

Data shown below reflects Coeur d'Alene Multiple Listing Service Listings in **all Residential Categories**.

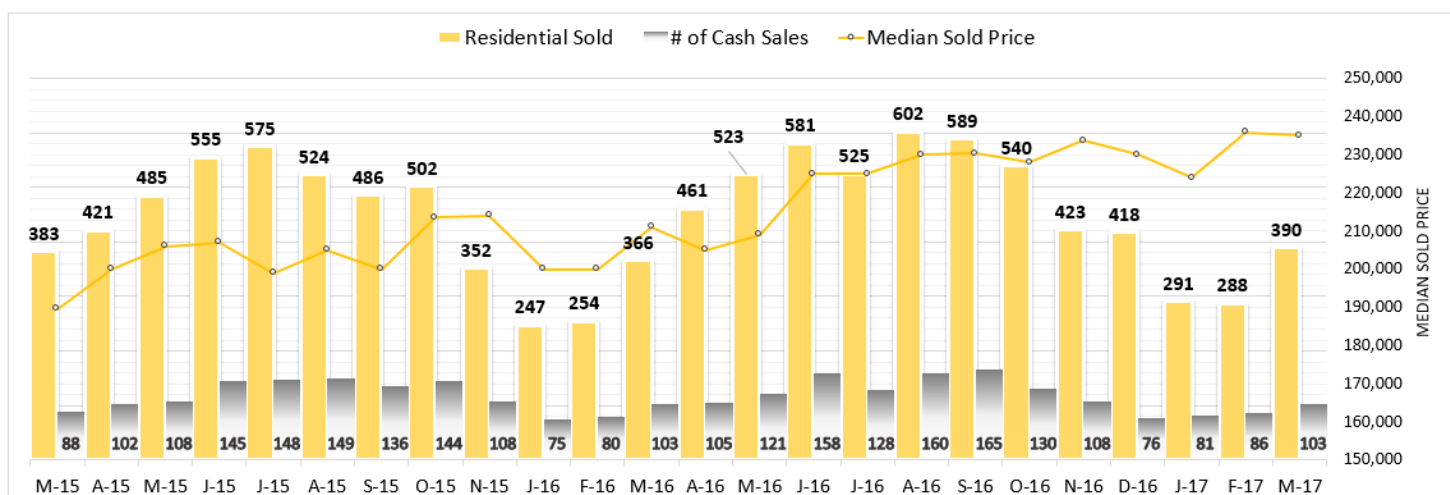
Links to detailed reports used for this data are below

In the Coeur d'Alene MLS Market, March 2017 **New/Active Residential Inventory** was down 24.4% compared to 2016, with 1784 Active listings vs. 2360 at this time last year. The month of March ended with 390 **Residential** closings compared to 366 in 2016, for an increase of 6.6%.

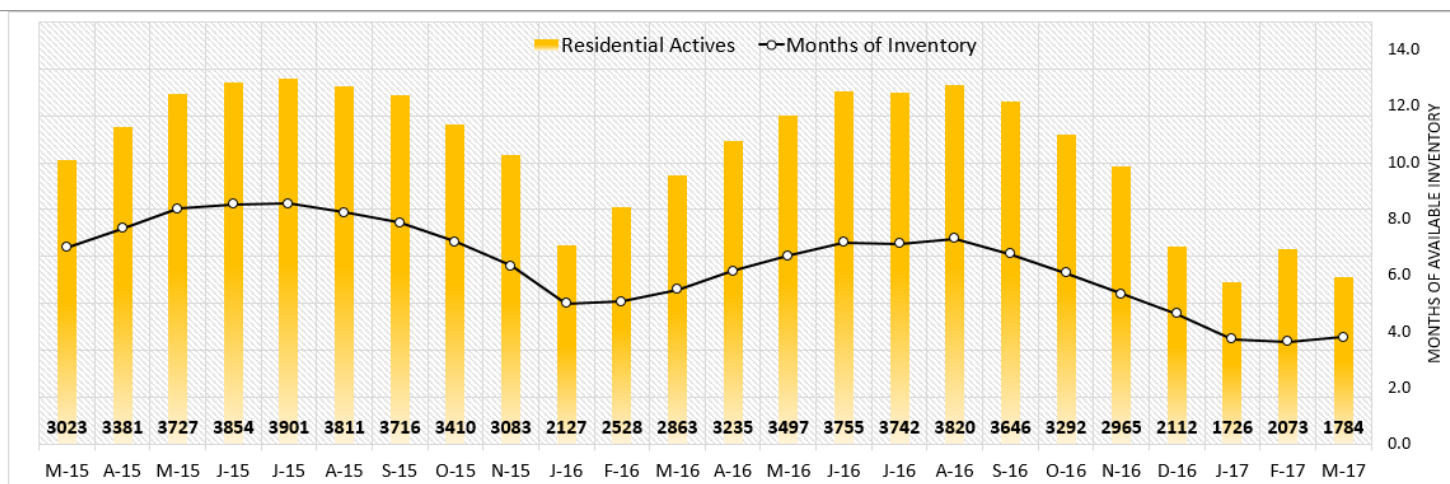
As of March 31, 2017:

- **Absorption Rate** = 3.8 Months of Inventory, vs 5.5 Months in 2016, a decrease of 30.9%
- **Median Price** of sold homes is \$234,950 vs \$211,000 in 2016, an increase of 11.4%
- **New Construction** Residential closings = 68 vs. 56 in 2016, an increase of 21.4%
- **Existing/Non-distressed** Residential sales totaled 285 in March 2017; an Average Sales Price of \$254,756; with an average of 102 days on Market.

Closed Sales by Month



Active Listings/Months of Inventory



Links to Detailed Reports used:

[MARKET SUMMARY REPORTS](#)

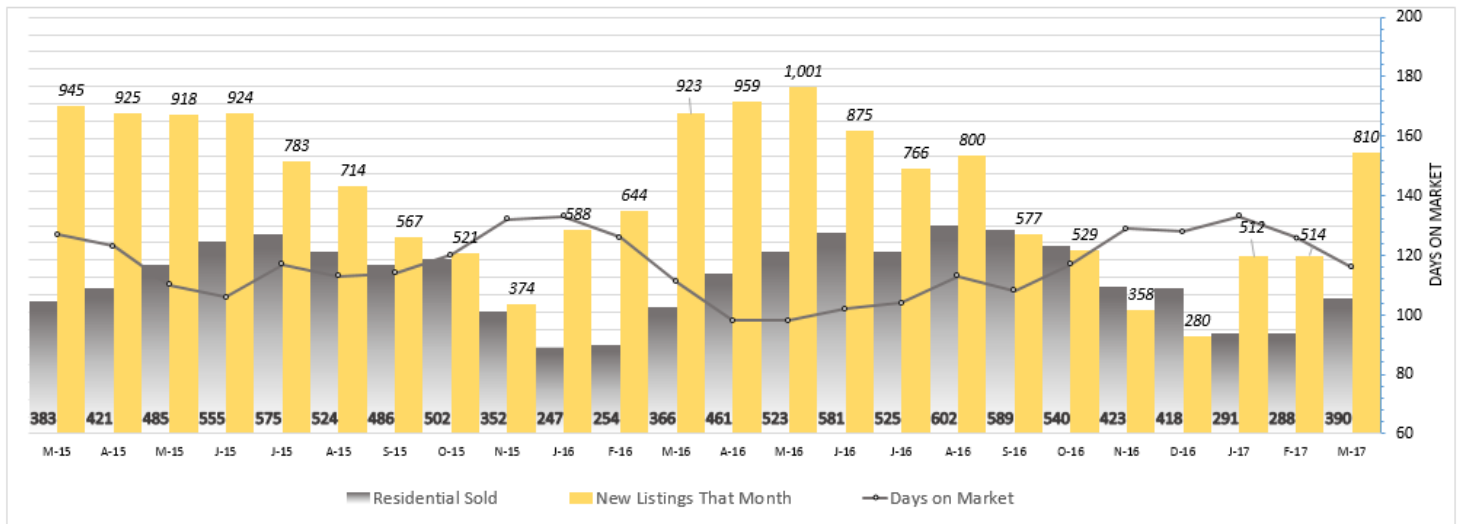
[YEAR/YEAR COMPARISONS](#)

[SOLD MARKET ANALYSIS](#)

03/2017 Market Report

Data shown below reflects Coeur d'Alene Multiple Listing Service Listings in all Residential Categories.

New vs Sold - DOM



Market Conditions/Price-Range Comparison

Last 6 Months Closed Sales

Listing Price Range	# of Active Listings Mar 2017	Last 6 Months Closed Sales						Current Months of Inventory	Market Conditions
		Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17		
0 - 49,999	32	12	12	9	4	7	8	4.00	SELLER
50,000 - 74,999	37	16	10	11	10	8	16	2.31	SELLER
75,000 - 99,999	54	8	13	7	10	6	7	7.71	BUYER
100,000 - 124,999	47	13	10	12	11	10	10	4.70	SELLER
125,000 - 149,999	71	21	20	20	13	24	14	5.07	BALANCED
150,000 - 174,999	68	43	44	45	23	24	28	2.43	SELLER
175,000 - 199,999	109	68	40	48	36	36	45	2.42	SELLER
200,000 - 224,999	109	74	42	49	39	19	50	2.18	SELLER
225,000 - 249,999	142	50	50	32	21	24	38	3.74	SELLER
250,000 - 274,999	111	33	36	27	25	28	29	3.83	SELLER
275,000 - 299,999	136	37	25	29	20	16	24	5.67	BALANCED
300,000 - 349,999	165	45	36	39	23	31	32	5.16	BALANCED
350,000 - 399,999	110	44	26	28	17	12	32	3.44	SELLER
400,000 - 499,999	116	43	30	29	18	18	24	4.83	SELLER
500,000 - 599,999	79	10	11	16	7	11	17	4.65	SELLER
600,000 - 699,999	71	4	5	10	5	8	6	11.83	BUYER
700,000 - 799,999	36	4	6	2	4	2	3	12.00	BUYER
800,000 - 899,999	40	6	2	1	1	2	2	20.00	BUYER
900,000 - 999,999	38	1	1	1	1	0	1	38.00	BUYER
1,000,000 - 1,999,999	86	7	3	2	3	2	3	28.67	BUYER
2,000,000 - 2,999,999	23	1	1	1	0	0	1	23.00	BUYER
3,000,000 +	19	0	0	0	0	0	0	0.00	BUYER
Totals	1699	540	423	418	291	288	390	4.36	SELLER
% Cash Sales		24.07%	25.53%	18.18%	27.84%	29.86%	26.41%		

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.