

# Local Market Update – May 2020

A Research Tool Provided by Coeur d'Alene MLS.



## Shoshone County

Idaho

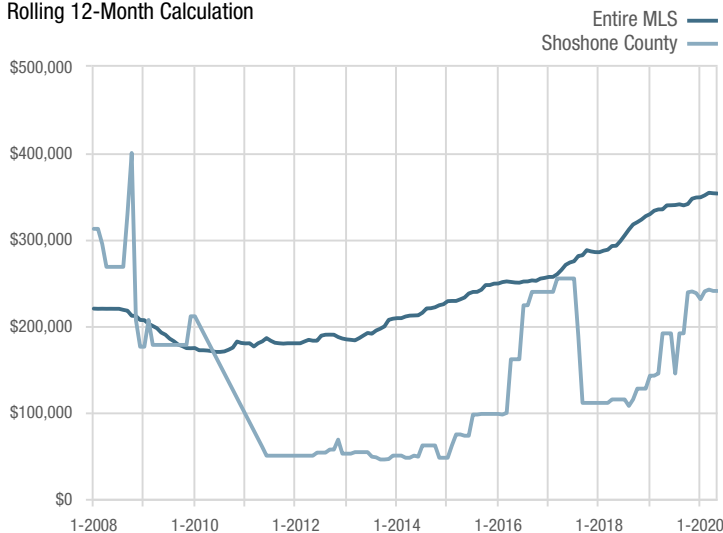
New Construction	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	5	1	- 80.0%	7	2	- 71.4%
Pending Sales	3	0	- 100.0%	6	3	- 50.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	206	178	- 13.6%
Median Sales Price*	—	—	—	\$238,000	\$240,585	+ 1.1%
Average Sales Price*	—	—	—	\$207,667	\$231,018	+ 11.2%
Percent of List Price Received*	—	—	—	98.7%	100.0%	+ 1.3%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.6	1.7	- 34.6%	—	—	—

Previously Owned	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
<b>Key Metrics</b>						
New Listings	52	30	- 42.3%	154	138	- 10.4%
Pending Sales	33	24	- 27.3%	110	103	- 6.4%
Closed Sales	25	13	- 48.0%	96	92	- 4.2%
Days on Market Until Sale	97	127	+ 30.9%	115	104	- 9.6%
Median Sales Price*	\$120,000	\$175,000	+ 45.8%	\$127,000	\$151,500	+ 19.3%
Average Sales Price*	\$138,796	\$178,500	+ 28.6%	\$141,636	\$175,030	+ 23.6%
Percent of List Price Received*	96.0%	94.1%	- 2.0%	95.2%	96.5%	+ 1.4%
Inventory of Homes for Sale	91	79	- 13.2%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

\* 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.

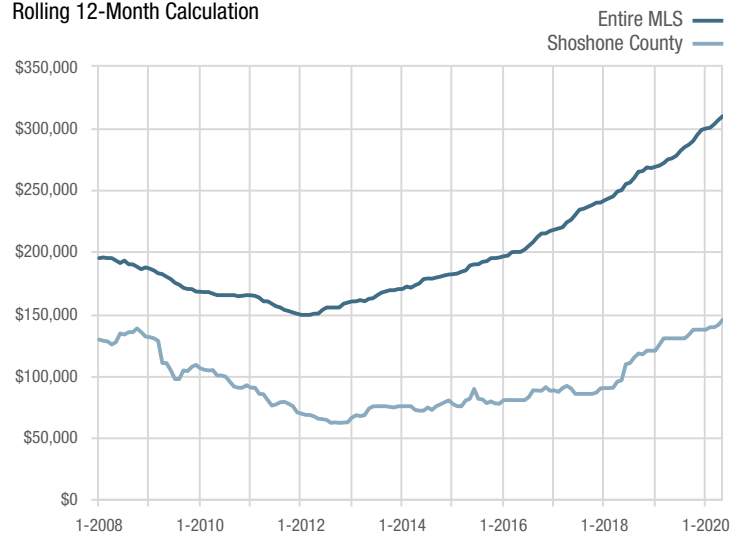
### Median Sales Price - New Construction

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 June 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.