

LIFESTYLE NORTH

REALTY GROUP

BROKERED BY

exp<sup>®</sup>  
REALTY

SPOKANE

# Relocation Guide





LIFESTYLE NORTH  
REALTY GROUP

# Welcome

TO SPOKANE

Your local guide packet for the city

509.342.8735 | [desiree.jones@exprealty.com](mailto:desiree.jones@exprealty.com) | [www.lifestylenorthrealty.com](http://www.lifestylenorthrealty.com)



# Contents

- 04 WELCOME
- 05 ABOUT THE COMPANY
- 06 WORKING WITH US
- 07 HISTORY OF THE CITY
- 08 DEMOGRAPHICS
- 09 RECREATIONAL OPTIONS
- 10 COST OF LIVING
- 11 CLIMATE INSIGHTS
- 12 REAL ESTATE AT A GLANCE
- 13 LOCAL ATTRACTIONS
- 14 NEARBY PARKS
- 15 SHOPPING AREAS
- 16 LOCAL SCHOOLS
- 17 GETTING AROUND
- 18 LOCAL ENTERTAINMENT
- 19 COMMUNITY EVENTS
- 20 CONTACT





# welcome

## HELLO!

As a certified real estate relocation expert, I specialize in assisting with every phase of the relocation process from start to close. This includes personalized consultations to understand your unique needs, detailed market analysis to find your home or sell your property, handling all negotiations, and ensuring a smooth transition to your new home or the sale of your current one.

If you are relocating for corporate position, our dedicated corporate relocation team at eXp assists with all the details, ensuring the connection between your company and your move is managed with meticulous detail.

As someone who relocated to the area over ten years ago, I understand the challenges, and I am here to ensure that your move goes as smooth and stress-free as possible!



*Desiree Jones*

**Broker, WA | Realtor, ID | MBA**

Certified Luxury Home Marketing Specialist

Certified eXp Relocation Specialist

509.342.8735





## Sign up for your home search

Your first step in the relocation process is learning what homes are available by getting set up on our MLS customized search. You'll receive first alerts of any new homes on the market that are specific to your criteria as you are preparing for your home tour. You'll receive these alerts before the homes are listed on 3rd party sites, such as Realtor.com or Zillow. It will also give you a general idea of what is out there and the different areas of the city. Please take these steps to get started:

**1. Sign up on my home search website:**

[www.desireejones.exprealty.com](http://www.desireejones.exprealty.com)

**2. Shoot me an email at:**

[desiree.jones@exprealty.com](mailto:desiree.jones@exprealty.com)

Please provide the following details in email:

- Preferred area/neighborhood
- Size of home and lot size preferences
- Number of minimum bedrooms/baths
- Resale or new construction preference
- Style of home (modern, craftsman, etc)
- Any other important preferences

## Working with us

When you work with us on your relocation to Spokane, you are provided with concierge level services and access to partners to assist with lending, inspections, moving, cleaning, connection of utilities, and more. We've got you covered every step of the way!

We believe one of the most important aspects of our relocation services is communication. We are readily available to answer your questions or concerns most any time of the day and we are always responsive.

**T:** 509.342.8735

**E:** [desiree.jones@exprealty.com](mailto:desiree.jones@exprealty.com)

**W:** [www.lifestylenorthrealty.com](http://www.lifestylenorthrealty.com)



@LifestyleNorthRealty | #LifestyleNorthRealty





# About the company

## Working with us in relocation

On the right, you'll see our step by step relocation guide, which is proven to create a positive experience for our clients. It is very important to follow these steps so we can ensure your move is well organized and stress-free.

If you are with eXp corporate relocations, your relocation manager will be in frequent communications with both of us to ensure your move is in compliance with company objectives and your move is going smoothly.

If you are moving for family or personal reasons, be sure to let us know what special circumstances you have so that we can make sure your move is tailored to your needs.

When working with clients relocating to Spokane, we keep communications open for extended hours due to time differences or emergencies that may come up. Never feel like it's too early or too late to text or call us, and if we are not available, you can expect a response as soon as possible.

- 01 Needs Assessment**  
The first step in the relocation process is to connect and determine what your needs and wants are, and what criteria is most important in your next home .
- 02 Set Up a Custom Search**  
Based on the needs assessment, I will set you up on an automated search and access to our portal to favorite homes for your upcoming home tour .
- 03 Personalized Home & Area Tour**  
Next is to schedule your personal area and home tour . Here we will discover the types of neighborhoods and homes you have favorited in your search.
- 04 Offer Process Begins**  
You found the perfect place for you and/or your family, now it's our job to get an offer accepted and help with your moving process!



# history of the city

Spokane, nestled in the heart of Washington state, has a rich history that mirrors the dynamic evolution of the American West. Initially inhabited by the Spokane tribe, the area's name translates to "Children of the Sun" in Salishan, highlighting the indigenous people's deep connection to the land. The Spokane tribe's way of life was intricately linked with the Spokane River, relying on its resources for fishing, hunting, and gathering. However, the arrival of European settlers in the 18th and 19th centuries marked the beginning of profound changes, introducing trade and conflict over land and resources.

The late 19th century was a period of rapid growth for Spokane, driven by the discovery of valuable minerals in the surrounding region. This attracted a wave of settlers and investors, leading to Spokane's incorporation as a city in 1881. The city's subsequent connection to the Northern Pacific Railway further solidified its role as a key hub for trade and transportation in the Pacific Northwest. Spokane's economy flourished, diversifying into agriculture, timber, and manufacturing sectors, which laid the foundation for its urban development.

Transitioning into the 20th century, Spokane faced the challenge of economic transformation, responding by revitalizing its downtown and investing in new sectors like education, healthcare, and technology. The city's commitment to quality of life and environmental sustainability was exemplified by the hosting of Expo '74, leading to significant urban renewal projects like the development of Riverfront Park.

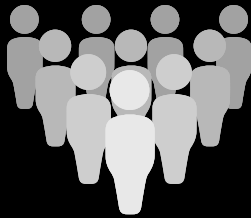
Today, Spokane boasts a vibrant arts scene and outdoor recreational opportunities, standing as a testament to its residents' resilience and adaptability through times of change and growth.



# demographics

Spokane County As of December 31st 2023

## POPULATION



539K

## NUMBER OF SCHOOLS



67

## LISTED HOUSES

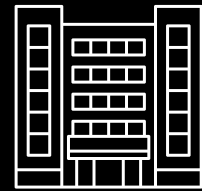


1145

### NEIGHBORHOOD DESCRIPTION

Spokane has a diverse neighborhood schematic, including inner city, rural, and waterfront options. Whether you are interested in historical homes, new construction, or a more rural environment yet close to the city, you'll find it all here.

## LISTED CONDOMINIUM



37

## NUMBER OF BUSINESSES



6700

## NUMBER OF JOBS



91%  
EMPLOYED



# recreational options

## **WALKING & HIKING TRAILS**

Spokane offers a host of natural and city walking and hiking trails, from Mt. Spokane, The 70 mile Centennial Trail, Rocks of Sharon, and Rimrock Drive at Palisades Park are just some of the many options.



## **WINTER ACTIVITIES**

Snowboarding and skiing at Mt. Spokane or the nearby Idaho ski resorts, such as Schweitzer Mountain in Sandpoint and Silver Mountain in Kellogg are only about an hour and half away from Spokane.



## **WATER SPORTS**

There are many lakes surrounding Spokane, such as Lake Chelan, Newman Lake nearby Lake Coeur d'Alene and Hauser Lake in Idaho where you can enjoy boating, fishing, and waterskiing from Spring to Fall.







# cost of living

01

## INCOME TAXES

There are no personal income taxes in Washington state.

---

02

## PROPERTY TAXES

Levy rates (budget requests) are multiplied by each \$1,000 of assessed value. The county's average effective tax rate is 1.20%, which is higher than the state average of 0.84%. The typical resident of Spokane County pays \$2,934 a year in property taxes.

---

03

## SALES TAX

While there are no personal income taxes in Washington, the larger cities have some of the highest sales taxes in the country. The minimum combined 2024 sales tax rate for Spokane County, Washington is 9%. This is the total of state and county sales tax rates. The Washington state sales tax rate is currently 6.5%.

---

04

## TAX FRIENDLY POLICIES

If you are a senior citizen and/or disabled, you may be eligible for an exemption. The exemption applies to the primary residence and land on which it sits, up to one acre. Five acres are allowed if zoning permits it.





# climate insight

01

## AVERAGE TEMPERATURE

Spokane's temperatures range from 26°F to 88°F throughout the year, and rarely go below 11°F or above 97°F. Spokane's 2021 summer was its hottest on record, with an average temperature of 73.1°F and a record high of 109°F at Spokane International Airport on June 29.

---

02

## PRECIPITATION LEVELS

Spokane, Washington receives an average of 17 inches of rain per year, which is much less than the national average of 38 inches. Spokane's climate is impacted by its location between the Cascade Mountain Range to its west and the Rocky Mountains to the East and North. The mountains shield the city from weather patterns experienced in other parts of the Pacific Northwest.

---

03

## EXTREME WEATHER EVENTS:

Spokane's winter weather can cause heavy snowfall and extreme cold, which can disrupt heat, power, and communications. It is important to prepare for the winter and make sure you have proper snow and ice tires on your vehicles as there could be several weeks where there are icy driving conditions.

---

04

## SEASONAL CHANGES:

In Spokane, the summer months are warm, dry, and mostly clear. On average, Spokane gets 171 sunny days per year. Winters are cold and cloudy but, we get an average of 44 inches of snow every year. Spokane has 4 seasons with the Fall being extremely colorful with moderate temperatures.



# real estate at a glance



## **AVERAGE SALES PRICE: \$395,000**

As of January 2024, the median listing price for a home in Spokane County, Washington is \$469,900, and the median sold price is \$395,000. This is a 6.8% increase in listing price and a 1.7% decrease in sold price from the previous year.



## **APPROXIMATE DAYS ON THE MARKET: 42 DAYS**

As of January 2024, homes in Spokane County, WA, sell after an average of 42 days on the market. This is down from 49 days last year.



## **LISTINGS CURRENTLY AVAILABLE: 1145**

There are 1145 active home listings and 106 new homes for sale in Spokane, WA. as of February 21st 2024.



## **AVERAGE PRICE PER SQUARE FOOT: \$226**

As of January 2024, the median price per square foot in Spokane County, Washington is \$226. The median listing home price in January 2024 was \$469,900, and the median home sold price was \$395,000.



# local attractions

01

## RIVERFRONT PARK

This iconic park is more than just green space; it's a piece of Spokane and world history, created for the 1974 World's Fair. With 100 acres encompassing natural and man-made attractions, including the United States Pavilion, an IMAX Theater, a skating rink, and the spectacular Spokane Falls, Riverfront Park is a must-visit destination offering a variety of activities.

02

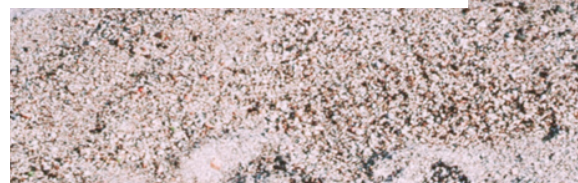
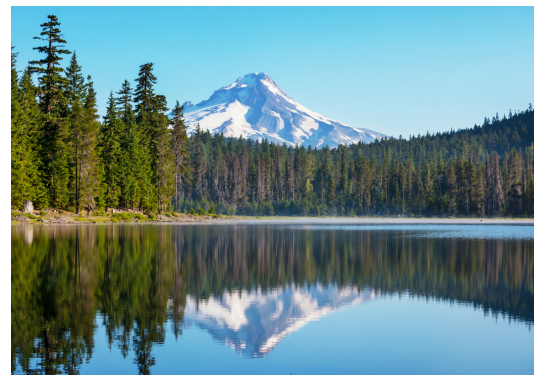
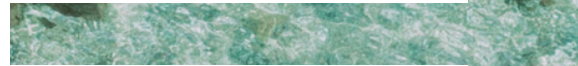
## GREEN BLUFF

Situated less than 20 miles north of downtown Spokane, Green Bluff is a collective of local farms offering U-pick and pre-pick opportunities for a variety of fresh produce. Visiting Green Bluff provides a unique insight into the local agricultural scene, with the chance to pick your own fruits and vegetables, and enjoy seasonal events like the fall apple harvest or finding the perfect Christmas tree in winter.

03

## MOUNT SPOKANE STATE PARK

Just an hour north of the city, this state park boasts 13,919 acres of natural beauty and over 100 miles of multi-use trails. It's a paradise for outdoor enthusiasts with activities ranging from mountain biking and wildlife viewing in the summer to skiing and snowboarding in the winter. The park also offers stunning views from the summits of Mount Spokane, Kit Carson, and Day Mountain





# nearby parks

01

## MANITO PARK

Manito Park, designed by the renowned Olmsted Brothers, features elaborate gardens and walking paths..



02

## FINCH ARBORTORIUM

Finch Arboretum is known for its extensive collection of trees and natural beauty, providing a serene environment for visitors.



03

## COMSTOCK PARK

This neighborhood park is known for its spacious areas for picnics, play equipment for children, sports facilities including baseball, tennis courts, outdoor auditorium, and a large outdoor pool, making it a family-friendly destination. Situated in the South Hill neighborhood, Comstock Park provides a scenic and recreational space for residents and visitors alike, offering a quieter alternative to the city's more centrally located parks..





# shopping areas

## 01 River Park Square

Located in downtown Spokane, River Park Square is a premier shopping mall featuring a mix of national retailers, unique boutiques, and dining options. It's a great place for those looking to find everything from fashion to tech in a single location.



## 02 Kendall Yards Night Market

For a scenic shopping experience, the Kendall Yards Night Market offers a beautiful neighborhood setting along the river. Visitors can enjoy wine, food from food trucks, and ice cream, making it a delightful place for an evening out.

## 03 North Town Mall

This mall is noted for its bright and clean atmosphere, with a nice selection of anchor stores providing the basics. It also houses a Regal Cinema, making it a perfect spot for a day of shopping followed by a movie.



## 04 Spokane Valley Mall

This mall is a key shopping destination in the Spokane Valley, offering a wide range of stores from well-known national brands to local retailers. It's designed to cater to a variety of shopping needs and preferences, featuring everything from fashion and beauty to electronics and home goods. The mall also includes dining options and entertainment services.



# local schools

## 01 Spokane International Academy K-9

As a K-9 magnet and charter school, it focuses on a global curriculum with 51% in math and an impressive 73% in reading, promoting a broad worldview and academic rigor. Rating: 7/10. Location: 777 E Magnesium Rd, Spokane, WA 99208.



## 02 Brentwood Elementary K-6

Serving grades K-6, Brentwood Elementary emphasizes a balanced curriculum with strong performances in math (62%) and reading (68%), providing a solid foundation for young learners. Rating: 8/10. Location: 406 W Regina Ave, Spokane, WA 99218



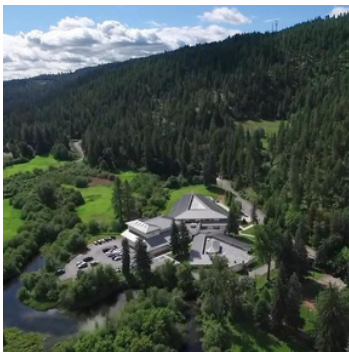
## 03 Lewis & Clark High School 9-12

Lewis & Clark High School, located at 521 W 4th Ave, Spokane, WA 99204, has a rating of 8/10, placing it in the top 30% of all schools in Washington. This high school serves grades 9-12 with a student-teacher ratio of 19:1. It is known for its strong academic performance, with 50% math proficiency and 74% reading proficiency, reflecting a commitment to high educational standards.



## 04 St. George's School K-12 Private School

An International Baccalaureate World School, Saint George's School offers a distinguished private, college-preparatory education from kindergarten through 12th grade. The school prides itself on its intellectually stimulating academic programs and a wide array of extracurricular activities, aiming to inspire scholars, athletes, and artists to serve and lead others. The campus's location along the Little Spokane River provides a picturesque setting for a well-rounded education. Located at 2929 W Waikiki Road, Spokane, WA 99208, is a top-ranked private school in Washington.



For a complete list of schools, visit [www.spokaneschools.org](http://www.spokaneschools.org)



# getting around



1. **Division Street Bus Rapid Transit (BRT):** This project is designed to improve connectivity along one of the region's busiest corridors, featuring dedicated transit lanes for faster travel and increased access for walking and cycling. The BRT aims to decrease congestion by accommodating over one hundred riders per bus, thus reducing the number of cars on the road. The Division Street BRT project is scheduled to launch in alignment with the completion of the North Spokane Corridor by 2030.
2. **Spokane Transit Authority (STA):** STA provides various public transportation services including buses, paratransit for individuals with disabilities, rideshare programs, and park & ride facilities. The City Line represents Spokane's first BRT route, and the success of this line is laying the groundwork for future expansions like the Division Street BRT project.
3. **Other Transportation Resources:** The Spokane Regional Transportation Council (SRTC) offers comprehensive information on a wide array of transportation resources. This includes bike and pedestrian plans, complete streets initiatives, and the Spokane Regional Clean Transportation Coalition. Additionally, SRTC provides details on the Spokane Regional Electrification Grant Program and various transportation improvement programs aimed at enhancing regional mobility and safety.
4. **Nonmotorized or Alternative Transportation:** Spokane supports nonmotorized transportation options, with resources like Friends of the Centennial Trail and various services aimed at improving the accessibility and usability of trails and bike paths across the city.
5. **Community and Specialized Transportation Services:** Spokane hosts a variety of services designed to meet specific community needs. This includes non-emergency medical transportation, inter-city bus services like Greyhound and Northwestern Trailways, and local initiatives like The Moccasin Express - the Spokane Tribal Transit Program offering safe, reliable, and accessible transportation options.

These initiatives reflect Spokane's commitment to developing a comprehensive and accessible transportation network that supports a variety of transportation needs while promoting sustainability and community well-being.

# local entertainment

Spokane's entertainment scene is a vibrant mix of live music, theater, and nightlife that caters to a wide range of tastes and interests. From the state-of-the-art Spokane Arena hosting large concerts and sporting events to intimate venues like The Knitting Factory and Zola, where local and international acts perform, there's something for everyone. The city is also home to a rich array of bars, restaurants, and clubs, offering everything from craft cocktails and fine dining to casual eats and live music.



## 01 ZOLA

Offers an intimate live music venue with top local acts and bands. Alongside its award-winning restaurant and bar, Zola provides a cozy atmosphere for those looking to enjoy great music alongside delicious food and drinks. It's also known for having the best happy hour in Spokane.

22 W Main Ave, Spokane, WA 99201



## 02 SPOKANE ARENA

This venue hosts the largest concerts and live music events in Spokane, offering a state-of-the-art experience with a seating capacity of 12,500. It's the go-to place for seeing hit musical acts and sports teams in Spokane.

720 W Mallon Ave, Spokane, WA 99201



## 03 THE KNITTING FACTORY

Known for its deep cultural roots in the city, The Knitting Factory hosts a wide range of music acts, from local bands to world-famous artists. Despite its smaller size compared to the Spokane Arena, it offers an intimate concert experience in the heart of downtown Spokane.

919 W Sprague Ave, Spokane, WA 99201



# community events

Spokane's annual events are a vibrant tapestry of culture, community, and athleticism that bring together residents and visitors alike in celebration of the city's unique spirit. The Bloomsday Run, a cherished tradition for over four decades, exemplifies Spokane's love for outdoor activities and community engagement, drawing thousands each year for a scenic 12k race. Complementing this physical challenge is the Spokane Lilac Festival, a historic event that honors the military and celebrates the region's natural beauty and community spirit with a parade and various festivities.



## **Bloomsday Run**

One of the largest road races in the world, the Bloomsday Run is a Spokane spring tradition, drawing participants from all over for a 12k race through the city. This event has been a staple for over 40 years, showcasing the community's commitment to health, fitness, and camaraderie.



## **Spokane Lilac Festival**

Celebrating the Spokane community and honoring the military, the Lilac Festival features the Armed Forces Torchlight Parade and has been a significant event for more than 80 years. It's a testament to Spokane's rich history and community pride, culminating in festivities that attract visitors from across the region.



## **Unity in the Community**

An annual event aimed at celebrating diversity and fostering unity among Spokane's residents. It's a day filled with activities, performances, and booths representing various cultures, highlighting the city's inclusive spirit and the rich tapestry of its community.





# contact

**DESIREE JONES**

Your Relocation Specialist  
Broker Eastern Washington

C: 509.342.8735

E: [desiree.jones@exprealty.com](mailto:desiree.jones@exprealty.com)



@LifestyleNorthRealty