

Sandpoint
(Single Family Residential)



Real Estate Total Market Overview

September 14, 2020

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	0	0	N/A	N/A	0	2	\$ 84,250	\$ 84,250	\$ 78,000	92.6%	48	N/A
\$100000-\$124999	1	1	100.0%	1.0	0	1	\$ 120,000	\$ 120,000	\$ 90,000	75.0%	31	N/A
\$125000-\$149999	0	0	N/A	N/A	0	0	N/A	N/A	N/A	N/A	N/A	N/A
\$150000-\$174999	1	1	100.0%	1.0	0	0	N/A	N/A	N/A	N/A	N/A	N/A
\$175000-\$199999	4	2	50.0%	2.0	0	2	\$ 215,000	\$ 197,000	\$ 180,000	91.4%	137	66
\$200000-\$224999	0	0	N/A	N/A	0	3	\$ 213,000	\$ 209,667	\$ 201,667	96.2%	60	N/A
\$225000-\$249999	1	0	0.0%	N/A	2	6	\$ 235,667	\$ 234,000	\$ 229,417	98.0%	111	65
\$250000-\$274999	4	3	75.0%	1.3	0	6	\$ 261,217	\$ 263,550	\$ 259,733	98.6%	92	2
\$275000-\$299999	3	2	66.7%	1.5	4	17	\$ 301,924	\$ 291,394	\$ 286,912	98.5%	79	135
\$300000-\$324999	3	2	66.7%	1.5	1	7	\$ 314,986	\$ 312,871	\$ 312,021	99.7%	85	45
\$325000-\$349999	14	11	78.6%	1.3	2	13	\$ 321,569	\$ 335,330	\$ 328,146	97.9%	116	9
\$350000-\$374999	8	5	62.5%	1.6	1	13	\$ 367,896	\$ 361,912	\$ 358,624	99.1%	125	163
\$375000-\$399999	15	9	60.0%	1.7	1	10	\$ 395,260	\$ 391,310	\$ 394,066	100.7%	184	105
\$400000-\$424999	0	0	N/A	N/A	0	5	\$ 420,866	\$ 413,886	\$ 406,400	98.2%	75	N/A
\$425000-\$449999	7	6	85.7%	1.2	2	20	\$ 439,880	\$ 437,845	\$ 434,270	99.2%	75	47
\$450000-\$474999	6	3	50.0%	2.0	1	4	\$ 468,250	\$ 459,500	\$ 452,250	98.4%	119	63
\$475000-\$499999	3	2	66.7%	1.5	0	6	\$ 496,667	\$ 489,083	\$ 478,500	97.8%	269	58
\$500000-\$599999	18	16	88.9%	1.1	3	25	\$ 567,318	\$ 554,180	\$ 546,458	98.6%	113	53
\$600000-\$699999	16	7	43.8%	2.3	0	14	\$ 661,207	\$ 652,986	\$ 642,179	98.3%	58	66
\$700000-\$799999	4	0	0.0%	N/A	1	4	\$ 745,000	\$ 745,000	\$ 717,500	96.3%	83	43
\$800000-\$899999	9	5	55.6%	1.8	0	5	\$ 866,000	\$ 862,000	\$ 832,420	96.6%	101	327
\$900000-\$999999	8	4	50.0%	2.0	2	1	\$ 979,000	\$ 979,000	\$ 984,000	100.5%	38	150
\$1000000-\$1499999	18	14	77.8%	1.3	0	3	\$ 1,380,000	\$ 1,357,667	\$ 1,341,000	98.8%	68	62
\$1500000-\$1999999	16	3	18.8%	5.3	1	2	\$ 1,572,500	\$ 1,572,500	\$ 1,527,500	97.1%	67	237
\$2000000 +	10	3	30.0%	3.3	2	2	\$ 1,687,000	\$ 2,629,500	\$ 2,629,500	100.0%	103	106
Market Totals	169	99	58.6%	1.7	23	171	\$ 483,829	\$ 489,819	\$ 482,331	98.5%	104	124

Based on information from the Local MLS for the period of March 14, 2020 through September 14, 2020

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