

December 2020 Market Report

Data shown below reflects Coeur d'Alene Multiple Listing Service listings in all residential categories.

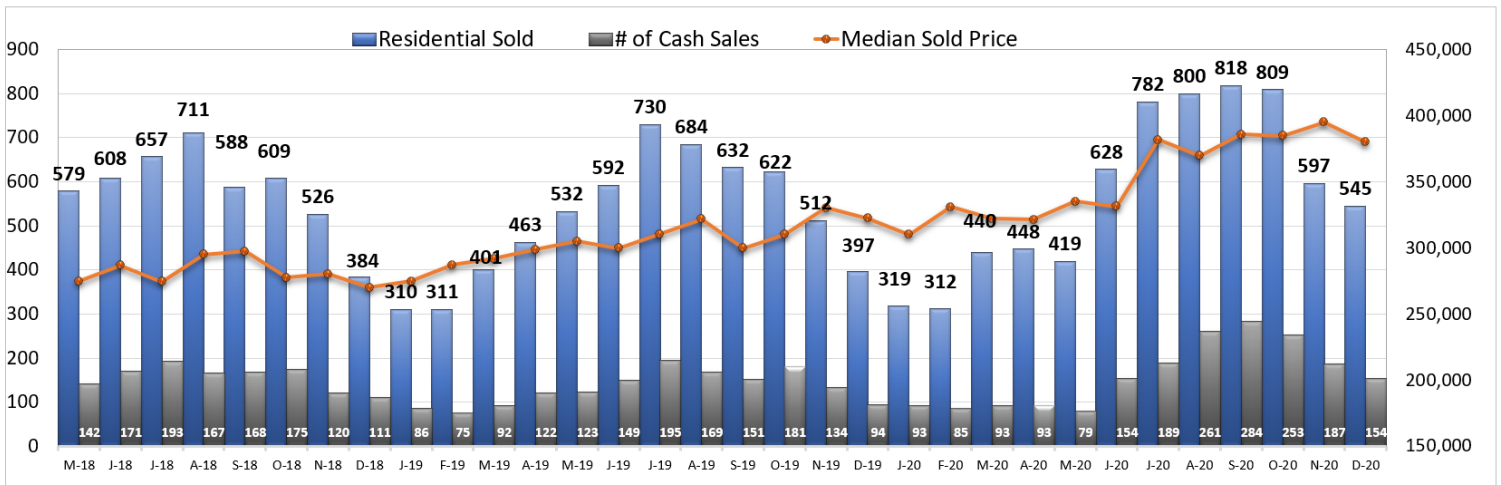
In the Coeur d'Alene MLS Market, from the **Year over Year Comparison Report** all active residential listings during the month of December 2020 were down 56.7% compared to 2019, with 746 active listings vs 1,721 at this time last year.

The **Sold Market Analysis Report** shows that December ended with 545 total residential sold listings compared to 402 in 2019, up 35.6%.

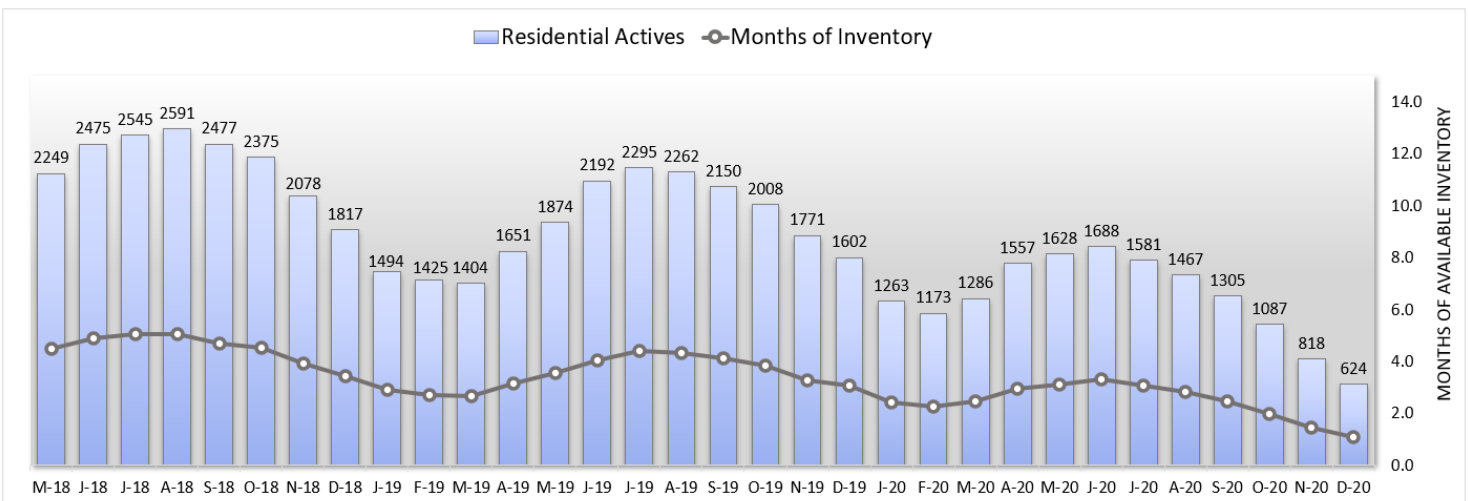
For the month of DECEMBER 2020:

- **Absorption Rate** is currently 1.09 vs 3.07 in 2019, down 64.5%. The YTD rate is 2.53 compared to 3.58 in 2019, down 29.3%.
- **Median Sale Price** of sold homes was \$380,000 vs \$322,197 in 2019, an increase of 17.9%.
- **New Construction** Residential closings last month = 98 units vs 80 units in 2019, up 22.5%.
- **Typical Residential Sales (Existing/Non-distressed)** last month the total was 362, an average sales price of \$433,612; with an average of 98 days on market.

Closed Sales by Month



Active Listings/Months of Inventory (current actives at end of month)



Links to Detailed Reports used: [MARKET SUMMARY REPORTS](#) [YEAR/YEAR COMPARISONS](#) [SOLD MARKET ANALYSIS](#)

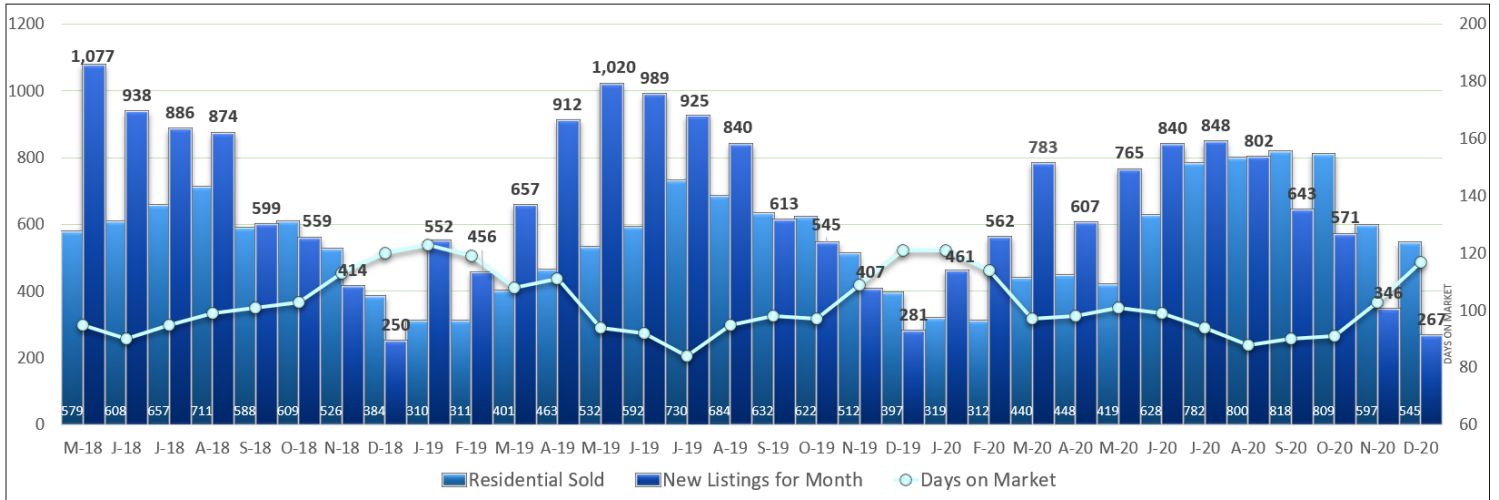
The representations in this report are based on data generated from the database of the Coeur d'Alene Multiple Listing Service, Inc. for the time periods specified. Data maintained by the Association or its Multiple Listing Service may not reflect all real estate activity in the market.

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New vs Sold - DOM



Market Conditions/Price-Range Comparison

Listing Price Range	# of Active Listings DEC 2020	Last 6 Months Sold Listings						Current Months of Inventory	Market Conditions	Sold Listings YTD vs Last YTD		
		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20			2020 YTD	2019 YTD	% Change
0 - 49,999	1	4	6	6	4	1	3	0.33	SELLER	47	56	-16.1%
50,000 - 74,999	4	4	7	9	1	2	2	2.00	SELLER	62	91	-31.9%
75,000 - 99,999	3	5	8	9	7	6	5	0.60	SELLER	91	101	-9.9%
100,000 - 124,999	7	6	1	8	13	7	7	1.00	SELLER	78	89	-12.4%
125,000 - 149,999	9	13	23	13	13	11	9	1.00	SELLER	140	165	-15.2%
150,000 - 174,999	9	11	17	8	17	6	7	1.29	SELLER	114	186	-38.7%
175,000 - 199,999	8	15	13	17	14	16	6	1.33	SELLER	149	200	-25.5%
200,000 - 224,999	10	14	13	13	14	11	11	0.91	SELLER	133	271	-50.9%
225,000 - 249,999	12	31	32	23	21	16	17	0.71	SELLER	300	542	-44.6%
250,000 - 274,999	13	49	51	58	39	13	30	0.43	SELLER	459	688	-33.3%
275,000 - 299,999	22	80	71	48	62	42	29	0.76	SELLER	630	616	2.3%
300,000 - 349,999	75	102	118	103	124	86	101	0.74	SELLER	1,080	890	21.3%
350,000 - 399,999	65	94	96	112	105	91	65	1.00	SELLER	922	728	26.6%
400,000 - 499,999	81	142	121	125	130	114	81	1.00	SELLER	1,071	702	52.6%
500,000 - 599,999	71	95	84	96	90	57	52	1.37	SELLER	654	371	76.3%
600,000 - 699,999	46	41	39	50	37	32	38	1.21	SELLER	317	189	67.7%
700,000 - 799,999	27	25	29	37	33	25	22	1.23	SELLER	222	121	83.5%
800,000 - 899,999	18	9	14	13	19	17	8	2.25	SELLER	116	78	48.7%
900,000 - 999,999	22	7	12	10	12	7	14	1.57	SELLER	80	47	70.2%
1,000,000 - 1,999,999	69	24	36	46	41	25	28	2.46	SELLER	246	115	113.9%
2,000,000 - 2,999,999	25	7	5	13	8	5	5	5.00	BALANCED	50	19	163.2%
3,000,000 +	27	4	4	1	5	7	5	5.40	BALANCED	31	6	416.7%
Totals	624	782	800	818	809	597	545	1.53	SELLER	6,992	6,271	11.5%
% Cash Sales		24.2%	32.6%	34.7%	31.3%	31.3%	28.3%					
Total Cash Sales		189	261	284	253	187	154					

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