

3rd Quarter 2021

EvoREAL Talks –

Aug 6th 2021, - Designer Glam Fam

Things to check out in Spokane- Downtown Ice Age movie marathon, Wednesday at the Ice Age Floods playground. Arbor Crest concert series. What's to love in Spokane? Water... water! 23 Lakes, 6 access points for putting into the Spokane river, check out the little Spokane River, put in at Saint George's School, and see the shuttle service put on by the Spokane Parks Department. Jessica chats about remodels: create a budget, measure twice (cut once), visualize your space (consider a rough sketch), pick a design style, create an inspiration board consider using Pinterest or Houzz to refine your top choices. More tips next week. Matt talks about buyer's remorse, did we buy too much house? Post-pandemic buyer's remorse; take a step back, get perspective, breathe and revisit your life goals. Are there opportunities now, could you transform an area of your home into a rentable space? Avoid buyer's remorse by writing down your non-negotiables and avoiding getting caught up in the moment (bidding wars). This episode finishes with a haunting tale of bathroom remodels so don't miss the end!

Learn more about the river by visiting the Spokane Riverkeeper-
<https://www.spokaneriverkeeper.org/access> for more info.

Saint George's School Shuttles- <https://my.spokanecity.org/recreation/outdoor/river-shuttle/>

Aug 13th, 2021 – Designers in the Spokane Market

Matt and Jessica talk about the market and how buyers may have an opportunity in August to catch a deal, at the very least avoid multiple offers. Jessica gives us the rundown on designer styles and how you may want to incorporate a mix to meet your lifestyle.

Follow our pages for more fun real estate chats. @EvoReal on the socials

Aug 16th, 2021 – Dine and Design

Living in Downtown Spokane? it's a thing! The dynamic duo talks about the West end district of Spokane including our featured property: 1221 W Railroad Alley Ave, a modern rustic condo with owner-only garage parking, and a Euro-inspired courtyard. Matt talks about the lifestyle in the Downtown core. Did you know there are over 45 tasting rooms in the downtown core? Take a walk to nearby restaurants, concert venues, theatres, and historic hotels. Jessica is back discussing the important steps to redesigning a bedroom. Start with your paint, do you like light and airy or dark and dramatic? Don't ignore your lighting (check out modern LED), fixtures (Impress with unique pieces), fans (stylish fans do exist!). When

buying your fixtures and furniture consider purchasing multiple items, see what you like best and return the rest. Go outside the big box and find something unique for your art.

Check out our featured urban loft- <https://evoreal3d.com/listings/1221-west-railroad-alley-spokane-wa-99201>

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Aug 24th, 2021 – Spokane Italicized

Summer is ending, can you believe it? Jessica's family comes to visit from Italy, the dynamic duo breaks down their favorite places to grab a bite with the fam. To name a few; Bennidito's on the South Hill, Madeline's Cafe Downtown, Twigs, Ben and Jerry's Ice Cream, Gander and Ryegrass, Trailbreaker Cidery, The Davenport and Iron Goat (That Banh Mi Pizza Though!). Spokane Market Update! Median sales price nears 400k, average sales price breaks 400k, supply has been consistently low driving demand however supply is starting to increase. Is the market leveling? Tips given the market changes; Sellers: We recommend pricing your home aggressively. Buyers: Get back on the search, be present and ready as we see more price drops. Jessica finishes off her design series on a bedroom remodel; add rugs to warm up a space, get a bed that is a reasonable size for your space (with nightstands), avoid clutter, reduce space with a wall-mounted TV. Avoid matching all of your furniture, consider curating your pieces of furniture, mix and match items you already have in your house.

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Sep 13th, 2021 – Is Spokane Overpriced?

Clickbait Alert! "Spokane among the most overvalued market in the nation", does the article hold up? Based on the data we tend to disagree. COVID has unlocked migration mania, middle-market towns have experienced extreme growth, demand for housing continues strong, climate events are pushing people to make a move, housing supply issues continue across markets and workforce shortages remain, competing markets are also seeing increases in prices. Affordability drops for Spokane natives but compared to our neighboring markets not nearly at the same rate. Is it worth purchasing a home right now? It really depends on your situation give us a call at 509-62-HOUSE to learn more.

Helpful Links from this episode:

<https://www.nytimes.com/2021/07/13/opinion/covid-housing-phoenix-austin.html>

<https://www.nytimes.com/2021/08/31/opinion/when-climate-change-comes-to-your-doorstep.html?referringSource=articleShare>

<https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index>

<https://www.spokesman.com/stories/2021/sep/05/spokane-among-most-overvalued-real-estate-markets-/?fbclid=IwAR2MZahFNpXGKihviK4dz1qKmPFupEIKrg7eyExV0mxPPjMZGt4eutfVBuo>

Sep 20th, 2021 - Barndominium, Shouse & Conthouse

The duo springs a leak, Restoration 1 bails them out. Jessica talks about Kirtland Cutter and his impact on architecture in Spokane, his designs are icons and a few notable buildings including; The Davenport Hotel, Patsy Clark Mansion, Glover Mansion, The Spokane Club, and even elements of the Monroe St Bridge. We discuss out-of-the-box home construction featuring Barndominiums, Shouses, and Conthouses (ok we made that up shipping container homes). Banks get creative financing alternative structures, a shout out to Dustin Masterson with Numerica Credit Union.

Helpful resources:

Kirtland Cutter homes & history- https://en.wikipedia.org/wiki/Kirtland_Cutter

Barndominium kits and ideas- <https://www.worldwidesteelbuildings.com/steel-buildings/barndominiums/>

Shipping container homes- <https://archive.curbed.com/2020/4/10/21165288/shipping-container-house-build-cost>