

Local Market Update – January 2021

A Research Tool Provided by Coeur d'Alene MLS.



Kootenai County

Idaho

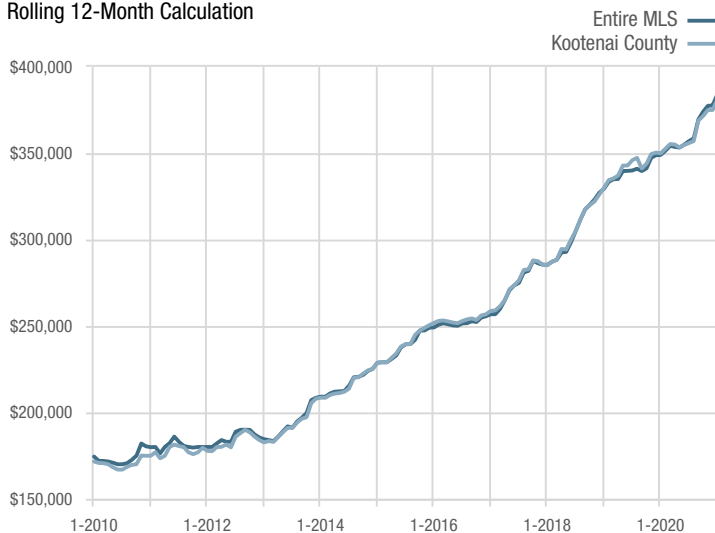
New Construction	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	102	28	- 72.5%	102	28	- 72.5%
Pending Sales	87	37	- 57.5%	87	37	- 57.5%
Closed Sales	68	72	+ 5.9%	68	72	+ 5.9%
Days on Market Until Sale	194	250	+ 28.9%	194	250	+ 28.9%
Median Sales Price*	\$338,280	\$433,900	+ 28.3%	\$338,280	\$433,900	+ 28.3%
Average Sales Price*	\$379,752	\$587,565	+ 54.7%	\$379,752	\$587,565	+ 54.7%
Percent of List Price Received*	100.6%	100.8%	+ 0.2%	100.6%	100.8%	+ 0.2%
Inventory of Homes for Sale	227	21	- 90.7%	—	—	—
Months Supply of Inventory	2.9	0.2	- 93.1%	—	—	—

Previously Owned	January			Year to Date		
	2020	2021	% Change	Thru 1-2020	Thru 1-2021	% Change
Key Metrics						
New Listings	222	195	- 12.2%	222	195	- 12.2%
Pending Sales	176	183	+ 4.0%	176	183	+ 4.0%
Closed Sales	146	151	+ 3.4%	146	151	+ 3.4%
Days on Market Until Sale	84	54	- 35.7%	84	54	- 35.7%
Median Sales Price*	\$311,500	\$440,000	+ 41.3%	\$311,500	\$440,000	+ 41.3%
Average Sales Price*	\$388,411	\$547,389	+ 40.9%	\$388,411	\$547,389	+ 40.9%
Percent of List Price Received*	98.1%	101.7%	+ 3.7%	98.1%	101.7%	+ 3.7%
Inventory of Homes for Sale	327	96	- 70.6%	—	—	—
Months Supply of Inventory	1.2	0.3	- 75.0%	—	—	—

* 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.

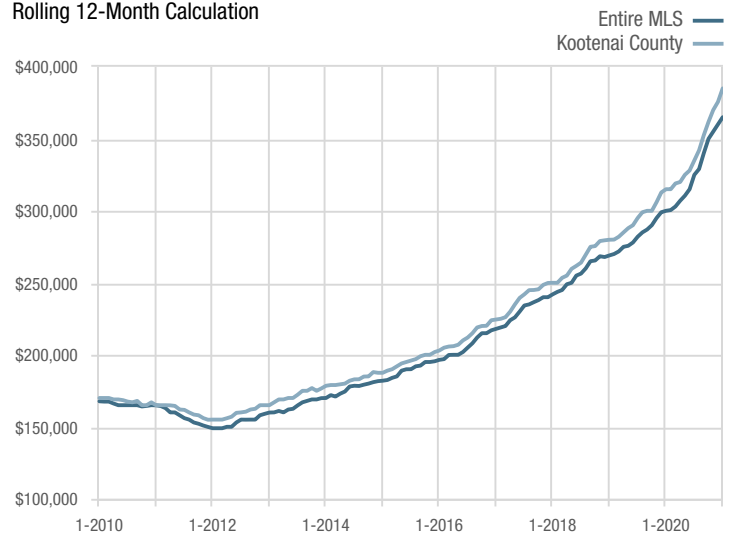
Median Sales Price - New Construction

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 February 1, 2021. All data from Coeur d'Alene Multiple Listing Service. Data is deemed reliable but is not guaranteed accurate by the MLS. Report © 2021 ShowingTime.