>a</sup>	1,597.8	4.0 est.
2018 <sup>a</sup>	1,678.6	5.1 est.
2019 <sup>a</sup>	1,764.7	5.1 est.
2020 <sup>a</sup>	1,850.7	4.9 est.
2021 <sup>a</sup>	1,929.9	4.3 est.
2022 <sup>a</sup>	2,018.8	4.6 est.

<sup>a</sup> Projections

Source: Avista Corporation, Grant Forsyth (509) 495-2765

Source of Historical Estimates: GLOBAL INSIGHT, through Avista Corporation

**COMPARATIVE HOUSEHOLD, FAMILY, AND PER CAPITA INCOME  
FOR BONNER COUNTY**

<b>TYPE AND LOCATION</b>	<b>1980 CENSUS</b>	<b>1990 CENSUS</b>	<b>2000 CENSUS</b>	<b>2011-2015 ACS</b>
<b><u>MEDIAN HOUSEHOLD INCOME</u></b>				
<b>United States</b>	\$17,084	\$30,056	\$41,994	\$53,889
<b>State of Idaho</b>	15,347	25,257	37,572	47,583
<b>Bonner County</b>	12,201	21,465	32,803	42,171
<b><u>MEDIAN FAMILY INCOME</u></b>				
<b>United States</b>	\$20,048	\$35,273	\$50,046	\$66,011
<b>State of Idaho</b>	17,923	29,685	43,490	57,573
<b>Bonner County</b>	14,520	24,248	37,930	52,465
<b><u>PER CAPITA INCOME<sup>a</sup></u></b>				
<b>United States</b>	\$7,400	\$14,617	\$21,587	\$28,930
<b>State of Idaho</b>	6,313	11,575	17,841	23,399
<b>Bonner County</b>	7,513	13,370	17,263	23,981

<sup>a</sup> Aggregate household income divided by total population

Source: U.S. Census (1980, 1990, and 2000)  
American Community Survey 5-Year Estimate  
Compiled by: Alivia Metts, The Metts Group (208) 277-6940

**DEPOSITS AT FINANCIAL INSTITUTIONS**  
(\$ Millions)

<b>Year</b>	<b>Thrift Institutions</b>	<b>Credit Unions</b>	<b>Commercial Banks</b>	<b>TOTALS</b>
1991	\$0	\$0	N/A	N/A
1992	0	0	N/A	N/A
1993	0	0	N/A	N/A
1994	0	0	260	260
1995	0	0	266	266
1996	0	0	277	277
1997	0	0	255	255
1998	0	0	267	267
1999	0	0	293	293
2000	0	0	303	303
2001	0	0	313	313
2002	0	0	328	328
2003	0	0	372	372
2004	0	0	474	474
2005	0	0	474	474
2006	0	0	525	525
2007	0	0	494	494
2008	0	0	512	512
2009	0	0	577	577
2010	0	0	538	538
2011	0	0	537	537
2012	0	0	573	573
2013	0	0	561	561
2014	0	0	588	588
2015	0	0	593	593
2016	0	0	640	640
2017	0	0	624	624

<sup>a</sup> As of June 30 of each year.

Source: FDIC

Compiled by: Keri Copley, Valbridge Property Advisors (509) 747-0999



**BONNER COUNTY TAXABLE SALES**

<b>Year</b>	<b>Taxable Sales<sup>a</sup></b>	<b>% Annual Change (Bonner County)</b>	<b>% Annual Change (State of Idaho)</b>
1982	\$95,192,274	---	5.5
1983	99,888,108	4.9	8.5
1984	107,948,160	8.1	6.3
1985	105,747,545	(2.0)	4.3
1986	106,396,924	0.6	0.7
1987	112,853,604	6.1	0.7
1988	124,590,535	10.4	8.8
1989	122,313,943	(1.8)	11.1
1990	122,614,495	0.2	6.4
1991	130,955,976	6.8	7.5
1992	160,985,828	22.9	11.0
1993	200,462,227	24.5	10.3
1994	218,040,146	8.8	10.4
1995	216,281,843	(0.8)	3.9
1996	218,609,129	1.1	5.7
1997	224,765,306	2.8	2.9
1998	234,993,106	4.6	6.2
1999	248,573,010	5.8	8.8
2000	252,590,049	1.6	4.8
2001	283,322,107	12.2	1.8
2002	286,952,736	1.3	6.7
2003	288,544,235	0.6	4.1
2004	304,163,437	5.4	4.2
2005	340,080,371	11.8	14.7
2006	348,056,111	2.3	5.6
2007	374,054,506	7.5	6.5
2008	342,629,285	(8.4)	(5.4)
2009	312,641,402	(8.8)	(8.8)
2010	283,756,936	(9.2)	(8.0)
2011	308,238,652	8.6	(7.0)
2012	322,846,933	4.7	0.6
2013	353,390,013	9.5	7.5
2014	320,487,139	(9.3)	6.6
2015	283,936,110	(11.4)	N/A
2016 <sup>b</sup>	222,593,907	(21.6)	N/A

<sup>a</sup> Sales figures represent total taxable sales within Bonner County in all sectors of the economy. Does not include sales not subject to sales tax, which would include wholesale sales, out of state shipments, trade-in deductions and sales to exempt purchasers, etc.

<sup>b</sup>Through third quarter 2016.

Note: Due to changes in tax reporting methodology, data beginning with 2001 is not comparable to prior data. These figures do not reflect taxable sales from corporations with headquarters located outside of Bonner County.

Source: Idaho State Tax Commission

Compiled by: Idaho Department of Labor, Regional Economist (208) 457-8789, ext. 3486

**BUILDING PERMITS AND BUILDING LOCATION PERMITS**

<u>BUILDING PERMITS</u>		<u>BUILDING LOCATION PERMITS</u>	
1977	395	1998	596
1978	465	1999	659
1979	445	2000	617
1980	313	2002	844
1981	279	2003	844
1982	220	2004	1165
1983	438	2005	1384
1984	340	2006	990
1985	325	2007	962
1986	303	2008	750
1987	263	2009	534
1988	257	2010	510
1989	322	2011	476
1990	541	2012	472
1991	654	2013	637
1992	971	2014	675
1993	1018	2015	752
1994	1087	2016	801
1995	1012	2017	936
1996	1018	2018 <sup>a</sup>	464
1997	900		

<sup>a</sup> Through 6/8/2018

Source: Bonner County Planning Department; Clare Marley, Director (208) 265-1458  
Compiled by: Dave Eacret (208) 255-6840

**BONNER COUNTY ASSESSED VALUES**

<b>YEAR</b>	<b>NET MARKET VALUE (\$) <sup>a</sup></b>
1994	\$1,525,066,793
1995	1,880,586,021
1996	2,083,898,955
1997	2,228,885,730
1998	2,334,815,233
1999	2,431,038,761
2000	2,462,439,111
2001	2,567,153,525
2002	2,692,673,273
2003	2,839,012,697
2004	3,092,272,087
2005	4,028,709,974
2006	6,484,558,686
2007	6,840,292,802
2008	7,122,357,993
2009	7,080,067,145
2010	6,297,778,983
2011	5,904,574,584
2012	5,626,112,074
2013	5,475,118,688
2014	5,457,844,832
2015	5,653,153,974
2016	5,794,341,360
2017	6,181,836,519
2018 <sup>b</sup>	6,885,326,529

<sup>a</sup>From Primary Roll (Report PMV 003)<sup>b</sup>Preliminary

Source: Paula Chapin or Judy Eldred, Bonner County Assessor (208) 265-1440  
 Compiled by: Dave Eacret (208) 255-6840

**SALES OF SINGLE-FAMILY DWELLINGS BY AREA  
BONNER COUNTY**

<b>Year</b>	<b>Area</b>	<b>Number of Sales</b>	<b>Percent of Total</b>	<b>Average Sales Price</b>	<b>Median Sales Price</b>	<b>Average Days on Market</b>
2015	Sandpoint	481	68.5%	\$290,321	\$238,000	139
	Hope/Clark Fork	50	7.1%	\$248,643	\$221,500	149
	Priest River/Lake	171	24.4%	\$285,092	\$226,340	149
	<b>Total Sales</b>	<b>702</b>	<b>100.0%</b>	<b>\$286,079</b>	<b>\$233,985</b>	<b>142</b>
2016	Sandpoint	489	65.4%	\$308,390	\$262,500	138
	Hope/Clark Fork	58	7.8%	\$268,802	\$212,500	145
	Priest River/Lake	201	26.9%	\$311,482	\$240,000	146
	<b>Total Sales</b>	<b>748</b>	<b>100.0%</b>	<b>\$306,151</b>	<b>\$252,577</b>	<b>141</b>
2017	Sandpoint	511	66.6%	\$353,901	\$248,465	128
	Hope/Clark Fork	41	5.3%	\$322,477	\$285,000	176
	Priest River/Lake	215	28.0%	\$322,652	\$280,000	123
	<b>Total Sales</b>	<b>767</b>	<b>100.0%</b>	<b>\$343,462</b>	<b>\$259,258</b>	<b>129</b>
2018 <sup>b</sup>	Sandpoint	102	77.3%	\$313,925	\$279,500	116
	Hope/Clark Fork	7	5.3%	\$285,028	\$155,000	152
	Priest River/Lake	23	17.4%	\$176,086	\$155,000	132
	<b>Total Sales</b>	<b>132</b>	<b>100.0%</b>	<b>\$288,375</b>	<b>\$251,205</b>	<b>121</b>

<sup>a</sup> Represents MLS only, does not include Condominium/townhouse sales

<sup>b</sup> Year to date through March 2018

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590  
2011-Present – Stephanie Rief Selkirk Association of Realtors (208) 265-2227

(continued)

**SALES OF SINGLE-FAMILY DWELLINGS BY AREA  
BONNER COUNTY  
(continued)**

Year	Area	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2007	Sandpoint	398	68.6%	\$338,584	\$265,500	133
	Hope/Clark Fork	43	7.4%	508,730	326,700	144
	Priest River/Lake	133	22.9%	278,827	184,536	153
	OA-Idaho-Other	4	0.7%	283,363	135,000	129
	OA-Other	2	0.3%	149,500	149,500	132
	<b>Total Sales</b>	<b>580</b>	<b>100.0%</b>	<b>336,462</b>	<b>250,000</b>	<b>138</b>
2008	Sandpoint	340	76.9%	\$328,973	\$274,000	138
	Hope/Clark Fork	26	5.9%	464,640	259,000	162
	Priest River/Lake	76	17.2%	265,741	176,375	122
	<b>Total Sales</b>	<b>442</b>	<b>100.0%</b>	<b>326,081</b>	<b>250,000</b>	<b>137</b>
2009	Sandpoint	288	78.0%	\$281,712	\$211,125	141
	Hope/Clark Fork	24	6.5%	291,971	194,500	145
	Priest River/Lake	57	15.5%	183,522	159,000	138
	<b>Total Sales</b>	<b>369</b>	<b>100.0%</b>	<b>267,212</b>	<b>200,000</b>	<b>140</b>
2010	Sandpoint	297	73.0%	\$310,657	\$220,800	146
	Hope/Clark Fork	19	4.7%	205,670	195,000	192
	Priest River/Lake	91	22.3%	213,794	160,700	150
	<b>Total Sales</b>	<b>407</b>	<b>100.0%</b>	<b>284,099</b>	<b>203,200</b>	<b>149</b>
2011	Sandpoint	291	75.0%	\$273,600	189,500	159
	Hope/Clark Fork	23	5.9%	338,426	183,000	169
	Priest River/Lake	74	19.1%	222,460	110,000	144
	<b>Total Sales</b>	<b>407</b>	<b>100.0%</b>	<b>267,689</b>	<b>173,950</b>	<b>157</b>
2012	Sandpoint	465	75.6%	\$237,680	\$187,000	174
	Hope/Clark Fork	42	6.8%	315,835	181,250	226
	Priest River/Lake	108	17.6%	151,355	134,450	183
	<b>Total Sales</b>	<b>615</b>	<b>100.0%</b>	<b>227,858</b>	<b>177,379</b>	<b>179</b>
2013	Sandpoint	507	79.0%	\$248,726	\$210,000	173
	Hope/Clark Fork	34	5.3%	252,844	184,000	176
	Priest River/Lake	101	15.7%	170,024	120,000	183
	<b>Total Sales</b>	<b>642</b>	<b>100.0%</b>	<b>236,563</b>	<b>194,464</b>	<b>175</b>
2014	Sandpoint	498	68.2%	\$281,040	\$230,000	154
	Hope/Clark Fork	47	6.4%	462,563	197,000	262
	Priest River/Lake	185	25.3%	262,416	200,000	133
	<b>Total Sales</b>	<b>730</b>	<b>100.0%</b>	<b>288,007</b>	<b>220,273</b>	<b>156</b>

<sup>a</sup> Represents MLS only, does not include Condominium/townhouse sales

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590  
2011-Present – Stephanie Rief Selkirk Association of Realtors (208) 265-2227

(continued)

**SALES OF SINGLE-FAMILY DWELLINGS BY AREA**  
**BONNER COUNTY**  
(continued)

Year	Area	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2002	Sandpoint	431	80.10%	\$172,264	\$147,500	168
	Hope/Clark Fork	22	4.10%	153,632	131,000	137
	Priest River/Lake	84	15.60%	106,290	71,000	158
	Other Areas	1	0.20%	47,500	47,500	228
	<b>Total Sales</b>	<b>538</b>	<b>100.00%</b>	<b>160,969</b>	<b>132,250</b>	<b>166</b>
2003	Sandpoint	531	73.80%	\$183,538	\$143,500	181
	Hope/Clark Fork	54	7.50%	206,370	157,000	219
	Bonnors Ferry	2	0.30%	49,500	49,500	281
	Priest River/Lake	130	18.10%	124,076	105,500	195
	OA-Idaho-Other	2	0.30%	38,500	38,500	201
	OA-Other	1	0.10%	105,900	105,900	37
	<b>Total Sales</b>	<b>720</b>	<b>100.00%</b>	<b>173,632</b>	<b>138,000</b>	<b>186</b>
2004	Sandpoint	690	73.50%	\$231,201	\$179,000	100
	Hope/Clark Fork	61	6.50%	301,563	155,000	213
	Bonnors Ferry	2	0.20%	134,250	134,250	94
	Priest River/Lake	182	19.40%	145,913	115,000	157
	OA-Idaho-Other	2	0.20%	190,625	190,625	111
	OA-Other	2	0.20%	64,450	64,450	64
	<b>Total Sales</b>	<b>939</b>	<b>100.00%</b>	<b>218,593</b>	<b>165,000</b>	<b>119</b>
2005	Sandpoint	605	71.80%	\$291,060	\$229,000	103
	Hope/Clark Fork	47	5.60%	350,964	210,000	95
	Bonnors Ferry	3	0.40%	260,167	171,500	160
	Priest River/Lake	181	21.50%	203,084	150,000	132
	OA-Idaho-Other	4	0.50%	174,925	180,100	98
	OA-Other	3	0.40%	130,267	144,800	141
	<b>Total Sales</b>	<b>843</b>	<b>100.00%</b>	<b>274,278</b>	<b>210,000</b>	<b>109</b>
2006	Sandpoint	437	72.50%	\$333,326	\$255,000	134
	Hope/Clark Fork	37	6.10%	299,364	195,000	134
	Priest River/Lake	126	20.90%	235,678	183,000	126
	OA-Idaho-Other	2	0.30%	157,750	157,750	37
	OA-Other	1	0.20%	145,000	145,000	113
	<b>Total Sales</b>	<b>603</b>	<b>100.00%</b>	<b>309,943</b>	<b>235,000</b>	<b>132</b>

<sup>a</sup> Represents MLS only, does not include Condominium/townhouse sales

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590  
2011-Present – Stephanie Rief Selkirk Association of Realtors (208) 265-2227

**FINANCING OF SINGLE-FAMILY DWELLINGS PURCHASES  
BONNER COUNTY**

Year	Type	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2018 <sup>b</sup>	Conventional	74	59.2%	\$322,001	\$292,900	148
	FHA	13	10.4%	210,261	220,000	113
	VA	6	4.8%	294,666	303,000	125
	Cash	29	23.2%	264,782	225,000	133
	Owner Carry	1	0.8%	480,000	480,000	110
	USDA <sup>c</sup>	2	1.6%	145,000	145,000	131
	IHA <sup>d</sup>	0	0.0%	0	0	0
<b>Total Sales</b>		<b>125</b>	<b>100.0%</b>	<b>294,225</b>	<b>269,181</b>	<b>139</b>

<sup>a</sup>MLS sales only, does not include condominium/townhouse sales

<sup>b</sup>Year to date through March 31, 2018 (Includes a few out of area sales)

<sup>c</sup>United States Dept. of Agriculture

<sup>d</sup>Idaho Housing Finance Authority

<sup>e</sup>Other includes Contracts for Deed, Private Sales, Exchanges

Source: Selkirk Association of Realtors, MLS

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590

2011-Present – Stephanie Rief, Selkirk Association of Realtors (208) 265-2227

(continued)

**FINANCING OF SINGLE-FAMILY DWELLINGS PURCHASES  
BONNER COUNTY  
(continued)**

Year	Type	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2014	Conventional	282	41.0%	\$318,003	\$246,500	173
	FHA	30	4.4%	174,797	182,500	146
	VA	51	7.4%	218,673	223,500	135
	Cash	285	41.5%	314,835	254,000	140
	Owner Carry	1	0.1%	197,500	197,500	52
	USDA <sup>c</sup>	31	4.5%	147,598	138,000	127
	IHA <sup>d</sup>	7	1.0%	131,820	135,000	161
	<b>Total Sales</b>	<b>687</b>	<b>100.0%</b>	<b>293,300</b>	<b>239,006</b>	<b>153</b>
2015	Conventional	275	41.4%	\$320,987	\$265,000	148
	FHA	55	8.3%	186,148	184,500	141
	VA	45	6.8%	270,365	245,000	125
	Cash	258	38.9%	294,328	240,000	127
	Owner Carry	4	0.6%	207,500	187,500	189
	USDA <sup>c</sup>	24	3.6%	149,537	152,500	163
	IHA <sup>d</sup>	3	0.5%	196,050	185,900	175
	<b>Total Sales</b>	<b>664</b>	<b>100.0%</b>	<b>288,584</b>	<b>242,372</b>	<b>139</b>
2016	Conventional	335	47.3%	\$315,216	\$273,000	144
	FHA	48	6.8%	191,273	179,000	138
	VA	48	6.8%	277,880	248,950	147
	Cash	252	35.6%	338,408	269,000	129
	Owner Carry	4	0.6%	182,250	121,000	319
	USDA <sup>c</sup>	17	2.4%	163,570	168,500	102
	IHA <sup>d</sup>	4	0.6%	140,750	135,500	75
	<b>Total Sales</b>	<b>708</b>	<b>100.0%</b>	<b>307,158</b>	<b>259,428</b>	<b>138</b>
2017	Conventional	338	45.7%	\$352,670	\$352,670	129
	FHA	65	8.8%	218,592	209,000	129
	VA	43	5.8%	298,605	275,500	134
	Cash	271	36.7%	384,800	332,000	122
	Owner Carry	2	0.3%	180,860	180,860	316
	USDA <sup>c</sup>	18	2.4%	166,214	175,000	108
	IHA <sup>d</sup>	2	0.3%	205,512	205,512	141
	<b>Total Sales</b>	<b>739</b>	<b>100.0%</b>	<b>344,109</b>	<b>322,772</b>	<b>127</b>

<sup>a</sup>MLS sales only, does not include condominium/townhouse sales

<sup>c</sup>United States Dept. of Agriculture

<sup>d</sup>Idaho Housing Finance Authority

<sup>e</sup>Other includes Contracts for Deed, Private Sales, Exchanges

Source: Selkirk Association of Realtors, MLS

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590

2011-Present – Stephanie Rief, Selkirk Association of Realtors (208) 265-2227

(continued)



**FINANCING OF SINGLE-FAMILY DWELLINGS PURCHASES  
BONNER COUNTY  
(continued)**

Year	Type	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2010	Conventional	163	40.1%	\$326,850	N/A	176
	FHA	37	9.1%	176,184	N/A	119
	VA	14	3.4%	221,957	N/A	201
	Cash	136	33.4%	283,745	N/A	143
	Owner Carry	21	5.2%	398,424	N/A	246
	USDA <sup>c</sup>	29	7.1%	144,317	N/A	140
	IHA <sup>d</sup>	3	0.7%	200,117	N/A	83
	Lease Option	2	0.5%	302,500	N/A	322
	Other <sup>e</sup>	2	0.5%	47,500	N/A	59
	<b>Total Sales</b>	<b>407</b>	<b>100.0%</b>	<b>284,099</b>	<b>N/A</b>	<b>161</b>
2011	Conventional	184	38.7%	\$292,225	\$221,550	154
	FHA	44	9.3%	157,013	152,500	141
	VA	17	3.6%	196,188	175,000	130
	Cash	175	36.8%	257,412	135,500	138
	Private	1	0.2%	58,148	58,148	8
	USDA <sup>c</sup>	51	10.7%	141,572	144,900	152
	IHA <sup>d</sup>	3	0.6%	143,833	144,000	69
		<b>Total Sales</b>	<b>475</b>	<b>100.0%</b>	<b>245,832</b>	<b>172,700</b>
2012	Conventional	232	40.0%	\$264,834	\$215,000	189
	FHA	39	6.7%	150,741	149,900	196
	VA	29	5.0%	192,927	169,900	183
	Cash	230	39.7%	228,261	165,300	165
	Private	9	1.6%	212,072	138,000	200
	USDA <sup>c</sup>	33	5.7%	148,325	150,000	130
	IHA <sup>d</sup>	8	1.4%	196,812	182,000	265
		<b>Total Sales</b>	<b>580</b>	<b>100.0%</b>	<b>230,678</b>	<b>183,311</b>
2013	Conventional	273	45.9%	\$270,446	\$232,500	192
	FHA	37	6.2%	173,011	179,900	208
	VA	26	4.4%	233,180	215,000	170
	Cash	234	39.3%	211,739	162,628	154
	Private	3	0.5%	193,666	106,000	173
	USDA <sup>c</sup>	22	3.7%	150,809	151,000	164
	IHA <sup>d</sup>	0	0.0%	N/A	N/A	N/A
		<b>Total Sales</b>	<b>595</b>	<b>100.0%</b>	<b>234,860</b>	<b>197,334</b>

<sup>a</sup>MLS sales only, does not include condominium/townhouse sales

<sup>c</sup>United States Dept. of Agriculture

<sup>d</sup>Idaho Housing Finance Authority

<sup>e</sup>Other includes Contracts for Deed, Private Sales, Exchanges

Source: Selkirk Association of Realtors, MLS

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(continued)

**FINANCING OF SINGLE-FAMILY DWELLINGS PURCHASES  
BONNER COUNTY  
(continued)**

Year	Type	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2006	Conventional	389	64.5%	\$317,748	\$248,000	130
	FHA	4	0.7%	166,475	165,100	176
	VA	4	0.7%	177,225	165,200	139
	Cash	165	27.4%	291,285	229,000	132
	Owner Carry	26	4.3%	213,877	142,450	167
	Exchange	15	2.5%	552,943	327,750	122
	<b>Total Sales</b>	<b>603</b>	<b>100.0%</b>	<b>309,943</b>	<b>235,000</b>	<b>132</b>
2007	Conventional	398	68.6%	\$322,268	\$246,000	142
	FHA	6	1.0%	152,933	145,750	75
	VA	6	1.0%	240,092	242,425	161
	Cash	139	24.0%	393,329	279,500	131
	Owner Carry	14	2.4%	352,143	234,000	154
	Exchange	8	1.4%	418,875	234,000	142
	IHA	9	1.6%	174,822	170,000	107
<b>Total Sales</b>	<b>580</b>	<b>100.0%</b>	<b>336,462</b>	<b>250,000</b>	<b>138</b>	
2008	Conventional	276	62.4%	\$316,270	\$275,000	143
	FHA	18	4.1%	170,668	178,525	113
	VA	2	0.5%	142,534	142,534	307
	Cash	120	27.1%	359,571	252,000	109
	Owner Carry	14	3.2%	238,736	165,000	194
	USDA <sup>c</sup>	4	0.9%	132,250	129,500	74
	Exchange	6	1.4%	1,010,250	787,500	243
	IHA <sup>d</sup>	2	0.5%	199,500	199,500	417
<b>Total Sales</b>	<b>442</b>	<b>100.0%</b>	<b>326,081</b>	<b>250,000</b>	<b>137</b>	
2009	Conventional	178	48.2%	\$296,579	\$230,000	150
	FHA	27	7.3%	179,209	184,500	136
	VA	6	1.6%	166,167	173,000	187
	Cash	100	27.1%	263,969	183,850	125
	Owner Carry	17	4.6%	337,112	275,000	126
	USDA <sup>c</sup>	32	8.7%	165,473	166,700	130
	IHA <sup>d</sup>	6	1.6%	174,400	179,750	105
	Other <sup>e</sup>	3	0.8%	501,667	512,500	451
<b>Total Sales</b>	<b>369</b>	<b>100.0%</b>	<b>267,212</b>	<b>200,000</b>	<b>140</b>	

<sup>a</sup>MLS sales only, does not include condominium/townhouse sales

<sup>c</sup>United States Dept. of Agriculture

<sup>d</sup>Idaho Housing Finance Authority

<sup>e</sup>Other includes Contracts for Deed, Private Sales, Exchanges

Source: Selkirk Association of Realtors, MLS

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590

2011-Present – Stephanie Rief, Selkirk Association of Realtors (208) 265-2227

(continued)

**FINANCING OF SINGLE-FAMILY DWELLINGS PURCHASES  
BONNER COUNTY  
(continued)**

Year	Type	Number of Sales	Percent of Total	Average Sales Price	Median Sales Price	Average Days on Market
2002	Conventional	317	58.9%	\$167,228	\$143,500	170
	FHA	10	1.9%	127,250	126,500	160
	VA	6	1.1%	102,483	96,500	183
	Assumption	4	0.7%	287,250	257,000	169
	Cash	160	29.7%	169,165	145,625	144
	Owner Carry	37	6.9%	86,015	70,000	205
	Lease Option	2	0.4%	75,000	75,000	440
	IHA	2	0.4%	77,425	77,425	181
	<b>Total Sales</b>	<b>538</b>	<b>100.0%</b>	<b>160,969</b>	<b>132,250</b>	<b>166</b>
2003	Conventional	395	54.9%	\$182,384	\$143,500	170
	FHA	5	0.7%	99,900	95,000	160
	VA	8	1.1%	145,125	135,500	183
	Cash	281	39.0%	168,831	139,000	169
	Owner Carry	25	3.5%	103,377	63,000	144
	USDA	2	0.3%	96,000	96,000	205
	Exchange	2	0.3%	120,750	120,750	440
	IHA	2	0.3%	426,500	426,500	181
	<b>Total Sales</b>	<b>720</b>	<b>100.0%</b>	<b>173,632</b>	<b>138,000</b>	<b>166</b>
2004	Conventional	606	64.5%	\$228,426	\$175,000	118
	FHA	5	0.5%	96,700	101,000	195
	VA	5	0.5%	111,392	112,900	269
	Cash	275	29.3%	206,961	147,000	111
	Owner Carry	37	3.9%	171,170	95,000	163
	USDA	3	0.3%	101,333	103,000	127
	Exchange	7	0.7%	304,657	320,000	116
	IHA	1	0.1%	107,500	107,500	77
	<b>Total Sales</b>	<b>939</b>	<b>100.0%</b>	<b>218,593</b>	<b>165,000</b>	<b>119</b>
2005	Conventional	552	65.5%	\$277,294	\$224,250	112
	FHA	8	0.9%	111,646	119,000	131
	VA	7	0.8%	157,914	122,000	155
	Cash	236	28.0%	272,292	199,000	105
	Owner Carry	19	2.3%	243,537	155,000	166
	USDA	3	0.4%	111,667	127,000	142
	Exchange	18	2.1%	384,911	215,000	8
	<b>Total Sales</b>	<b>843</b>	<b>100.0%</b>	<b>274,278</b>	<b>210,000</b>	<b>109</b>

<sup>a</sup>MLS sales only, does not include condominium/townhouse sales

<sup>c</sup>United States Dept. of Agriculture

<sup>d</sup>Idaho Housing Finance Authority

<sup>e</sup>Other includes Contracts for Deed, Private Sales, Exchanges

Source: Selkirk Association of Realtors, MLS

Compiled by: 2002-2010 – Chris Schreiber, Kiemle and Hagood Co. (208) 770-2590

2011-Present – Stephanie Rief, Selkirk Association of Realtors (208) 265-2227

**BONNER COUNTY HOUSING STOCK**

Type of Unit	1990		2000		2011	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Single Family	10,935	72.2%	13,959	71.1%	17,903	73.6%
Duplex	232	1.5%	432	2.2%	484	2.0%
3-4 Unit Structures	313	2.1%	443	2.3%	627	2.6%
5-9 Unit Structures	296	2.0%	338	1.7%	629	2.6%
10 or More Unit Structures	399	2.6%	624	3.2%	1,070	4.4%
Mobile Homes and Other Units	2,977	19.6%	3,850	19.6%	3,596	14.8%
Total	15,152	100.0%	19,646	100.0%	24,309	100.0%

Source: U.S. Census Bureau, American Community Survey 2007-2011  
Compiled by: Meri Berberet 509-226-2448

**BONNER COUNTY HOME OWNERSHIP RATE**

Year	Total Occupied Units <sup>a</sup>	Owner Occupied Units	Renter Occupied Units	Home Ownership Percentage <sup>a</sup>
1980	8,814	6,941	1,873	78.70%
1990	10,629	7,780	2,489	73.20%
2000	14,693	11,438	3,255	77.80%
2010	17,100	12,757	4,343	74.60%

<sup>a</sup> All structure types, including apartments

Source: U.S. Census

Compiled by: Idaho Department of Labor (Alivia Metts, 208-457-8789, ext. 3486)



# ADDENDA





**REAL ESTATE PROFESSIONAL ASSOCIATIONS IN SPOKANE COUNTY**

<u>Name of Group</u>	<u>Contact Person</u>	<u>Phone No.</u>	<u>Email Address</u>
Spokane Mortgage Lenders Association	Randy Cowell, President (2017)	509-999-5321	rcowell@envoymortgage.com
Association of Professional Mortgage Women	Deidre Arnold, President (2017)	509-227-5497	darnold@bannerbank.com
Spokane Association of REALTORS	Robert Higgins, Executive Officer	509-326-9222	rhiggins@spokanerealtor.com
Spokane Home Builders Association	Jim Breidenbach, President (2017)	509-534-2267	president@shba.com
	Joel White, Executive Officer	509-532-4990	jwhite@shba.com
Building Owners and Managers Association www.bomaspokane.org	Aaron Hayes, President (2017)		aaron.hayes@globalcu.org
Spokane Real Estate Traders Club	Darren Slackman, President (2017)	509-622-3595	dslackman@naiblack.com
	Erik Nelson, Vice President (2017)	509-755-7514	erik.nelson@khco.com
International Right-of-Way Association, Chapter 19 (Spokane)	Audie Neuson, President (2017)	509-465-3326	Audie.neuson@williams.com
	Brent Bergquam, Vice President (2017)	208-691-6435	bergquamb@hotmail.com
The Appraisal Institute – Inland Northwest Chapter	Justin Stout, President (2017)	509-241-0167	justin.stout@bannerbank.com
	Candi Coleman, Vice President (2017)	509-842-1816	
<b>National Association of REALTORS Institutes, Societies &amp; Councils:</b>			
Society of Industrial and Office REALTORS	Dave Black, Mbr CCIM, MBA & SIOR	509-623-1000	dblack@naiblack.com
Certified Commercial Investment Members (CCIM)	Chris Bornhoft, Secretary/Treasurer (2017)	509-747-1051	chris@bornhoft.com
Institute of Real Estate Management	Teri Martinez, IREM Association Executive (2017)	509-326-9222	teri@spokanerealtor.com
	Tom Hix, President (2017)	509-623-1000	thix@naiblack.com
	John Stejer, President Elect (2017)	509-482-0308	

**REAL ESTATE PROFESSIONAL ASSOCIATIONS IN KOOTENAI COUNTY**

<u>Name of Group</u>	<u>Contact Person</u>	<u>Phone No.</u>	<u>Email Address</u>
Associated General Contractors of America, Inc.	Delwyn Mickelsen, President (2017)	208-684-3803	mikoconst@gmail.com
Coeur d'Alene Association of REALTORS, Inc.	Tom Torgerson, President (2017)	208-765-5554	tomtorg@roadrunner.com
	Ali Taylor, Executive Officer	208-667-0664	Ali@cdarealtors.com
Idaho Association of Mortgage Professionals	Chuck Anderson, Director	208-449-1789	
North Idaho Building Contractors Association	Shawn Anderson, 1 <sup>st</sup> Vice President (2017)	208-772-9333	dharris@paynewest.com
	Dustin (Dusty) Harris, Associate Vice President (2017)	208-667-9406	

**DEVELOPMENT OFFICIALS IN SPOKANE COUNTY**City of Spokane

Building Code	Vacant Director of Building	625-6300
Development Financing	Vacant Director of Community Development	625-6325
Engineering Services	Mike Taylor Director of Engineering Services	625-6700
Historic Preservation (City/County)	Kristen Griffen Historic Preservation Officer	625-6543
Planning & Zoning	Vacant Director of Planning	625-6060

Spokane County

Air Pollution Control Authority	William Dameworth Director	477-4727
Assessor	Vicki Horton Assessor	477-3696
Building	Randy Vissia Director of Building & Code Enforcement	477-3675
Development Financing	Christine Barada Director of Comm. Develop. and Services	477-5722
Engineering	Bob Brueggeman County Engineer	477-3600
Planning	John Pederson Director of Planning	477-3675
Spokane County Health District	Dr. Joel McCullough Health Officer	324-1500
Utilities & Stormwater	Bruce Rawls Director of Utilities	477-3604

City of Spokane Valley

	John Hohman Community Development Director	720-5300
	Scott Kuhta Planning Manager	720-5334
	Doug Powell Acting Building Official	720-5305
	Neil Kersten Public Works Director	720-5000

Airway Heights

	Marianne Morris City Planner	244-2552
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Cheney

	Tom Richardson Director of Planning	235-7235
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Deer Park

	Roger Krieger Director of Community Services	276-8802
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Medical Lake

	Doug Ross Public Works Director	299-7712
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Millwood

	Heather Cannon Planning Director	924-0960
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**DEVELOPMENT OFFICIALS IN KOOTENAI COUNTY**

City of Coeur d'Alene

Growth Services Director	Gordon Dobler	(208) 769-2267
Building Inspection		769-2231
Engineering	Gordon Dobler	769-2285
Planning	Hilary Anderson	769-2270

City of Post Falls

City Administrator	Shelly Enderud	773-3511
Community Develop. Dept.	Jon Manley	773-8708
Finance	Jason Faulkner	777-4504

City of Hayden

Community and Economic Development	Connie Krueger	772-4411
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City of Hayden Lake

City Clerk	Lynn Flagman	772-2161
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City of Rathdrum

Building Inspector	Glen Miller	687-2700
Planning & Zoning	Staci Armes	687-2700

Kootenai County

Highway Districts:		
East Side	John Pankratc	765-4714
Lakes	Eric Shanley	772-7527
Post Falls	Herb Heisel	765-3717
Worley	Kevin Howard	686-2016
Panhandle Health District	Dale Peck	667-9513
Planning/Zoning/Building	David Callahan	446-1070

**OTHER NORTHWEST REAL ESTATE RESEARCH REPORTS**

Portland, Oregon (Quarterly)  
Center for Real Estate Quarterly  
Editor  
Eric Fruits  
Portland State University  
[HTTP://PDX.EDU/REALESTATE/CENTER-FOR-REAL-ESTATE-QUARTERLY](http://PDX.EDU/REALESTATE/CENTER-FOR-REAL-ESTATE-QUARTERLY)

Seattle/Tacoma/Everett, Washington (Semi-Annual)  
Editor/Publisher  
Matthew Gardner  
c/o Runstad Center for Real Estate Studies  
University of Washington  
424 Gould Hall  
Box 355740  
Seattle, WA 98195  
(206) 685-8020

Thurston County, Washington (Annual)  
Publisher of the Profile  
Thurston Regional Planning Council  
Olympia, WA  
(360) 956-7575  
[HTTP://TRPC.ORG/DATA/PAGES/PROFILE.ASPX](http://TRPC.ORG/DATA/PAGES/PROFILE.ASPX)

Whatcom County, Washington (Annual)  
Editor  
Julia Hansen  
Western Washington University  
Bellingham, WA 98225  
(360) 650-3204  
E-Mail: [Julie.hansen@wwu.edu](mailto:Julie.hansen@wwu.edu)

## REAL ESTATE-RELATED WEBSITES

The most significant source of data on the Internet is from the 2010 U.S. Census and from the American Community Survey. The American Factfinder at <http://factfinder.census.gov> is the primary look-up site to quickly locate the most commonly sought information from the 2010 Census. Searches can be made from this page, with pull-down menus, allowing a selection by region (from the U.S. as a whole, down to the county sub-division and township level), linked to data series containing population, demographics, housing and geographic information. This page also contains links to maps and other tools.

The following web sites contain information of real estate or economic interest, both locally and nationally. This list is by no means all-inclusive. Please submit any additions or corrections to Carl Durkoop, MAI, at [cdurkoop@hotmail.com](mailto:cdurkoop@hotmail.com) for inclusion in future issues of *The Real Estate Report*.

**The Real Estate Report for Spokane & Kootenai Counties** - *Updated semi-annually, this report is a substantial overview of the demographics, economic indicators, and real estate activity statistics of these two counties. The web site includes summaries of the current market, a table of contents for the current report, listings of members and affiliates, a demographic summary of each county, and an index to past Feature Articles.*

<http://www.skrerc.com>

## GOVERNMENT & UNIVERSITY-SPONSORED SITES

**Government Information Sharing Project** – *This data provided by the Bureau of Census, the Bureau of Economic Analysis, the National Center for Education Statistics and the MESA Group provides comparative information and profiles on demographics, education and economics for the USA as a whole, individual states and counties.*

<http://govinfo.kerr.orst.edu>

**U.S. Census Bureau** – *Despite the massive volume of data, this site is well organized and easily searched. Included is actual census figures with estimates and projections, and links to the latest 2010 info on people, business, geography and news.*

<http://www.census.gov>

**U.S. Department of Commerce, Bureau of Economic Analysis** – *Chock full of facts, this site leads to the Department of Commerce's timely economic news and to the BEA's comprehensive data and methodological reports for international, national and regional economies.*

<http://www.bea.doc.gov>

**U.S. Department of Housing & Urban Development** – *This site links to HUD's current events, budgets, funds available (updated daily), changes to processes and a lot more.*

<http://www.hud.gov>

**HUD Community Planning & Development** – *Here the Information Center provides copies of program regulations, descriptions of model programs, case studies of affordable housing initiatives, publications on expanding affordable housing opportunities, etc.*

<http://www.comcon.org>

**HUD's Multifamily Housing, NW & Alaska** – *This site contains a lot of HUD information including easy-to-read instructions on how to qualify and apply for low income apartments and on how to obtain financing to purchase low income apartment buildings. Of particular note is the site's Question and Answer section, which addresses the most common issues.*

<http://www.hud.gov/local/sea/mfh/seamfpg.html>

**HUD - Office of Housing** – *A very up-to-date site, it includes HUD and FHA loan information, current listings of houses for sale, chat rooms designed specifically for appraisers, lenders, brokers, etc. and various departmental reports.*

<http://www.hud.gov/fha/fhahome.html>

**HUD Office of Policy Development and Research** - *PD&R is responsible for maintaining current information on housing needs, market conditions, and existing programs. Click here to learn more.*

<http://www.huduser.org>

**Washington State FHA** – *This site links into home ownership programs that include sales information and offers an on-line FHA homebuyers' kit. From here you can also link into national pages.*

<http://www.hud.gov/local/sea/seahssf.html>

**Washington State HUD** – *Get the latest HUD news at this site and link into national HUD and FHA information as well.*

<http://www.hud.gov/local/sea/seahome.html>

**U.S. Department of Labor, Bureau of Labor Statistics** – *Exactly what one would expect, this site contains data and statistics on all aspects of the U.S. labor force.*

<http://stats.bls.gov>

**Idaho State Government** – *From here there are links to a seemingly endless amount of information on the State of Idaho. Elected officials, government agencies, employment opportunities, travel and leisure activities, even the entire text of the state's constitution are some of the subjects accessible from this site.*

<http://www2.state.id.us>

**Idaho Tax Assessor Database** – *From this data base accessibility is gained to assessors' offices of participating counties. From there, information links vary on each site. In Idaho, Kootenai, Bonner & Boundary counties were not among those listed.*

<http://pubweb.nwu.edu/~cap440/assess.html>

**Idaho Transportation Department** - *Click below to learn all about Idaho's \$8 billion transportation system. Site has links to information on road building and repair projects, winter road conditions as well as the department's press releases, the agency's board members, the Division of Aeronautics and lots more.*

<http://www2.state.id.us/itd/itdhmpg.htm>

**Joint Center for Housing Studies** - *Among other topics, the 40 page report on The State of the Nation's Housing 1999 is very interesting as is the economic indicators for home remodeling and a summary entitled The Future of Manufactured Homes.*

<http://www.gsd.harvard.edu/jcenter>

**Northwest Income Indicators Project** -- *This web site contains programs to create graphic trends analysis of local economic indicators, generate shift-share analysis of local employment growth, and customized tabulations of economic data for the Regions and Counties of Washington.*

<http://niip.wsu.edu/Washington>

**Puget Sound Regional Council** – *Go to this site to find out how this association is involved with controlling growth management in Puget Sound.*

<http://www.psrc.org>

**Washington Center for Real Estate Research** – *Notable on this site are tables organized by county showing a snapshot of the housing market, existing home sales, median home prices, and affordability index. Also includes newsletters, media articles and research summaries.*

<http://cbeunix.cbe.wsu.edu/~wcrer>

**Washington State Department of Revenue** – *On-line forms dominate this site. It also offers in- depth reports on new state taxes and information on services and tax obligations for starting a new business in Washington.*

<http://www.wa.gov/dor/wador.htm>

**Washington State Department of Transportation** – *Similar to Idaho's version, this site contains DOT info on roads, freight, rail and ferries. Also of interest are the traffic cameras that show up-to-the-minute views of main state highways.*

<http://www.wsdot.wa.gov>

**Washington State Government** – *The home page is titled "Access Washington" and the site delivers its promise with handy drop down menus to assist in finding information on every subject related to the state.*

<http://www.wa.gov>



## PRIVATE & INDUSTRY-SPONSORED SITES

**American Bankers Association** – News and information on the banking industry, as well as other economic reports. A “members only” section offers additional services and resources.

<http://www.aba.com>

**America’s Community Bankers** – News, updates and priority issues for the banking industry. This site also offers additional services for members.

<http://www.acbankers.org>

**American Homeowners Association** – Despite their main goal of increasing membership, the AHA web pages offer excellent tips on home buying, selling, financing, remodeling and lots more.

<http://www.ahahome.com>

**American Real Estate and Urban Economics Association** – This association focuses on networking and analyzing real estate development, planning and economics. An intelligent, clubby site.

<http://www.areuea.org>

**American Real Estate Society** – Primarily aimed at real estate professors at colleges and universities, this society’s website contains lots of academic research information.

<http://www.aresnet.org>

**Appraisal Institute** – The Appraisal Institute has over 19,000 members and has been educating appraisers for over 60 years. Search this site to learn more about this organization.

<http://www.appraisalinstitute.org>

**Association of Professional Mortgage Women** – This organization, originated by 9 women in Seattle 35 years ago, is now over 4,500 strong. Click below to get the whole story and learn how to join.

<http://www.napmw.org>

**Building Industry Association of Washington** – Publications, Programs, Member Services, Events Calendar are some of the topics accessed through this site which is regularly updated by the BIAW

<http://www.biaaw.com>

**CCIM Commercial Real Estate Network** – Read through “Success Strategies” to get an insight on how the Internet can be a viable selling tool. This site also includes membership information for the commercial Realtor.

<http://www.ccim.com>

**Coeur d’Alene Area Chamber of Commerce** – All the usual chamber hype is accessed via this web page it offers very readable and comprehensive charts on various demographics.

<http://www.coeurdalenechamber.com>

**Coeur d’Alene Association of Realtors** – Realtor and appraiser yellow pages, info on buying and selling, fair housing, some legal issues as well as properties for sale are some of the pages to browse through here.

<http://www.cdarealtors.com>

**Counselors of Real Estate** – This organization provides advice on complex real property situations and land-related matters. Membership is by invitation only. Click below for more details.

<http://www.cre.org>

**Dupre & Scott Apartment Advisors** - This site contains dozens of articles, tables, and graphs of current trends in the western Washington apartment market.

<http://www.dsaa.com>

**Fannie Mae** – *The nation's largest provider of funds for home mortgages gives a very concise and easy-to-read explanation of their services on this website.*

<http://www.fanniemae.com>

**Freddie Mac** – *These pages offer a lot of information about Freddie Mac and its efforts to provide homeowners and renters with lower housing costs and better access to home financing.*

<http://www.freddiemac.com>

**Inland Empire Rental Association** - *This organization serves as a resource to private enterprise that owns or manages residential rental properties. Go to this site for information on joining.*

<http://www.iera.org>

**Inland Northwest CCIM** – *Offering commercial brokerage and consulting services in WA, ID & MT, search this chapter's website for information on economic opportunities.*

<http://www.nwccim.com>

**Institute of Real Estate Management** – *This organization trains over 6,000 real estate management professionals each year. Their site gives an overview of their courses, obtainable designations, literature and membership.*

<http://www.irem.org>

**International Council of Shopping Centers** – *The ICSC is the global trade association of the shopping center industry. Check out the 16 reasons for joining as well as lots of other information contained on this site.*

<http://www.icsc.org>

**International Real Estate Digest** – *Billed as "The World's Foremost On Line Real Estate Magazine" IRED reviews and evaluates all the links accessible here.*

<http://192.41.28.43>

**Master Builders Assoc. of King and Snohomish Counties** – *One of the nation's top local homebuilder organizations is revealed at this site.*

<http://www.mba-ks.com/index.html>

**Mortgage Bankers Association of America** – *This site contains headlines and information on both residential and commercial lending for the banking professional and the consumer.*

<http://www.mbaa.org>

**NAHB Research Center** – *Keeping up with current technology in the home building industry is the Research Center's main focus. Click here to review their current programs.*

<http://www.nahbrc.org>

**National Association of Home Builders** – *This home page jumps right in with current news and then links to lots of facts and figures about the home building industry.*

<http://www.nahb.com>

**National Association of Realtors** – *Divided into two categories "for Consumers" and "for Realtors", this site links into tons of information about the association.*

<http://www.realtor.com>

**Real Estate Educators Association** – *If you are a real estate educator this site is a "must see".*

<http://www.holonet.net/realed>

**Real Estate Information Network** – *This website provides information on how to obtain information on real estate data, statistics, products and services.*

<http://www.reinet.com>

**REAL Trends** – *This organization specializes in getting hard-to-find information and expert analysis to residential real estate brokers. Click below for more.*

<http://www.realtrends.com>

**Resource Efficient Building and Remodeling Council** – *“Building smarter for the next generation” is the council’s motto. Go to this site for information on building more efficiently.*

<http://www.rebarcouncil.org>

**Seattle-King County Association of Realtors** – *Browse the NWMLS, read articles on current event happenings in the real estate industry in Western Washington and more at this site.*

<http://www.nwrealtor.com>

**Spokane Area Chamber of Commerce** – *Chamber activities, the value of membership, and much more is obtained here.*

<http://www.spokanechamber.org>

**Spokane Area Economic Development Council** – *Information on Spokane’s workforce, growth trends, and economic stability are some of the highlights of this website.*

<http://www.spokanedic.org>

**Spokane Association of Realtors** – *This matter-of-fact site simply explains the benefits of membership and links to the easy to access MLS.*

<http://www.spokanerealtor.com>

**Spokane Home Builders Association** – *Handy drop down menus help you get to the information you’re looking for be it Plan of the Week, SHBA news, consumer info or much more.*

<http://www.shba.com>

**Spokane Homeownership Resource Center** – *This site contains consumer information and direction for assistance for first-time homebuyers in the Spokane area.*

<http://www.shorc.com>

**Spokane Valley Chamber of Commerce** – *Typical Chamber site, this one showcases the uniqueness of the Spokane Valley.*

<http://www.svcc.org>

**Tacoma-Pierce County Association of Realtors** – *A list of Realtors, affiliates and real estate offices are easily accessed on this site.*

<http://www.tpcar.org>

**U.S. Housing Markets** - *Calling itself the “no. 1 source of data on new home construction”, visit this site to download the 104-page journal of housing activity which is published each quarter.*

<http://www.housingusa.com>

**Urban Land Institute** – *This organization serves as a resource in the area of long-term urban growth and their website offers articles, data & demographics on a multitude of subjects.*

<http://www.uli.org>

**Washington Association of Realtors** – *This site has some general state information as well as extensive “members only” privileges.*

<http://www.warealtor.com>

**Washington State Housing Finance Commission** – *This organization promotes homeownership in Washington, and this site contains homeownership information for consumers and real estate professionals.*

<http://www.wshfc.org>

## LOCAL NEWSPAPERS AND JOURNALS

**Coeur d'Alene Press** – *Today's news, weather, sports, etc., plus 30-day archive of top stories.*

<http://www.cdapress.com>

**Journal of Business** – *Comprehensive business news for Spokane and Kootenai counties, with a searchable archive of stories back to 1997.*

<http://www.spokanejournal.com>

**The Spokesman-Review** – *Online news, today's headlines, searchable archives to 1994. Plus link to toys and other services on spokane.net*

<http://www.spokesman.com/>