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REAL ESTATE

**TANYA STARKEL**

Real Estate Professional

**509.475.9075**

Tanya@AvenueStoneRealEstate.com

www.AvenueStoneRealEstate.com

www.RockwoodHomeValue.com



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

# THE MOST ACCURATE ASSESSMENT OF YOUR ROCKWOOD HOME

## Do You Know Your Home's Current Value?

Log on today to obtain your  
complimentary assessment of your  
home's value, provided by Tanya, your  
Rockwood real estate specialist.



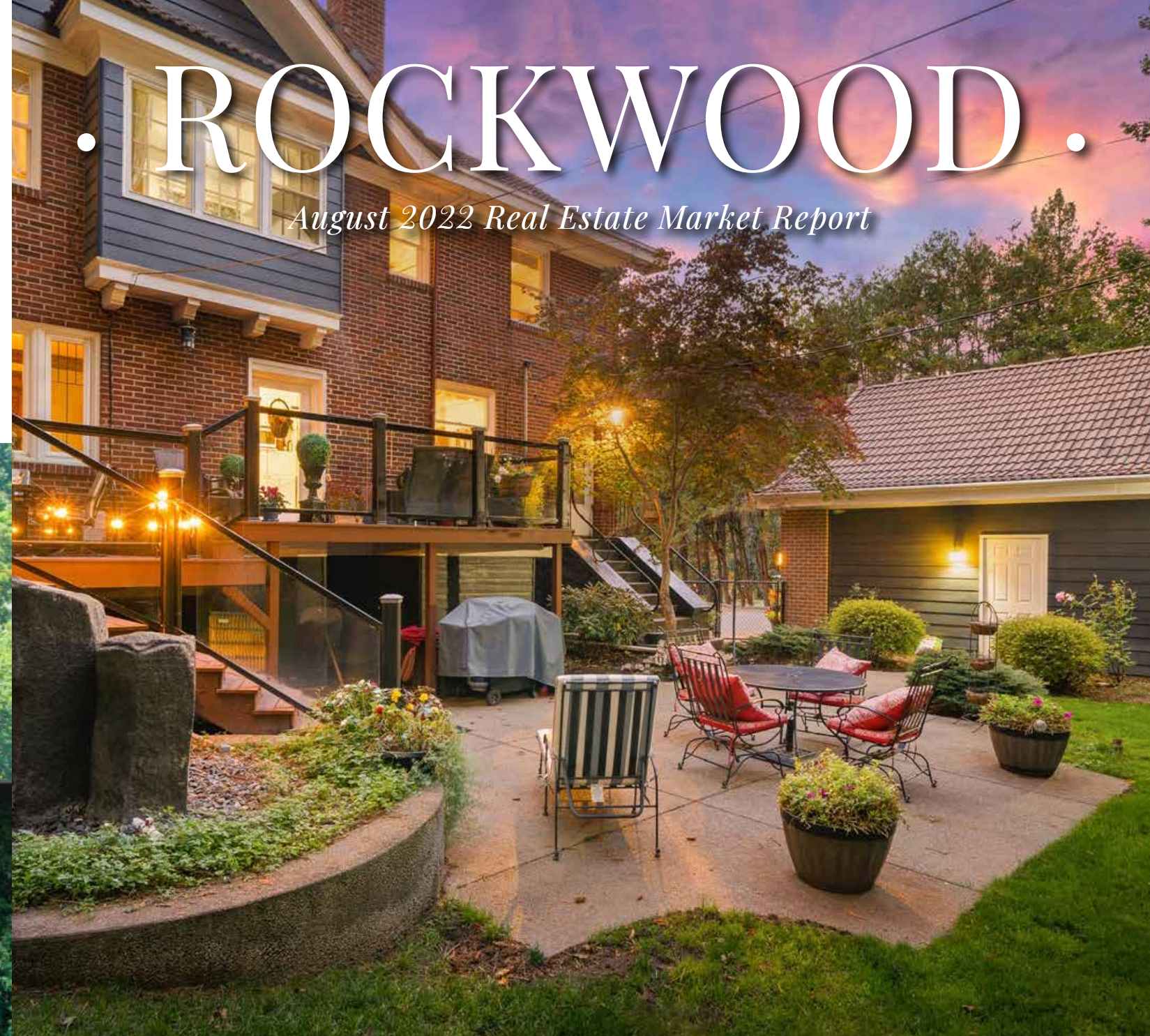
Visit **www.RockwoodHomeValue.com** Today!

**Leonardo and Angelica,**

As your Rockwood real estate expert, I understand the true value of your home.  
If you've considered selling, find out what your home is worth in today's market.

# • ROCKWOOD •

*August 2022 Real Estate Market Report*



PREPARED ESPECIALLY FOR  
**Leonardo and Angelica Washington**

[www.RockwoodHomeValue.com](http://www.RockwoodHomeValue.com)

**Presented by Tanya Starkel**  
Your Rockwood Real Estate Specialist & Neighbor

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Follow us on:



“

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.



# • ROCKWOOD •

*Real Estate Market Report*

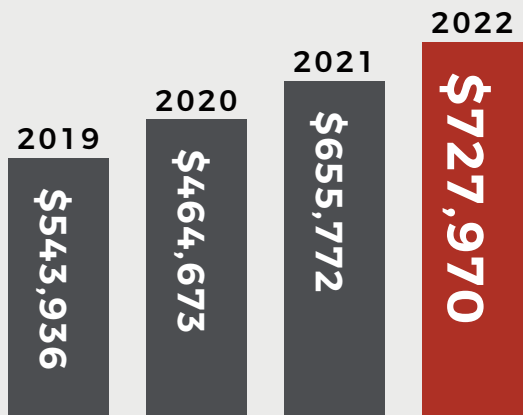
## How Much Equity Have You Gained?



Homeowners have gained a considerable amount of equity in the last four years. Home price appreciation, sky-rocketing demand, and record-low interest rates all contributed to an incredibly strong and aggressive market, which is only just starting to show signs of cooling.

How has this shift in home values affected our Rockwood community?

### AVERAGE SELLING PRICE YEAR-TO-DATE OVER THE LAST 4 YEARS



The Average Home Value in Rockwood has

**INCREASED 33.8%**  
since 2019!

If you've thought about making a change and moving into your next dream home, you can use your equity to help fuel your move!

**Leonardo and Angelica,**

Call me today at **509.475.9075**, and let's discuss how much equity you have in your home and how you can use it to achieve your real estate goals!

Data based on listings from SAR from January 1st to August 1st, 2019 to 2022. Information deemed accurate but not guaranteed.

### Rockwood Homes Currently Listed

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Active	S Garfield Street	3	2	1,300	1925	\$450,000
Active	E 18th Avenue	2	2	3,000	1910	\$499,000
Active	E 17th Avenue	4	3	2,100	1978	\$500,000
Active	S Rockwood Boulevard	3	4	2,800	1952	\$575,000
Active	E 27th Avenue	4	3	4,400	1968	\$610,000
Active	E 10th Avenue	4	2	N/A	1892	\$699,000
Active	E 28th Avenue	4	2	2,800	1931	\$879,500
Active	S Crestline Street	4	4	4,200	1973	\$899,000
Active	E Overbluff Court	4	4	3,300	1992	\$1,350,000
Active	S Abrams Court	4	4	3,600	1965	\$1,500,000
Active	E Rockwood Boulevard	5	6	7,900	1913	\$2,500,000
Active	S Rockwood Boulevard	4	5	7,500	1936	\$3,000,000

### Rockwood Homes Currently Pending

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Pending	E 19th Avenue	3	2	2,100	1940	\$447,000
Pending	S Rockwood Boulevard	5	4	2,900	1940	\$699,000
Pending	E 27th Avenue	4	4	3,200	1949	\$1,150,000

### Rockwood Homes Recently Sold

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.	YEAR BUILT	LIST PRICE	LIST DATE	SOLD PRICE	SOLD DATE
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
Sold	2117 E Cherry Tree Lane	3	3	2,738	2017	\$799,900	05/10/22	\$768,000	07/13/22
Sold	1119 E 20th Avenue	4	2	2,504	1940	\$499,900	06/02/22	\$500,000	07/12/22
Sold	422 E 16th Avenue	4	2	2,234	1916	\$675,000	05/04/22	\$650,000	07/01/22
Sold	1809 E Rockwood Boulevard	3	3	2,585	1973	\$950,000	04/08/22	\$950,000	06/30/22
Sold	1124 E Plateau Road	3	3	3,076	1973	\$1,300,000	06/03/22	\$1,300,000	06/29/22
Sold	318 E 10th Avenue	8	5	6,380	1893	\$949,000	05/14/22	\$900,000	06/27/22
Sold	1616 E 19th Avenue	3	2	3,136	1951	\$587,500	06/03/22	\$575,000	06/22/22

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