



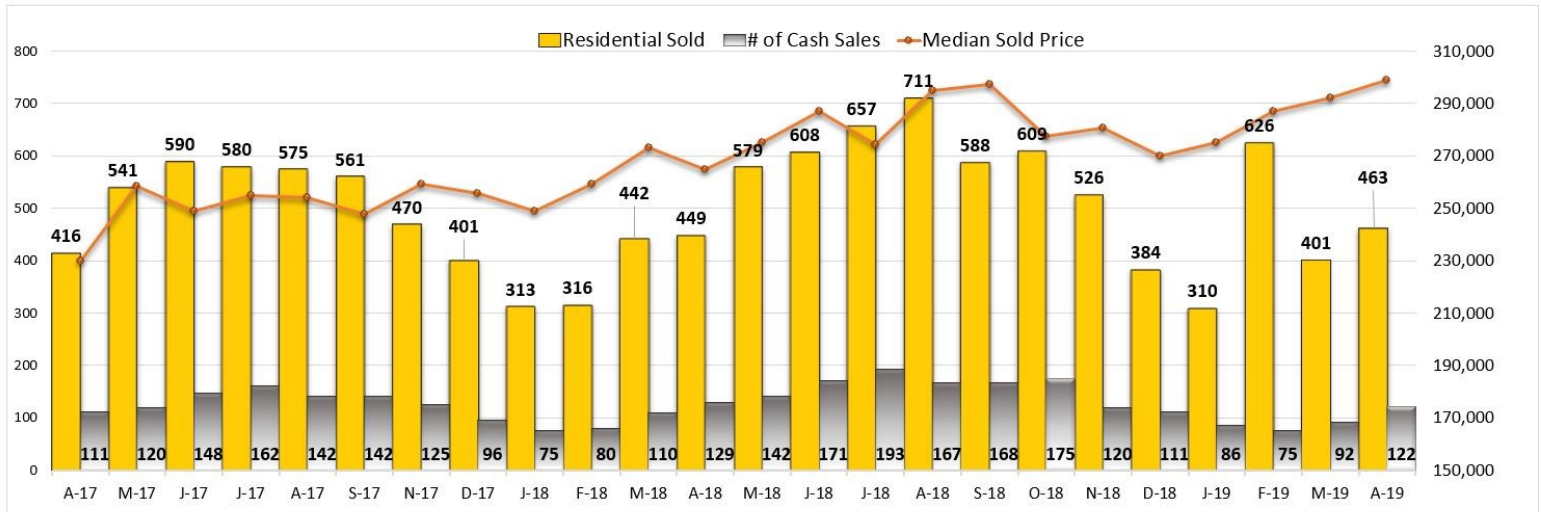
4/2019 Market Report

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

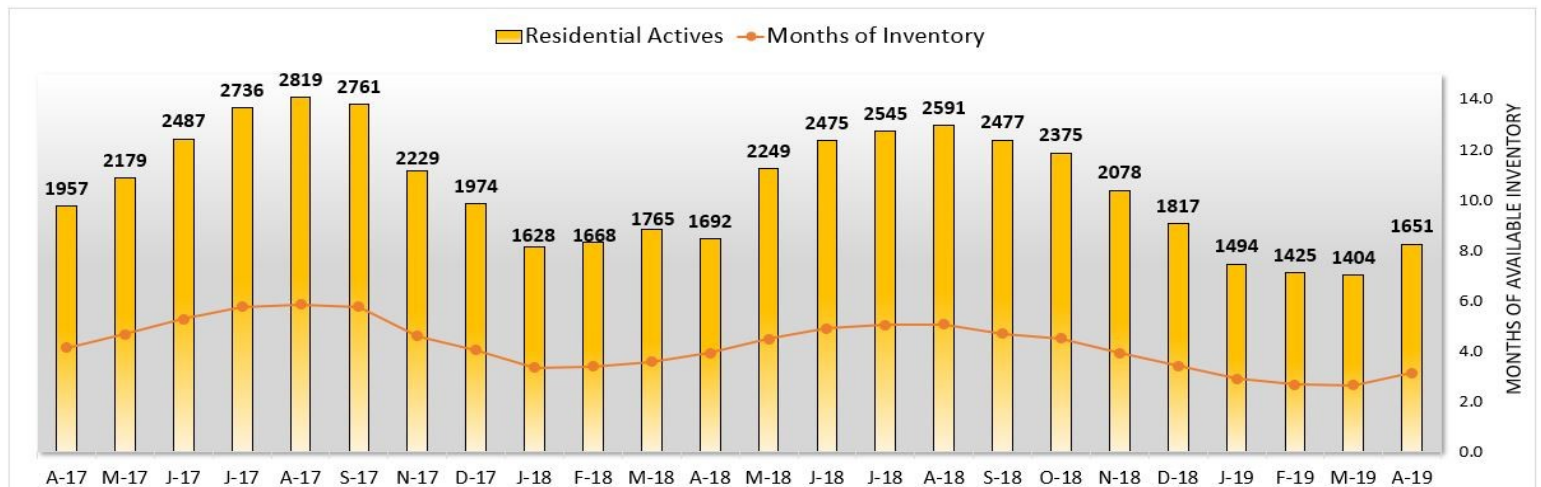
In the Coeur d'Alene MLS Market, from the Year over Year Comparison Report **All Active Residential listings during the month of April 2019** was down 14% compared to 2018, with 2174 Active listings vs 2516 at this time last year. The Sold Market Analysis Report shows that April ended with 1085 **Total Residential Sold Listings** compared to 1086 in 2018, down 0%.

For April 2019:

- **Absorption Rate** is currently 3.14 vs 3.98 in 2018, down 21.11%. The YTD rate is 2.87 compared to 3.62 in 2018, down 20.72%
- **Median Sale Price** of sold homes in April was \$299,000 vs \$265,810 in 2018, an increase of 12.49%.
- **New Construction** Residential closings in April = 81 vs 59 in 2018, an increase of 37.29%
- **Typical Residential Sales (Existing/Non-distressed)** totaled 322 in April 2019; an Average Sales Price of \$330,381; with an average of 104 days on Market.



Active Listings/Months of Inventory (Current Actives at end of the month)



Links to Detailed Reports used:

[MARKET SUMMARY REPORTS](#)

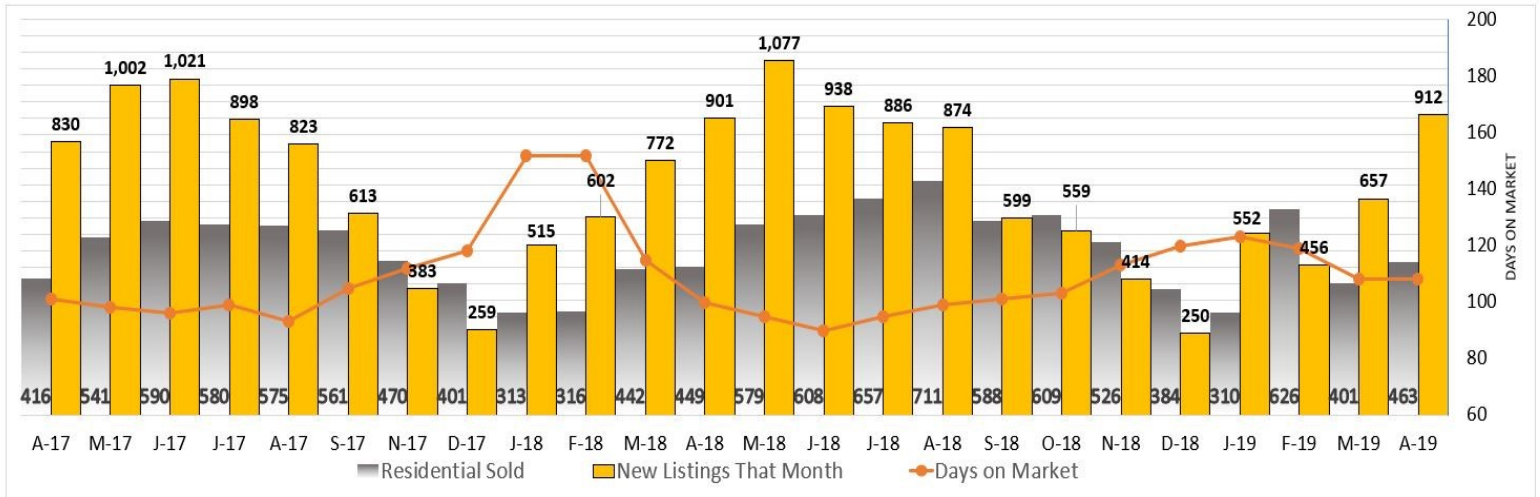
[YEAR/YEAR COMPARISONS](#)

[SOLD MARKET ANALYSIS](#)

4/2019 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 Sold Listings										Sold Listings YTD vs Last YTD		
Listing Price Range	# of Active Listings April 2019	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	Current Months of Inventory	Market Conditions	2019 YTD	2018 YTD	% Change
0 - 49,999	9	7	5	3	4	4	2	4.50	SELLER	11	40	-65.60
50,000 - 74,999	20	9	12	9	2	3	7	2.86	SELLER	15	35	-44.40
75,000 - 99,999	25	12	5	5	5	5	10	2.50	SELLER	15	37	-34.80
100,000 - 124,999	25	8	12	7	3	3	9	2.78	SELLER	13	43	-51.90
125,000 - 149,999	44	24	11	12	14	10	10	4.40	SELLER	37	41	27.60
150,000 - 174,999	32	19	15	19	8	8	21	1.52	SELLER	35	76	-44.40
175,000 - 199,999	41	20	17	6	14	17	14	2.93	SELLER	38	97	-44.90
200,000 - 224,999	36	34	26	19	18	25	26	1.38	SELLER	62	132	-37.40
225,000 - 249,999	95	56	47	33	31	46	48	1.98	SELLER	112	195	-9.70
250,000 - 274,999	92	55	47	40	41	48	43	2.14	SELLER	135	151	22.70
275,000 - 299,999	114	51	26	22	28	43	43	2.65	SELLER	98	124	-1.00
300,000 - 349,999	205	66	51	37	32	59	57	3.60	SELLER	132	177	9.10
350,000 - 399,999	194	47	27	28	33	51	54	3.59	SELLER	114	127	16.30
400,000 - 499,999	201	54	37	33	32	36	42	4.79	SELLER	102	130	22.90
500,000 - 599,999	124	24	15	15	14	20	34	3.65	SELLER	49	66	28.90
600,000 - 699,999	87	13	9	7	12	9	7	12.43	BUYER	28	37	21.70
700,000 - 799,999	59	5	5	5	3	8	8	7.38	BUYER	16	18	6.70
800,000 - 899,999	33	5	1	3	4	3	13	2.54	SELLER	10	14	42.90
900,000 - 999,999	28	1	3	1	4	1	3	9.33	BUYER	6	10	-14.30
1,000,000 - 1,999,999	125	15	10	3	7	1	11	11.36	BUYER	11	17	0.00
2,000,000 - 2,999,999	28	1	3	3	2	1	1	28.00	BUYER	6	5	100.00
3,000,000 +	34	0	0	0	0	0	0	0.00	SELLER	0	1	0.00
Totals	1651	526	384	310	311	401	463	5.29	BALANCED	1045	1573	-5.7%
% Cash Sales		22.81%	28.90%	27.74%	24.11%	22.94%	26.35%					
Total Cash Sales		120	111	86	75	92	122					

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.