

# Local Market Update – October 2020

A Research Tool Provided by Coeur d'Alene MLS.



## Shoshone County

Idaho

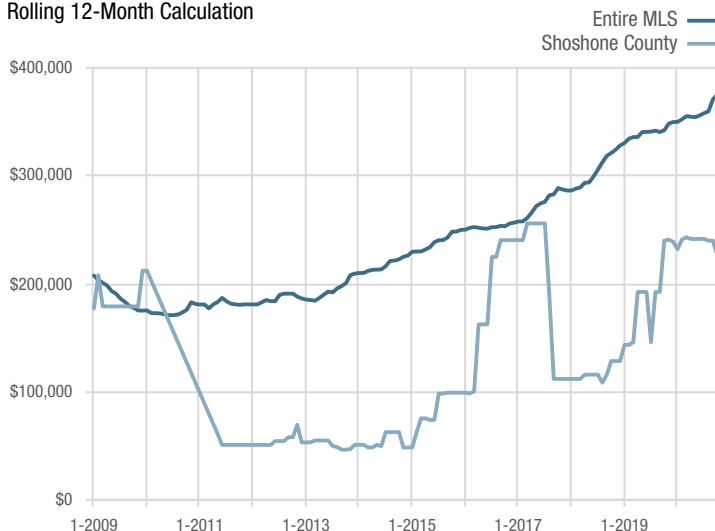
New Construction	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	1	—	14	10	- 28.6%
Pending Sales	0	1	—	11	10	- 9.1%
Closed Sales	3	1	- 66.7%	8	6	- 25.0%
Days on Market Until Sale	123	105	- 14.6%	173	176	+ 1.7%
Median Sales Price*	\$243,500	<b>\$225,000</b>	- 7.6%	\$239,000	<b>\$232,000</b>	- 2.9%
Average Sales Price*	\$237,743	<b>\$225,000</b>	- 5.4%	\$228,591	<b>\$224,845</b>	- 1.6%
Percent of List Price Received*	99.2%	<b>98.3%</b>	- 0.9%	97.6%	<b>96.4%</b>	- 1.2%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Previously Owned	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	29	29	0.0%	338	313	- 7.4%
Pending Sales	20	35	+ 75.0%	246	274	+ 11.4%
Closed Sales	28	43	+ 53.6%	248	263	+ 6.0%
Days on Market Until Sale	71	93	+ 31.0%	97	96	- 1.0%
Median Sales Price*	\$146,000	<b>\$174,000</b>	+ 19.2%	\$137,000	<b>\$161,650</b>	+ 18.0%
Average Sales Price*	\$145,371	<b>\$208,902</b>	+ 43.7%	\$147,487	<b>\$187,001</b>	+ 26.8%
Percent of List Price Received*	94.6%	<b>97.9%</b>	+ 3.5%	96.2%	<b>96.6%</b>	+ 0.4%
Inventory of Homes for Sale	91	51	- 44.0%	—	—	—
Months Supply of Inventory	3.8	2.0	- 47.4%	—	—	—

\* 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.

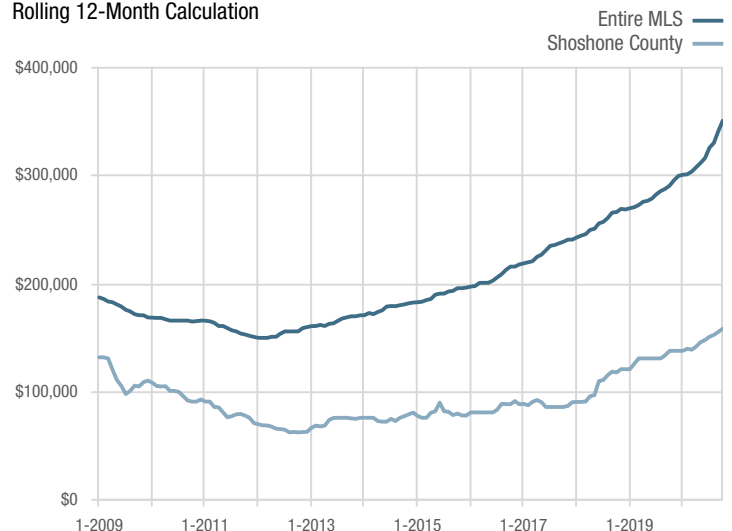
### Median Sales Price - New Construction

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 November 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.