

Local Market Update – August 2020

A Research Tool Provided by Coeur d'Alene MLS.



Shoshone County

Idaho

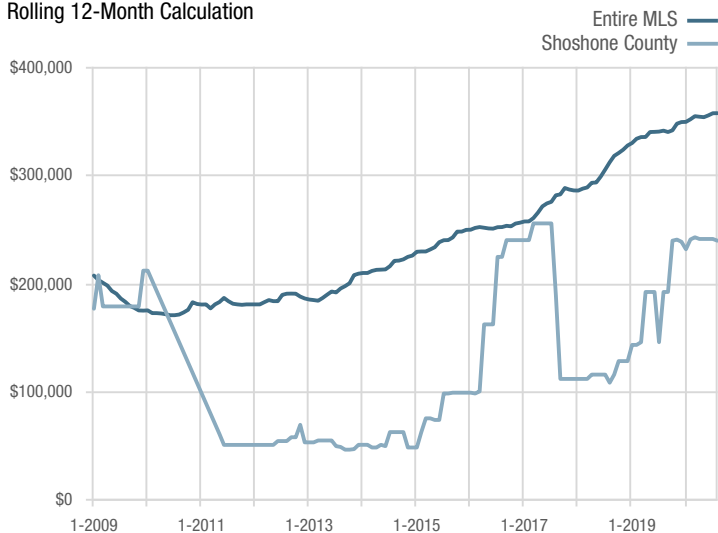
New Construction	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	0	1	—	14	8	- 42.9%
Pending Sales	3	2	- 33.3%	11	8	- 27.3%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	218	—	—	202	190	- 5.9%
Median Sales Price*	\$365,000	—	—	\$238,000	\$239,000	+ 0.4%
Average Sales Price*	\$365,000	—	—	\$223,100	\$224,814	+ 0.8%
Percent of List Price Received*	94.8%	—	—	96.6%	96.0%	- 0.6%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Previously Owned	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	41	28	- 31.7%	281	248	- 11.7%
Pending Sales	32	34	+ 6.3%	209	208	- 0.5%
Closed Sales	31	41	+ 32.3%	194	187	- 3.6%
Days on Market Until Sale	73	104	+ 42.5%	102	98	- 3.9%
Median Sales Price*	\$160,000	\$167,000	+ 4.4%	\$136,450	\$161,000	+ 18.0%
Average Sales Price*	\$156,363	\$179,597	+ 14.9%	\$147,673	\$175,388	+ 18.8%
Percent of List Price Received*	96.5%	95.6%	- 0.9%	96.6%	96.4%	- 0.2%
Inventory of Homes for Sale	100	69	- 31.0%	—	—	—
Months Supply of Inventory	4.0	3.0	- 25.0%	—	—	—

* 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.

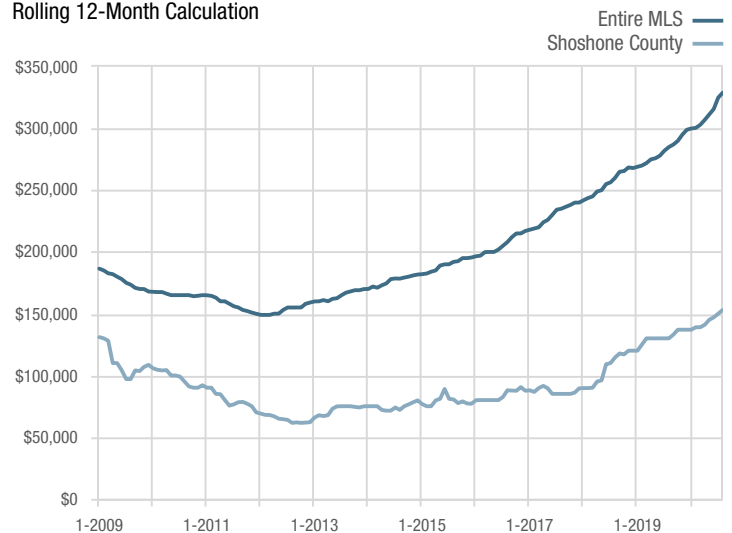
Median Sales Price - New Construction

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 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.