

**Coeur d'Alene**  
(Single Family Residential)



*Total Market Overview*

**May 11, 2025**

Price Range	Number of Active Listings	Number of Pending Listings	Pending Ratio	Months of Inventory	Expired Listings Last Six Months	Closed Listings Last Six Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Actives)
\$0-\$99999	14	2	14.3%	7.0	4	6	\$ 70,150	\$ 55,650	\$ 50,833	91.3%	78	92
\$100000-\$124999	1	1	100.0%	1.0	2	3	\$ 121,633	\$ 113,300	\$ 111,333	98.3%	108	N/A
\$125000-\$149999	2	0	0.0%	N/A	0	0	N/A	N/A	N/A	N/A	N/A	9
\$150000-\$174999	4	0	0.0%	N/A	0	2	\$ 176,450	\$ 163,950	\$ 162,450	99.1%	74	41
\$175000-\$199999	2	1	50.0%	2.0	0	3	\$ 197,967	\$ 191,300	\$ 177,667	92.9%	96	54
\$200000-\$224999	1	0	0.0%	N/A	0	1	\$ 215,000	\$ 215,000	\$ 199,000	92.6%	96	65
\$225000-\$249999	1	0	0.0%	N/A	1	1	\$ 230,000	\$ 230,000	\$ 215,000	93.5%	70	87
\$250000-\$274999	0	0	N/A	N/A	1	1	\$ 269,900	\$ 269,900	\$ 269,900	100.0%	56	N/A
\$275000-\$299999	1	0	0.0%	N/A	1	3	\$ 300,000	\$ 289,867	\$ 279,500	96.4%	111	17
\$300000-\$324999	2	1	50.0%	2.0	0	2	\$ 307,500	\$ 307,500	\$ 312,500	101.6%	23	108
\$325000-\$349999	1	0	0.0%	N/A	2	1	\$ 339,000	\$ 339,000	\$ 340,000	100.3%	47	30
\$350000-\$374999	0	0	N/A	N/A	0	6	\$ 372,483	\$ 358,317	\$ 365,833	102.1%	43	N/A
\$375000-\$399999	6	3	50.0%	2.0	5	11	\$ 411,045	\$ 388,209	\$ 372,027	95.8%	79	28
\$400000-\$424999	9	6	66.7%	1.5	1	13	\$ 422,054	\$ 412,815	\$ 404,208	97.9%	55	25
\$425000-\$449999	11	3	27.3%	3.7	1	23	\$ 451,404	\$ 436,274	\$ 434,048	99.5%	63	28
\$450000-\$474999	11	5	45.5%	2.2	3	13	\$ 479,677	\$ 462,362	\$ 449,869	97.3%	81	6
\$475000-\$499999	17	8	47.1%	2.1	3	32	\$ 509,606	\$ 489,772	\$ 484,684	99.0%	76	51
\$500000-\$599999	49	14	28.6%	3.5	9	53	\$ 584,155	\$ 557,910	\$ 547,300	98.1%	105	51
\$600000-\$699999	52	20	38.5%	2.6	18	53	\$ 668,473	\$ 653,056	\$ 638,268	97.7%	80	53
\$700000-\$799999	38	14	36.8%	2.7	7	46	\$ 775,833	\$ 758,212	\$ 747,871	98.6%	91	50
\$800000-\$899999	22	7	31.8%	3.1	11	19	\$ 857,805	\$ 851,750	\$ 825,142	96.9%	57	49
\$900000-\$999999	21	9	42.9%	2.3	6	11	\$ 979,686	\$ 943,150	\$ 898,938	95.3%	72	73
\$1000000-\$1499999	43	9	20.9%	4.8	34	27	\$ 1,251,548	\$ 1,227,252	\$ 1,170,689	95.4%	76	93
\$1500000-\$1999999	39	8	20.5%	4.9	10	13	\$ 1,894,000	\$ 1,774,154	\$ 1,638,942	92.4%	115	73
\$2000000+	62	9	14.5%	6.9	21	5	\$ 3,664,940	\$ 3,473,940	\$ 3,320,000	95.6%	128	73
<b>Market Totals</b>	<b>409</b>	<b>120</b>	<b>29.3%</b>	<b>3.4</b>	<b>140</b>	<b>348</b>	<b>\$ 733,796</b>	<b>\$ 709,210</b>	<b>\$ 687,315</b>	<b>96.9%</b>	<b>83</b>	<b>63</b>

Based on information from the Local MLS for the period of November 11, 2024 through May 11, 2025

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