

# Local Market Update – November 2020

A Research Tool Provided by Coeur d'Alene MLS.



## Shoshone County

Idaho

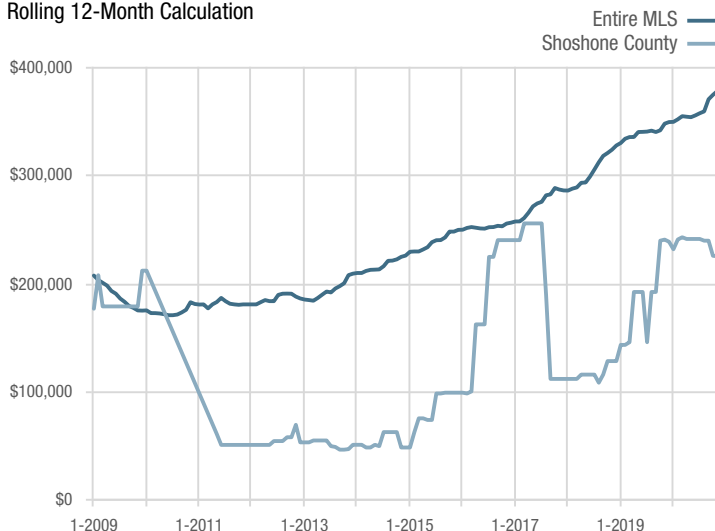
New Construction	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	1	0	- 100.0%	15	10	- 33.3%
Pending Sales	0	2	—	11	12	+ 9.1%
Closed Sales	1	0	- 100.0%	9	6	- 33.3%
Days on Market Until Sale	203	—	—	176	176	0.0%
Median Sales Price*	\$250,000	—	—	\$240,000	<b>\$232,000</b>	- 3.3%
Average Sales Price*	\$250,000	—	—	\$230,970	<b>\$224,845</b>	- 2.7%
Percent of List Price Received*	100.0%	—	—	97.8%	<b>96.4%</b>	- 1.4%
Inventory of Homes for Sale	7	0	- 100.0%	—	—	—
Months Supply of Inventory	2.5	—	—	—	—	—

Previously Owned	November			Year to Date		
	2019	2020	% Change	Thru 11-2019	Thru 11-2020	% Change
Key Metrics						
New Listings	19	14	- 26.3%	357	328	- 8.1%
Pending Sales	15	35	+ 133.3%	261	320	+ 22.6%
Closed Sales	18	29	+ 61.1%	266	295	+ 10.9%
Days on Market Until Sale	79	103	+ 30.4%	96	96	0.0%
Median Sales Price*	\$136,000	<b>\$210,000</b>	+ 54.4%	\$137,000	<b>\$169,500</b>	+ 23.7%
Average Sales Price*	\$174,583	<b>\$200,662</b>	+ 14.9%	\$149,320	<b>\$189,053</b>	+ 26.6%
Percent of List Price Received*	95.7%	<b>97.0%</b>	+ 1.4%	96.2%	<b>96.6%</b>	+ 0.4%
Inventory of Homes for Sale	87	19	- 78.2%	—	—	—
Months Supply of Inventory	3.7	0.7	- 81.1%	—	—	—

\* 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.

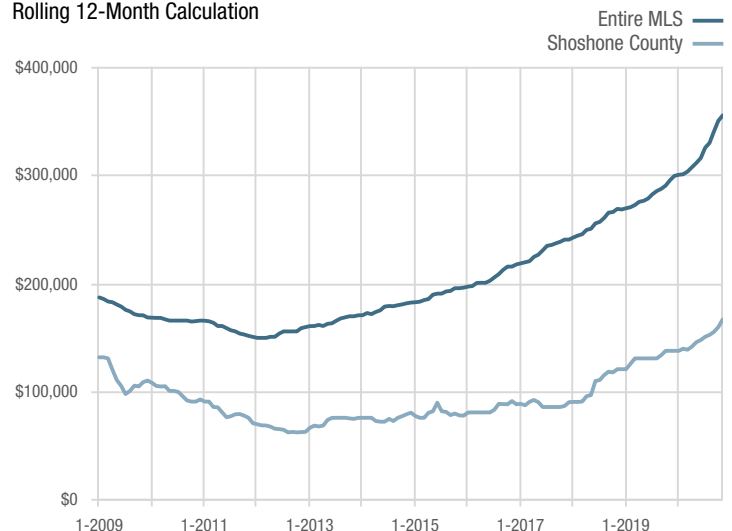
### Median Sales Price - New Construction

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 December 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.