

**TABLE OF CONTENTS**

|   | Page |
|---|------|
| TABLE OF CONTENTS.....  | 1    |
| GENERAL SUMMARY .....   | 4    |
| SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE .....                           | 12   |
| PAST AND CURRENT OFFICERS.....  | 17   |
| ACKNOWLEDGEMENTS .....  | 18   |
| MAP OF SPOKANE, KOOTENAI & BONNER COUNTIES.....                                 | 19   |
| SKETCH OF SPOKANE COUNTY .....  | 20   |
| SKETCH OF KOOTENAI COUNTY .....   | 21   |
| SKETCH OF BONNER COUNTY .....   | 22   |
| SPOKANE ECONOMIC INDICATORS .....   | 23   |
| Population In Spokane County .....  | 24   |
| Population Projections For Spokane County, 2015-2040 .....                      | 25   |
| Spokane County Population By Age Group And Sex.....                             | 26   |
| Drivers License Surrenders In State Of Washington.....                          | 28   |
| Drivers License Surrenders In Spokane County .....                              | 31   |
| Residential Electrical Customers, Spokane County .....                          | 34   |
| Resident Labor Force And Employment Trends In Spokane County .....              | 37   |
| Nonagricultural Wage And Salary Employment Trends .....                         | 40   |
| Total Personal Income In Spokane County .....                                   | 43   |
| Per Capita Income In Spokane County .....                                       | 45   |
| Total Personal Income In Spokane County As Provided By Avista Corporation ..... | 47   |
| Comparative Household, Family, And Per Capita Income For Spokane County.....    | 49   |
| Deposits At Financial Institutions In Spokane County (\$ Millions) .....        | 50   |
| Taxable Contracting Sales For Spokane County .....                              | 51   |
| Spokane County Taxable Retail Sales .....                                       | 53   |
| Cost Of Living Index For U.S. Metropolitan Cities .....                         | 55   |
| National Production, Inflation And Interest Rate Indicators.....                | 56   |
| Foreclosures On Deeds Of Trust In Spokane County.....                           | 64   |
| SPOKANE REAL ESTATE ACTIVITY INDICATORS.....                                    | 67   |
| Residential Building Permits .....  | 68   |
| Residential Building Permits, C-40 Series.....                                  | 71   |
| Assessor’s Geographic Area Data Map .....                                       | 73   |
| Lots Platted.....   | 74   |
| Condominium Units Filed.....  | 76   |
| Total Assessed Property Values And Taxes .....                                  | 78   |
| Total Sales Of Single-Family Dwellings .....                                    | 80   |
| Total Sales Of Single-Family Dwellings By Percent.....                          | 91   |
| Prices Of Sold Single-Family Dwellings .....                                    | 93   |
| Median Price Home Sales Comparison.....   | 94   |
| House Price Index of the FHFA.....  | 95   |
| Spokane Area New Construction and Existing Residence Unsold Inventory .....     | 98   |
| Spokane Area New Construction Residence Unsold Inventory .....                  | 99   |
| Spokane Area Existing Resale Residence Unsold Inventory.....                    | 110  |

**SPOKANE HOUSING INVENTORY** ..... 121

    Total Housing Stock By Type Of Unit ..... 122

    Spokane County Home Ownership Rate..... 125

    Housing Affordability Index ..... 126

    Housing Affordability Index For First Time Buyers ..... 135

**SPOKANE VACANCY SURVEYS** ..... 144

    Spokane County Apartment Vacancy Survey ..... 145

    Spokane County and City Mobile Home Park Space Vacancy Survey..... 173

    Survey of Competitive Office/Retail Space in the Spokane CBD..... 175

    Survey of Competitive Office/Retail Space in the Spokane CBD and Other Locations ..... 190

    Survey of Suburban Office Space in Spokane County (Current Geographic Areas) ..... 191

    Survey of Suburban Office Space in Spokane County (Previous Geographic Areas) ..... 196

    Survey of Medical Office Space in Spokane County ..... 197

    Survey of Suburban Retail Space in Spokane County (Current Geographic Areas) ..... 199

    Survey of Spokane County Industrial Space ..... 204

**KOOTENAI COUNTY** ..... 211

    Population in Kootenai County ..... 212

    Population Projections for Kootenai County, 2015-2040..... 213

    Population in Kootenai County by Age and Sex..... 214

    Drivers License Surrenders in State of Idaho..... 215

    Drivers License Surrenders in Kootenai County..... 216

    Residential Electrical Customers Kootenai County ..... 217

    Employment in Kootenai County ..... 219

    Personal Income in Kootenai County ..... 222

    Total Personal Income in Kootenai County as Provided by Avista Corporation ..... 224

    Comparative Household, Family, and Per Capita Income for Kootenai County ..... 225

    Deposits at Financial Institutions in Kootenai County ..... 226

    Kootenai County Taxable Sales ..... 227

    Foreclosure Notices of Default and Trustees Deeds In Kootenai County ..... 228

    Residential Building Permits, Kootenai County ..... 231

    Lots Platted in Kootenai County ..... 234

    Condominium Units Platted in Kootenai County..... 235

    Net Assessed Property Value for Kootenai County ..... 236

    Kootenai County Residential Sales ..... 237

    Current Geographic Areas for Reporting Residential Sales ..... 238

    Number of Kootenai County Residential Sales (Current Geographic Areas)..... 239

    Average Price of Kootenai County Residential Sales (Current Geographic Areas) ..... 243

    Prior Geographic Areas for Reporting Residential Sales ..... 247

    Number of Kootenai County Residential Sales ..... 248

    Average Price of Kootenai County Residential Sales ..... 249

    House Price Index of The FHFA for Kootenai County..... 250

    Kootenai County Residential Active Listings ..... 253

    Kootenai County New Construction Residence Active Listings ..... 254

    Kootenai County Existing Residence Active Listings ..... 260

    Kootenai County Residential Active Listings ..... 266

    Kootenai County Housing Stock ..... 272

    Kootenai County Home Ownership Rate..... 273

    Housing Affordability Index ..... 274

    Kootenai County Apartment Vacancy Survey ..... 283

Kootenai County Apartment Vacancy Survey ..... 294

Kootenai County Mobile Home Park Space Vacancy Survey ..... 295

Survey of Office Space in Kootenai County ..... 296

Survey of Retail Space in Kootenai County..... 298

Survey of Industrial Space in Kootenai County ..... 300

**BONNER COUNTY** ..... 302

Population in Bonner County ..... 303

Population Projections for Bonner County, 2015-2040 ..... 304

Bonner County Population by Age and Sex ..... 305

Drivers License Surrenders in Bonner County ..... 306

Residential Electrical Customers Bonner County ..... 307

Employment in Bonner County ..... 308

Personal Income in Bonner County ..... 310

Total Personal Income in Bonner County as Projected BY Avista Corporation ..... 312

Comparative Household, Family, and Per Capita Income ..... 313

Deposits at Financial Institutions ..... 314

Bonner County Taxable Sales ..... 315

Building Permits and Building Location Permits ..... 316

Bonner County Assessed Values ..... 317

Sales of Single-Family Dwellings by Area ..... 318

Financing of Single-Family Dwellings Purchases..... 321

Bonner County Housing Stock ..... 326

Bonner County Home Ownership Rate ..... 327

**ADDENDA** ..... 328

REAL ESTATE PROFESSIONAL ASSOCIATIONS IN SPOKANE COUNTY..... 329

REAL ESTATE PROFESSIONAL ASSOCIATIONS IN KOOTENAI COUNTY ..... 330

DEVELOPMENT OFFICIALS IN SPOKANE COUNTY ..... 331

DEVELOPMENT OFFICIALS IN KOOTENAI COUNTY ..... 332

OTHER NORTHWEST REAL ESTATE RESEARCH REPORTS..... 333

REAL ESTATE-RELATED WEBSITES..... 334