

THE REAL ESTATE REPORT

Regional Research on Spokane and Kootenai Counties

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SPOKANE-KOOTENAI REAL ESTATE RESEARCH COMMITTEE

The Spokane-Kootenai Real Estate Research Committee is a non-profit corporation which provides a means for developing a reliable data base of statistics and trends in real estate and related activities in Spokane County, Washington and Kootenai County, Idaho. The organization publishes a semi-annual report of its findings. In addition to important real estate statistics, these reports include feature articles on major topics affecting the region. Membership in the organization is composed of professionals in real estate, mortgage lending, economics, higher education and government. Those groups, as well as employers and real estate investors, will find this report a valuable reference tool for decision making and long range planning.

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Reid Erickson (206-343-7477)

ListingNumber.com
Mike Rahmn (206-801-0076)

REAL ESTATE PROFESSIONAL ASSOCIATIONS IN SPOKANE COUNTY

Name of Group	Contact Person	Phone No.
Spokane Mortgage Lender's Association	Sherri Rotchford, President (2008)	340-1958
Association of Professional Mortgage Women	Crissy White, President (6/08 to 5/09) Cheleena Frye, Treasurer	326-2626 455-8124
Spokane Association of REALTORS	Jeannette Karis, President (2009) Rob Higgins, Executive V.P.	326-9222 326-9222
Spokane Home Builders Association	Bruce Georgen, President (2009) Joel White, Executive Officer	216-2618 532-4990
Landlord Association Of the Inland Northwest	Ragan Faylor, President (6/08 to 5/09) Patrick McMurray, President-Elect (6/09 to 5/10) Joy Peck, Executive Director	714-2445 475-8070 535-1018
Building Owner's and Manager's Association www.bomaspokane.org	Cory Barbieri, President (2009)	344-4901
Spokane Real Estate Trader's Club	Aaron Lake, President (2009) Scott Person, Vice President	482-0308 622-3532
International Right-of-Way Assoc., Inland Empire Chapter	Rich Waltrip, President (2009) Randy Myhre, Vice President	327-8697 495-4439
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Independent Fee Appraisers	Sam Wood, President (2009) Mike Mollahan, Vice President	534-2000 499-1660
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*Society of Industrial and Office REALTORS	Dave Black, Mbr CCIM, MBA, & SIOR	623-1000
*Certified Commercial Investment Members (CCIM)	Luanne Padgham, President (2009)	993-6700
*Institute of Real Estate Management	Tom Hix, President (2009) John Stejer, Vice President	623-1000 482-0308

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Name of Group	Contact Person	Phone No.
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	Burke Hansen, First Vice President	(208) 465-0200
Coeur d'Alene Association of REALTORS [®] , Inc.	Dan Flanagan, President (2009) Century 21 Beutler & Associates	(208) 765-5554 Ext. 139
	Rick Vernon, Executive Officer	(208) 667-0664
Idaho Association of Mortgage Brokers	Steve Cox, President (2009)	(208) 429-8897
North Idaho Building Contractors Association	Bill Johnson, President (2009) Johnson Custom Homes	(208) 660-4198
	Life Erickson, First Vice President American Dreams Estates	(208) 755-2477
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SKETCH OF SPOKANE COUNTY

Spokane County was first organized in 1858 from part of Walla Walla County. Five years later it was voted out of existence by the Territorial Legislature and merged into Stevens County. In 1879 it was recreated and named after the Spokane Indians; the name means "children of the sun". It is located in the northeastern part of the state and is bounded by Idaho on the east. The county was first visited by fur traders in 1810, who established Spokane House as a trading center. Two years later, the Pacific Fur Company built Fort Spokane. Missionaries arrived in the county in the 1830s. The first permanent settlements in the county were established in the 1870s and the county's prosperity was assured with the arrival of the Northern Pacific Railroad in 1890. Today Spokane County has a varied economy based on services, manufacturing, agriculture, and wholesale and retail trade. Its county seat, Spokane, is the second largest city in the state and is a regional transportation, financial and cultural center.

AREA: 1,763.6 square miles
 Ranking in state: 19th

INSTITUTIONS OF HIGHER EDUCATION:

Eastern Washington University, Cheney
 Gonzaga University, Spokane
 Intercollegiate College of Nursing, Spokane
 Spokane Community College, Spokane
 Spokane Falls Community College, Spokane
 Washington State University, Spokane
 Whitworth College, Spokane

POPULATION (April 1, 2008): 459,000
 Unincorporated: 131,762
 Incorporated: 327,238
 Percentage of state: 6.97%
 Density: 255.8 persons per square mile

PRINCIPAL ECONOMIC ACTIVITIES:

Wholesale and Retail Trade
 Service Industries
 Health Care and Medical
 Business and Personal Services
 Primary and Fabricated Metal Products
 Machinery Manufacturing
 Electric and Electronic Equipment
 Transportation Equipment
 Printing and Publishing
 Food and Kindred Products
 Lumber and Wood Products
 Agriculture

LEADING CITIES:

Population (April 1, 2008)
 Airway Heights 5,240
 Cheney 10,180
 Deer Park 3,345
 Liberty Lake 6,980
 Medical Lake 4,810
 Millwood 1,665
 Spokane, county seat 204,400
 Spokane Valley 88,920

ETHNIC BREAKDOWN:

Spokane County	<u>2000 Census</u>
Single-Race	406,386
White	381,934
Black/African American	6,659
American Indian and Alaska Native	5,847
Asian	7,870
Native Hawaiian and Other Pacific Islands	666
Other Race	3,410
Two or More Races	11,553
* Hispanic Origin	11,561

CLIMATE: Spokane - elevation 1,875 feet

Average	JAN	APRIL	JULY	OCT
Max Temp	32.7	58.5	83.9	58.3
Min Temp	21.0	36.7	55.7	37.7
Mean Temp	26.9	47.6	69.8	48.5
Precipitation in inches	2.04	1.10	0.57	1.21
Average Annual Maximum Temperature:	58.0			
Average Annual Minimum Temperature:	38.0			
Average Annual Mean Temperature:	48.0			
Average Annual Precipitation:	16.15 inches			

*Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well.

SKETCH OF KOOTENAI COUNTY

Kootenai County is situated 100 miles south of the Canadian border, with Montana to the east and Spokane, WA. to the west. Kootenai, the 4th most-populated county in Idaho, is home to the Coeur d'Alene Indian Tribe. The city of Coeur d'Alene was named after this Native American Indian Tribe, and serves as the county seat. The area is blessed with a temperate climate and four distinct seasons. The county is known for its spectacular scenery and recreational opportunities at the many lakes and forests. Interspersed with the forests and lakes are roughly 123,000 acres of farmland. The county's major crops are wheat, bluegrass seed, and barley. The major industries include forest products, agriculture, manufacturing, retail trade and services. Tourism is also playing an increasingly important role in the economy.

AREA: 1,240 square miles
 48.9 % rural
 51.1 % urban

POPULATION (2008): 137,475
 Density: 97.7 persons per square mile

LEADING CITIES (2007):

Coeur d'Alene	38,200
Dalton Gardens	2,410
Hayden	11,044
Post Falls	22,040
Rathdrum	5,353

ETHNIC BREAKDOWN (2000):

Single Race	106,941
White	104,168
Black/African American	183
American Indian and Alaska Native	1,334
Asian	539
Native Hawaiian and Other Pacific Islands	74
Other Race	643
Two or More Races	1,744
* Hispanic Origin	2,528

PRINCIPAL ECONOMIC ACTIVITIES

Construction
 Lumber and Wood Products
 Wholesale and Retail Trade
 Service Industries
 Manufacturing
 Agriculture

INSTITUTIONS OF HIGHER EDUCATION:

North Idaho College (NIC)
 Lewis-Clark State College (Branch @ NIC)
 University of Idaho (Branch @ NIC)

LARGEST EMPLOYERS:

(Not Ranked by Size)
 Crown Pacific
 GTE Northwest
 Coeur d'Alene Press
 Hagadone Hospitality
 Idaho Forest Industries
 Kootenai Medical Center
 Louisiana Pacific
 Silverwood Theme Park
 Templin's Resort
 Tidyman's
 Harpers Furniture

CLIMATE: (Coeur d'Alene)

Elevation - 2,180 feet

AVERAGE	SPR	SUM	FALL	WIN
Max Temp	73	82	68	38
Min Temp	44	51	38	26
Average Annual Temperature				45.2
Average Annual Precipitation				24.0
Average Annual Snow				50.0

* *Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well.*

Source: Panhandle Area Council (Jim Deffenbaugh 208-772-0584, Ext. 3005)

SKETCH OF BONNER COUNTY

Bonner County is located in the Idaho Panhandle, directly north of Kootenai County and south of Boundary County, between Washington and Montana. With the largest water area of all of Idaho's counties, Bonner County is the 19th largest of the state's 44 counties. All of Priest Lake and most of Lake Pend Oreille are in Bonner County. Over 44% of the county's area is in national forest land and 15.3% is state owned, leaving just under 40% of the area in private ownership. Recreational opportunities abound with the water, forest and mountain resources with Schweitzer Mountain Resort offering unlimited skiing and summer activities. Natural resource industries played a major role in the development of the area with forestry, lumber and wood products, agriculture and mining. Sandpoint is the largest city and the center of trade in Bonner County..

AREA: 1,737.67 square miles
 Ranking in state: 19th

INSTITUTIONS OF HIGHER EDUCATION:
 North Idaho College Branch

POPULATION (April 1, 2007): 41,050
 Unincorporated: 28,148
 Incorporated: 12,902
 Percentage of state: 2.7%
 Density: 255.8 persons per square mile
 Ranking in State

8th PRINCIPAL ECONOMIC ACTIVITIES:

LEADING CITIES:

Population (April 1, 2007)
 Clark Fork 578
 Dover 517
 East Hope 218
 Hope 86
 Kootenai 474
 Oldtown 207
 Ponderay 697
 Priest River 1,909
 Sandpoint 8,216

Retail Trade
 Construction
 Manufacturing
 State and Local Government
 Health Care and Social Assistance
 Business and Professional Services
 Accommodation and Food Services
 Real Estate
 Agriculture and Forestry

ETHNIC BREAKDOWN:

Bonner County	<u>2000 Census</u>
Single-Race	36,209
White	35,574
Black/African American	40
American Indian and Alaska Native	322
Asian	101
Native Hawaiian and Other Pacific Islands	17
Other Race	155
Two or More Races	626
* Hispanic Origin	604

CLIMATE: Sandpoint - elevation 2,085 feet

Average	JAN	APRIL	JULY	OCT
Max Temp	32.3	57.2	82.1	56.9
Min Temp	20.2	33.9	48.6	34.0
Mean Temp	26.2	45.6	65.4	45.5
Precipitation in inches	4.06	2.06	0.97	4.6
Average Annual Maximum Temperature:	56.6			
Average Annual Minimum Temperature:	34.4			
Average Annual Mean Temperature:	45.5			
Average Annual Precipitation:	31.99 inches			

*Hispanic is not categorized as a separate racial breakdown and is counted in the other categories as well.