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REAL ESTATE

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FEATURED LISTING

BROUGHT TO YOU BY TANYA STARKEL

930 E 20TH AVENUE | THE GOVERNOR'S MANSION



ACTIVE



5 BED | 6 BATH | 6,303 SQ.FT. | LIST PRICE: \$2,385,000

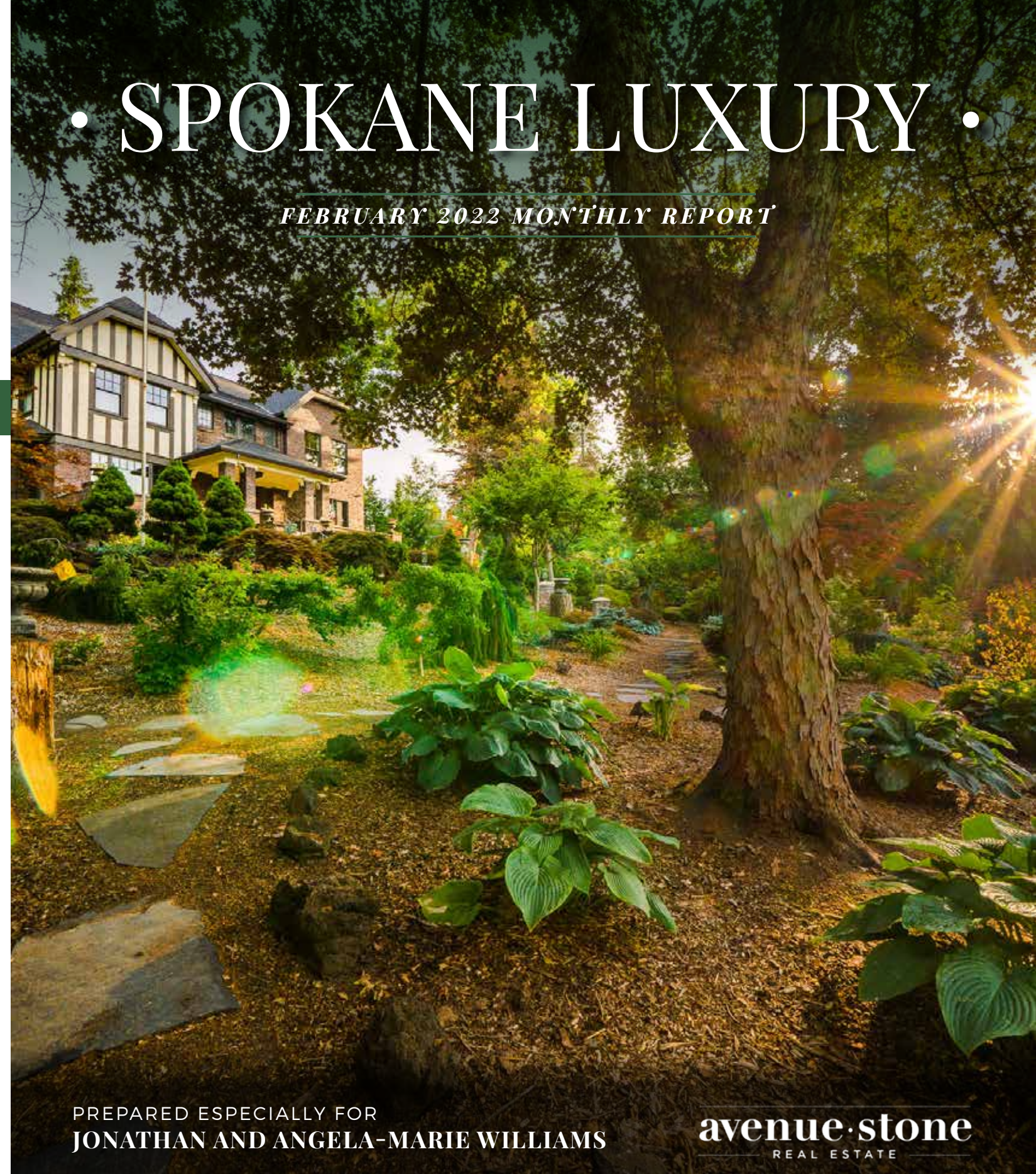
Nestled in the tree-lined Rockwood area, this historic 1912 Tudor Revival home is as gorgeous as its surroundings. This former residence of Washington State Governor Marion Hay features a seldom done full rebuild and modernization that has recreated and augmented the original details of the home. The remodel, between 2007 and 2012, includes structural, mechanical, and design updates including wired security system, HVAC, flooring, lighting, and large dual pane windows that bring in the natural light and garden views. Three en-suite bedrooms include the primary suite with sitting room and bath with Carrera marble and fully tiled marble walk-in shower. Two additional bedrooms/office spaces on the third floor.

JONATHAN AND ANGELA-MARIE,

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

• SPOKANE LUXURY •

FEBRUARY 2022 MONTHLY REPORT



PREPARED ESPECIALLY FOR
JONATHAN AND ANGELA-MARIE WILLIAMS

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PRESENTED BY TANYA STARKEL
YOUR REAL ESTATE EXPERT AND LUXURY SPECIALIST

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INVENTORY VS. SALES

Achieve Your 2022 Real Estate Goals with Tanya Starkel

A new year brings new goals and challenges – your home may be the key that determines in which direction you choose to travel and which goals you set. One thing is certain; working with the right Realtor can make all the difference.

With My Expert Marketing and Experience, I Will Help You...



Price your home to attract the largest number of buyers and yield the highest possible profit.



Stage and photograph your home. Many buyers will eliminate your home as an option strictly based on the first photo. I always use the best professional photographers available to ensure you get the greatest number of showings.



Professionally market your home, increasing exposure and attracting the right buyers who are willing to pay top dollar.



Show your home, which influences decision making and is a crucial step in receiving an offer.



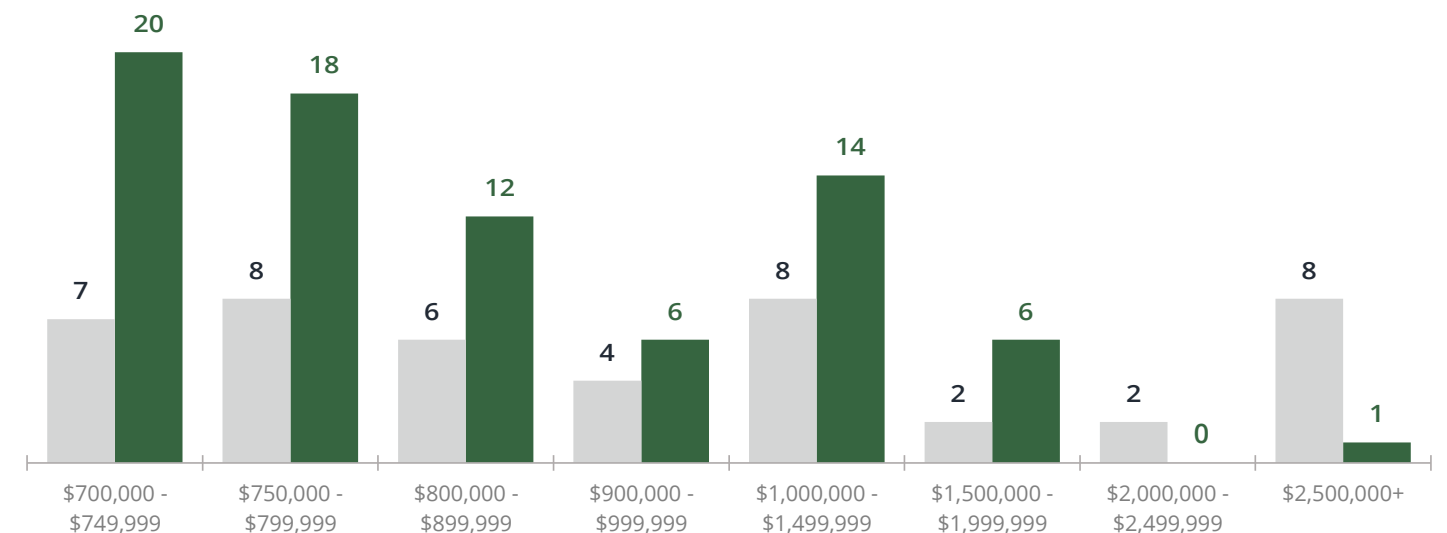
Negotiate your sale to ensure that you receive the highest price possible and that you're completely satisfied.



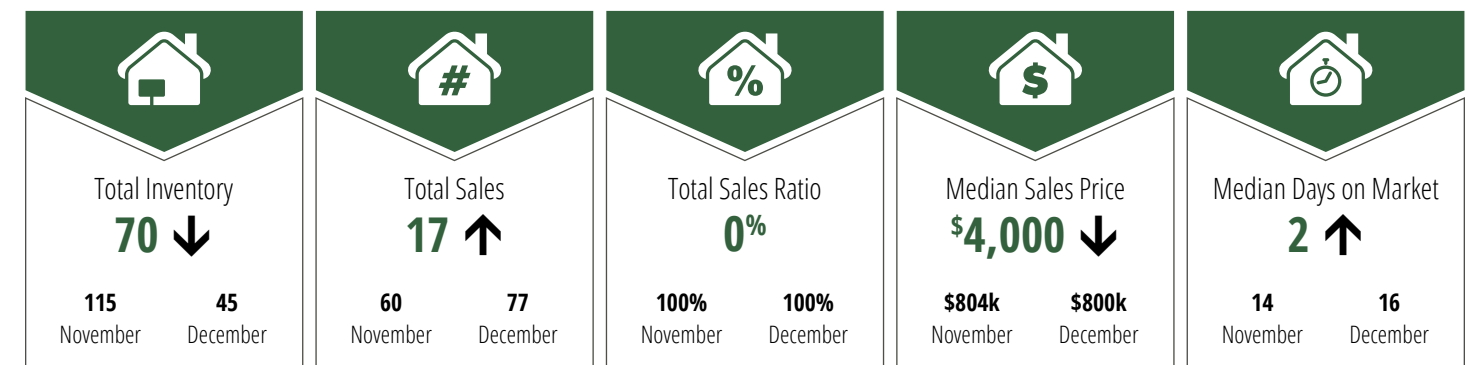
Jonathan and Angela-Marie,

If you are thinking of selling your home in 2022, call me today at **509.475.9075**. Let me help you achieve your real estate goals for the new year!

Inventory Sales



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	\$724,950	4	0	1	2	50.00%
3,001 - 3,500	\$739,000	4	0	6	4	150.00%
3,501 - 4,000	\$750,000	5	0	14	4	350.00%
4,001 - 4,500	\$799,950	5	0	22	6	366.70%
4,501 - 5,000	\$970,000	4	0	8	3	266.70%
5,001+	\$1,525,000	5	0	16	11	145.50%

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 NWMLS between November 1st, 2021 and December 31st, 2021. The NWMLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area.