

Local Market Update – April 2020

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

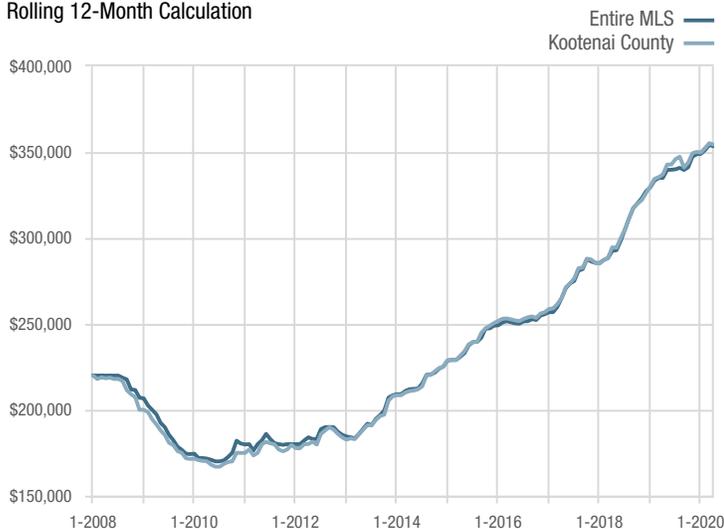
New Construction	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	175	88	- 49.7%	552	444	- 19.6%
Pending Sales	129	73	- 43.4%	379	367	- 3.2%
Closed Sales	79	64	- 19.0%	263	270	+ 2.7%
Days on Market Until Sale	190	184	- 3.2%	187	180	- 3.7%
Median Sales Price*	\$365,000	\$348,166	- 4.6%	\$354,000	\$373,042	+ 5.4%
Average Sales Price*	\$395,923	\$379,891	- 4.0%	\$381,487	\$393,469	+ 3.1%
Percent of List Price Received*	101.2%	100.4%	- 0.8%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	312	192	- 38.5%	—	—	—
Months Supply of Inventory	4.0	2.5	- 37.5%	—	—	—

Previously Owned	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
Key Metrics						
New Listings	473	309	- 34.7%	1,300	1,221	- 6.1%
Pending Sales	328	202	- 38.4%	1,010	829	- 17.9%
Closed Sales	248	218	- 12.1%	788	758	- 3.8%
Days on Market Until Sale	72	64	- 11.1%	78	72	- 7.7%
Median Sales Price*	\$285,000	\$339,950	+ 19.3%	\$284,000	\$325,000	+ 14.4%
Average Sales Price*	\$352,026	\$385,073	+ 9.4%	\$353,736	\$385,659	+ 9.0%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	559	529	- 5.4%	—	—	—
Months Supply of Inventory	1.9	2.0	+ 5.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

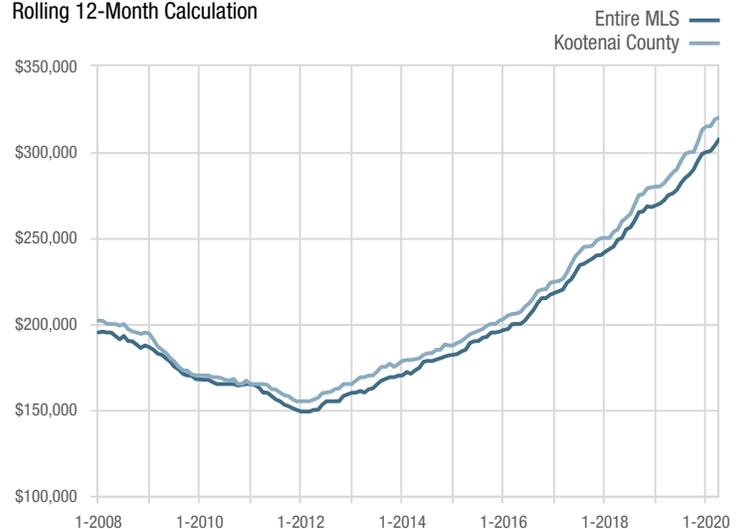
Median Sales Price - New Construction

Rolling 12-Month Calculation



Median Sales Price - Previously Owned

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of May 1, 2020. All data from Coeur d'Alene Multiple Listing Service. Data is deemed reliable but is not guaranteed accurate by the MLS. Report © 2020 ShowingTime.