

Local Market Update – August 2020

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

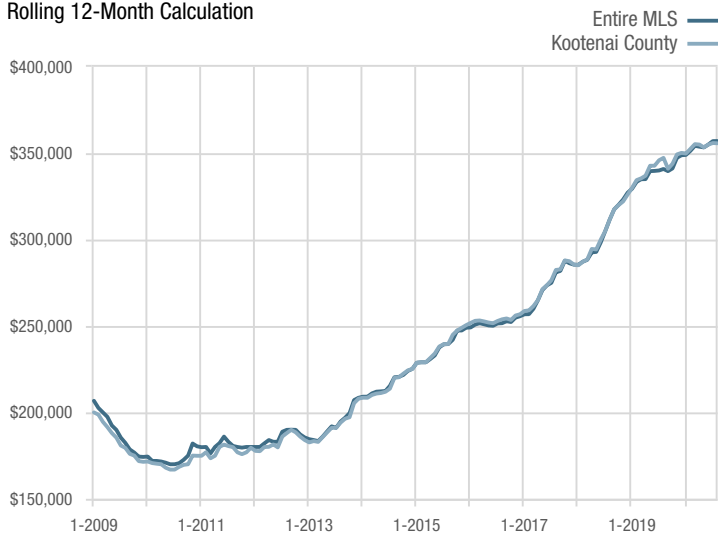
New Construction	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	95	104	+ 9.5%	986	885	- 10.2%
Pending Sales	61	111	+ 82.0%	678	790	+ 16.5%
Closed Sales	79	80	+ 1.3%	556	609	+ 9.5%
Days on Market Until Sale	175	175	0.0%	185	181	- 2.2%
Median Sales Price*	\$340,723	\$345,454	+ 1.4%	\$353,633	\$368,693	+ 4.3%
Average Sales Price*	\$371,984	\$392,904	+ 5.6%	\$380,407	\$409,265	+ 7.6%
Percent of List Price Received*	100.6%	100.5%	- 0.1%	100.6%	100.7%	+ 0.1%
Inventory of Homes for Sale	316	97	- 69.3%	—	—	—
Months Supply of Inventory	4.2	1.1	- 73.8%	—	—	—

Previously Owned	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	471	411	- 12.7%	3,286	2,861	- 12.9%
Pending Sales	381	443	+ 16.3%	2,501	2,404	- 3.9%
Closed Sales	374	399	+ 6.7%	2,220	2,160	- 2.7%
Days on Market Until Sale	70	66	- 5.7%	70	68	- 2.9%
Median Sales Price*	\$335,100	\$400,000	+ 19.4%	\$305,000	\$352,000	+ 15.4%
Average Sales Price*	\$399,740	\$530,158	+ 32.6%	\$374,395	\$442,746	+ 18.3%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	778	434	- 44.2%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

* 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.

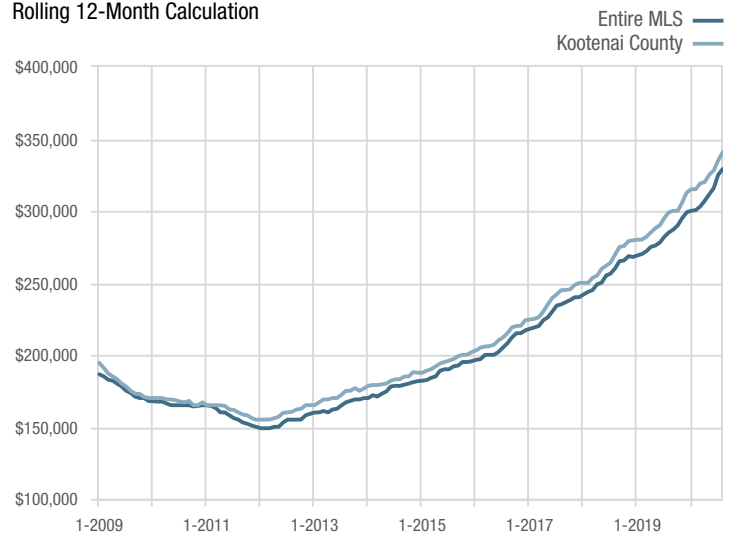
Median Sales Price - New Construction

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 September 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.