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BEAT THE SPRING RUSH

*Now is the Time to List Your Home!*

The spring market is just around the corner; however, the current market is anything but normal. With continually rising prices, limited inventory, fast-paced sales, rising interest rates, and even more sellers entering the market, is it wise to list your home for sale now? What can December 2021 tell us about the coming months?

#### THE WINTER SURGE

- » Median home list prices have risen **25% in the last two years.**
- » Homes sold in a median of **54 days** in December: **11 days faster** than 2020 and **26 days faster** than 2019.
- » **177,000** fewer homes were listed for sale, **26.8% less** than 2020.

As workplace flexibility and rising incomes increase purchasing power, many buyers are looking now before interest rates price them out of their next dream home. Additionally, as many homes continue to sell over asking price, more sellers can increase their initial asking price and net a higher return.

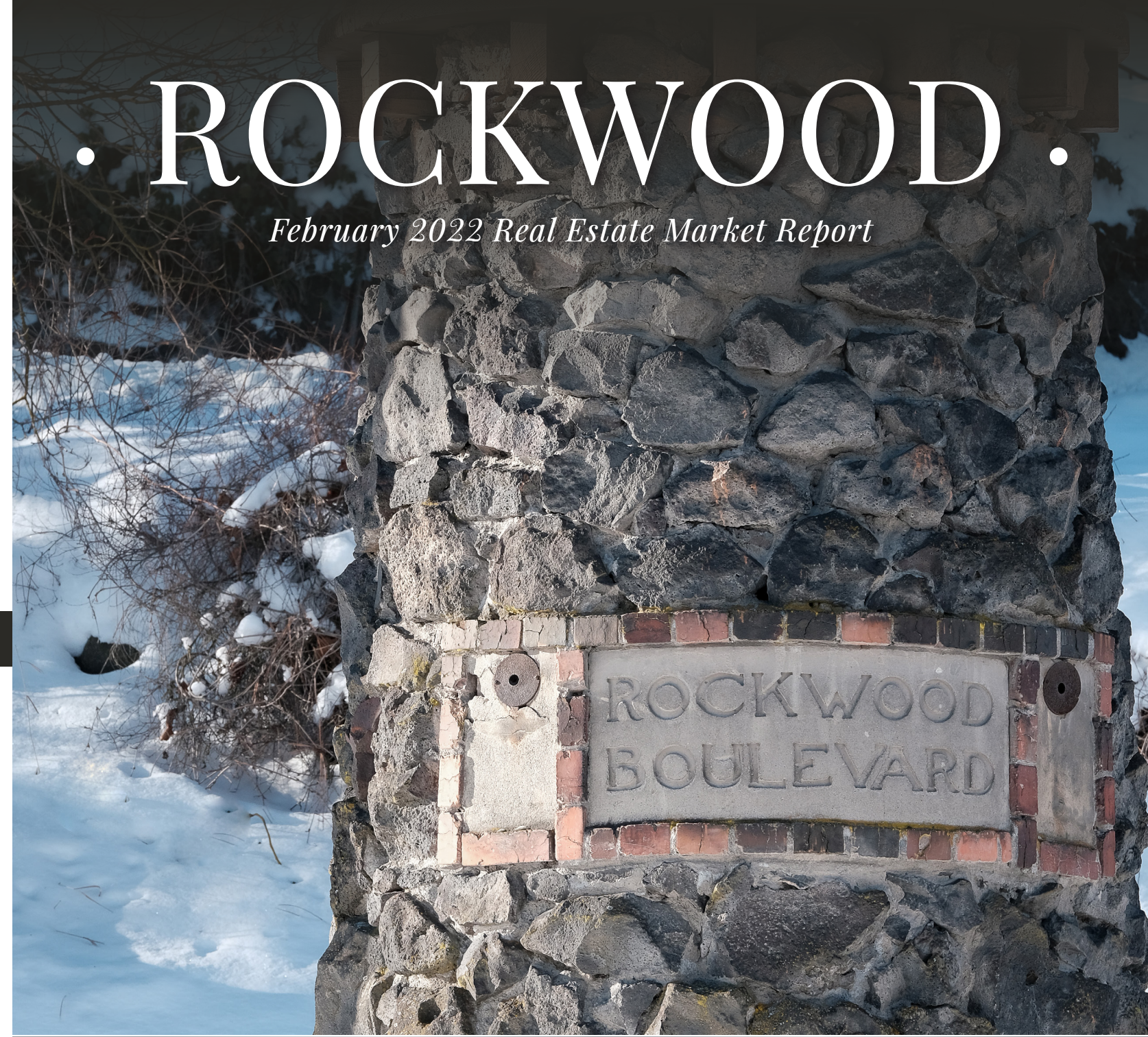
Waiting to list your home could impact your selling potential.  
**Now is the time to list!**

JONATHAN AND ANGELA-MARIE,

Don't wait until the spring market is in full swing to list your home. Take advantage of this market, and let's develop a strategy that will earn you the most on your investment. Call me today at **509.475.9075.**

# • ROCKWOOD •

*February 2022 Real Estate Market Report*



PREPARED ESPECIALLY FOR  
**Jonathan and Angela-Marie Williams**

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

**Presented by Tanya Starkel**

Your Rockwood Real Estate Specialist & Neighbor

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A stellar, ethical, and hard working agent. We interviewed 3 Real estate agents prior to listing our home. Tanya clearly knows the Rockwood neighborhood, listened carefully to our ideas and added wise counsel that helped us make better decisions. Tanya has a very talented team of experts; including a photographer, stager and closing agent. We were pleased to see a beautiful tri-fold pamphlet, professional video, and extensive networking, resulting in a quick and pleasant sale experience. - **John and Gail P.**



# ROCKWOOD.

*Real Estate Market Report*



## ROCKWOOD

*At-a-Glance Stats*

**\$854,344**  
Average Sold Price

**101%**  
Average Sold Price over  
Listing Price

**\$247**  
Average Price  
per Sq. Ft.

**10**  
Average Days  
on Market

### Rockwood Homes Currently Listed

STATUS	STREET NAME	BEDS	TOTAL BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Active	S Napa Street	N/A	N/A	1,200	1971	\$375,000
Active	E 28th Avenue	4	3	4,300	1950	\$725,000
Active	E 10th Avenue	8	5	6,300	1893	\$999,000
Active	S Napa Street	5	4	5,700	1971	\$1,300,000
Active	E Rockwood Boulevard	6	6	7,300	1909	\$1,650,000
Active	E 20th Avenue	5	6	6,300	1912	\$2,385,000
Active	E Rockwood Boulevard	5	6	7,900	1913	\$2,900,000

There are currently no Rockwood homes pending.  
For more information, please contact me at **509.475.9075**

### Rockwood Homes Recently Sold

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.	YEAR BUILT	LIST PRICE	LIST DATE	SOLD PRICE	SOLD DATE
Sold	2127 S Sherman Street	4	2	2,046	1955	\$449,990	12/07/21	\$445,000	01/19/22
Sold	2002 E Overbluff Estates Lane	4	4	4,551	1992	\$929,000	10/07/21	\$930,000	01/14/22
Sold	1018 E 18th Avenue	3	2	N/A	1940	\$475,000	12/03/21	\$485,000	01/06/22
Sold	1908 E 25th Avenue	5	3	3,574	1965	\$899,900	10/28/21	\$865,000	01/04/22
Sold	705 E 23rd Avenue	3	1	1,716	1948	\$595,000	11/20/21	\$595,000	12/28/21
Sold	1006 E Overbluff Road	5	5	5,210	1930	\$1,599,000	09/15/21	\$1,411,750	12/20/21
Sold	1527 E Woodcliff Road	5	5	N/A	1957	\$1,577,000	10/13/21	\$1,500,000	12/08/21
Sold	214 E 13th Avenue	6	5	5,430	1913	\$899,000	10/01/21	\$830,000	12/01/21
Sold	1729 S Upper Terrace Street	4	5	4,911	1929	\$990,000	10/22/21	\$1,155,000	11/24/21
Sold	1815 S Upper Terrace Road	3	2	2,973	1929	\$724,950	10/14/21	\$724,950	11/23/21
Sold	418 E 16th Avenue	2	2	1,557	1915	\$425,000	10/22/21	\$451,000	11/17/21
Sold	722 E Highland Boulevard	4	5	6,710	1932	\$1,800,000	08/25/21	\$2,050,500	11/17/21
Sold	2720 S Arthur Street	4	3	3,401	1938	\$850,000	09/08/21	\$845,000	11/16/21
Sold	835 E 18th Avenue	4	3	3,510	1939	\$720,000	10/14/21	\$710,000	11/15/21
Sold	607 E 18th Avenue	4	2	1,284	1909	\$425,000	09/24/21	\$415,000	11/01/21
Sold	2403 S Grand Boulevard	4	3	2,673	1910	\$410,000	09/23/21	\$410,000	10/29/21
Sold	1124 E 27th Avenue	5	2	2,560	1951	\$519,000	10/08/21	\$555,000	10/28/21

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