

Local Market Update – December 2020

A Research Tool Provided by Coeur d'Alene MLS.



Shoshone County

Idaho

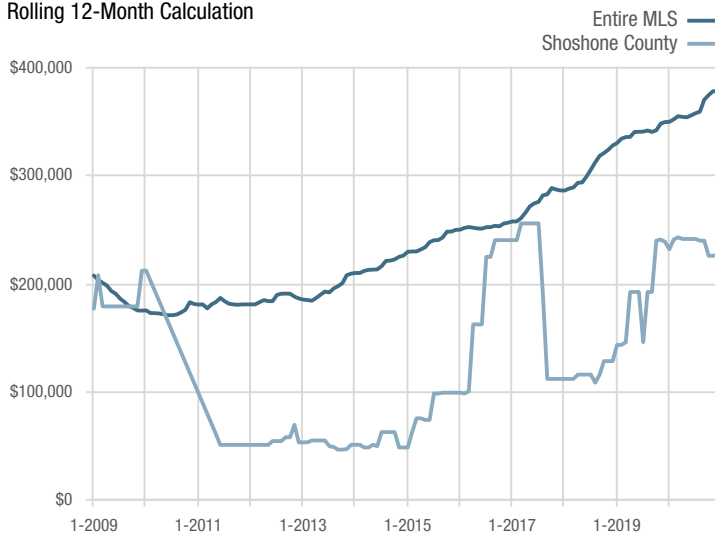
New Construction	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	0	0	0.0%	15	10	- 33.3%
Pending Sales	1	0	- 100.0%	12	12	0.0%
Closed Sales	2	1	- 50.0%	11	8	- 27.3%
Days on Market Until Sale	207	155	- 25.1%	182	214	+ 17.6%
Median Sales Price*	\$212,725	\$217,250	+ 2.1%	\$238,000	\$225,775	- 5.1%
Average Sales Price*	\$212,725	\$217,250	+ 2.1%	\$227,653	\$224,109	- 1.6%
Percent of List Price Received*	106.3%	100.0%	- 5.9%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	2.1	—	—	—	—	—

Previously Owned	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
New Listings	19	18	- 5.3%	376	346	- 8.0%
Pending Sales	14	26	+ 85.7%	275	340	+ 23.6%
Closed Sales	15	22	+ 46.7%	281	319	+ 13.5%
Days on Market Until Sale	101	96	- 5.0%	96	96	0.0%
Median Sales Price*	\$142,000	\$207,500	+ 46.1%	\$137,000	\$170,000	+ 24.1%
Average Sales Price*	\$148,617	\$214,841	+ 44.6%	\$149,283	\$191,174	+ 28.1%
Percent of List Price Received*	95.9%	97.0%	+ 1.1%	96.2%	96.6%	+ 0.4%
Inventory of Homes for Sale	77	14	- 81.8%	—	—	—
Months Supply of Inventory	3.4	0.5	- 85.3%	—	—	—

* 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.

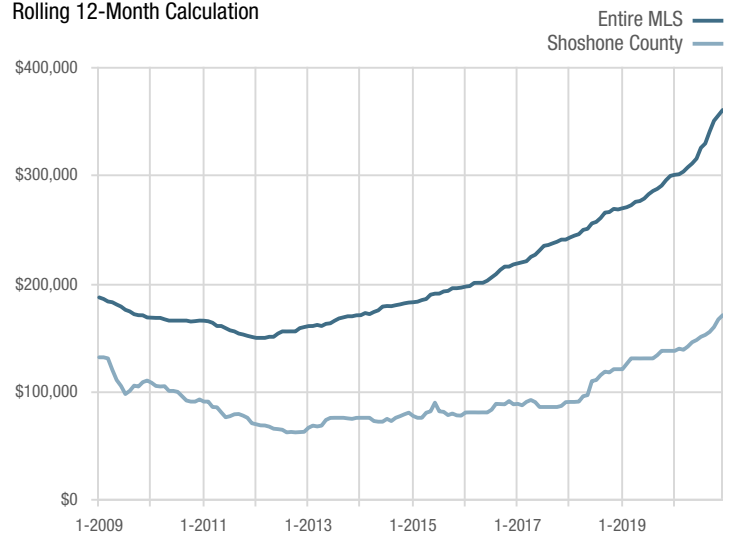
Median Sales Price - New Construction

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 January 1, 2021. All data from Coeur d'Alene Multiple Listing Service. Data is deemed reliable but is not guaranteed accurate by the MLS. Report © 2021 ShowingTime.