



COEUR D'ALENE MULTIPLE LISTING SERVICE

05/2017 Market Report

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

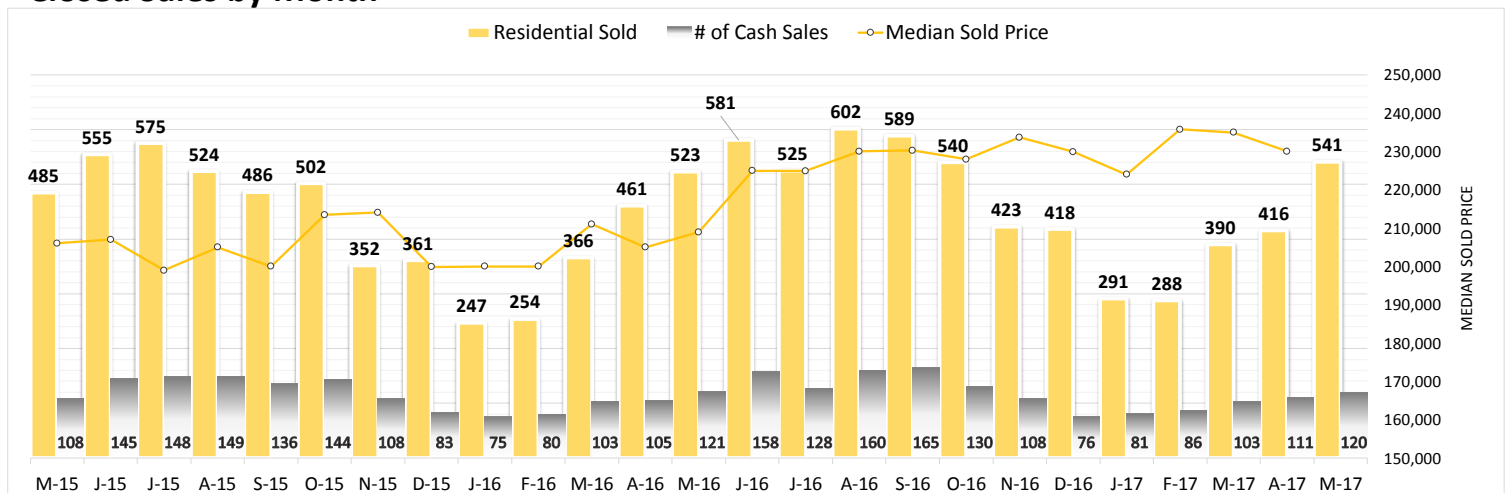
Links to detailed reports used for this data are below

In the Coeur d'Alene MLS Market, May 2017 **New/Active Residential Inventory** was down 24.8% compared to 2016, with 2179 Active listings vs. 2898 at this time last year. The month of April ended with 541 total **Residential** closings compared to 524 in 2016, for an increase of 3.2%.

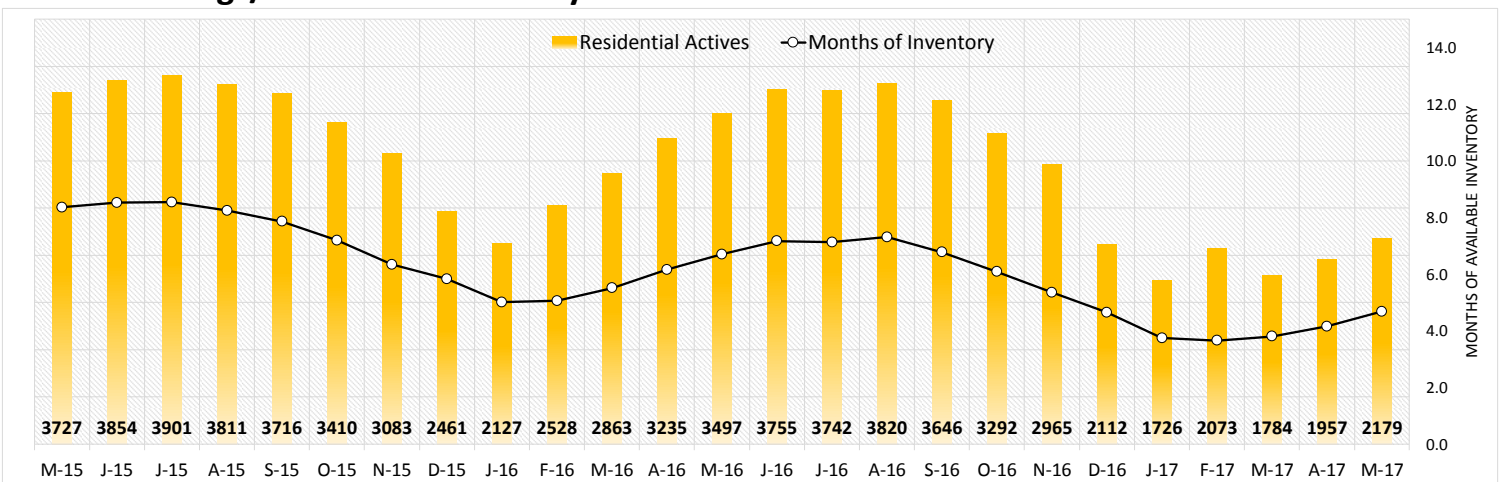
As of May 31, 2017:

- **Absorption Rate** is currently 4.68 vs 6.73 in 2016, a decrease of 30.5%. The YTD rate is 4.1 compared to 5.7 in 2016, a decrease of 28.8%
- **Median Price** of sold homes is \$258,493 vs \$209,450 in 2016, an increase of 23.4%
- **New Construction** Residential closings in May = 88 vs. 72 in 2016, an increase of 22.2%; YTD 305 vs 274 in 2016, an increase of 11.3%
- **Existing/Non-distressed** Residential sales totaled 457 in May 2017; an Average Sales Price of \$300,601; with an average of 86 days on Market.

Closed Sales by Month



Active Listings/Months of Inventory



[Links to Detailed Reports used:](#)

[MARKET SUMMARY REPORTS](#)

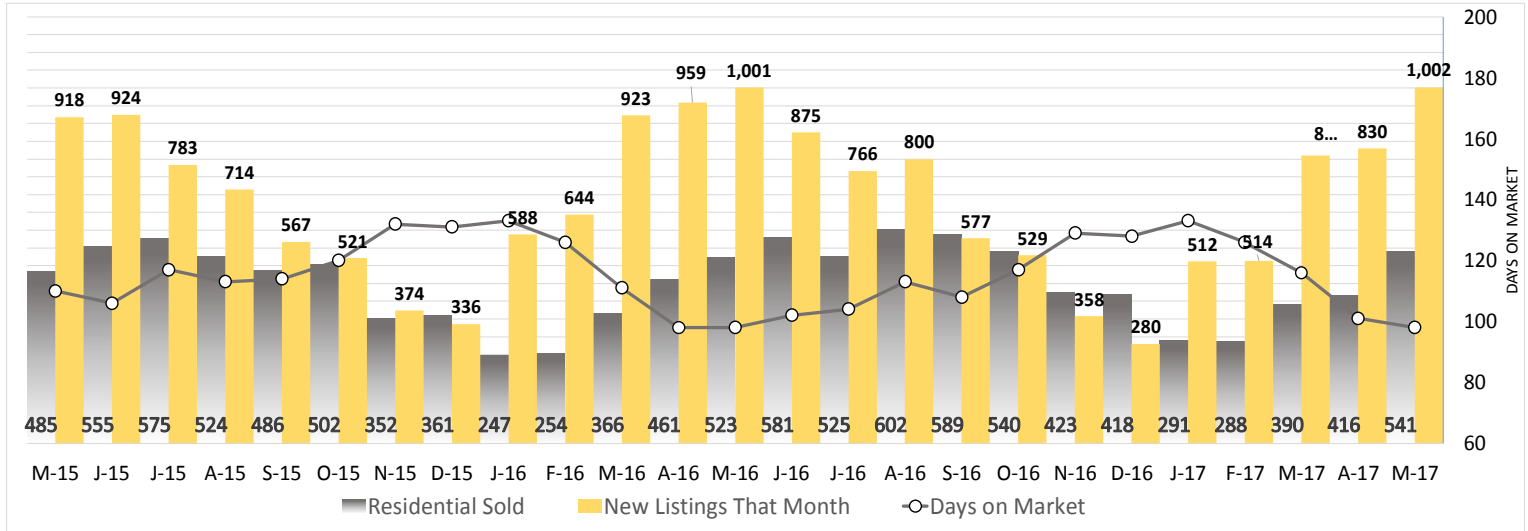
[YEAR/YEAR COMPARISONS](#)

[SOLD MARKET ANALYSIS](#)

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New vs Sold - DOM



Market Conditions/Price-Range Comparison

Last 6 Months Closed Sales										YTD Solds vs Last YTD		
Listing Price Range	# of Active Listings May 2017	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Current Months of Inventory	Market Conditions	2017 YTD	2016 YTD	% Change
0 - 49,999	25	9	4	7	8	5	11	2.27	SELLER	47	56	-16.1%
50,000 - 74,999	37	11	10	8	16	16	10	3.70	SELLER	56	55	1.8%
75,000 - 99,999	61	7	10	6	7	10	10	6.10	BUYER	41	54	-24.1%
100,000 - 124,999	56	12	11	10	10	17	12	4.67	BALANCED	50	71	-29.6%
125,000 - 149,999	73	20	13	24	14	32	13	5.62	BALANCED	81	129	-37.2%
150,000 - 174,999	80	45	23	24	28	61	33	2.42	SELLER	145	218	-33.5%
175,000 - 199,999	119	48	36	36	45	71	56	2.13	SELLER	230	276	-16.7%
200,000 - 224,999	120	49	39	19	50	56	58	2.07	BUYER	219	195	12.3%
225,000 - 249,999	170	32	21	24	38	41	50	3.40	BUYER	191	157	21.7%
250,000 - 274,999	139	27	25	28	29	42	44	3.16	BUYER	164	117	40.2%
275,000 - 299,999	175	29	20	16	24	30	43	4.07	BALANCED	127	121	5.0%
300,000 - 349,999	212	39	23	31	32	30	65	3.26	BALANCED	193	140	37.9%
350,000 - 399,999	153	28	17	12	32	15	43	3.56	SELLER	127	88	44.3%
400,000 - 499,999	203	29	18	18	24	19	41	4.95	BALANCED	130	82	58.5%
500,000 - 599,999	117	16	7	11	17	5	25	4.68	BALANCED	71	46	54.3%
600,000 - 699,999	93	10	5	8	6	7	14	6.64	BUYER	39	20	95.0%
700,000 - 799,999	61	2	4	2	3	2	2	30.50	BUYER	13	8	62.5%
800,000 - 899,999	57	1	1	2	2	0	3	19.00	BUYER	13	5	160.0%
900,000 - 999,999	35	1	1	0	1	1	2	17.50	BUYER	6	5	20.0%
1,000,000 - 1,999,999	132	2	3	2	3	2	3	44.00	BUYER	13	10	30.0%
2,000,000 - 2,999,999	27	1	0	0	1	0	2	13.50	BUYER	3	1	200.0%
3,000,000 +	34	0	0	0	0	0	1	34.00	BUYER	1	0	N/A
Totals	2179	418	291	288	390	462	541	4.72	SELLER	1960	1854	5.7%
% Cash Sales		18.18%	27.84%	29.86%	26.41%	24.03%	22.18%					

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.