

Local Market Update – July 2020

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

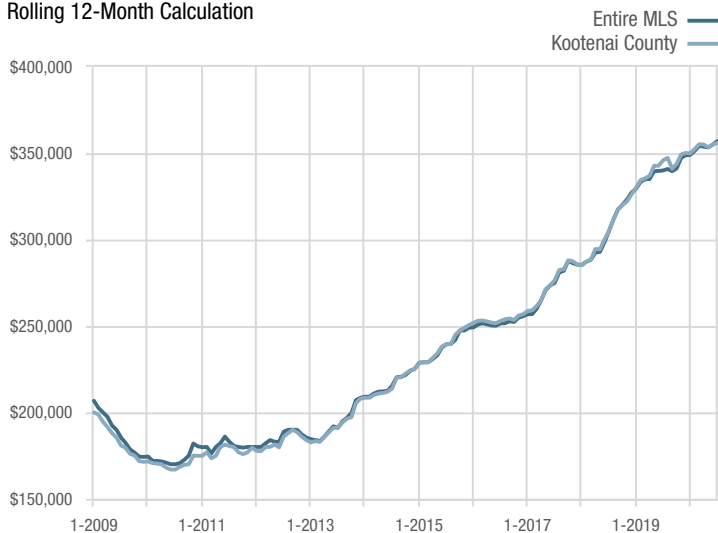
New Construction	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
Key Metrics						
New Listings	93	113	+ 21.5%	891	773	- 13.2%
Pending Sales	78	115	+ 47.4%	617	671	+ 8.8%
Closed Sales	72	96	+ 33.3%	477	525	+ 10.1%
Days on Market Until Sale	178	186	+ 4.5%	187	183	- 2.1%
Median Sales Price*	\$351,487	\$377,213	+ 7.3%	\$354,247	\$373,437	+ 5.4%
Average Sales Price*	\$360,198	\$458,624	+ 27.3%	\$381,802	\$411,884	+ 7.9%
Percent of List Price Received*	100.5%	101.2%	+ 0.7%	100.6%	100.7%	+ 0.1%
Inventory of Homes for Sale	312	130	- 58.3%	—	—	—
Months Supply of Inventory	4.1	1.6	- 61.0%	—	—	—

Previously Owned	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
Key Metrics						
New Listings	475	430	- 9.5%	2,814	2,448	- 13.0%
Pending Sales	368	411	+ 11.7%	2,120	1,947	- 8.2%
Closed Sales	407	376	- 7.6%	1,846	1,727	- 6.4%
Days on Market Until Sale	60	70	+ 16.7%	70	69	- 1.4%
Median Sales Price*	\$320,000	\$393,900	+ 23.1%	\$300,000	\$345,000	+ 15.0%
Average Sales Price*	\$393,131	\$479,635	+ 22.0%	\$369,260	\$422,374	+ 14.4%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	776	505	- 34.9%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

* 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.

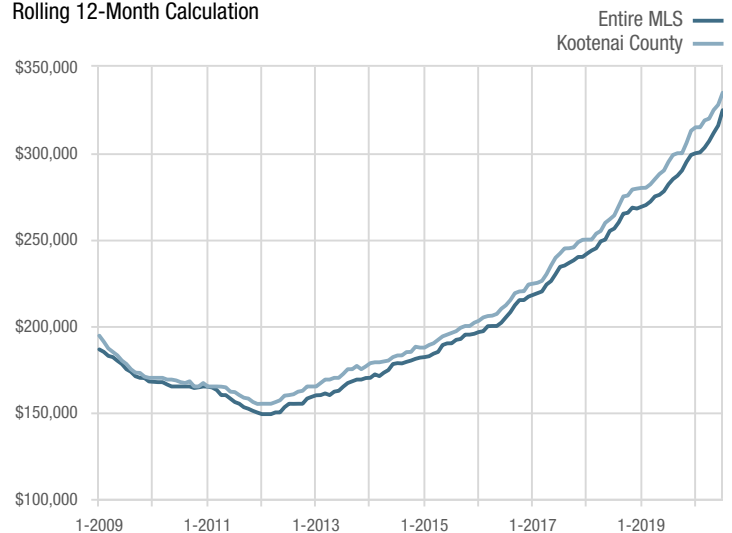
Median Sales Price - New Construction

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 August 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.