

KOOTENAI COUNTY

Monthly Home Sales Report

July 2026



SALES UP 7.0%

Closed sales of single family homes on less than one acre including condos for July 2026 total 366 compared to July 2025 when the total was 342.



AVERAGE PRICE UP 7.1%

The average closed price for July 2026 was \$840,088 compared to July 2025 when the average price was \$784,701.

MEDIAN PRICE UP 3.3%

The median closed price for July 2026 was \$599,000 compared to July 2025 when the median price was \$580,000.



INVENTORY DOWN 11.7%

The number of active listings in July 2026 was 1,291 compared to July 2025 when the number active listings was 1,462.



NEW LISTINGS UP 10.1%

The number of new listings in July 2026 was 567 compared to July 2025 when the number of new listings was 515.

Information pulled on 8/5/2026. The information in this report is compiled from a report given by the Coeur d'Alene Association of REALTORS® and to the best of our knowledge is accurate and current.