



avenue·stone
REAL ESTATE

TANYA STARKEL

Real Estate Professional

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www.AvenueStoneRealEstate.com



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

kw SPOKANE
KELLER WILLIAMS
REAL ESTATE

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

PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING

EXPERIENCE EXCEPTIONAL RESULTS WITH TANYA STARKEL!

*Your Spokane Real
Estate Professional*

A Few Words From a Happy Client

“Tanya was recommended to us by a fellow physician at my husband’s work. From day one she has been professional, attentive and very knowledgeable. She guided us through the selling process and assisted with staging our home and as a result we sold our home in less than a week on the market! Tanya has also been incredibly kind and just a pleasure to work with. We are now searching for our dream home and she continues to assist and provide great service. We couldn’t have better things to say about Tanya – If are looking to sell or buy, she is the best we have worked with in Spokane.” – **Kathleen A.**

NOW PENDING!

A PACIFIC NORTHWEST MODERN GEM



13117 S Fairway Ridge Lane
3 Beds | 3 Baths | 3,916 Est. Sq. Ft. | **Offered at \$1,225,000**

RECENTLY SOLD!

IN ONLY 6 DAYS WITH MULTIPLE OFFERS!



12117 S Hangman Valley Road
4 Beds | 4 Baths | 5,349 Est. Sq. Ft. | **Sold for \$1,098,000**

JONATHAN AND ANGELA-MARIE,

If you’re curious about your home’s current value, whether for future sale, estate planning, or any other reason, call me today at **509.475.9075**. Let my marketing go to work for you!

• SPOKANE LUXURY •

APRIL 2022 MONTHLY REPORT

PREPARED ESPECIALLY FOR
JONATHAN AND ANGELA-MARIE WILLIAMS

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REAL ESTATE

PRESENTED BY TANYA STARKEL
YOUR REAL ESTATE EXPERT AND LUXURY SPECIALIST



TANYA STARKEL
Realtor® · Luxury Specialist

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INVENTORY VS. SALES

4 HOME UPGRADES TO INCREASE YOUR INVESTMENT

The market may be red hot, but not everyone wants to sell right now. Here are some great improvements you can make to your home today that will increase its value when you are ready to sell!



OUTDOOR LIVING

Buyers are looking to enjoy the outdoors at home. In-ground fireplaces, outdoor kitchens, or even an outdoor heater and area rug can help.



HOME OFFICE

Many buyers today can work remotely, so a dedicated home office or teaching space can be enticing. Simply staging a room will go a long way.



MORE SPACE

Open floor plans are taking a hit, as homeowners want distinct spaces. Barn doors, pocket doors, or room dividers are a quick and easy solution.



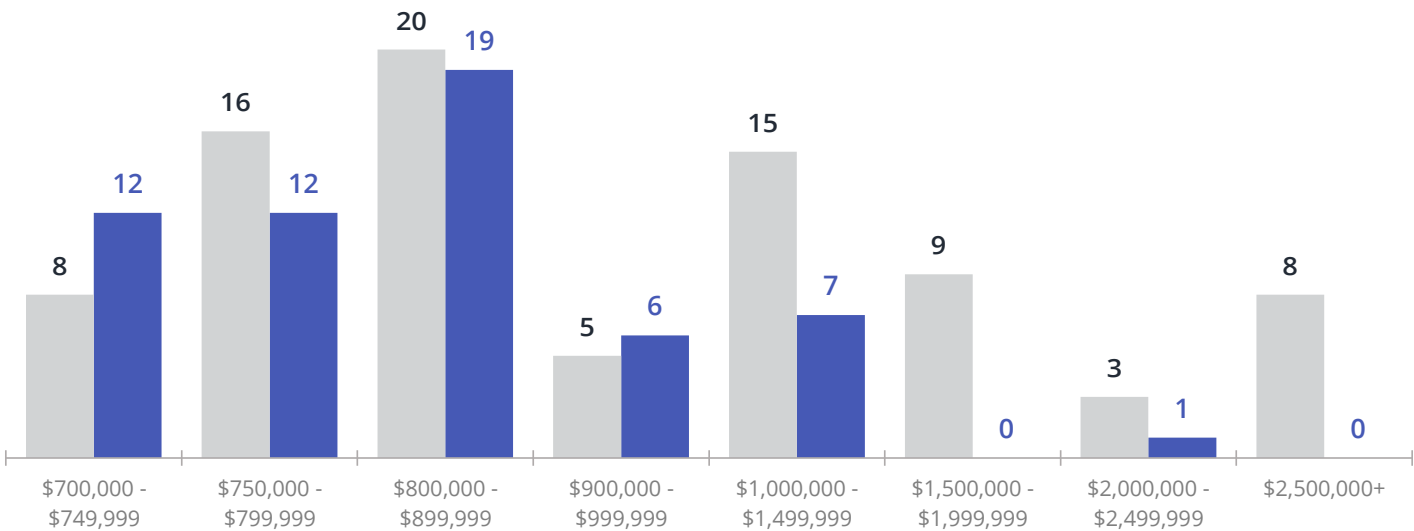
HOME GYM

You may not have an extra room for a fully equipped gym, but try carving out a space with items like yoga mats, a treadmill, or stationary bike.






Jonathan-Thomas and Angela-Marie,

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! Give me a call today at 509.475.9075.

■ Inventory ■ Sales



MONTHLY COMPARISON | SELLER'S MARKET

				
Total Inventory 1 ↑	Total Sales 19 ↑	Total Sales Ratio 22% ↑	Median Sales Price \$4,000 ↓	Median Days on Market No Change
83 February	38 February	46% February	\$819k February	6 February
84 March	57 March	68% March	\$815k March	6 March

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	\$737,284	4	3	8	9	88.90%
3,001 - 3,500	\$789,900	4	3	7	17	41.20%
3,501 - 4,000	\$816,000	5	3	12	12	100.00%
4,001 - 4,500	\$850,000	5	4	9	8	112.50%
4,501 - 5,000	\$800,000	5	4	7	3	233.30%
5,001+	\$1,300,000	5	5	5	17	29.40%

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 January 1st, and February 28th, 2022. SAR does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area.