



avenue·stone
REAL ESTATE

TANYA STARKEL

Real Estate Professional

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www.RockwoodHomeValue.com



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KELLERWILLIAMS
REAL ESTATE

799 S. Stevens Street
Spokane, WA 99204
Each office is independently
owned and operated.



KELLERWILLIAMS
Luxury
INTERNATIONAL

STROHMAIER
CONSTRUCTION

Want to make your dream home?
My family has you covered

FINALLY A NORMAL MARKET

SELL YOUR HOME AND FIND YOUR NEXT
ONE, NO PROBLEM!

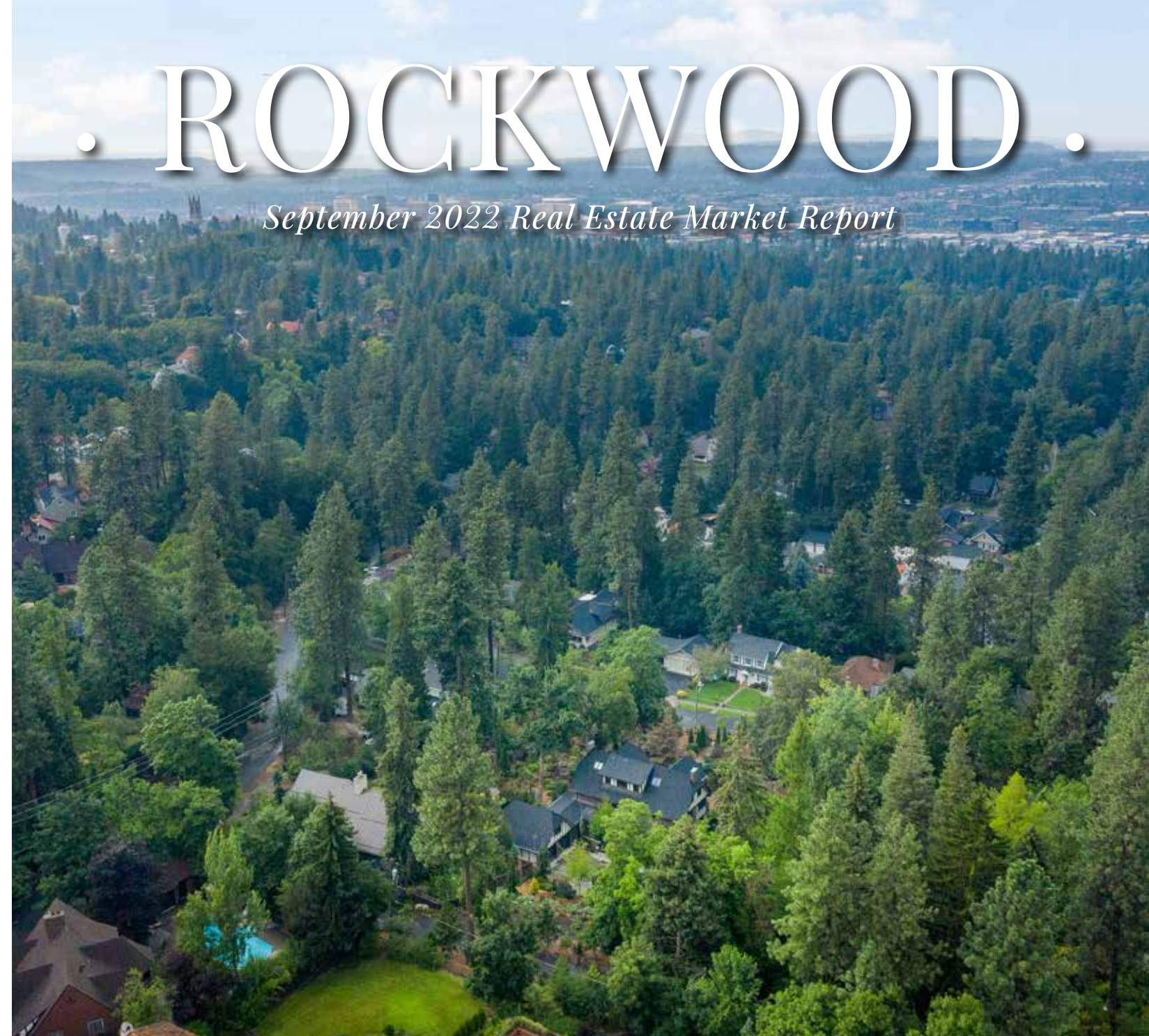
- The biggest issue in the last two years was that homes would hit the market and sell in hours with multiple offers.
- Potential sellers couldn't find a home due to the combination of low inventory and bidding wars.
- Homeowners were apprehensive about listing because they couldn't find their next home.
- As interest rates have increased, the market has slowed. However, it's still stronger than the 2019 market.
- An increase in inventory not only eases the crunch; it also reinvigorates buyers.

Leonardo and Angelica,

This is the perfect time to sell and find your next dream home without the complications we've seen during the last two years! If you've thought about selling, call me today at **509.475.9075**.

• ROCKWOOD •

September 2022 Real Estate Market Report



PREPARED ESPECIALLY FOR
Leonardo and Angelica Washington

www.RockwoodHomeValue.com

Presented by Tanya Starkel

Your Rockwood Real Estate Specialist & Neighbor

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“

We approached Tanya to sell our home based on her incredible videos and marketing presence. She delivered on every key point we needed. The housing market started approaching an unknown area with softening sales prices and much higher interest rates. As concerned sellers, she calmed our fears and got us several offers over asking in the first day or so on the market. We feel that her marketing made the difference to get buyers anxiously wanting to tour the home before it even hit the market. We can't thank her enough for her consistent communication and professionalism.”
- **Ryan P.**



HUTTON BRICK RANCHER HOME FULL OF UPDATES!

BY TANYA STARKEL, YOUR ROCKWOOD REAL ESTATE SPECIALIST

2411 S HELENA COURT | OFFERED AT \$790,000

CURRENTLY ACTIVE!



4 BEDS | 3.5 BATHS | 4,492 EST. SQ. FT.

Indulge in a charming lifestyle with this home and its amazing features:

- » Main Floor Living
- » Cedar vaulted covered patio
- » Salt water spa
- » Chef's Kitchen
- » Oversized bedrooms and bonus room and much more!

**YOUR HOME
COULD BE HERE NEXT!**

LEONARDO AND ANGELICA,

If you would like information on how to feature your home in my future publications, call me today at **509.475.9075**! Let me help you and your home get the recognition it deserves!

Rockwood Homes Currently Listed

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Active	E 10th Avenue	4	2	1,600	1947	\$375,000
Active	S Garfield Street	3	2	1,300	1925	\$450,000
Active	S Rockwood Boulevard	3	4	2,800	1952	\$499,950
Active	E 17th Avenue	4	3	2,100	1978	\$500,000
Active	S Ballou Road	3	3	3,600	1950	\$690,000
Active	E 10th Avenue	4	2	N/A	1892	\$699,000
Active	E 28th Avenue	4	2	2,800	1931	\$879,500
Active	S Abrams Court	4	4	3,600	1965	\$1,350,000
Active	S Rockwood Boulevard	4	5	7,500	1936	\$2,750,000

Rockwood Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Pending	E 27th Avenue	4	3	4,400	1968	\$575,000
Pending	S Upper Terrace Road	5	4	4,000	1924	\$1,325,000

Rockwood Homes Recently Sold

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.	YEAR BUILT	LIST PRICE	LIST DATE	SOLD PRICE	SOLD DATE
Sold	1902 S Sherman Street	3	3	2,395	2014	\$949,000	08/03/22	\$960,000	09/09/22
Sold	714 E 27th Avenue	4	4	3,277	1949	\$1,150,000	06/21/22	\$1,150,000	09/09/22
Sold	220 E 17th Avenue	4	3	2,408	1904	\$625,000	08/01/22	\$615,000	09/02/22
Sold	310 E 18th Avenue	2	2	3,040	1910	\$499,000	07/07/22	\$470,000	08/31/22
Sold	2824 S Garfield Street	2	2	2,180	1946	\$475,000	07/25/22	\$477,000	08/30/22
Sold	1110 E 19th Avenue	3	2	2,122	1940	\$447,000	06/22/22	\$440,000	08/26/22
Sold	1111 E 18th Avenue	4	3	2,640	1925	\$695,000	07/22/22	\$680,000	08/22/22
Sold	1818 S Sherman Street	6	3	2,570	1955	\$519,900	07/20/22	\$505,000	08/19/22
Sold	1827 S Rockwood Boulevard	5	4	2,948	1940	\$699,000	05/04/22	\$657,000	08/15/22
Sold	525 E 12th Avenue	5	3	4,321	1913	\$749,000	06/23/22	\$735,000	08/03/22
Sold	1235 E Christmas Tree Lane	4	4	3,032	1973	\$995,000	06/09/22	\$935,000	07/28/22
Sold	412 E 20th Avenue	2	1	1,815	1925	\$410,000	06/30/22	\$405,000	07/27/22
Sold	1427 E 20th Avenue	4	2	2,726	1947	\$699,999	06/17/22	\$699,999	07/22/22

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