

Local Market Update – February 2021

A Research Tool Provided by Coeur d'Alene MLS.



Shoshone County

Idaho

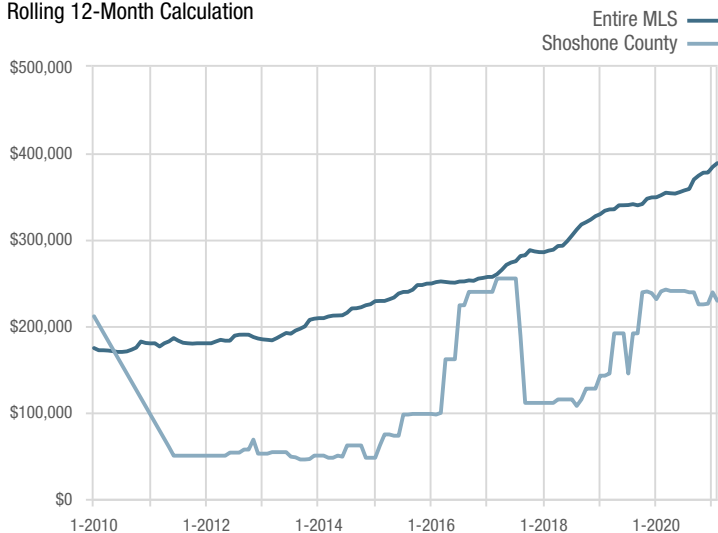
New Construction	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Days on Market Until Sale	125	188	+ 50.4%	153	144	- 5.9%
Median Sales Price*	\$242,585	\$231,950	- 4.4%	\$242,170	\$249,000	+ 2.8%
Average Sales Price*	\$242,585	\$231,950	- 4.4%	\$228,357	\$243,650	+ 6.7%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	99.3%	- 0.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

Previously Owned	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	26	26	0.0%	46	42	- 8.7%
Pending Sales	27	27	0.0%	50	44	- 12.0%
Closed Sales	19	22	+ 15.8%	35	47	+ 34.3%
Days on Market Until Sale	113	59	- 47.8%	107	67	- 37.4%
Median Sales Price*	\$161,650	\$194,500	+ 20.3%	\$130,000	\$193,000	+ 48.5%
Average Sales Price*	\$176,322	\$195,545	+ 10.9%	\$153,798	\$197,166	+ 28.2%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.2%	97.9%	+ 0.7%
Inventory of Homes for Sale	61	13	- 78.7%	—	—	—
Months Supply of Inventory	2.6	0.5	- 80.8%	—	—	—

* 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.

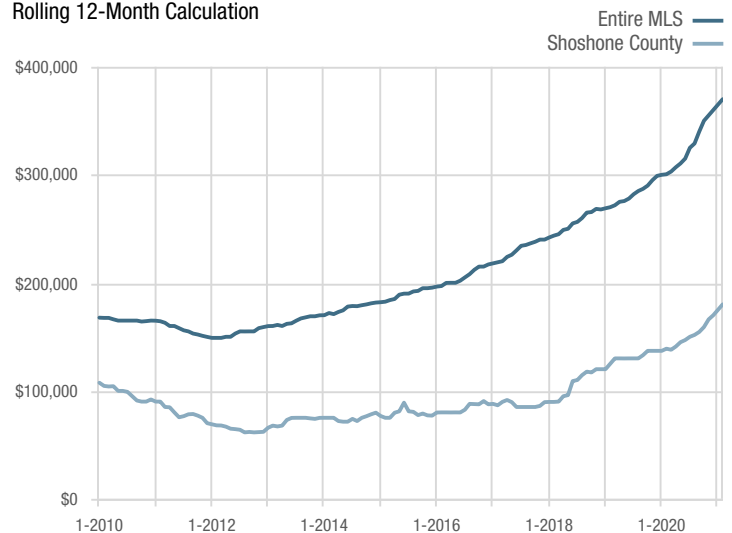
Median Sales Price - New Construction

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 March 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.