

Residential Real Estate



Coeur d'Alene Realty

Windermere Coeur d'Alene Realty, Inc.

Kootenai County Bonner County



Population & Growth In North Idaho By County



Kootenai county estimated population is	188,000	+9% (since 2020)
Bonner County	56,500	6%
Shoshone County	14,100	+2.5%
Benewah County	10,500	+9%
Boundary County	13,800	+13%

In the last 3 years where are the new residents coming from?



Registered Voters
State of Idaho - 19,173
Kootenai Co - 2650
Bonner Co - 754



Registered Voters
State of Idaho - 4600
Kootenai Co - 515
Bonner Co - 206



Registered voters
State of Idaho - 10,764
Kootenai Co - 2967
Bonner Co - 1000

% of Homeownership

United States

→ 65.7%

Bonner County

→ 78.3%

Idaho

→ 71%

Shoshone County

→ 75.5%

Kootenai County

→ 72.3%

Boise

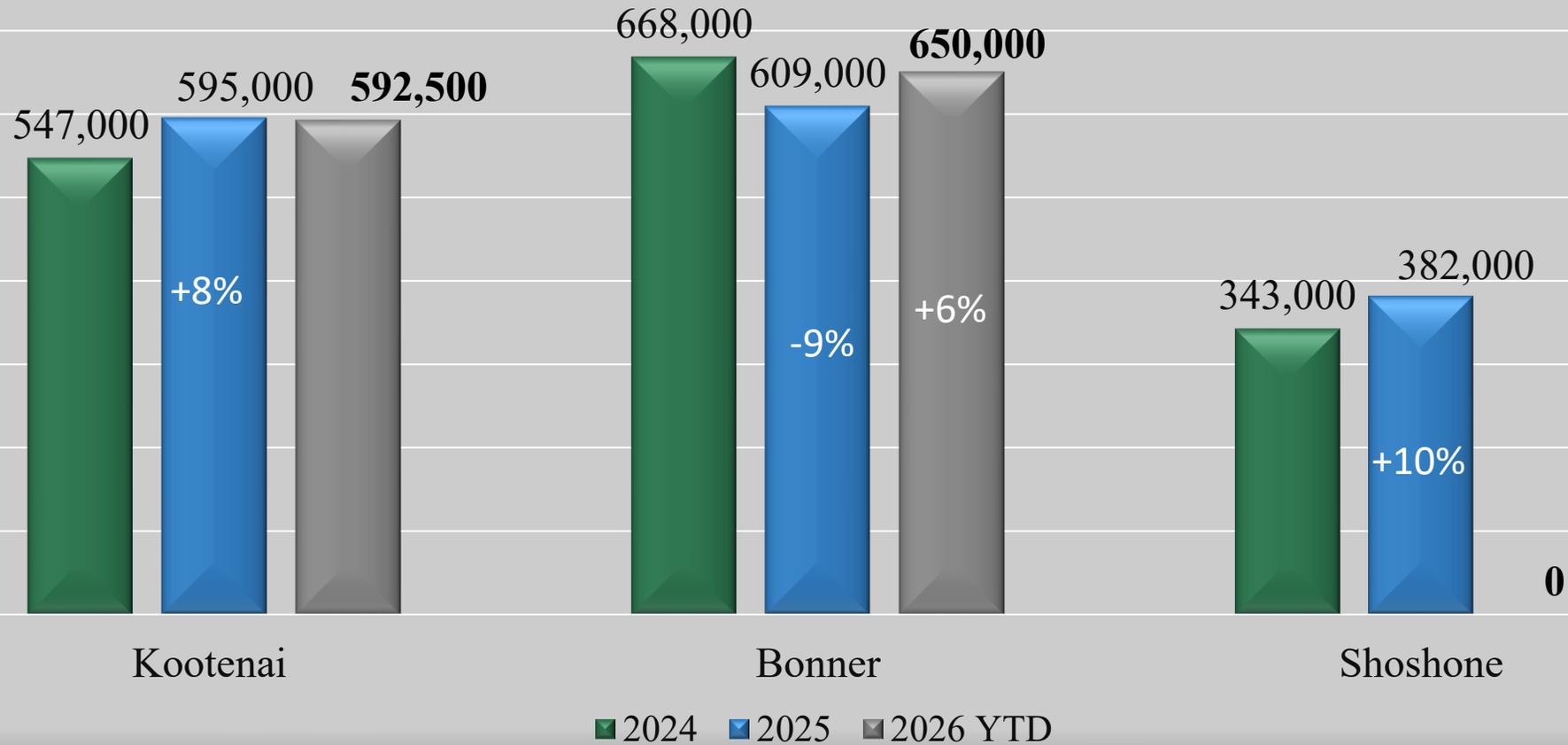
→ 72%

Median Sold Value By County Single Family Residence **Re-Sale Only**



*Data provided from FBSFlexMLS

Median Sold Value By County Single Family Residence **New Construction**



■ 2024 ■ 2025 ■ 2026 YTD



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New Construction



Kootenai County Permits

2025- 1,152 Single Family Homes
(\$470,000,000 value)

2025 New
Construction
Sales are **25%**
of the sold
Residential
Market



Bonner County Permits

2025- 116 Single Family Homes
(\$26,000,000 value)



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What does a 3/2, 1200-1400 sq foot home cost by area Today?

	Cd'A, PF/ Hayden Area	Rathdrum Area
<input type="checkbox"/> RE-Sale	\$493,000	\$485,000
<input type="checkbox"/> New Construction	\$472,000	\$539,000

What does \$600,000 buy In Kootenai County

- Re-Sale 3-4 bedrooms, 2.5 -3 Bath - 2200 Sq. Ft.
- New Construction 3-4 bed/2-2.5 bath - 1740 sq ft

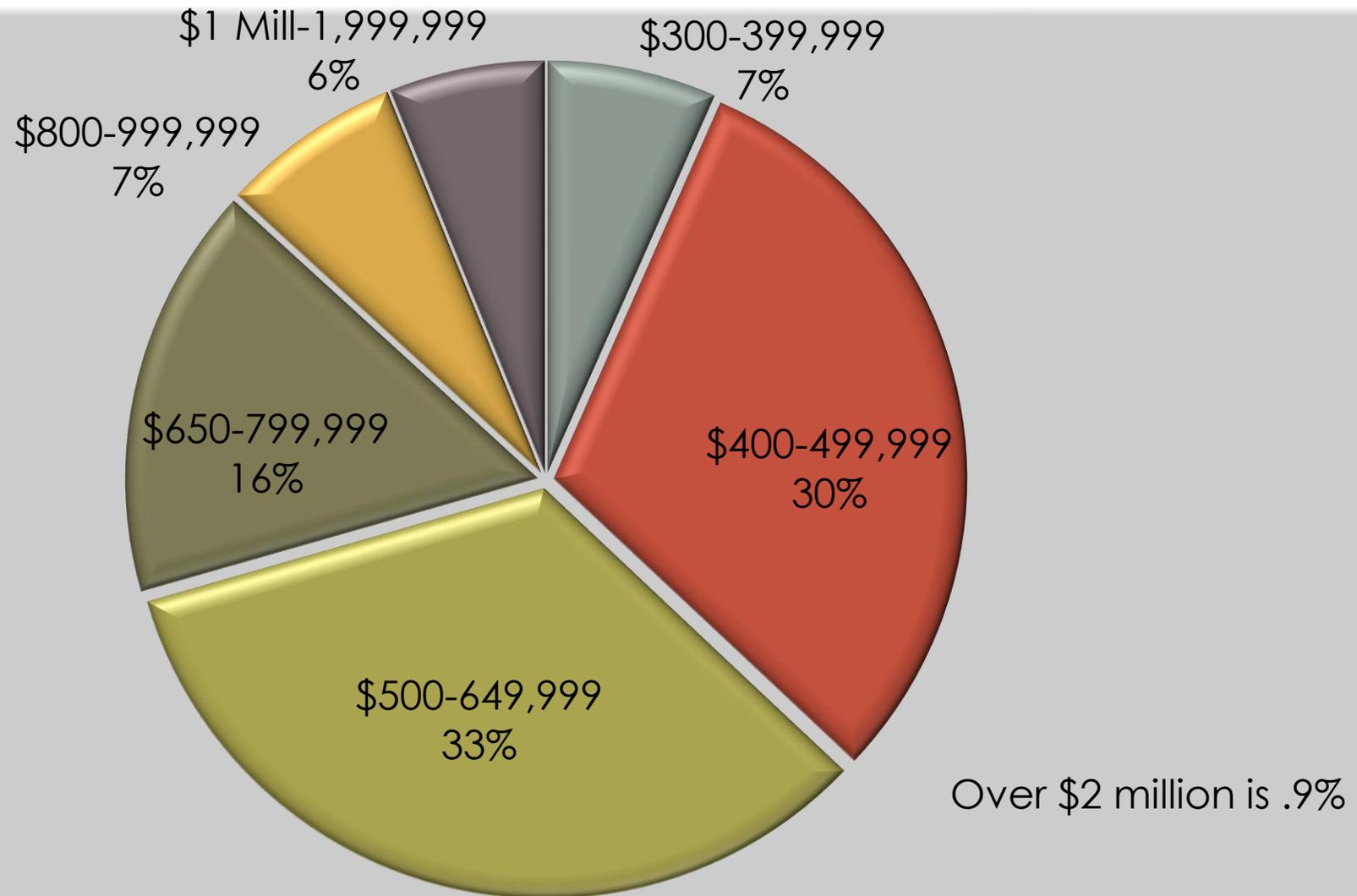
What does \$600,000 buy In Bonner County

- Re-Sale 3-4 bedrooms, 2.5 Bath – 1,927 Sq. Ft
- New Construction 3-4 bed/2.5 bath - 2,200 Sq. Ft

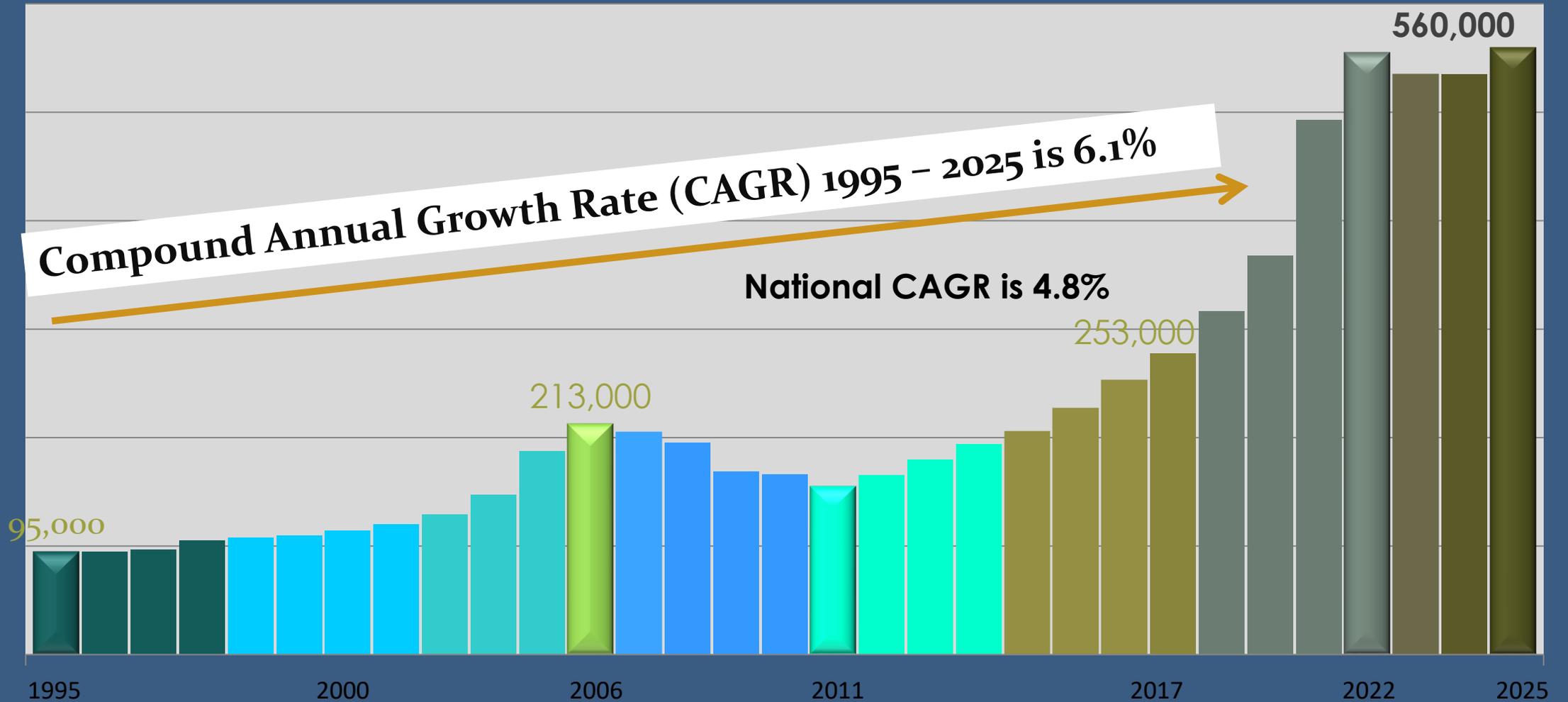


RESIDENTIAL SINGLE FAMILY

< 2 ACRES KOOTENAI COUNTY
PRICE RANGE STATISTICS



Residential Median Sales Price by Year Kootenai County



* Data provided by CdA MLS

What are the Opportunities in the North Idaho market.

Spec Homes



Infill Development



Thank You



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