



5/2019 Market Report

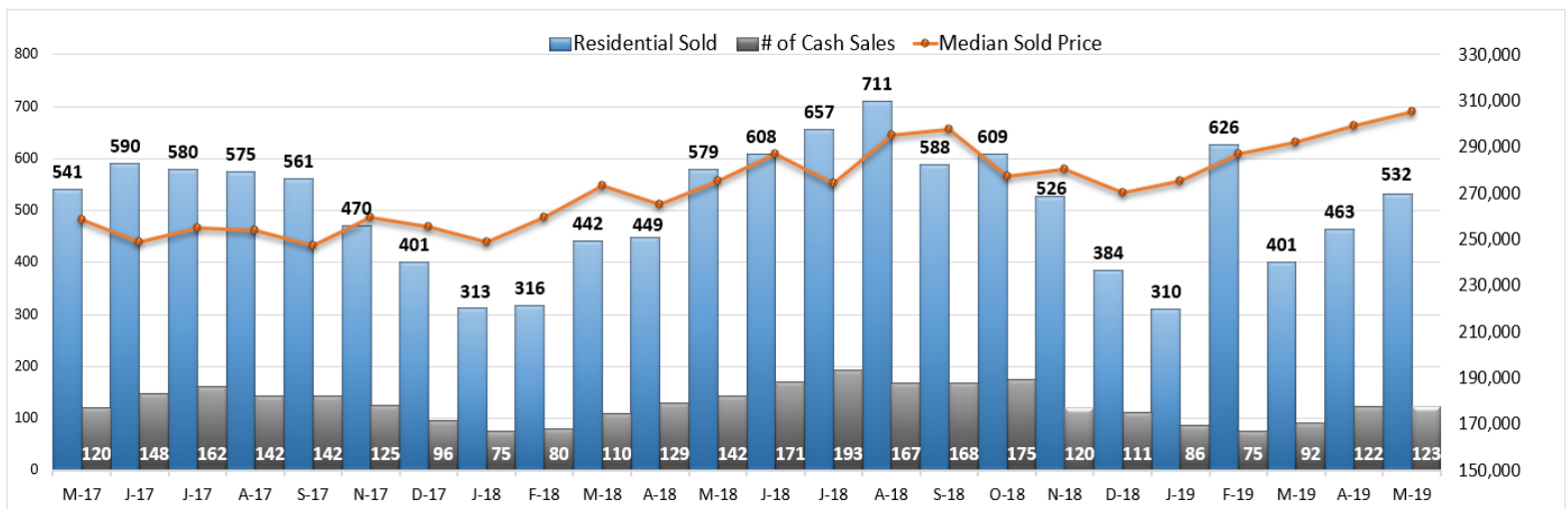
Data shown below reflects Coeur d'Alene Multiple Listing Service Listings in all Residential Categories.

In the Coeur d'Alene MLS Market, from the Year over Year Comparison Report **All Active Residential listings during the month of May 2019** was down 15% compared to 2018, with 2472 Active listings vs 2912 at this time last year. The Sold Market Analysis Report shows that May ended with 532 **Total Residential Sold Listings** compared to 597 in 2018, down 11%.

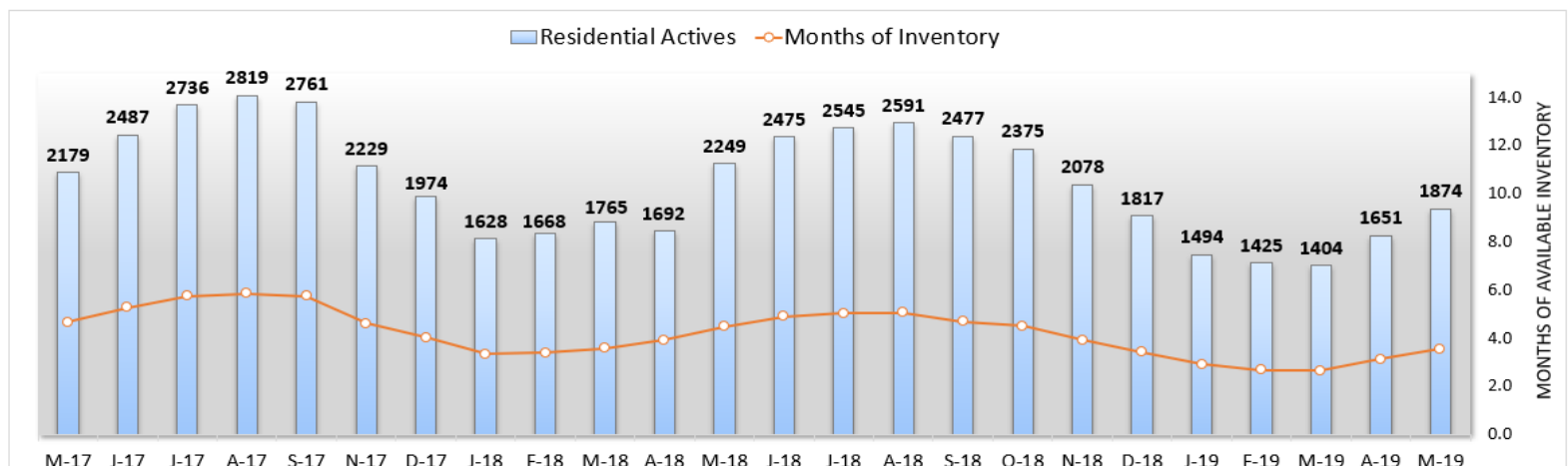
For May 2019:

- **Absorption Rate** is currently 3.56 vs 4.55 in 2018, down 21.76%. The YTD rate is 3.03 compared to 3.81 in 2018, down 20.47%
- **Median Sale Price** of sold homes in May was \$305,000 vs \$275,000 in 2018, an increase of 10.91%.
- **New Construction** Residential closings in May = 85 vs 81 in 2018, an increase of 4.93%
- **Typical Residential Sales (Existing/Non-distressed)** totaled 384 in May 2019; an Average Sales Price of \$319,740; with an average of 88 days on Market.

Closed Sales by Month



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



Links to Detailed Reports used:

[MARKET SUMMARY REPORTS](#)

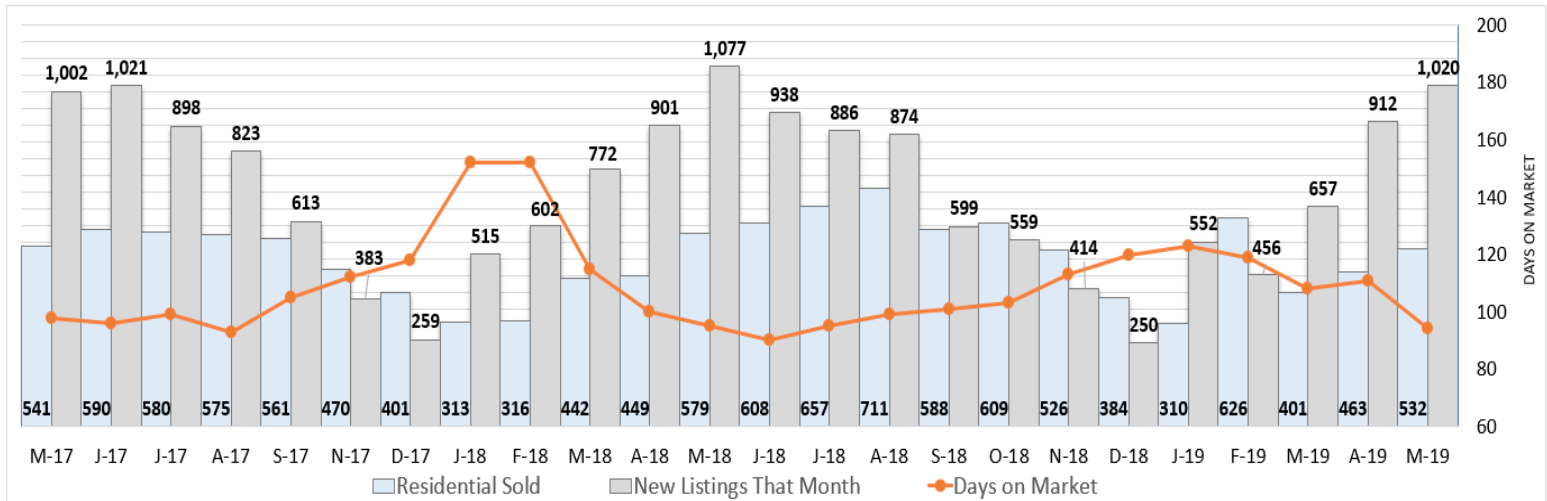
[YEAR/YEAR COMPARISONS](#)

[SOLD MARKET ANALYSIS](#)

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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 May 2019	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Current Months of Inventory	Market Conditions	2019 YTD	2018 YTD	% Change
0 - 49,999	9	5	3	4	4	2	3	3.00	SELLER	16	52	-69.20
50,000 - 74,999	19	12	9	2	3	7	12	1.58	SELLER	34	44	-22.70
75,000 - 99,999	27	5	5	5	5	10	4	6.75	BALANCED	29	47	-38.30
100,000 - 124,999	21	12	7	3	3	9	6	3.50	SELLER	28	58	-51.70
125,000 - 149,999	41	11	12	14	10	10	14	2.93	SELLER	61	57	7.00
150,000 - 174,999	37	15	19	8	8	21	12	3.08	SELLER	68	92	-26.10
175,000 - 199,999	46	17	6	14	17	14	19	2.42	SELLER	72	139	-48.20
200,000 - 224,999	37	26	19	18	25	26	26	1.42	SELLER	116	179	-35.20
225,000 - 249,999	85	47	33	31	46	48	47	1.81	SELLER	208	260	-20.00
250,000 - 274,999	96	47	40	41	48	43	55	1.75	SELLER	234	212	10.40
275,000 - 299,999	133	26	22	28	43	43	55	2.42	SELLER	198	173	14.50
300,000 - 349,999	220	51	37	32	59	57	81	2.72	SELLER	272	253	7.50
350,000 - 399,999	212	27	28	33	51	54	64	3.31	SELLER	234	185	26.50
400,000 - 499,999	251	37	33	32	36	42	63	3.98	SELLER	208	186	11.80
500,000 - 599,999	158	15	15	14	20	34	30	5.27	BALANCED	113	90	25.60
600,000 - 699,999	107	9	7	12	9	7	19	5.63	BALANCED	54	50	8.00
700,000 - 799,999	71	5	5	3	8	8	10	7.10	BUYER	34	29	17.20
800,000 - 899,999	45	1	3	4	3	13	2	22.50	BUYER	25	15	66.70
900,000 - 999,999	39	3	1	4	1	3	4	9.75	BUYER	13	12	8.30
1,000,000 - 1,999,999	149	10	3	7	1	11	5	29.80	BUYER	27	31	-12.90
2,000,000 - 2,999,999	35	3	3	2	1	1	1	35.00	BUYER	8	5	60.00
3,000,000 +	36	0	0	0	0	0	0	0.00	SELLER	0	1	-100.00
Totals	1874	384	310	311	401	463	532	7.08	BALANCED	2052	2170	-5.4%
% Cash Sales		28.90%	27.74%	24.11%	22.94%	26.35%	23.12%					
Total Cash Sales		111	86	75	92	122	123					

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.