



avenue·stone
REAL ESTATE

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KELLERWILLIAMS
Luxury
INTERNATIONAL

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

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Spokane, WA 99204

Each office is independently
owned and operated.

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REAL MARKETING

The Tudor Revival

Presented by Tanya Starkel - Call for a Private Showing!

Offered at
\$2,365,000



FEATURES

- Perched on 1.2 acres (including a second buildable parcel)
- Exquisite living experience
- 5-year extensive remodel
- Completely rebuilt from top to bottom
- Private and secluded



5
Beds



6
Baths



6,303
Sq. Ft.

DEAR LEONARDO
AND ANGELICA,

If you would like your home
professionally marketed and
featured in my publications,
which are mailed to hundreds
of potential buyers every
month, call me at 509.475.9075.

930 E 20TH AVENUE

• SPOKANE LUXURY •

OCTOBER 2022 MONTHLY REPORT



PREPARED ESPECIALLY FOR
LEONARDO AND ANGELICA WASHINGTON

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PRESENTED BY TANYA STARKEL
YOUR REAL ESTATE EXPERT AND LUXURY SPECIALIST



TANYA STARKEL
Realtor® · Luxury Specialist

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INVENTORY VS. SALES

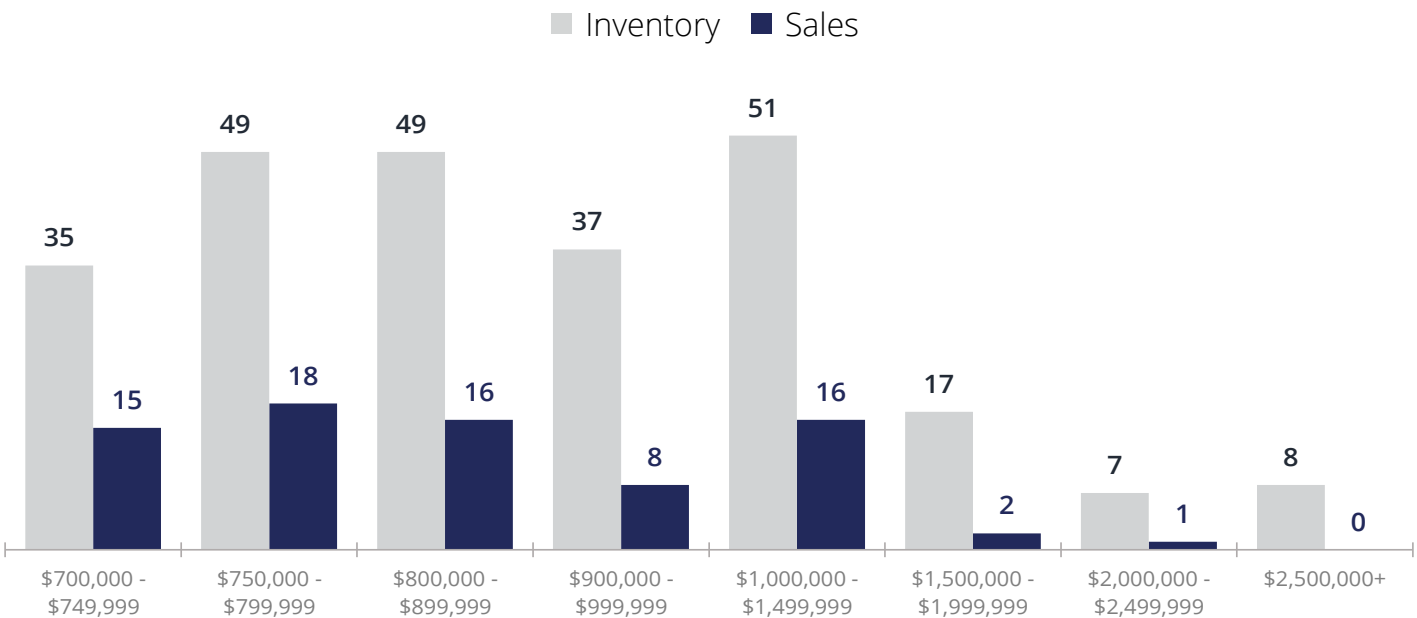
FINALLY A NORMAL MARKET

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

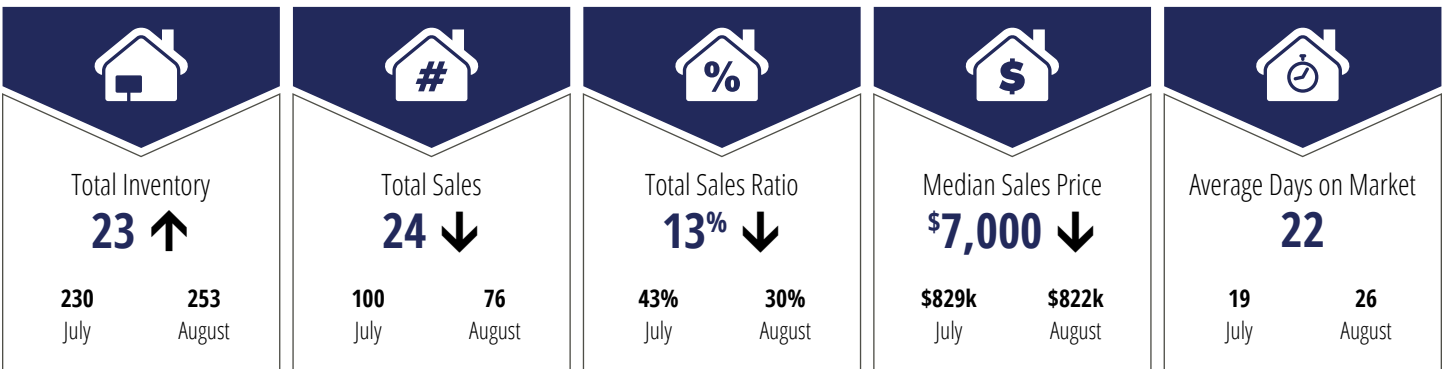
- The biggest issue in the last two years was that homes would hit the market and sell in hours with multiple offers.
- Potential sellers couldn't find a home due to the combination of low inventory and bidding wars.
- Homeowners were apprehensive about listing because they couldn't find their next home.
- 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**.



MONTHLY COMPARISON | SELLER'S MARKET



MEASURING UP: HOMES LISTED & SOLD BY SQUARE FOOT

Square Feet -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
2,500 - 3,000	\$800,000	4	3	9	25	36.00%
3,001 - 3,500	\$757,450	4	3	22	38	57.90%
3,501 - 4,000	\$875,000	5	3	9	48	18.80%
4,001 - 4,500	\$885,000	4	3	15	36	41.70%
4,501 - 5,000	\$849,900	5	3	5	27	18.50%
5,001+	\$1,199,000	5	4	9	37	24.30%

Sales Ratio is the ratio of homes sold to homes listed. It is used to determine market type:

Buyer's Market = Less than 15%

Balanced Market = 15% to less than 21%

Seller's Market = 21% or higher

This representation is based on sales and data reported by multiple brokers/agents to the SAR between July 1st and August 31st, 2022. SAR does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area.