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EVERYTHING YOU NEED TO KNOW BEFORE MAKING YOUR MOVE TO THE SPOKANE AREA

Spokane Relocation Guide

KELLY RIGHT real estate.

JULIE Herrmann
Your Mortgage Gal for Life
NMLS #1563583

EDGE HOME FINANCE
NMLS #891464

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YOUR REAL ESTATE & MORTGAGE EXPERT



Hello,

I'm Julie Herrmann — your Realtor and your Mortgage Broker, all in one trusted local expert. With over a decade of experience, I help families build stronger futures one home at a time. People joke that I must be twins to do both jobs, but it's just me — one person who knows the homes and the financing, working for you from first showing to final signature.

Moving isn't only about square footage and listing prices. It's about the mornings, the neighbors, the pace, and the feeling of finally being exactly where you want to be. Whether you're buying your first home, growing into more space, relocating for the base, or refinancing the home you already love — I'm here to guide you through both the find and the finance, every step of the way.

Consider this guide your starting point. Inside, you'll find everything you need to explore what life around Spokane truly has to offer — honestly, and at your own pace.

A Little About Me
I'm Julie Herrmann — "Your Mortgage Gal for Life." As both a licensed Realtor and Mortgage Broker, I help Spokane-area buyers, sellers, and homeowners find it, finance it, and fall in love with it — with clear, honest guidance every step of the way.

What You'll Find in This Guide

✓ The communities that make this area special
✓ Honest, at-a-glance comparisons to help you choose
✓ Housing options for every next chapter
✓ Healthcare, services, and practical peace of mind
✓ A simple moving timeline and new-resident checklist

Let's Connect

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WHY PEOPLE ARE MAKING THE MOVE

Every week, more people are choosing the Inland Northwest. Here's what they're moving toward:

✓ More home for your money than the West Side

✓ Four-season outdoor recreation at your doorstep

✓ A real, welcoming sense of community

✓ Lakes, rivers, trails, and golf nearby

✓ Shorter commutes, lower stress

✓ Strong, sought-after school districts

✓ A lifestyle built on the outdoors

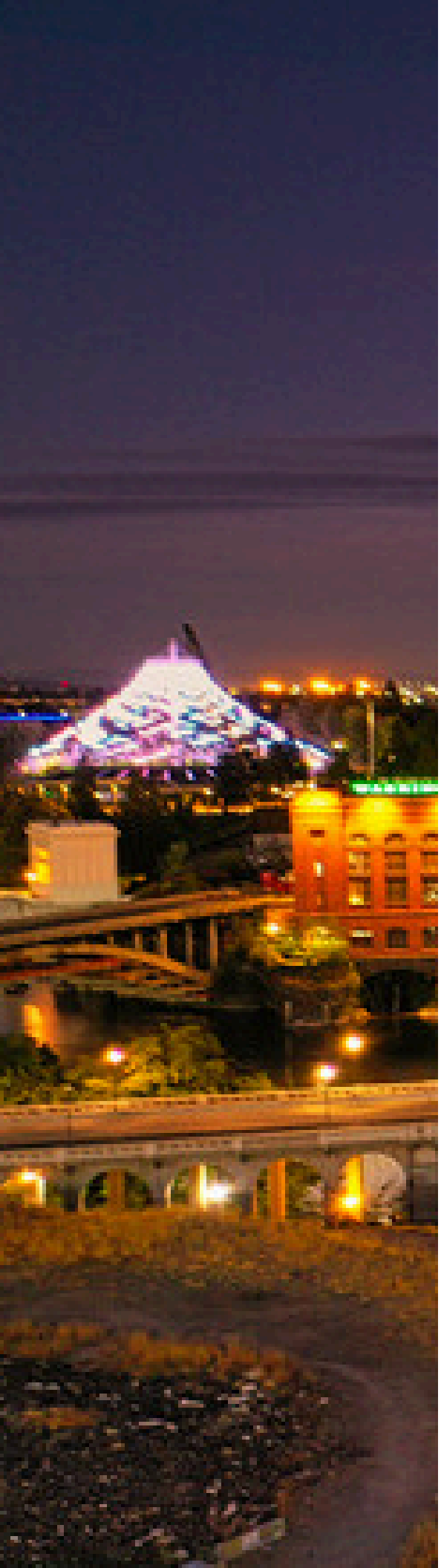
✓ Room to breathe — and to grow into

Don't just take our word for it—check out what one of our recent clients gushed about!



★★★★★

"Julie was absolutely amazing throughout the entire home-buying process! As a first-time buyer, I had a ton of questions, and she patiently walked me through everything, making sure I never felt like any question was too small."
— Mallory S., University Place, WA



Discover

THE SPOKANE AREA

Welcome to the Inland Northwest — where rivers, pines, and four real seasons set the pace. This guide helps you discover the communities, lifestyle, and local insights that make the Spokane area one of Washington's most livable and affordable places to call home. Whether you're buying your first home, upsizing, relocating, or refinancing, your next chapter starts here.

Why Choose the Spokane Area?

- **More home for your money than western WA**
- **Lakes, rivers, and the Centennial Trail**
- **Four-season recreation — ski, hike, boat, golf**
- **Strong, well-regarded school districts**
- **Shorter commutes and lower stress**
- **Walkable downtowns and growing town centers**
- **Easy access to the airport and I-90**

Choosing the right community is key to making the Spokane area your home. Use this guide to explore each one and find the place that fits the life you're picturing.

The Community

- **Welcoming neighborhoods, from historic to brand-new**
- **A welcoming mix of newcomers and long-time residents**
- **Major employers: Fairchild AFB, healthcare, education**
- **Farmers' markets, festivals, and events year-round**

Why People Love It Here

- **A lifestyle built on the outdoors, not commuting**
- **Genuine sense of belonging and community**
- **Four real seasons — snowy winters to golden falls**
- **Beauty and room to breathe, every single day**

SPOKANE AREA

At a Glance

Noteable Neighborhoods



Some of the Communities Around Spokane

South Hill:

Avg. Home Price Range: $450K–$700K+
Historic architecture, mature tree-lined streets, parks, and easy access to Manito and the medical district.

Mead:

Avg. Home Price Range: $500K–$550K
Mead School District, north-side convenience, and the new MeadWorks community.

Liberty Lake:

Avg. Home Price Range: $475K–$580K
Lake, golf, and Pavillion Park; newer River District homes and Central Valley schools.

Spokane Valley:

Avg. Home Price Range: $440K–$460K
Full amenities, shopping along Sprague, parks, and quick I-90 access to everything.

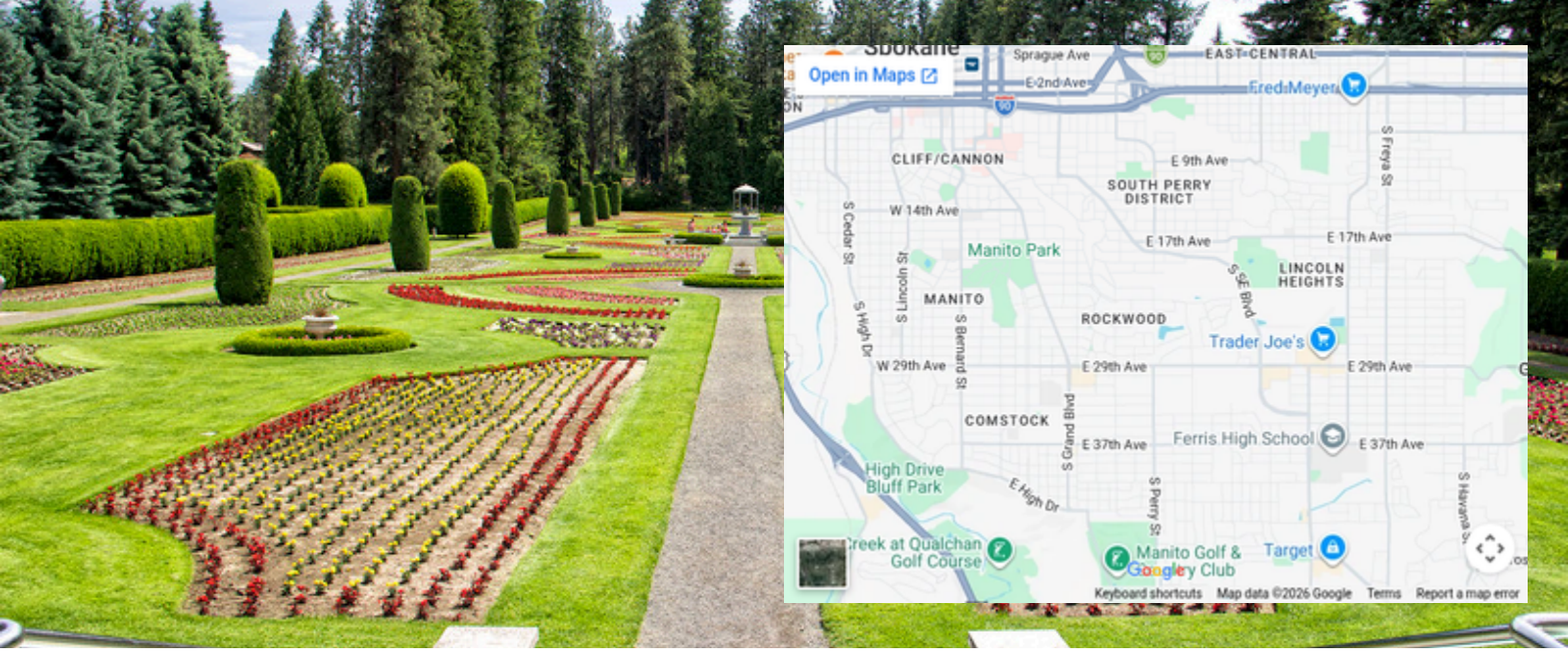
Cheney:

Avg. Home Price Range: $375K–$415K
Friendly EWU college town with small-town feel, strong schools, and great value.

Greenacres:

Avg. Home Price Range: $430K–$480K
Newer subdivisions, large yards, and the Central Valley School District.

Not sure which community fits your lifestyle? Turn the page to explore them one by one — or reach out and let's find your perfect match together. (West Plains, Airway Heights, Medical Lake & Eagle Point featured inside too!)



SOUTH HILL

MINUTES TO DOWNTOWN · SPOKANE SCHOOL DISTRICT

Spokane's classic neighborhood — historic Craftsman homes, mature tree-lined streets, and an established feel, with Manito Park, the medical district, and downtown all close at hand.

Population

~22,000+

Avg. Home Price

$450K–$700K+

Property Taxes

~0.9% (Spokane)

Nearest Hospital

MultiCare & Providence

Schools

Spokane Public Schools

Lifestyle

Historic homes & mature trees
Manito Park & walkable pockets
Close to hospitals & downtown

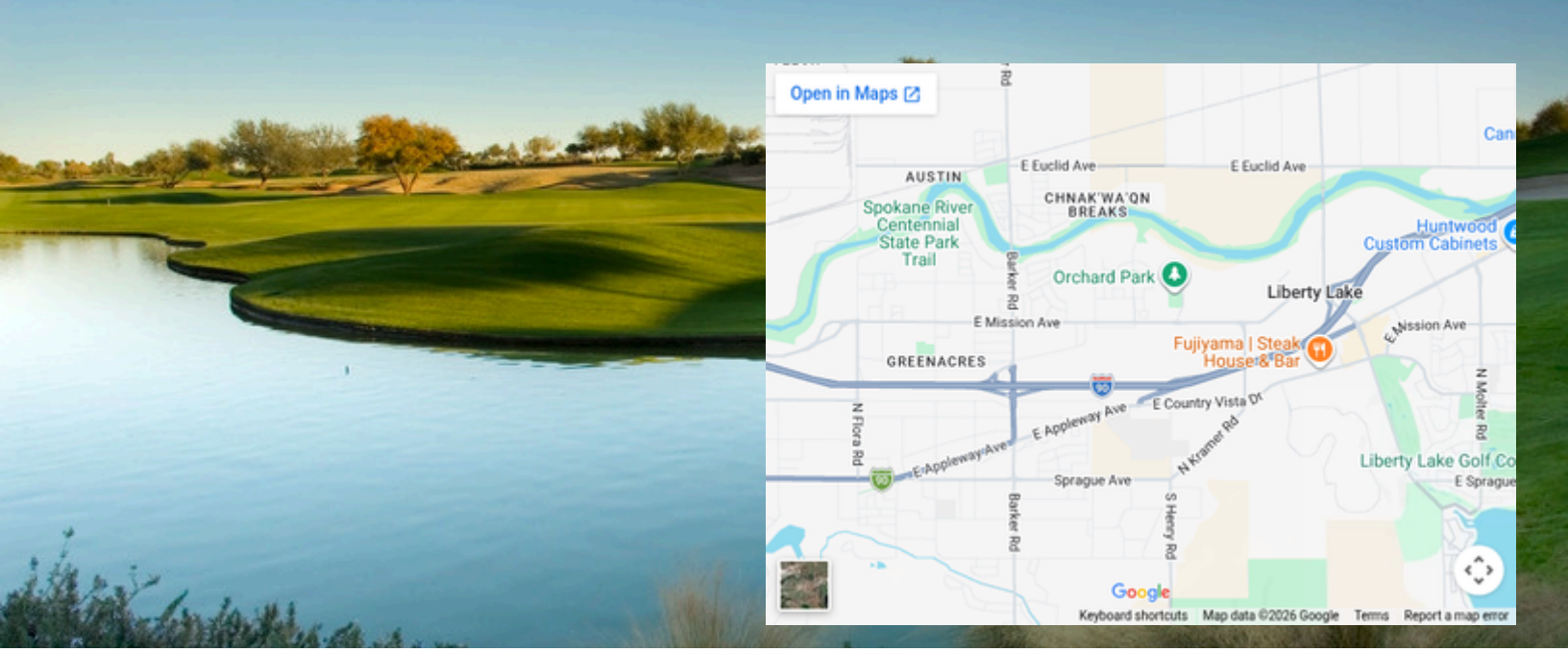
Highlights

Established neighborhoods
Historic architecture
Walkable streets & parks

Don't Miss

Manito Park & Gardens
The Perry District
Lincoln Heights shopping





LIBERTY LAKE

20 MINUTES TO DOWNTOWN · CENTRAL VALLEY SCHOOLS

A lake, two golf courses, and one of the area's most popular town centers. Liberty Lake blends newer River District homes, Pavillion Park events, and Central Valley schools just off I-90.

Population

~13,000

Avg. Home Price

$475K–$580K

Property Taxes

~0.9%

Nearest Hospital

MultiCare Valley

Schools

Central Valley SD

Lifestyle
Lake, beach & regional park
Two golf courses nearby
Walkable River District

Highlights
Lake & golf access
Newer-home options
Walkable town center

Don't Miss
Liberty Lake Regional Park
Pavillion Park events
Farmers Market & River District





CHENEY

15 MINUTES TO FAIRCHILD AFB · HOME OF EWU

Home to Eastern Washington University, Cheney offers small-town warmth, strong schools, and standout value — a relaxed pace with quick access to Fairchild AFB and Spokane.

Population

~13,500

Avg. Home Price

$375K–$415K

Property Taxes

~0.9%

Nearest Hospital

Providence (Spokane)

Schools

Cheney SD

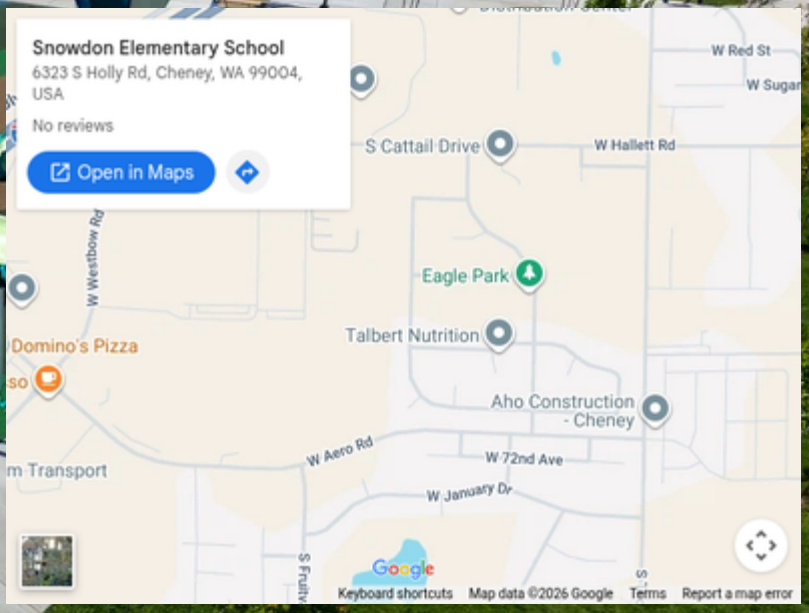
Lifestyle
Friendly college town
Great value & space
Parks & EWU events

Highlights
Lower price points
Close to Fairchild AFB
Strong everyday value

Don't Miss
EWU campus & events
Downtown Cheney
Turnbull Wildlife Refuge







WEST PLAINS

FOUR LAKES & I-90 · CHENEY 99004

The Four Lakes pocket along I-90 — Cheney addresses and schools, but its own spot right by the freeway. Rural-feeling acreage and newer homes, with lakes and the Turnbull refuge nearby and quick access to Spokane, the airport, and Fairchild.

Population

Rural (99004)

Avg. Home Price

$375K–$450K

Property Taxes

~0.9%

Nearest Hospital

Providence / MultiCare

Schools

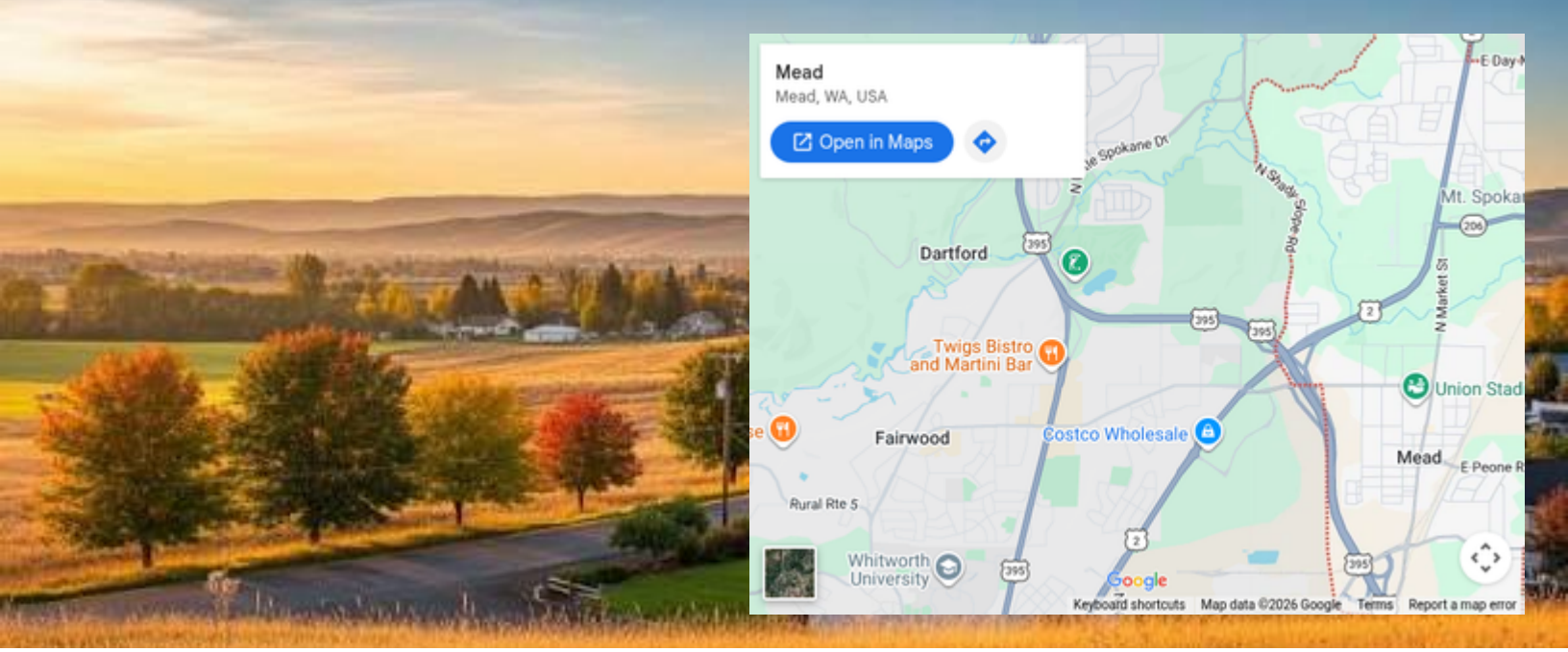
Cheney SD

Lifestyle
Acreage & open space
Lakes & Turnbull refuge
Fast I-90 access

Highlights
Acreage & open space
Newer homes
Fast I-90 access

Don't Miss
Four Lakes
Turnbull Wildlife Refuge
Clear & Medical Lakes





MEAD

NORTH SPOKANE · MEAD SCHOOL DISTRICT

A north-side favorite known for the sought-after Mead School District, easy Costco-and-Highway-2 convenience, and the new master-planned MeadWorks community by Greenstone.

Population

~7,000 (area)

Avg. Home Price

$500K–$550K

Property Taxes

~0.9%

Nearest Hospital

Northpointe / Providence

Schools

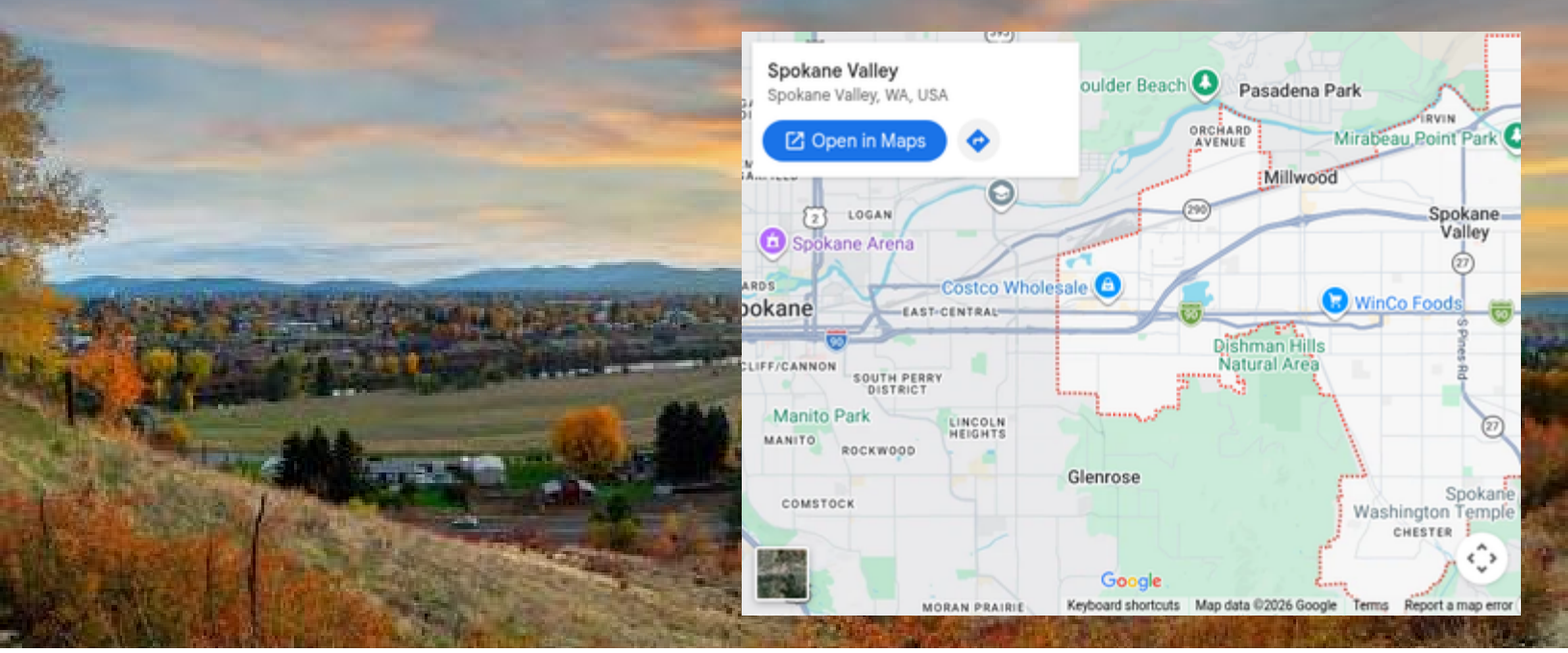
Mead SD

Lifestyle
Mead School District
North-side convenience
New MeadWorks community

Highlights
New-construction options
North-side convenience
Master-planned community

Don't Miss
MeadWorks & Fossil Park
Mt. Spokane (nearby)
Wandermere shops & golf





SPOKANE VALLEY

EAST OF SPOKANE · ALONG I-90

A full-service city of its own — shopping along Sprague, parks and the river, established neighborhoods, and quick I-90 access in every direction. Great everyday convenience and value.

Population

~110,800

Avg. Home Price

$440K–$460K

Property Taxes

~0.86%

Nearest Hospital

MultiCare Valley

Schools

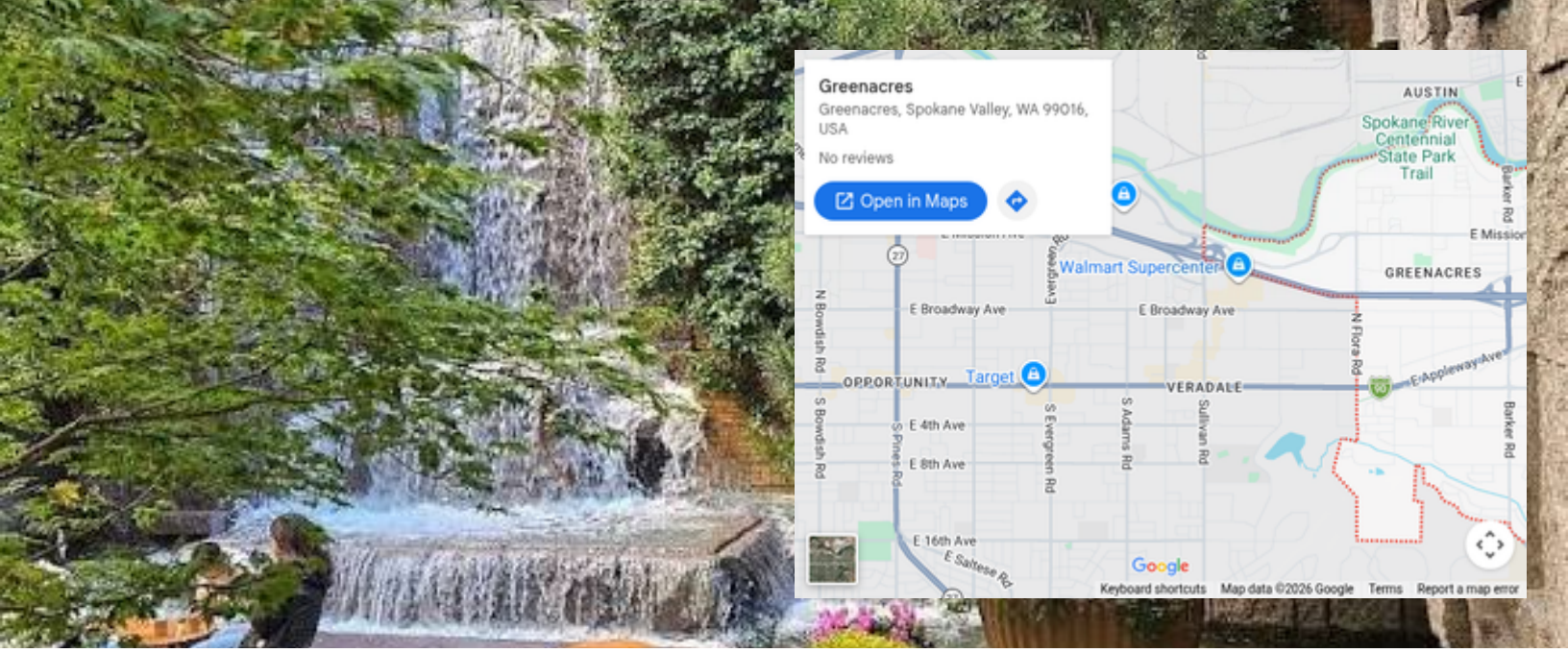
Central Valley / East Valley

Lifestyle
Shopping & dining hub
Parks & Centennial Trail
Easy I-90 commuting

Highlights
Wide range of price points
Everyday convenience
Strong rental demand

Don't Miss
Mirabeau Point Park
The river & trail
Valley shopping corridor





GREENACRES

EAST SPOKANE VALLEY · CENTRAL VALLEY SCHOOLS

On the east edge of Spokane Valley, Greenacres is known for newer subdivisions, larger yards, and the Central Valley School District — with space and easy access to Liberty Lake.

Population

~5,500 (area)

Avg. Home Price

$430K–$480K

Property Taxes

~0.86%

Nearest Hospital

MultiCare Valley

Schools

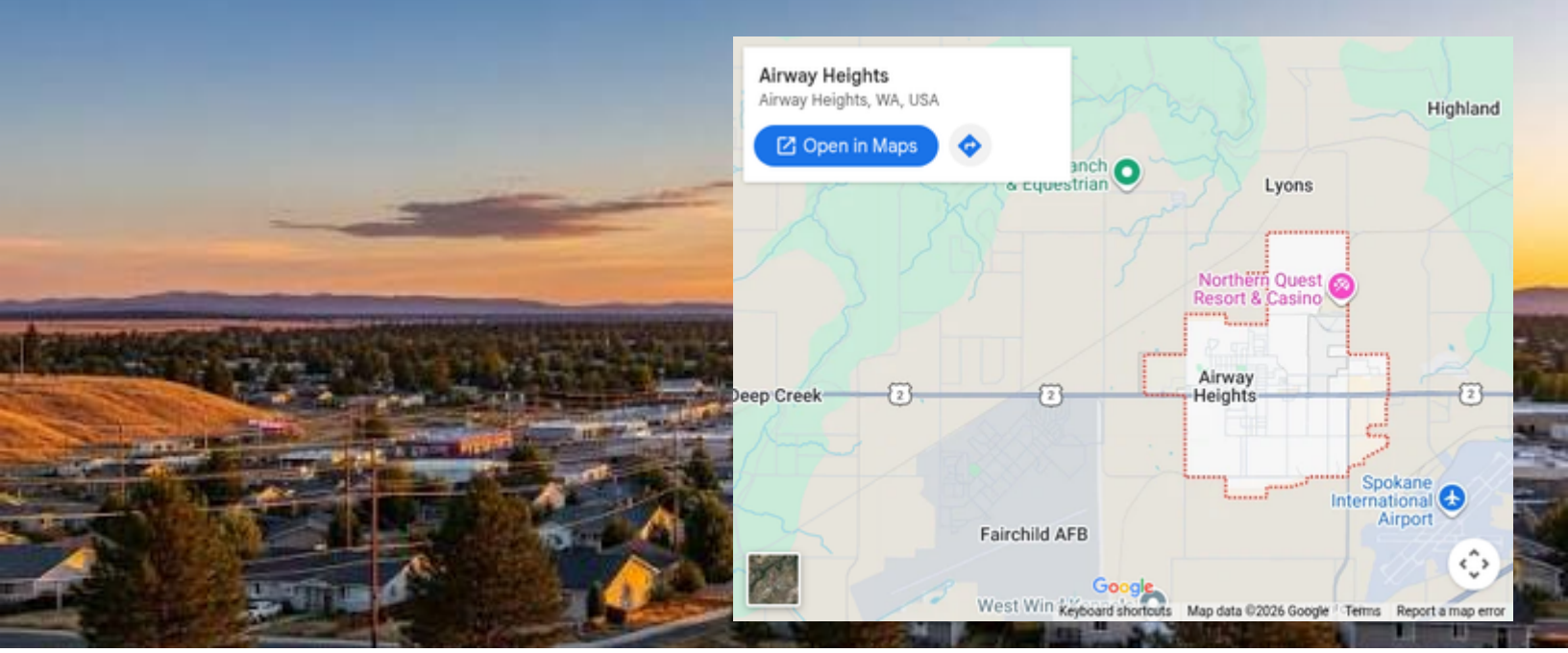
Central Valley SD

Lifestyle
Newer subdivisions
Large yards & open space
Central Valley schools

Highlights
Newer subdivisions
Larger lots & yards
New-construction options

Don't Miss
New construction tours
Centennial Trail access
Close to Liberty Lake





AIRWAY HEIGHTS

MINUTES TO FAIRCHILD AFB · WEST PLAINS

The closest community to Fairchild AFB and a hub of newer, affordable construction. Airway Heights offers a growing retail base, easy US-2 access, and a strong military community feel.

Population

~10,500

Avg. Home Price

~$400K

Property Taxes

~0.9%

Nearest Hospital

Providence (Spokane)

Schools

Cheney SD (varies)

Lifestyle
Closest to Fairchild AFB
Newer, affordable homes
Growing retail & dining

Highlights
Closest to Fairchild AFB
Newer, affordable homes
Short commute times

Don't Miss
Northern Quest Resort
West Plains dining
Quick base access



HEALTHCARE & ESSENTIAL SERVICES

For many people relocating to the Spokane area, peace of mind comes down to one question: will my needs be looked after? The good news — Spokane is the medical hub of the Inland Northwest, with major hospital systems, specialists, and everyday services close at hand.



Hospitals & Healthcare
Providence Sacred Heart Medical Center — downtown, including a children's hospital
MultiCare Deaconess & Valley Hospitals — serving central Spokane & the Valley
Providence Holy Family — north Spokane
Northpointe & West Plains clinics — outpatient & urgent care
Fairchild AFB — base medical services for military families
VA Medical Center — Spokane, serving veterans
Trauma care — two Level II trauma centers: Providence Sacred Heart & MultiCare Deaconess



Everyday Essentials
Grocery & pharmacy: full options across Spokane, the Valley, Mead & the West Plains
Shopping: River Park Square downtown, NorthTown, and the Valley Mall corridor
Emergency services: local fire, police & ambulance area-wide



Have a specific healthcare question about a community? Just ask — I'm happy to point you in the right direction.

SEASONS IN SPOKANE



One of the most common questions I hear is, "But what's it like in the winter?" The honest answer: the Spokane area is beautiful in every season. Life here doesn't pause when summer ends — it simply changes its rhythm.



Summer Warm, sunny days at the lakes and rivers, patios, farmers' markets, and Hoopfest. This is Spokane at its liveliest.

Fall Golden larches, crisp hikes, harvest markets, and football weather. Many residents call autumn their favorite season — the colors are unreal.



Winter Snowy and cozy, with skiing at Mt. Spokane and 49° North nearby. Major roads are generally cleared quickly, though some winter-driving experience helps; downtowns stay warm and welcoming.

Spring The area reawakens — blossoms, longer days, returning markets, and that first warm walk along the Centennial Trail.



"Here, every season has its own kind of beautiful."

LET'S CONNECT



Whether you're planning to move next month or next year — or just want to talk through buying, selling, or refinancing — I'd love to help you find the community, and the financing, that fit you best. No pressure, no rush. Just honest, local guidance.

Julie Herrmann
Realtor® & Mortgage Broker
Kelly Right Real Estate, LLC
Edge Home Finance Corporation
NMLS #1563583

How I Can Help — Complimentary Services ✓ Personalized relocation consultation ✓ Buyer & seller guidance from offer to close ✓ Mortgage pre-approval & loan options, all in-house ✓ Refinance & rate reviews for current homeowners ✓ A customized home search, tailored to you

Your next chapter starts with a conversation.

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Scan the QR code to get started