Local Market Update – January 2021

A Research Tool Provided by Coeur d'Alene MLS.

REALTORS

Shoshone County

Idaho

New Construction	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	209	122	- 41.6%	209	122	- 41.6%
Median Sales Price*	$199,900	$249,500	+ 24.8%	$199,900	$249,500	+ 24.8%
Average Sales Price*	$199,900	$249,500	+ 24.8%	$199,900	$249,500	+ 24.8%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

Previously Owned	January			Year to Date		
Key Metrics	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
New Listings	20	16	- 20.0%	20	16	- 20.0%
Pending Sales	23	18	- 21.7%	23	18	- 21.7%
Closed Sales	16	24	+ 50.0%	16	24	+ 50.0%
Days on Market Until Sale	99	73	- 26.3%	99	73	- 26.3%
Median Sales Price*	$111,450	$185,000	+ 66.0%	$111,450	$185,000	+ 66.0%
Average Sales Price*	$127,050	$196,450	+ 54.6%	$127,050	$196,450	+ 54.6%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	96.9%	97.3%	+ 0.4%
Inventory of Homes for Sale	69	14	- 79.7%	—	—	—
Months Supply of Inventory	3.0	0.5	- 83.3%	—	—	—

* 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.
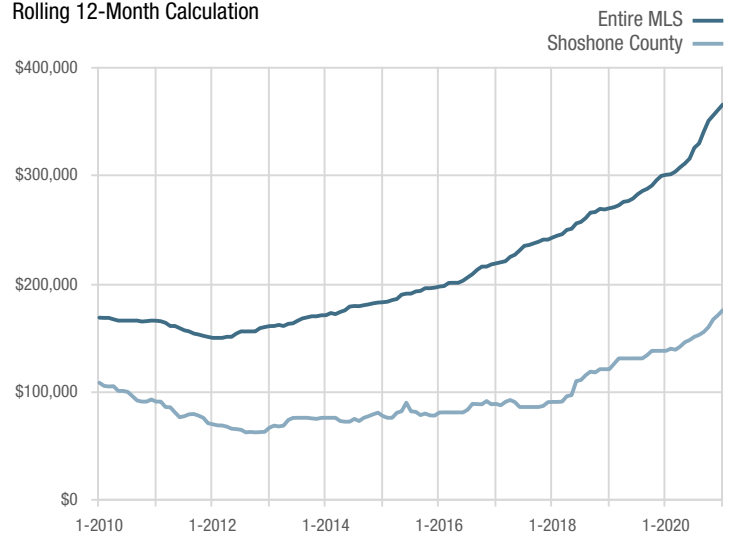
Median Sales Price - New Construction
Rolling 12-Month Calculation

Entire MLS —
Shoshone County —
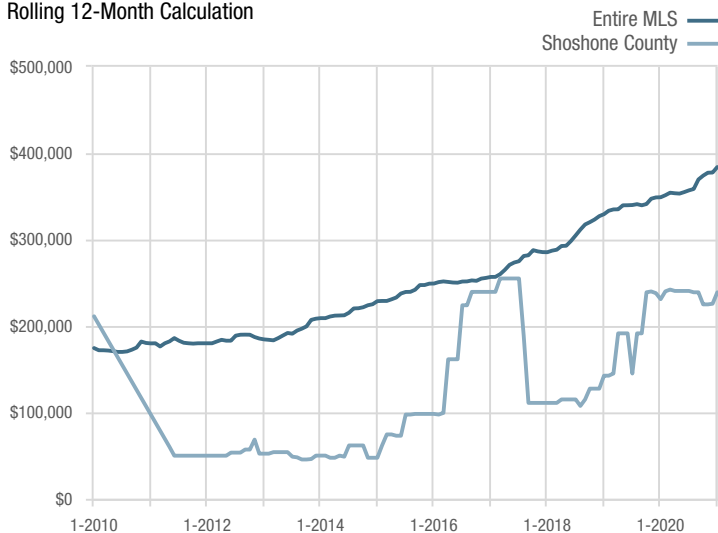
Median Sales Price - Previously Owned
Rolling 12-Month Calculation

Entire MLS —
Shoshone County —

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.