

Local Market Update – June 2020

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

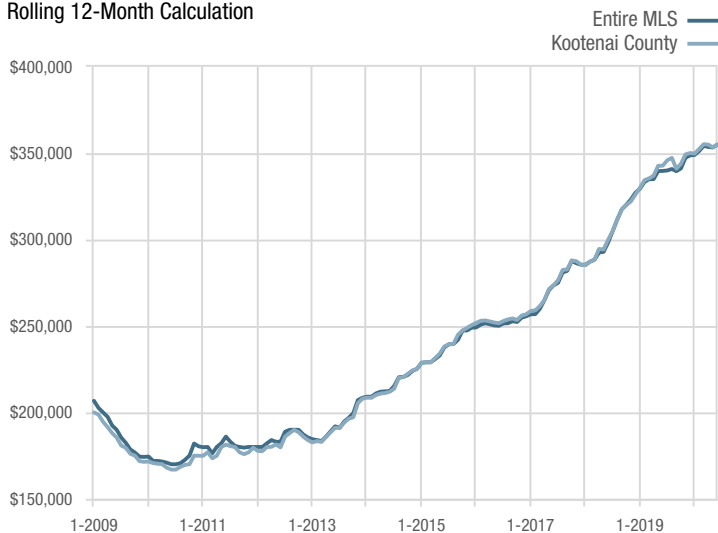
New Construction	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	144	102	- 29.2%	799	665	- 16.8%
Pending Sales	77	93	+ 20.8%	539	554	+ 2.8%
Closed Sales	62	86	+ 38.7%	405	423	+ 4.4%
Days on Market Until Sale	187	177	- 5.3%	189	181	- 4.2%
Median Sales Price*	\$347,595	\$363,023	+ 4.4%	\$355,165	\$371,600	+ 4.6%
Average Sales Price*	\$382,722	\$442,465	+ 15.6%	\$385,643	\$402,270	+ 4.3%
Percent of List Price Received*	100.7%	100.5%	- 0.2%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	321	178	- 44.5%	—	—	—
Months Supply of Inventory	4.2	2.2	- 47.6%	—	—	—

Previously Owned	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
Key Metrics						
New Listings	481	398	- 17.3%	2,343	2,027	- 13.5%
Pending Sales	372	344	- 7.5%	1,752	1,495	- 14.7%
Closed Sales	333	323	- 3.0%	1,439	1,324	- 8.0%
Days on Market Until Sale	68	64	- 5.9%	72	69	- 4.2%
Median Sales Price*	\$315,000	\$349,900	+ 11.1%	\$295,000	\$332,000	+ 12.5%
Average Sales Price*	\$387,741	\$423,222	+ 9.2%	\$362,509	\$399,912	+ 10.3%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	98.6%	98.7%	+ 0.1%
Inventory of Homes for Sale	750	569	- 24.1%	—	—	—
Months Supply of Inventory	2.6	2.2	- 15.4%	—	—	—

* 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.

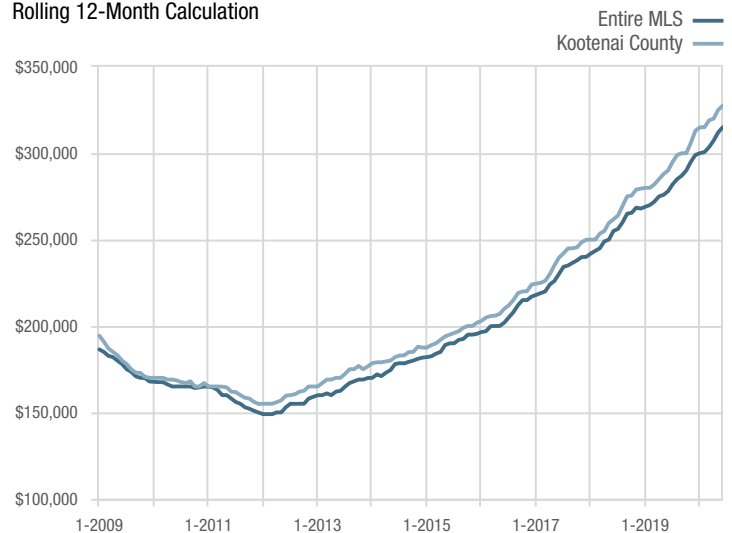
Median Sales Price - New Construction

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 July 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.