

Local Market Update – May 2020

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

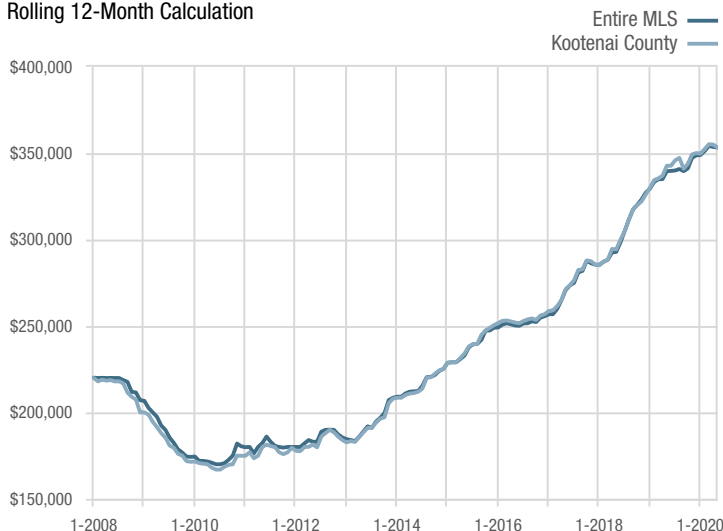
New Construction	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	102	91	- 10.8%	654	541	- 17.3%
Pending Sales	83	83	0.0%	462	450	- 2.6%
Closed Sales	80	58	- 27.5%	343	332	- 3.2%
Days on Market Until Sale	197	192	- 2.5%	189	181	- 4.2%
Median Sales Price*	\$366,199	\$362,423	- 1.0%	\$355,330	\$374,742	+ 5.5%
Average Sales Price*	\$401,568	\$381,409	- 5.0%	\$386,171	\$392,342	+ 1.6%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	308	180	- 41.6%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

Previously Owned	May			Year to Date		
	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
Key Metrics						
New Listings	560	395	- 29.5%	1,860	1,622	- 12.8%
Pending Sales	370	260	- 29.7%	1,380	1,108	- 19.7%
Closed Sales	318	211	- 33.6%	1,106	986	- 10.8%
Days on Market Until Sale	62	66	+ 6.5%	74	70	- 5.4%
Median Sales Price*	\$300,750	\$349,000	+ 16.0%	\$290,000	\$329,000	+ 13.4%
Average Sales Price*	\$357,824	\$418,292	+ 16.9%	\$354,911	\$392,478	+ 10.6%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	701	617	- 12.0%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

* 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.

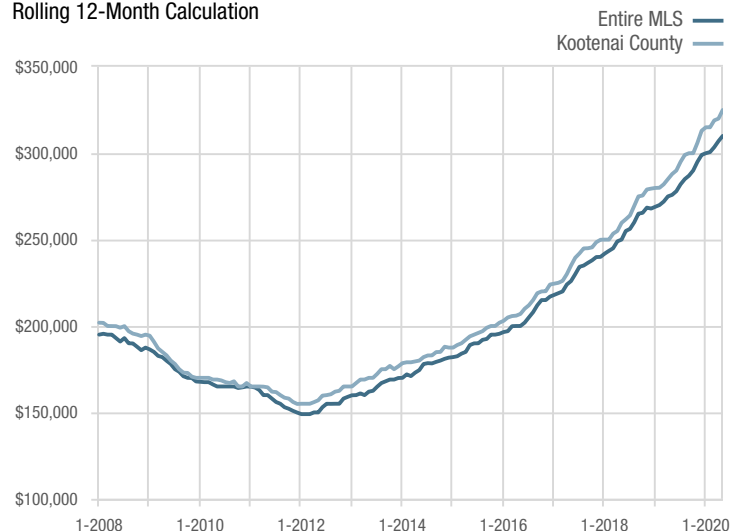
Median Sales Price - New Construction

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.