



**avenue·stone**  
REAL ESTATE

**TANYA STARKEL**

Real Estate Professional

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www.RockwoodHomeValue.com



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

## ACHIEVE YOUR 2022 REAL ESTATE GOALS WITH TANYA STARKEL

YOUR ROCKWOOD REAL ESTATE EXPERT

When you need suggestions on real estate, from minor home improvements to a full-scale remodel, refinance resources, or you're thinking about selling your home, I am here and ready to help you out. Call me today at **509.475.9075**.

**SOLD** FOR \$1.13M



**2105 E ROCKWOOD BOULEVARD**  
SOLD MY CLIENT'S PROPERTY  
WITH 3 OFFERS; 4 PRIOR AGENTS  
FAILED TO SELL.

**SOLD** FOR \$995K



**714 E 27TH AVENUE**  
SOLD FOR \$80,000 OVER ASKING!

**SOLD** FOR \$1.10M



**1719 S ROCKWOOD BOULEVARD**  
MULTIPLE OFFERS, SOLD FOR  
\$120,000 OVER ASKING!

**SOLD** FOR \$710K



**835 E 18TH AVENUE**  
SOLD FOR 99% OF ASKING PRICE!

**SOLD** FOR \$530K



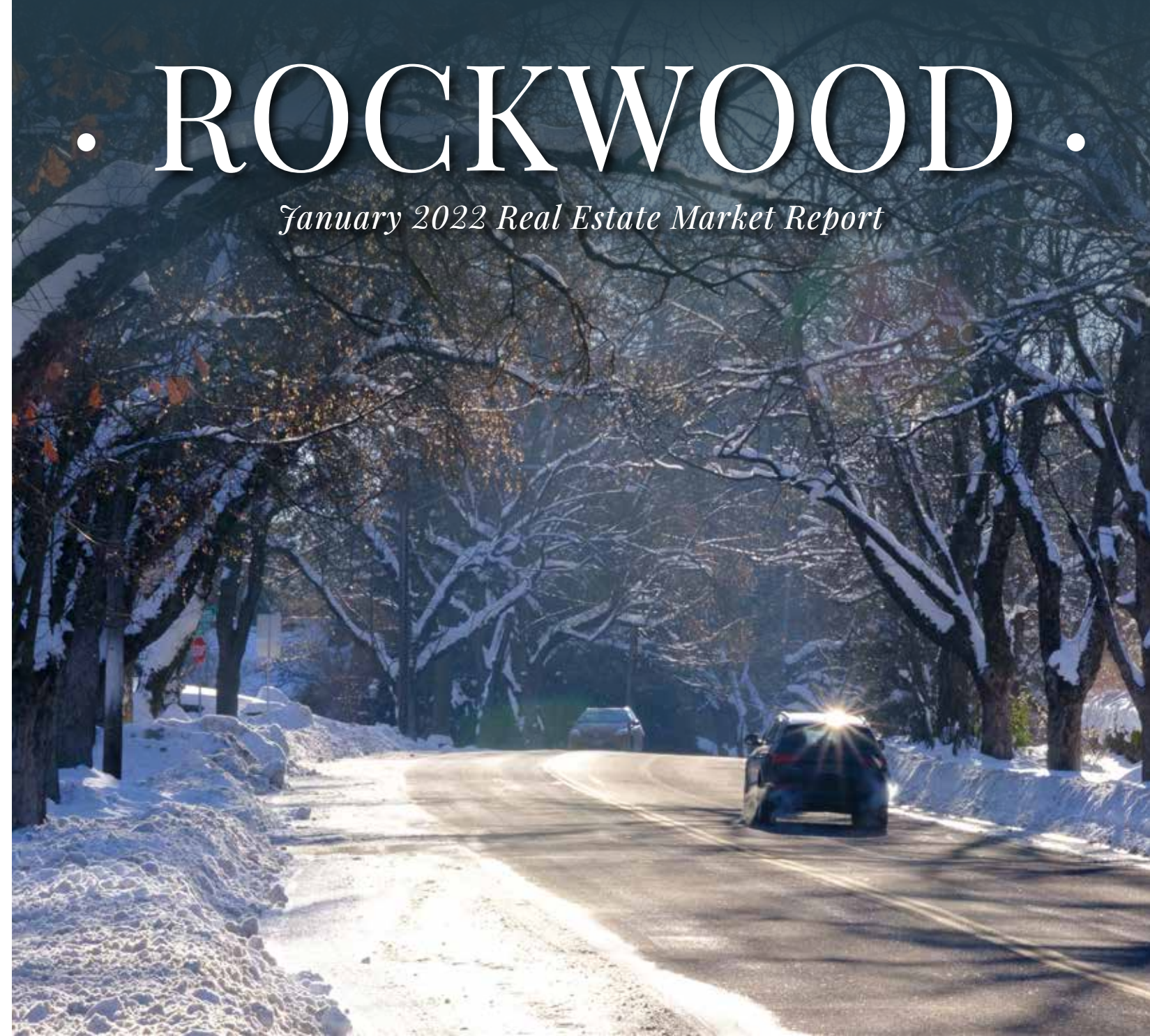
**1326 S GARFIELD STREET**  
MULTIPLE OFFERS, SOLD FOR  
\$31,000 OVER ASKING!

**JONATHAN AND ANGELA-MARIE,**

Thinking of selling your home? Rockwood homes deserve exceptional listing service, marketing savvy, and negotiation expertise that result in a successful sale. Get started today. Call me at **509.475.9075** for a confidential discussion.

# • ROCKWOOD •

*January 2022 Real Estate Market Report*



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

www.RockwoodHomeValue.com

**Presented by Tanya Starkel**

Your Rockwood Real Estate Specialist & Neighbor

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“

My previous trials buying and selling homes were over-the-top stressful. My experience with Tanya erased all the negative feelings I had developed over the years. I had two prior failed attempts at selling my home earlier this year, but then I hired this ROCK STAR, and she sold my house prior to even putting it on the market. The whole process took three weeks and was seamless for me. She is truly skilled at buying and selling real estate, and I couldn't be happier. Her communication style and ethical approach spoke volumes to me and my friends who watched her work. She is committed to getting the job done, and her skills at customer service and the art of negotiation are unmatched. She stands out in her profession. - **Joanna P.**



# • ROCKWOOD •

*Real Estate Market Report*

## ROCKWOOD

### 2021 YEAR END REAL ESTATE REVIEW

Home sale prices have  
**increased \$203,192**  
since 2020!

**105**

TOTAL  
SALES  
+ **6.1%**  
FROM 2020

**13**

AVERAGE DAYS  
ON MARKET  
- **40.9%**  
FROM 2020

**104%**

AVERAGE  
SP / LP  
+ **3.7%**  
FROM 2020

ROCKWOOD IS IN A  
**SELLER'S MARKET!**

**Jonathan and  
Angela-Marie,**

This statistical analysis represents the average comparisons of 2021 over 2020 for Rockwood. For an in-depth analysis of your home's value, call me today at **509.475.9075** for a complimentary evaluation.

Data based on listings from Spokane MLS from January 1st to December 29th, 2020 and 2021. Information deemed accurate but not guaranteed.

**SOLD  
PRICE**

LOW

**\$310,000**

+ **40.6%**  
FROM 2020

AVERAGE

**\$703,620**

HIGH

**\$2,050,500**

**PRICE  
PER  
SQ. FT.**

LOW

**\$113**

+ **27.8%**  
FROM 2020

AVERAGE

**\$230**

HIGH

**\$377**

### *Rockwood Homes Currently Listed*

STATUS	STREET NAME	BEDS	TOTAL BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Active	E 25th Avenue	3	2	N/A	1945	\$550,000
Active	E 25th Avenue	4	3	3,700	1909	\$799,900
Active	S Upper Terrace Road	4	4	4,400	1929	\$928,850
Active	E 10th Avenue	8	5	6,300	1893	\$999,000
Active	E 20th Avenue	5	6	6,300	1912	\$2,385,000
Active	E Rockwood Boulevard	5	6	7,900	1913	\$2,900,000

### *Rockwood Homes Currently Pending*

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.*	YEAR BUILT	LIST PRICE
Pending	S Sherman Street	4	2	2,000	1955	\$449,990
Pending	E 18th Avenue	3	2	N/A	1940	\$475,000
Pending	E 25th Avenue	5	3	3,500	1965	\$899,900

### *Rockwood Homes Recently Sold*

STATUS	ADDRESS	BEDS	BATHS	EST. SQ. FT.	YEAR BUILT	LIST PRICE	LIST DATE	SOLD PRICE	SOLD DATE
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
Sold	2007 E 23rd Avenue	3	3	3,350	1976	\$900,000	10/13/21	\$1,000,000	10/28/21
Sold	2801 S Perry Street	3	4	3,152	1995	\$550,000	09/16/21	\$587,500	10/19/21
Sold	2415 S Crestline Street	4	3	2,465	1971	\$789,000	09/09/21	\$789,000	10/19/21
Sold	618 E 24th Avenue	4	2	2,532	1924	\$375,000	08/25/21	\$380,000	10/15/21

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