

# Spokane



## Relocation Guide

**Kestell Company**  
**REALTORS**

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**Contact us as a trusted Buyer's Agent for any additional needs**

•Daniel Petek • 509.710.8301 • dpetek@mac.com

**Kestell Company Realtors:**

[https://www.kestell.com/agent/872/Daniel\\_Petek](https://www.kestell.com/agent/872/Daniel_Petek)

# Welcome to Spokane

## Step 1: Planning Your Move

Welcome to Spokane—a city where metro hustle meets outdoor beauty. It's a four season land with 76 lakes within a fifty mile radius, ski resorts, a beautiful downtown park that is a massive footprint of memory of a World's Fair, and home to the largest three-on-three basketball tournament on the planet. This guide will help you prepare for a smooth transition to your new home, making it easy to settle in and embrace life in Spokane. That's our goal here. Use this as your jumpstart to the future ahead.

First, explore Spokane's layout to decide where you'd like to live. Spokane is big enough to offer variety but small enough to feel accessible. From walkable urban areas to quiet, nature-filled suburbs, Spokane balances convenience with a

relaxed pace.

Discover what suits you in the Pacific Northwest.



# Exploring Spokane's Neighborhoods

Every Spokane neighborhood has a unique character.

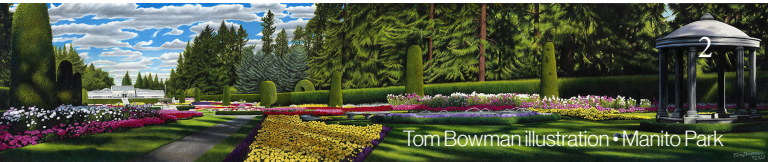
**North Side: A Blend of Old and New:** Spokane's North Side offers a mix of established neighborhoods and new developments, ideal for those who want quick access to schools, shopping, and outdoor spaces. Parks and trails are close by, so you have both amenities and nature at your doorstep.

**Spokane Valley: Suburban and Affordable:** Spokane Valley provides affordable housing with easy access to both Spokane and Coeur d'Alene, Idaho. This suburb balances residential and commercial areas, and its parks offer plenty of family-friendly outdoor space.

**Airway Heights: Proximity to Fairchild Air Force Base:** For those connected to Fairchild Air Force Base or Spokane International Airport, Airway Heights offers convenience and newer housing options. This area has grown rapidly, providing easy access to the west side and amenities.

**South Hill: Classic and Iconic Spokane:** South Hill is Spokane's legacy area, featuring craftsman-style and brick homes with signature architecture. Anchored by Manito Park, it offers recreation, schools, shopping, and ample outdoor activities.

**Kendall Yards: Modern Living Near Downtown:** Bordering the Monroe Street Bridge, Kendall Yards is a vibrant development of condos, apartments, and homes with views of Spokane Falls. Its downtown location brings modern living and a walkable, urban feel.



# Choosing Your New Home

**Spokane's Housing Market Overview:** Spokane's housing market continues to grow steadily, driven by newcomers from higher-cost cities. As of 2024, the median home price is approximately \$400,000 — more affordable than cities like Seattle or Portland. Single-family homes are the primary housing option.

**Neighborhood Price Trends:** Prices have risen over the past decade, particularly in sought-after areas like South Hill and Five Mile Prairie.

**Suburban Living Options:** Single-family homes dominate in suburban areas like Five Mile Prairie and South Hill, known for their family-friendly atmosphere and green spaces. North Spokane also offers newer developments with modern amenities.

**Urban Living Choices:** For an urban lifestyle, consider condos or townhomes in Kendall Yards and Downtown Spokane. These areas offer easy access to restaurants, shops, and entertainment, ideal for professionals or anyone seeking low-maintenance living.

Whatever your preferences, Spokane's housing market offers a wide range of choices that can fit both your lifestyle and your budget.



## Moving Logistics

**Planning Your Move:** Spokane offers several local moving companies, like Lake Coeur d'Alene Movers and Gentle Giant Moving Company, for those relocating locally. For interstate moves, national companies such as Mayflower and U-Haul provide long-distance services.

**Temporary Storage Options:** For gaps between move-out and move-in dates, Spokane Storage, Self Storage Spokane, and ABC Mini Storage provide short- and long-term storage options to keep your belongings safe while you settle in. Storage can be helpful if you're deciding whether to rent or buy initially.

### Spokane Storage – ABC Mini Storage

<https://www.abcministorage.com/locations/spokane-valley/>

### Self Storage Spokane

<https://www.selfstoragespokane.com/self-storage/Spokane-WA-99207>

### SpareFoot – Spokane Storage Options

<https://www.sparefoot.com/Spokane-WA-self-storage.html>

### Temporary Housing Options

If you need temporary accommodations, Ruby Suites offers fully furnished apartments close to downtown Spokane. With a 30-day minimum stay, it includes utilities, internet, and weekly housekeeping for a hassle-free experience—just bring your essentials!

**Ruby Suites:** <https://www.rubysuites.com/>

Phone: (509) 919-3021

Ruby Suites is ideal for those who want a temporary home while transitioning to a permanent residence, with amenities that make your stay comfortable and stress-free.

## Budgeting for Your Move

**Cost of Living in Spokane:** Spokane's affordability, especially compared to cities like Seattle and Portland, makes it easier to balance your budget while enjoying a high quality of life. Home prices, utilities, and general living expenses are lower here, making Spokane a great option for newcomers.

**Cost Comparisons:** Spokane's median home price is around \$400,000, significantly lower than Seattle's at over \$800,000. Rent prices are also more affordable. This difference allows for a more flexible budget, whether for dining, entertainment, or home investments.

**Everyday Expenses:** Spokane's everyday expenses, including groceries, utilities, and transportation, are more affordable than in larger cities. Spokane provides city amenities without the high cost, easing your transition.

### Estimated Costs for Home Prices, Utilities, Transportation, and More:

Let's break down some typical costs you can expect when living in Spokane. **Median home price** hovers around \$400,000, making home ownership accessible for many. If you're renting, average prices are between \$1,200 to \$2,800 per month depending on the size and location.



**Utilities** are manageable, with the average monthly utility bill (electricity, gas, water, and trash) landing around \$150 to \$250, depending on the size of your home and energy use. Internet plans range from \$50 to \$100 per month based on speed and provider.

**Transportation** is another cost to consider. Gas prices in Spokane tend to be lower than in many larger cities, and Spokane Transit Authority (STA) offers affordable bus passes for about \$60 per month. If you prefer biking or walking, Spokane's infrastructure supports these commuting methods, which can cut your transportation costs even more.

## **Financial Tips and Considerations for New Homebuyers**

**Tips for First-Time Buyers:** If you're a first-time homebuyer, Spokane is a great place to start. **First thing--- get pre-approved for a mortgage.** This will give you a clear idea of your budget and help narrow down your home search. Spokane's housing market can be competitive, especially in certain neighborhoods, so having your finances in order will make the buying process smoother.

**Budgeting for Additional Costs:** Allocate a budget for home inspections, closing fees, and moving expenses. Spokane County's property taxes are around 1.2% of assessed value, with annual homeowners insurance averaging \$800–\$1,200.

**Setting Up Your New Home:** Plan for initial costs like utility deposits, furniture, and any necessary repairs or upgrades. Understanding these expenses helps you start your new Spokane life with confidence.



## Step 2: Settling In

### Utilities and Services Setup

**Setting Up Utilities:** Start your Spokane move by setting up utilities. Avista Utilities manages gas and electricity for most residents, and you can register online. If the home hasn't been occupied recently, activate services at least a week before moving in to ensure everything is ready.

**Avista Utilities:** <https://www.myavista.com/>

**Water, Sewer and Garbage:** City of Spokane Water provides water, sewer, and garbage services, which you can set up and manage online..

**City of Spokane Water:** <https://my.spokanecity.org/publicworks/>

**Internet and Cable Services:** Spokane has several internet and cable providers, including Xfinity, CenturyLink, and TDS Telecom, each offering packages to fit various needs. Comparing plans can help you find the best fit.

**Xfinity:** <https://www.xfinity.com/>

**CenturyLink:** <https://www.centurylink.com/>

**TDS Telecom:** <https://tdstelecom.com/>

**Mobile Service Options:** Spokane has reliable coverage from major providers like Verizon, AT&T, and T-Mobile, making it easy to transfer or start a new plan.

**Verizon:** <https://www.verizon.com/>

**AT&T:** <https://www.att.com/>

**T-Mobile:** <https://www.t-mobile.com/>



## Registering & Updating Your Information

**Driver's License and Vehicle Registration:** If moving from out of state, **obtain a Washington driver's license and update vehicle registration within 30 days.** The Washington Department of Licensing (DOL) offers several locations in Spokane, and appointments can be scheduled online.

**Washington Department of Licensing (DOL):** <https://dol.wa.gov/moving-washington/vehicle-registration-and-plates/>

**Voter Registration:** Register to vote in Spokane County after your move. Washington offers convenient online voter registration.

**Voter Registration in Spokane County:** <https://voter.votewa.gov/WhereToVote.aspx>

**Healthcare Resources:** Spokane's major healthcare providers include Providence Health & Services and MultiCare, with a range of clinics, hospitals, and specialists. Resources are available for family doctors, dentists, and specialists.

**Providence Health & Services:** <https://www.providence.org/locations/wa/spokane>

**MultiCare:** <https://www.multicare.org/hospitals/deaconess-hospital/>

## Spokane Public Transportation

**Spokane Transit Authority (STA):** Spokane Transit Authority (STA) provides a reliable bus network covering Spokane, Spokane Valley, and the North Side. The Plaza Transit Center downtown acts as the main hub, offering affordable fares and regular schedules.

**Spokane Transit Authority (STA):** <https://www.spokanetransit.com/>

**Bike and Walk-Friendly Infrastructure:** Spokane supports cycling and walking with excellent infrastructure, including the 37-mile Centennial Trail along the Spokane River.

**Centennial Trail:** <https://spokanecentennialtrail.org/>

**Rideshare Options:** Uber and Lyft operate throughout Spokane, providing convenient, on-demand transportation.

**Uber:** <https://www.uber.com/>

**Lyft:** <https://www.lyft.com/>

## Step 3: Exploring Spokane



### Top Things to Do in Spokane

**Top Attractions:** Spokane's mix of urban and outdoor activities starts with Riverfront Park, home to the Looff Carrousel and stunning views of Spokane Falls. The park also links to the Centennial Trail, ideal for walking and biking.

**Riverfront Park:** <https://my.spokanecity.org/riverfrontpark/>

**Seasonal Events:** Spokane hosts major events, like Bloomsday, the nation's largest timed road race in May, and Hoopfest, the world's largest 3-on-3 basketball tournament in June.

**Bloomsday Run:** <https://www.bloomsdayrun.org/>

**Hoopfest:** <https://www.spokanehoopfest.net/>

**Arts and Culture:** The Northwest Museum of Arts and Culture (MAC) highlights regional history and art. For live performances, visit the Fox Theater or Bing Crosby Theater.

**Northwest Museum of Arts and Culture (MAC):**

<https://www.northwestmuseum.org/>

**Fox Theater:** <https://foxtheaterspokane.org/>

**Bing Crosby Theater:** <https://www.bingcrosbytheater.com/>

**Recreational Activities:** Spokane offers a wealth of recreational activities, including exceptional golf courses and nearby ski resorts.

## **Golf Courses**

Spokane is home to a variety of golf courses that cater to players of all levels:

**Indian Canyon Golf Course:** A historic municipal course with a challenging layout and scenic views.

<https://my.spokanecity.org/golf/indian-canyon/>

**The Creek at Qualchan:** A city-run course featuring diverse terrain with wetlands and woodlands.

<https://my.spokanecity.org/golf/qualchan/>

**Esmeralda Golf Course:** A well-maintained municipal course suitable for players of all skill levels.

<https://my.spokanecity.org/golf/>

**Downriver Golf Course:** One of Spokane's oldest courses, offering a traditional layout amidst towering pines.

<https://my.spokanecity.org/golf/>

**Liberty Lake Golf Course:** A county-operated course known for its open fairways and water features.

<https://www.spokanecounty.org/Facilities/Facility/Details/Liberty-Lake-Golf-Course-73>

**MeadowWood Golf Course:** A county course offering a links-style experience with rolling terrain.

<https://www.spokanecounty.org/Facilities/Facility/Details/MeadowWood-Golf-Course-74>





### **Hangman Valley Golf**

**Course:** A county course set along Hangman Creek, providing a picturesque and challenging round.

<https://www.spokanecounty.org/Facilities/Facility/Details/Hangman-Valley-Golf-Course-75>

**Manito Golf and Country Club:** A private club featuring a meticulously maintained course and hosting various tournaments.

<https://www.manitocc.com/>

### **Ski Resorts**

Within a 100-mile radius of Spokane, several ski resorts offer diverse winter sports opportunities:

**Mount Spokane Ski & Snowboard Park:** A family-friendly destination with a variety of runs suitable for all skill levels.

<https://www.mtspokane.com/>

**49° North Mountain Resort:** Over 2,300 acres of skiable terrain and 50 runs, located about 60 miles north of Spokane.

<https://www.ski49n.com/>

**Silver Mountain Resort:** Offers skiing, snowboarding, and an indoor waterpark, located 68 miles east in Kellogg, Idaho.

<https://www.silvermt.com/>

**Schweitzer Mountain Resort:** The largest resort in Idaho with 2,900 acres and 92 trails, located in Sandpoint, Idaho.

<https://www.schweitzer.com/>

**Lookout Pass Ski & Recreation Area:** Known for reliable snowfall and a family-friendly atmosphere, 90 miles east on the Idaho-Montana border.

<https://www.skilookout.com/>



## Dining and Nightlife

**Dining Highlights:** Spokane offers diverse dining, from casual comfort at Frank's Diner to local pizza at The Flying Goat. For craft beer, try No-Li Brewhouse or Iron Goat Brewing. Fine dining options include Luna, a cozy favorite on South Hill.

Frank's Diner: <https://www.franksdiners.com/>

The Flying Goat: <https://theflyinggoat.com/>

No-Li Brewhouse: <https://www.nolibrewhouse.com/>

Iron Goat Brewing: <https://www.irongoatbrewing.com/>

Luna: <https://www.lunaspokane.com>



**Coffee Favorites:** Coffee lovers can enjoy Craven's Coffee, a Spokane staple known for its high-quality, ethically sourced beans.

**Craven's Coffee:** <https://cravenscoffee.com/>

**Pitotti Coffee:** Pitotti Coffee, a small-batch roaster, is celebrated for its carefully sourced beans and sustainable practices. Their blends are available online and in select local shops.

**Pitotti Coffee:** <https://pitotticoffee.com/>

**Brewed Delight Coffee Spots:** Spokane is home to great spots like Atticus Coffee & Gifts, Indaba Coffee, and even a grocery store, My Fresh Basket, with an upstairs dining balcony where you can enjoy a fresh cup of coffee in a cozy setting.

**Atticus Coffee & Gifts:** <https://atticuscoffeeandgifts.com/>

**Indaba Coffee:** <https://www.indabacoffee.com/riverside>

**My Fresh Basket:** <https://www.myfreshspokane.com>

## Step 4: Getting Involved in the Community

Moving to a new city is about more than finding a house—it's about finding your community. In Spokane, you'll have plenty of opportunities to connect through education, local groups, and wellness resources. Let's explore how you can get involved and feel at home.



### Education in Spokane

**Public Education:** Spokane Public Schools (SPS), the largest district in eastern Washington, serves over 30,000 students with programs in STEM, the arts, and more.

**Spokane Public Schools (SPS):** <https://www.spokaneschools.org/>

**Charter Schools:** In addition to public options, several local charter schools offer alternative learning environments:

**Spokane International Academy:** <https://www.spokaneintlacademy.org/>

**Lumen High School:** <https://www.lumenhighschool.org/>

**Private Schools:** Many private schools offer education focused on religious values, college prep, or specialized learning. Some of the area's well-regarded options include:

**Gonzaga Preparatory School:** A Jesuit, college preparatory school for grades 9-12.

<https://www.gprep.com/>

**St. George's School:** A college preparatory school offering grades K-12 with a focus on individualized learning.

<https://www.sgs.org/>

**Cataldo Catholic School:** A private Catholic school offering education for preschool through 8th grade.

<https://www.cataldo.org/>

**Northwest Christian Schools:** Offering Christ-centered education for preschool through 12th grade.

<https://nwcs.org/>

**The Oaks Classical Christian Academy:** A private K-12 school with a classical Christian curriculum.

<https://theoaksscca.org/>

## Higher Education in Spokane

**Higher Education Opportunities:** Several prestigious higher education institutions shape the city's intellectual and cultural life. Gonzaga University, near downtown, is known for its programs in law, business, and engineering, while Whitworth University in North Spokane emphasizes a liberal arts education and strong community engagement.

**Gonzaga University:** <https://www.gonzaga.edu/>

**Whitworth University:** <https://www.whitworth.edu/>

**Community Colleges:** Community Colleges of Spokane offer affordable, flexible options for career training. Spokane Community College (SCC) and Spokane Falls Community College (SFCC) provide associate degrees, certificates, and transfer programs.

**Spokane Community College**

**(SCC):** <https://scc.spokane.edu/>

**Spokane Falls Community**

**College (SFCC):** <https://sfcc.spokane.edu/>

**Eastern Washington University**

**(EWU):** Located in nearby Cheney, EWU offers programs in education, health sciences, and technology, with several courses available in Spokane.

**Eastern Washington University:**

<https://www.ewu.edu/>

**Washington State University**

**(WSU):** The WSU Spokane campus hosts programs in health sciences, including the Elson Floyd College of Medicine, while the main campus in Pullman offers diverse undergraduate and graduate programs.

**Washington State University Spokane:** <https://spokane.wsu.edu/>

**Washington State University Pullman:** <https://wsu.edu/>



## Joining Local Groups and Activities

**Community and Volunteer Groups:** Connecting with a group that fits your interests is a great way to meet new people. Catholic Charities of Eastern Washington, for example, offers volunteer opportunities focused on housing, food security, and family services.

**Catholic Charities of Eastern Washington:** <https://www.cceasternwa.org/>

**Outdoor and Fitness Clubs:** For outdoor enthusiasts, clubs like Spokane Mountaineers offer group hiking, cycling, and running activities, as well as outdoor education programs.

**Spokane Mountaineers:** <https://www.spokanemountaineers.org/>

**Creative and Arts Communities:** Spark Central, a local nonprofit, offers creative learning for all ages, focusing on literacy, technology, and the arts. They provide free and low-cost programs, making it an ideal spot to learn new skills and meet others.

**Spark Central:** <https://www.spark-central.org/>

**Religious and Spiritual Groups:** Faith-based organizations, such as the Spokane Lutheran Association, offer volunteer opportunities and welcoming spaces to connect with others.

**Spokane Lutheran Association:** <https://spokanelutheran.org/>

**For professionals:** Greater Spokane Incorporated (GSI) offers networking opportunities, business development events, and resources for those looking to grow their career or business in the region. It's a great way to build connections and get involved in the local professional community.

**Greater Spokane Incorporated (GSI):** <https://greaterspokane.org/>



## Healthcare & Wellness Resources

**Comprehensive Healthcare:** Providence Sacred Heart Medical Center and MultiCare Deaconess Hospital are Spokane's largest healthcare providers, offering comprehensive care from emergency to specialty treatments. Numerous smaller clinics throughout the city make healthcare accessible wherever you are.

**Providence Sacred Heart Medical Center:** <https://www.providence.org/locations/wa/sacred-heart-medical-center>

**MultiCare Deaconess Hospital:** <https://www.multicare.org/hospitals/deaconess-hospital/>

**Specialized Cardiac Care:** Spokane's Heart Institute is nationally recognized, making it a top destination for cardiac care in the Pacific Northwest.

**The Heart Institute:** [https://www.providence.org/locations/wa/sacred-heart-medical-center/spokane-heart-institute?campaign\\_id=19582845960&utm\\_source=google&utm\\_medium=cpc&adgroup\\_id=145488544986&target\\_id=kwd-324653838189&network=g&placement=&target=&keyword=heart%20institute%20](https://www.providence.org/locations/wa/sacred-heart-medical-center/spokane-heart-institute?campaign_id=19582845960&utm_source=google&utm_medium=cpc&adgroup_id=145488544986&target_id=kwd-324653838189&network=g&placement=&target=&keyword=heart%20institute%20)

## Step 5: Long-Term Living in Spokane

**Settling In Long-Term:** Now that you're settling in, here are some key aspects of Spokane's economy, weather, and home maintenance to help you thrive long-term.

### Understanding Spokane's Economy

**Diverse Economy:** Spokane's economy is supported by strong medical, tech, manufacturing, and finance sectors. Major employers include Providence Health & Services, MultiCare, Itron, and Honeywell, along with financial institutions like Washington Trust Bank and STCU.

**Professional Networking:** Organizations like Startup Spokane and Greater Spokane Incorporated (GSI) provide resources for networking, career growth, and entrepreneurship.

## Navigating Spokane's Weather

**Year-Round Weather:** Spokane's four seasons offer a range of weather. Summers are warm, reaching 80–90°F, ideal for outdoor activities. Winters bring snow and colder temperatures, so plan for icy roads, snow tires, and keep a snow shovel and ice melt on hand.

**Winter tip:** Keep a snow shovel and ice melt handy.

**Seasonal Activities:** Spokane offers year-round activities. In summer, enjoy boating or fishing on one of 76 nearby lakes or hiking local trails. In winter, skiing and snowboarding are available at nearby resorts, including Mount Spokane and Schweitzer. And if you're a golfer, this is your place. Public municipal and county courses are abundant along with a host of private member venues.



## Home Maintenance Tips for Spokane

**Seasonal Maintenance:** Home maintenance is essential in Spokane. Before winter, ensure your heating system works well and check insulation to conserve warmth. In spring, inspect your roof and clean gutters to prepare for rain.

**Local Services:** Spokane has many reliable service providers for ongoing maintenance, from plumbers to landscapers. Snow removal is often essential, and local services can assist with driveway and walkway clearing.

## Step 6: Spokane Resources/Contacts

**Key Resources and Contacts:** Keep these important contacts handy for a smooth transition.

**Essential Contacts** • Emergency Numbers:

**Police, Fire, Medical Emergency: 911**

**Non-Emergency Police:** <https://my.spokanecity.org/police/>

**Spokane Fire Department:** <https://my.spokanecity.org/fire/>

**Utility Companies:**

**Avista Utilities:** <https://www.myavista.com/>

**City of Spokane Water:** <https://my.spokanecity.org/publicworks/>

**Healthcare:**

**Providence Sacred Heart Medical Center:** <https://www.providence.org/locations/wa/sacred-heart-medical-center>

**MultiCare Deaconess Hospital:** <https://www.multicare.org/hospitals/deaconess-hospital/>

## Local Media and News Sources

**Local News Outlets** : Staying connected is easy with local media, including online, radio, and TV options. Here are some reliable sources. Staying informed about local events and news is easy in Spokane with a range of media outlets to choose from. Whether you prefer to get your news online, via radio, or through TV broadcasts, Spokane has several reliable sources to keep you connected.

**The Spokesman-Review**: Spokane's primary newspaper, covering news, politics, business, and more.

<https://www.spokesman.com/>

**KREM-TV**: CBS-affiliate TV station offering Spokane's latest news, weather updates, and sports coverage.

<https://www.krem.com/>

**KHQ-TV**: NBC-affiliate station delivering breaking news, weather, and sports in the Spokane area.

<https://www.khq.com/>

**KXLY-TV**: ABC-affiliate station offering news, weather, and local coverage of Spokane events.

<https://www.kxly.com/>

**KAYU-TV**: Fox-affiliate covering Spokane and the Inland Northwest with local news and entertainment programming.

<https://www.fox28spokane.com/>

**The Inlander**: Spokane's alternative weekly newspaper, focusing on arts, culture, dining, and local events.

<https://www.inlander.com/>

**Spokane Public Radio**: A source for NPR news, music, and local stories.

<https://www.spokanepublicradio.org/>



# Welcome to Your New Home

This guide is here to support your smooth transition to Spokane. Whether you're settling in, meeting new people, or exploring local services, feel free to reach out for guidance. Spokane is a community of people ready to help, share, and connect.

If you need assistance finding the perfect home, I'm here to help as a dedicated realtor focused on out-of-town buyers. Let me make your move as seamless as possible.

Daniel John Petek

**KESTELL COMPANY REALTORS**

509.710.8301 (mobile) • 509.838.2002

dpetek@mac.com

[https://www.kestell.com/agent/872/Daniel\\_Petek](https://www.kestell.com/agent/872/Daniel_Petek)



**Buyer Agent**

Daniel John Petek

