

February 2021 Market Report

Data shown below reflects Coeur d'Alene Multiple Listing Service listings in all residential categories.

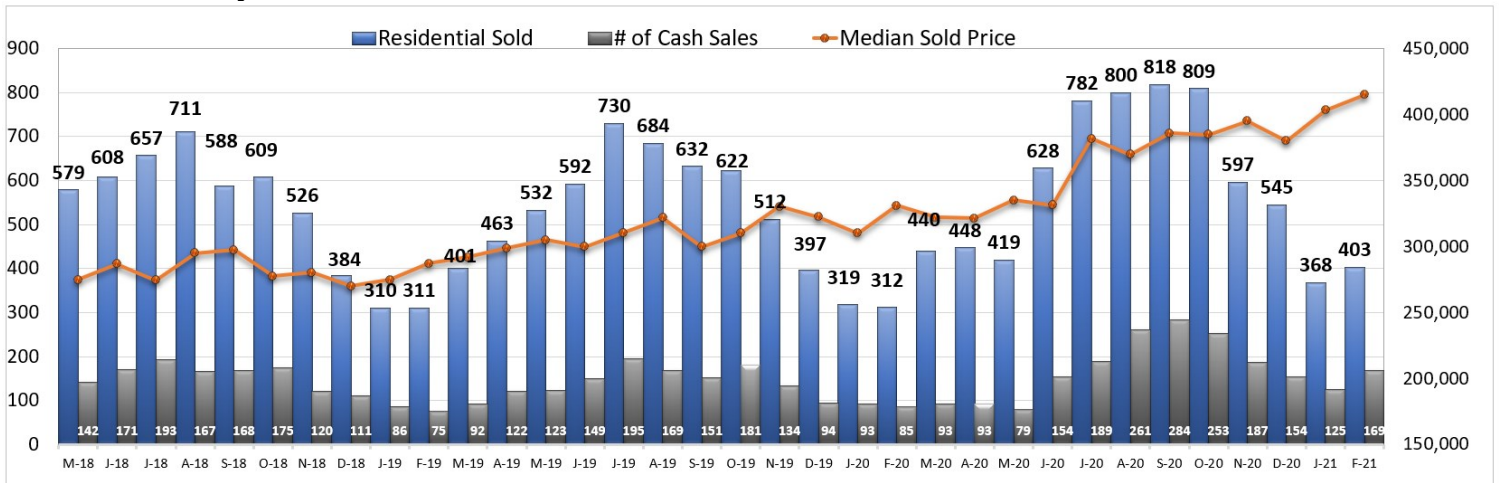
In the Coeur d'Alene MLS Market, from the **Year over Year Comparison Report** all active residential listings during the month of February 2021 were down 48.2% compared to 2020, with 839 active listings vs 1,621 at this time last year.

The **Sold Market Analysis Report** shows that February ended with 403 total residential sold listings compared to 315 in 2020, up 27.9%.

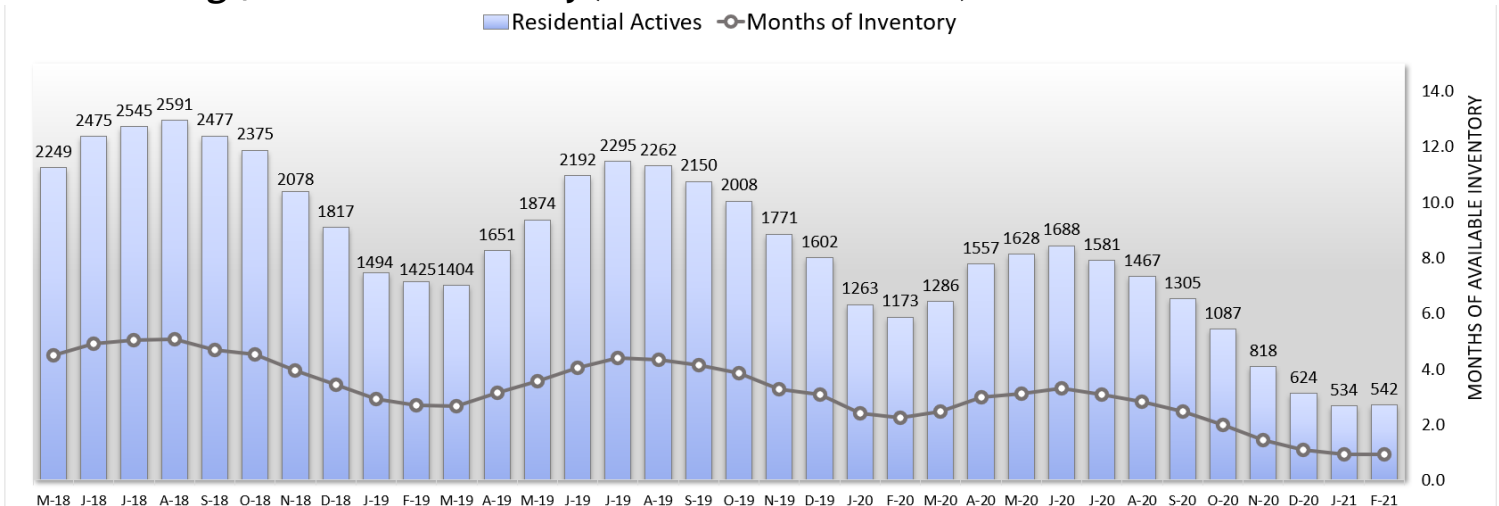
For the month of FEBRUARY 2021:

- **Absorption Rate** is currently .92 vs 2.4 in 2020, down 61.7%. The YTD rate is .94 compared to 2.47 in 2020, down 61.9%.
- **Median Sale Price** of sold homes was \$415,050 vs \$331,000 in 2020, an increase of 25.4%.
- **New Construction** Residential closings for the month = 90 units vs 64 units in 2020, an increase of 50%.
- **Typical Residential Sales (Existing/Non-distressed)** for the month was 204, an average sales price of \$342,368 and an average of 107 days on market.

Closed Sales by Month



Active Listings/Months of Inventory (current actives at end of month)



Links to Detailed Reports used: [MARKET SUMMARY REPORTS](#) [YEAR/YEAR COMPARISONS](#) [SOLD MARKET ANALYSIS](#)

The representations in this report are based on data generated from the database of the Coeur d'Alene Multiple Listing Service, Inc. for the time periods specified. Data maintained by the Association or its Multiple Listing Service may not reflect all real estate activity in the market.

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New vs Sold - DOM



Market Conditions/Price-Range Comparison

Listing Price Range	# of Active Listings FEB 2021	Last 6 Months Sold Listings						Current Months of Inventory	Market Conditions	Sold Listings YTD vs Last YTD		
		Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21			2021 YTD	2020 YTD	% Change
0 - 49,999	0	6	4	1	3	1	0	0.00	SELLER	1	6	-83.3%
50,000 - 74,999	3	9	1	2	2	2	4	0.75	SELLER	6	11	-45.5%
75,000 - 99,999	3	9	7	6	5	5	5	0.60	SELLER	10	20	-50.0%
100,000 - 124,999	6	8	13	7	7	5	4	1.50	SELLER	9	11	-18.2%
125,000 - 149,999	6	13	13	11	9	5	6	1.00	SELLER	11	13	-15.4%
150,000 - 174,999	3	8	17	6	7	8	5	0.60	SELLER	13	14	-7.1%
175,000 - 199,999	5	17	14	16	6	8	11	0.45	SELLER	19	26	-26.9%
200,000 - 224,999	6	13	14	11	11	4	9	0.67	SELLER	13	15	-13.3%
225,000 - 249,999	6	23	21	16	17	12	9	0.67	SELLER	22	30	-26.7%
250,000 - 274,999	9	58	39	13	30	23	13	0.69	SELLER	35	69	-49.3%
275,000 - 299,999	16	48	62	42	29	13	14	1.14	SELLER	29	61	-52.5%
300,000 - 349,999	37	103	124	86	101	39	36	1.03	SELLER	76	103	-26.2%
350,000 - 399,999	58	112	105	91	65	52	69	0.84	SELLER	121	99	22.2%
400,000 - 499,999	93	125	130	114	81	74	85	1.09	SELLER	160	59	171.2%
500,000 - 599,999	53	96	90	57	52	38	44	1.20	SELLER	83	48	72.9%
600,000 - 699,999	47	50	37	32	38	21	31	1.52	SELLER	52	11	372.7%
700,000 - 799,999	25	37	33	25	22	8	11	2.27	SELLER	19	15	26.7%
800,000 - 899,999	20	13	19	17	8	11	6	3.33	SELLER	17	9	88.9%
900,000 - 999,999	28	10	12	7	14	7	6	4.67	SELLER	13	4	225.0%
1,000,000 - 1,999,999	66	46	41	25	28	25	29	2.28	SELLER	54	10	440.0%
2,000,000 - 2,999,999	25	13	8	5	5	6	3	8.33	BUYER	9	1	600.0%
3,000,000 +	27	1	5	7	5	1	3	9.00	BUYER	4	1	300.0%
Totals	542	818	809	597	545	368	403	1.98	SELLER	776	636	22.0%
% Cash Sales		34.7%	31.3%	31.3%	34.3%	41.8%	31.0%					
Total Cash Sales		284	253	187	154	125	169					

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