

Waterfront Residential Market

Jenna Nicol
Century 21 Beutler-Waterfront
Cell 509.290.3698
jenna@21waterfront.com
21waterfront.com
jennanicol.com
41 West Riverside, Suite 111
Spokane, WA 99201

Regional (Bonner, Kootenai, Spokane & Stevens Counties):

- Inventory **DOWN 9.5%**. 1197 listings in 2013. 1081 listings in 2014.
- Sales **UP 13.5%**. 301 sales in 2013. 348 sales in 2014.
- Average sale price **UP 13%**. \$425,449 in 2013. \$488,286 in 2014.

Idaho (Kootenai & Bonner Counties):

- Inventory **DOWN 14%**. 934 listings in 2013. 802 listings in 2014.
- Sales **UP 16%**. 210 sales in 2013. 256 sales in 2014.
- Average sale price **UP 20%**. \$484,289 in 2013. \$608,295 in 2014.

Washington (Spokane & Stevens Counties):

- Inventory **UP 6%**. 263 listings in 2013. 279 listings in 2014.
- Sales **SAME**. 91 sales in 2013. 92 sales in 2014.
- Average sale price **SAME**. \$366,610 in 2013. \$368,277 in 2014.

Lake Coeur d'Alene:

- Inventory **UP 15%**. 165 listings in 2013. 194 listings in 2014.
- Sales **DOWN 4.7%**. 43 sales in 2013. 41 sales in 2014.
- Median sale price **UP 17%**. \$449,375 in 2013. \$526,750 in 2014.

Post Falls/CDA (Spokane River):

- Inventory **DOWN 20%**. 120 listings in 2013. 95 listings in 2014.
- Sales **SAME**. 27 sales in 2013. 26 sales in 2014.
- Median sale price **UP 40%**. \$615,000 in 2013. \$862,500 in 2014.

Hayden Lake:

- Inventory **SAME**. 97 listings in 2013 & 2014.
- Sales **DOWN 15%**. 26 sales in 2013. 22 sales in 2014.
- Median sale price **UP 22%**. \$577,500 in 2013. \$710,000 in 2014.

Spirit Lake & Twin Lakes:

- Inventory **UP 6%**. 49 listings in 2013. 52 listings in 2014.
- Sales **UP 27.5%**. 8 sales in 2013. 11 sales in 2014.
- Median sale price **UP 9%**. \$379,500 in 2013. \$415,987 in 2014.

Bonner County (Lake Pend Oreille, Pend Oreille River, Priest Lake, Clark Fork River, Cocolalla Lake):

- Inventory **UP 20%**. 289 listings in 2013. 364 listings in 2014.
- Sales **UP 32%**. 106 sales in 2013. 156 sales in 2014.
- Average sale price **UP 24%**. \$400,071 in 2013. \$526,241 in 2014.

Stevens County (Deer Lake, Diamond Lake, Loon Lake, Jump Off Joe Lake, Waitts Lake):

- Inventory **DOWN 22%**. 98 listings in 2013. 76 listings in 2014.
- Sales **DOWN 23%**. 30 sales in 2013. 23 sales in 2014.
- Average sale price **UP 2%**. \$350,796 in 2013. \$354,510 in 2014.

Spokane County (Badger Lake, Clear Lake, Eloika Lake, Liberty Lake, Little Spokane River, Medical Lake, Newman Lake, Spokane River, Lake Spokane [Long Lake] Silver Lake):

- Inventory **UP 19%**. 165 listings in 2013. 203 listings in 2014.
- Sales **UP 11%**. 61 sales in 2013. 69 sales in 2014.
- Average sale price **SAME**. \$382,424 in 2013. \$382,044 in 2014.

Waterfront Land

Regional Land (Bonner, Kootenai, Spokane & Stevens Counties):

- Inventory **DOWN 11.5%**. 546 listings in 2013. 483 listings in 2014.
- Sales **UP 14.5%**. 88 sales in 2013. 103 sales in 2014.
- Average sale price **UP 30%**. \$134,645 in 2013. \$191,612 in 2014.

Idaho Land (Kootenai & Bonner Counties):

- Inventory **SAME**. 394 listings in 2013. 391 listings in 2014.
- Sales **SAME**. 76 sales in 2013. 77 sales in 2014.
- Average sale price **UP 30%**. \$172,040 in 2013. \$245,980 in 2014.

Washington Land (Spokane & Stevens Counties):

- Inventory **DOWN 40%**. 152 listings in 2013. 92 listings in 2014.
- Sales **UP 54%**. 12 sales in 2013. 26 sales in 2014.
- Average sale price **UP 29%**. \$97,250 in 2013. \$137,244 in 2014.

Lake Coeur d'Alene:

- Inventory **DOWN 3.5%**. 122 listings in 2013. 118 listings in 2014.
- Sales **SAME**. 12 sales in 2013. 13 sales in 2014.
- Median sale price **UP 41%**. \$249,687 in 2013. \$425,190 in 2014.

Post Falls/CDA (Spokane River):

- Inventory **SAME**. 39 listings in 2013. 36 listings in 2014.
- Sales **UP 50%**. 8 sales in 2013. 16 sales in 2014.
- Median sale price **UP 81%**. \$68,750 in 2013. \$355,000 in 2014.

Hayden Lake:

- Inventory **UP 26%**. 26 listings in 2013. 33 listings in 2014.
- Sales **SAME**. 5 sales in 2013 and 5 sales in 2014.
- Median sale price **DOWN 36%**. \$259,900 in 2013. \$165,000 in 2014.

Spirit Lake & Twin Lakes:

- Inventory **SAME**. 23 listings in 2013. 20 listings in 2014.
- Sales **SAME**. 3 sales in 2013 & 3 sales in 2014.
- Median sale price **UP 36%**. \$30,000 in 2013. \$41,000 in 2014.

Bonner County (Lake Pend Oreille, Pend Oreille River, Priest Lake, Clark Fork River, Cocolalla Lake):

- Inventory **SAME**. 184 listings in 2013 and 184 listings in 2014.
- Sales **DOWN 17%**. 48 sales in 2013. 40 sales in 2014.
- Average sale price **DOWN 4%**. \$251,864 in 2013. \$243,712 in 2014.

Stevens County (Deer Lake, Diamond Lake, Loon Lake, Jump Off Joe Lake, Waitts Lake):

- Inventory **SAME**. 25 listings in 2013. 24 listings in 2014.
- Sales **UP 72%**. 2 sales in 2013. 7 sales in 2014.
- Average sale price **UP 15%**. \$107,500 in 2013. \$124,657 in 2014.

Spokane County (Badger Lake, Clear Lake, Eloika Lake, Liberty Lake, Little Spokane River, Medical Lake, Newman Lake, Spokane River, Lake Spokane [Long Lake], Silver Lake):

- Inventory **DOWN 46%**. 127 listings in 2013. 68 listings in 2014.
- Sales **UP 47%**. 10 sales in 2013. 19 sales in 2014.
- Average sale price **UP 42%**. \$87,000 in 2013. \$149,831 in 2014.