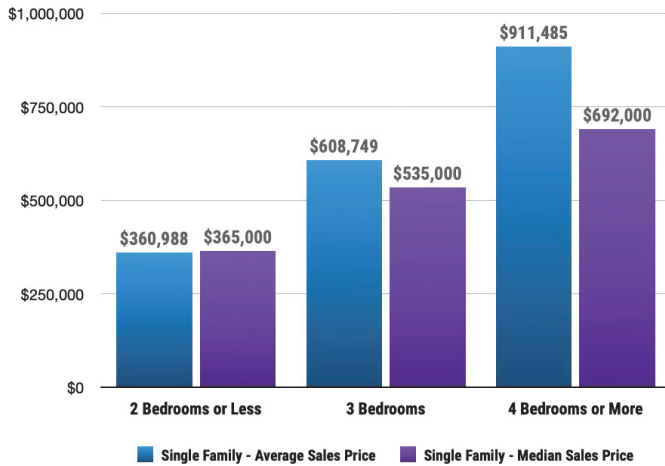
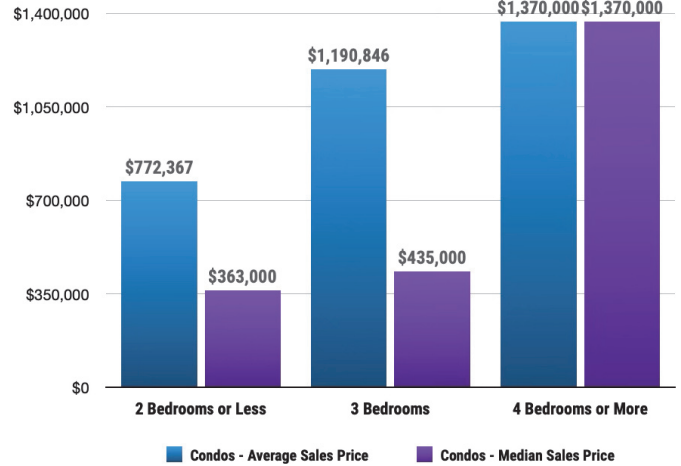




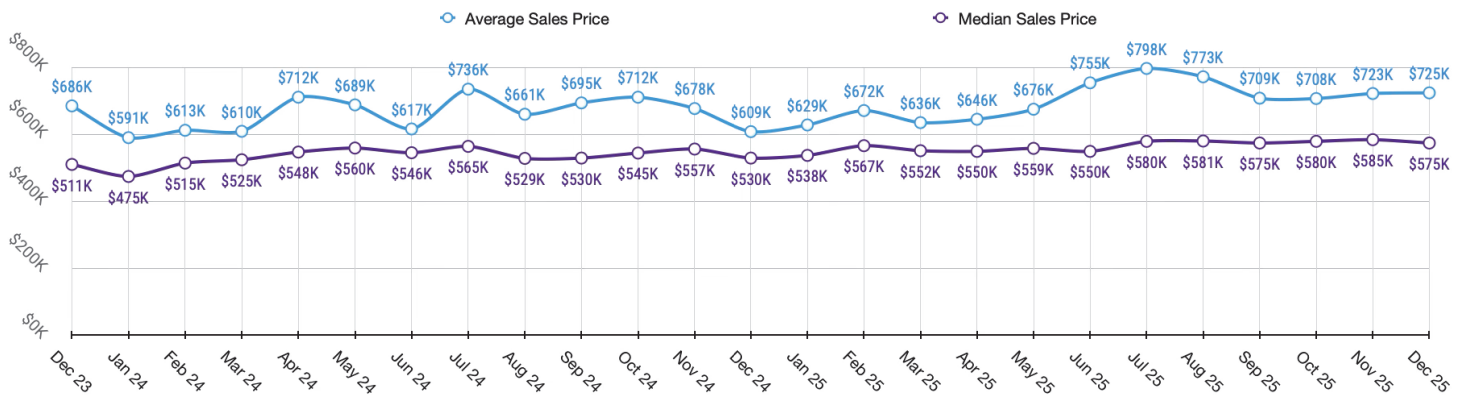
Sales Data • Single Family Unit Sales



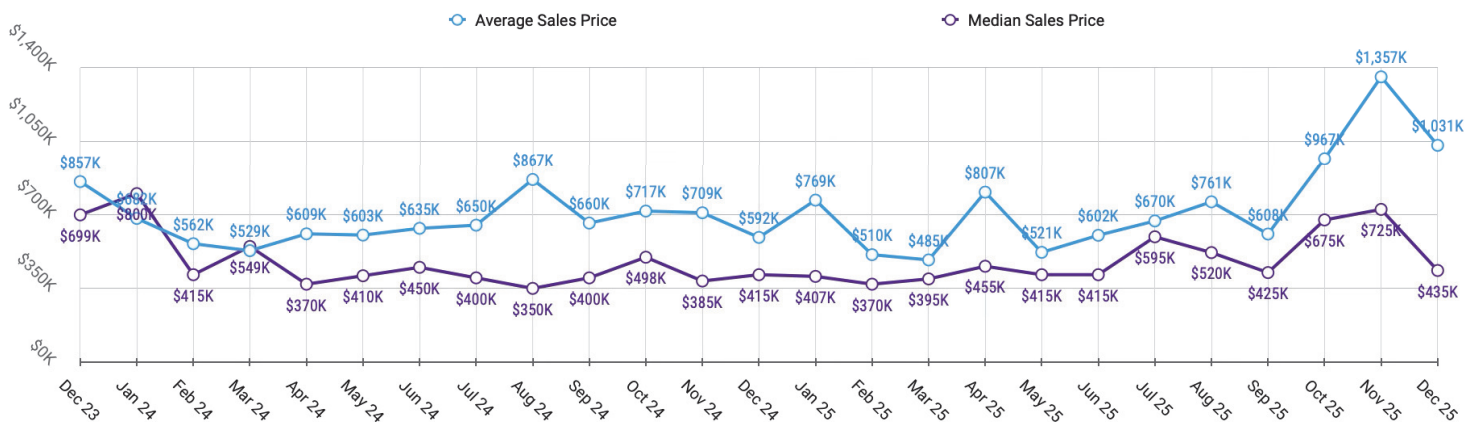
Sales Data • Condo Unit Sales



Historical Sales Data • Single Family Unit Sales

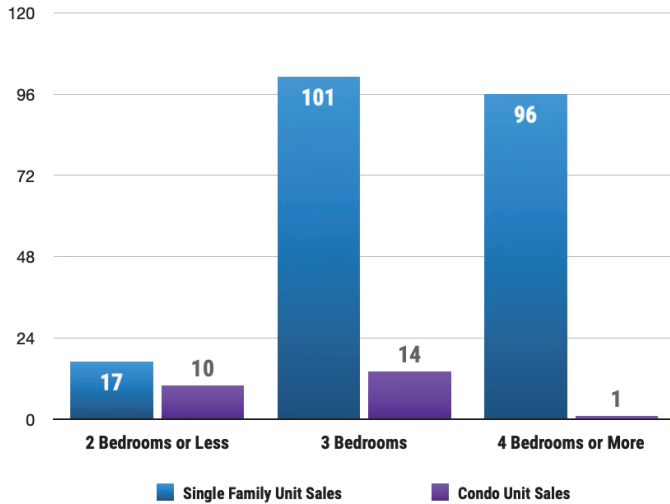


Historical Sales Data • Condo Unit Sales

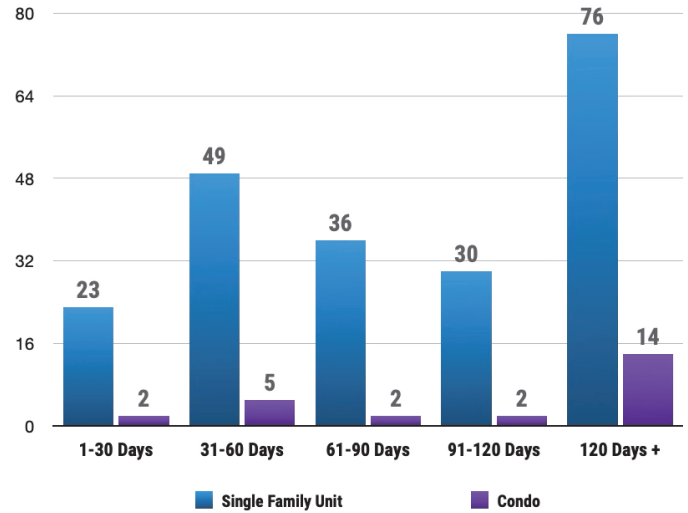




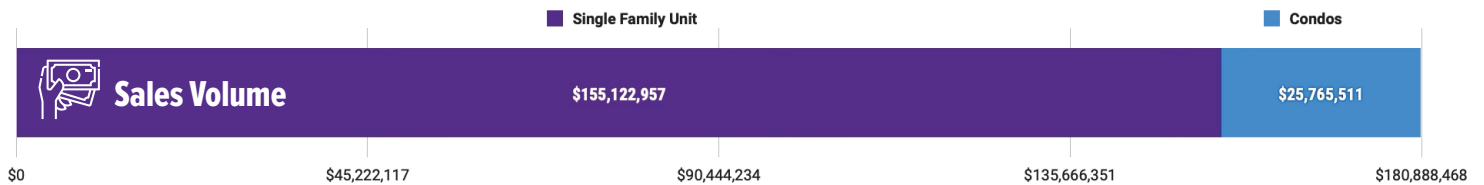
Unit Sales by Volume



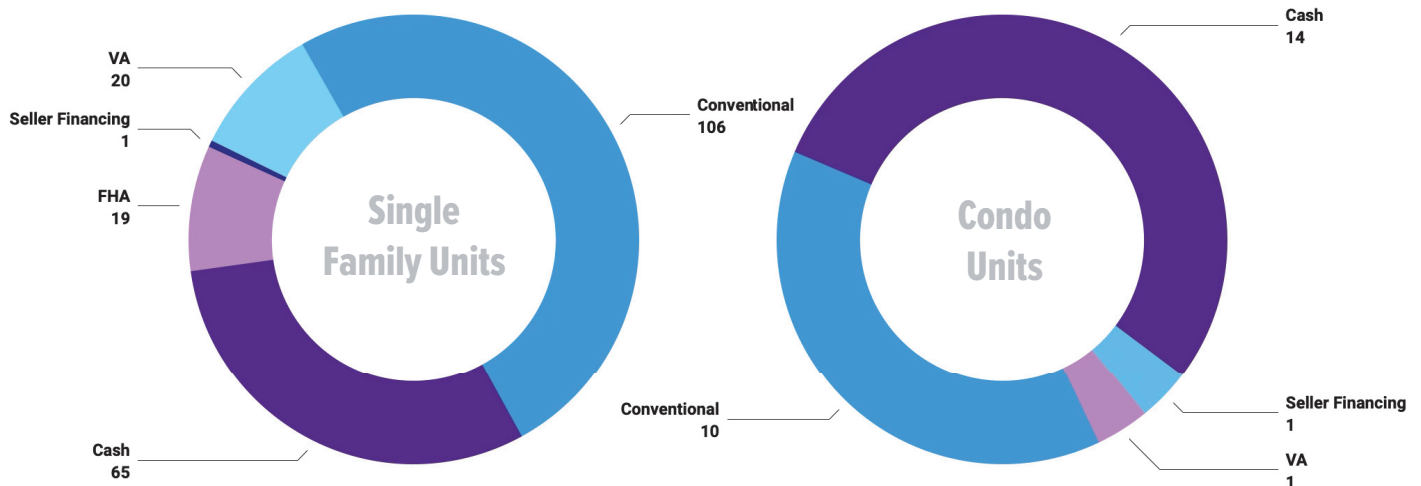
Unit Sales by Time on Market



Sales Volume



Unit Sales by Top Five Financing Types



Price Class	Single Family Unit Sales Number of Bedrooms				Condominium Unit Sales Number of Bedrooms				Active Listings		Sales Pending	
	2 or less	3	4 or more	Total	2 or less	3	4 or more	Total	Single Family	Condos	Single Family	Condos
\$0-\$99,999.99	4	2		6				0	18		4	
\$100,000-\$149,999.99				0				0	10		3	
\$150,000-\$199,999.99	1	1		2				0	9		2	
\$200,000-\$249,999.99				0				0	3	1	1	
\$250,000-\$299,999.99	1	1		2	3			3	2	6	4	1
\$300,000-\$349,999.99	1	2		3	1	1		2	7		1	
\$350,000-\$399,999.99	3	4	1	8	1	2		3	13	6	2	5
\$400,000-\$449,999.99		16	4	20		4		4	17	29	25	6
\$450,000-\$499,999.99		13	7	20				0	46	2	31	
\$500,000-\$549,999.99	3	18	10	31		1		1	49	4	34	1
\$550,000-\$599,999.99	2	14	11	27	1			1	46	7	31	1
\$600,000-\$649,999.99		6	6	12				0	46	6	14	
\$650,000-\$699,999.99	1	7	11	19				0	29	6	19	
\$700,000-\$749,999.99	1	5	8	14	1			1	23	1	11	1
\$750,000-\$799,999.99			8	8				0	31	7	18	1
\$800,000-\$849,999.99		2	6	8				0	6		5	
\$850,000-\$899,999.99			2	2				0	19	1	4	
\$900,000-\$949,999.99			3	3				0	11	1	2	
\$950,000-\$999,999.99		3		3				0	18	1	6	
\$1,000,000-\$1,099,999.99	1		6	7				0	18	1	2	1
\$1,100,000-\$1,199,999.99	1	3		4				0	21	1	7	1
\$1,200,000-\$1,299,999.99	2	1		3				0	12	3	7	
\$1,300,000-\$1,399,999.99	1	1		2			1	1	9		9	
\$1,400,000-\$1,499,999.99		1	1	2				0	14		7	
\$1,500,000-\$1,599,999.99				0				0	8		6	
\$1,600,000-\$1,699,999.99				0	2			2	9	1	2	
\$1,700,000-\$1,799,999.99				0	1			1	11	1	3	2
\$1,800,000-\$1,899,999.99			1	1				0	3	1		
\$1,900,000-\$1,999,999.99			1	1		2		2	9	1	3	
\$2,000,000-\$2,249,999.99			1	1		1		1	6	3		
\$2,250,000-\$2,499,999.99			1	1		3		3	5	3	1	
\$2,500,000-\$2,749,999.99				0				0	7			
\$2,750,000-\$2,999,999.99				0				0	6			
\$3,000,000-\$3,249,999.99				0				0	2	1		
\$3,250,000-\$3,499,999.99				0				0	2			
\$3,500,000-\$3,749,999.99				0				0	4		1	
\$3,750,000-\$3,999,999.99				0				0	4			
\$4,000,000-\$4,249,999.99		1	1	2				0			2	
\$4,250,000-\$4,499,999.99				0				0	3	1		
\$4,500,000-\$4,749,999.99				0				0	1			
\$4,750,000-\$4,999,999.99				0				0				
\$5,000,000 and over			2	2				0	12	4		
Totals	17	101	96	214	10	14	1	25	569	99	267	20
Average	360,988	608,749	911,485	724,874	772,367	1,190,846	1,370,000	1,030,620	1,118,080	992,118	761,986	652,589
Median	365,000	535,000	692,000	575,000	363,000	435,000	1,370,000	435,000	689,000	569,000	1,150,000	412,000





PioneerTitleCo
GOING BEYOND

PRICE RANGE REPORT

KOOTENAI COUNTY – DECEMBER 2025

Property Type	Volume	Median Sold Price	Unit Sales by Financing Type			Unit Sales by Time on Market		
				-Res-	-Cnd-		-Res-	-Cond-
Residential	155,122,957	575,000	Conventional Loan	106	10	1-30 Days	23	2
Condo	25,765,511	435,000	1031 Exchange	1	0	31-60 Days	49	5
All	180,888,468	575,000	Adjustable Rate MTGE	0	0	61-90 Days	36	2
			Auction	0	0	91-120 Days	30	2
			Cash	65	14	More Than 120 Days	76	14
			Farm Home	0	0	Total Sales	214	25
			FHA	19	0			
			FHA 203(k)	0	0			
			HomePath	0	0			
			Idaho Housing Agency	0	0			
			Lease Option	0	0			
			Nehemiah	0	0			
			RD	0	0			
			Rehab Loan	0	0			
			Select One	0	0			
			Seller Financing	1	0			
			Small Business Admin	0	0			
			Trade	0	0			
			Unknown	2	0			
			Vets Adm	20	1			
			Total Sales	214	25			

