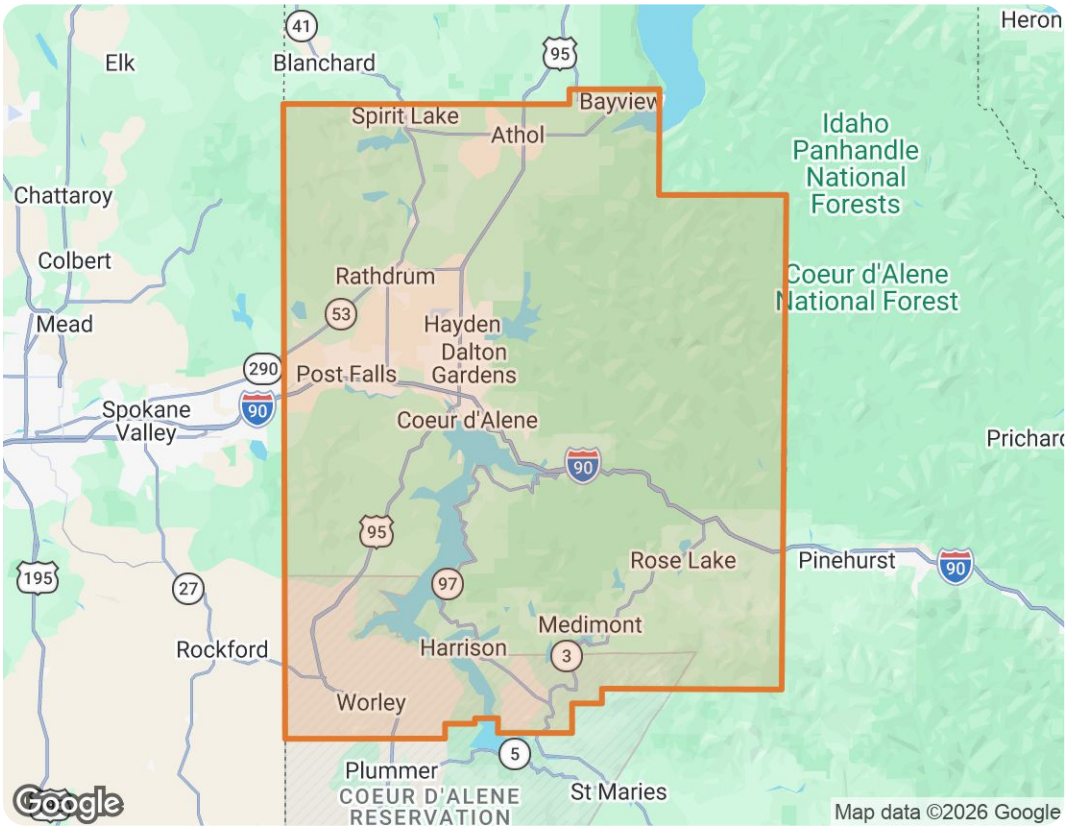
Kootenai County, Idaho





Michele Hoffmann

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Kootenai County, Idaho

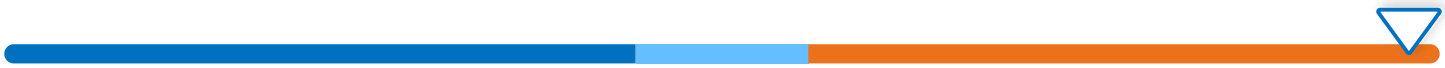
Market Trends

Market Trends for Kootenai County, Idaho

Lot/Land

October 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
13.83	**94.9%**	**76**	**$320,000**
↓ 1.43% MoM	↑ 9.01% MoM		↑ 20.75% MoM

October 2026 Median Estimated Property Value

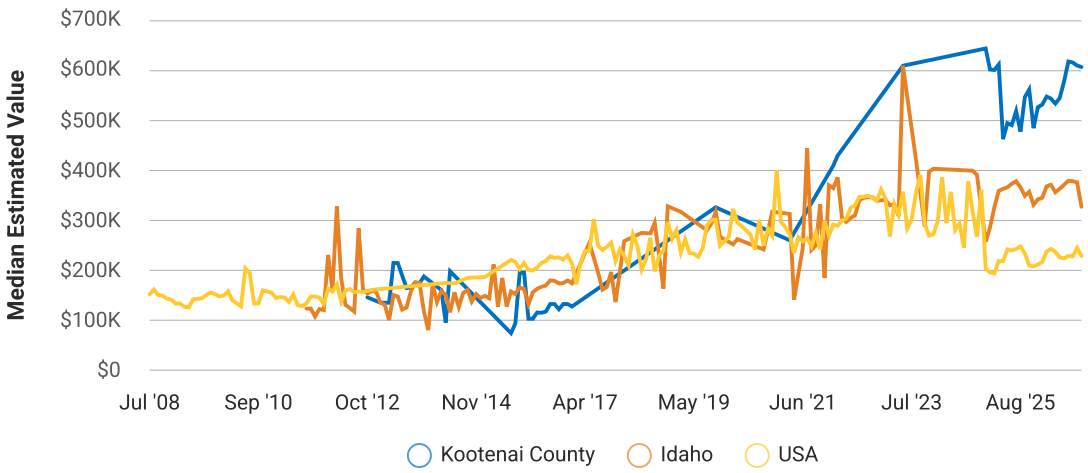
Lot/Land

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$606,000	-0.5%	+8%



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Kootenai County, Idaho

October 2026 Active Listings

Kootenai County, Idaho

Lot/Land

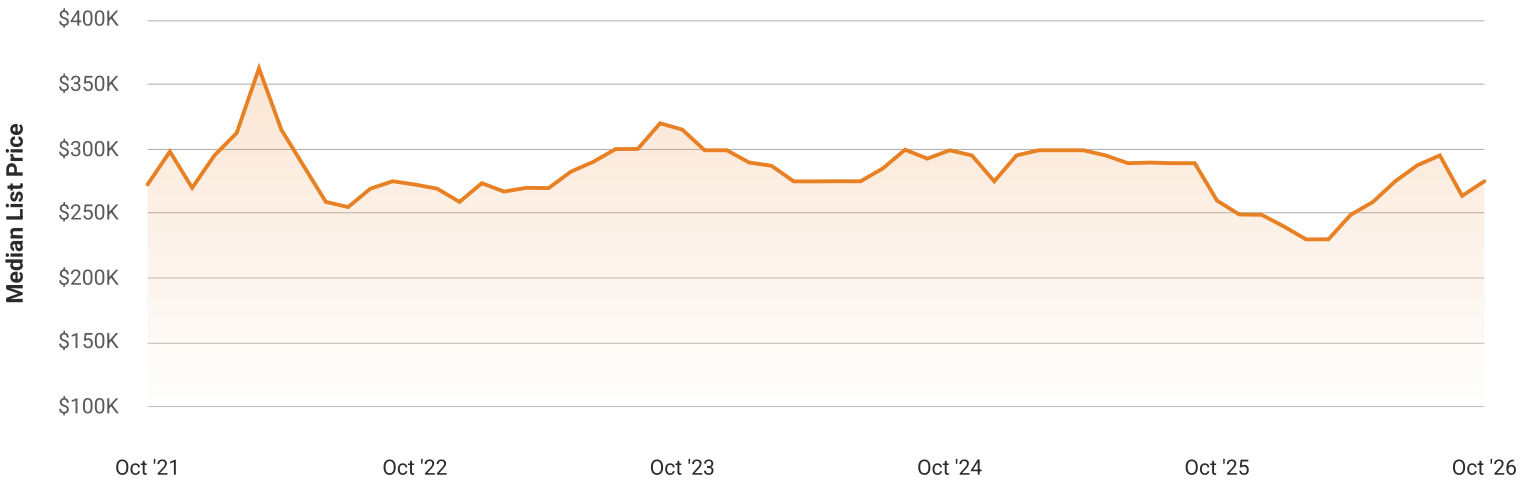
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $275,000

↑ **4.3%** Month over Month



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Kootenai County, Idaho

October 2026 New Pending Listings

Kootenai County, Idaho

Lot/Land

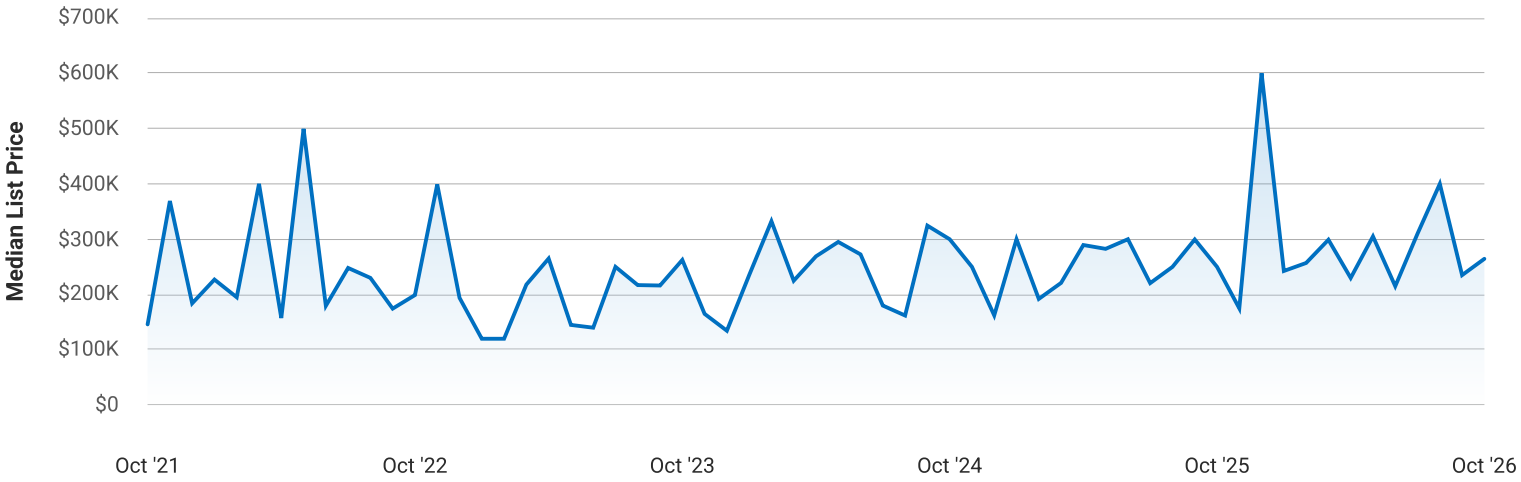
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $264,500

↑ 12.6% Month over Month



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Kootenai County, Idaho

October 2026 Pending Listings

Kootenai County, Idaho

Lot/Land

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $315,000

1.5% Month over Month



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Kootenai County, Idaho

October 2026 Sold Listings

Kootenai County, Idaho

Lot/Land

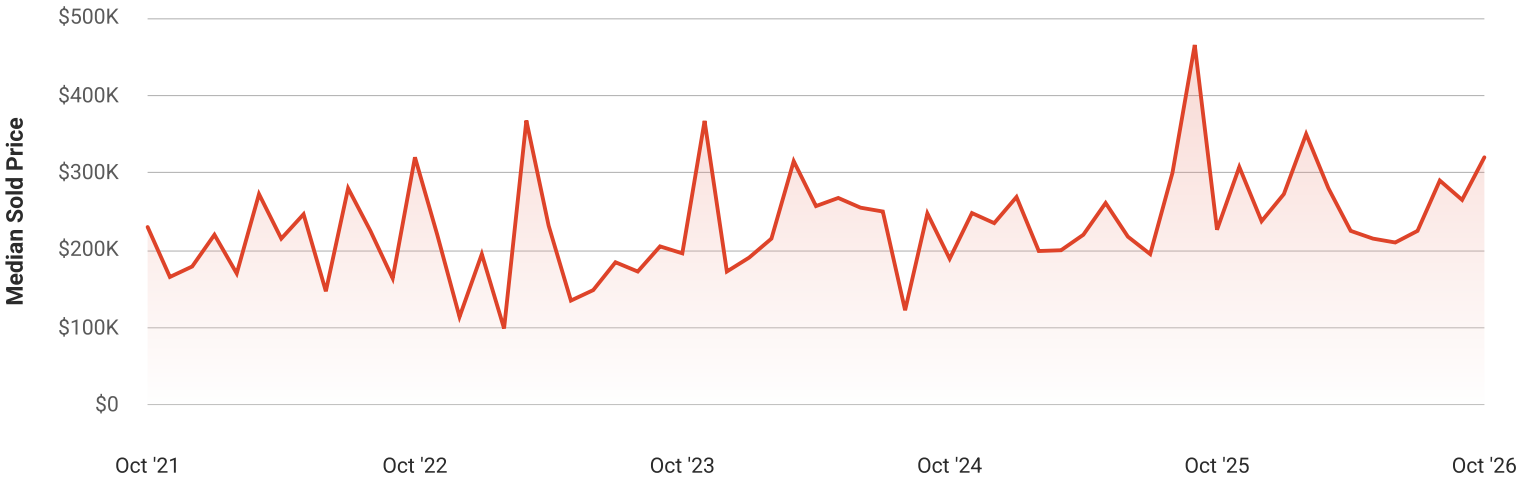
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $320,000

↑ 20.8% Month over Month



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Kootenai County, Idaho

October 2026 Months Supply of Inv.

Kootenai County, Idaho

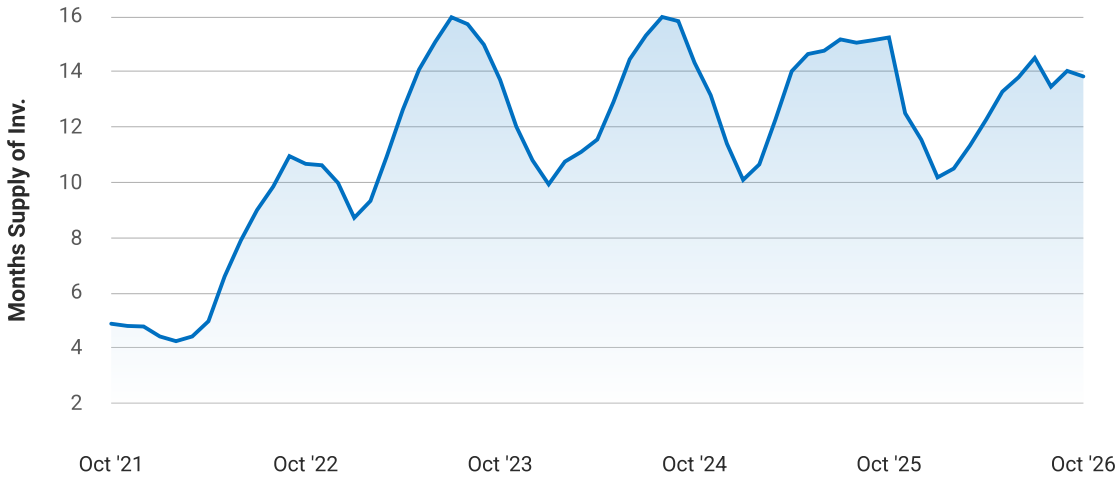
Lot/Land

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
13.83	-1.4%	-9.3%



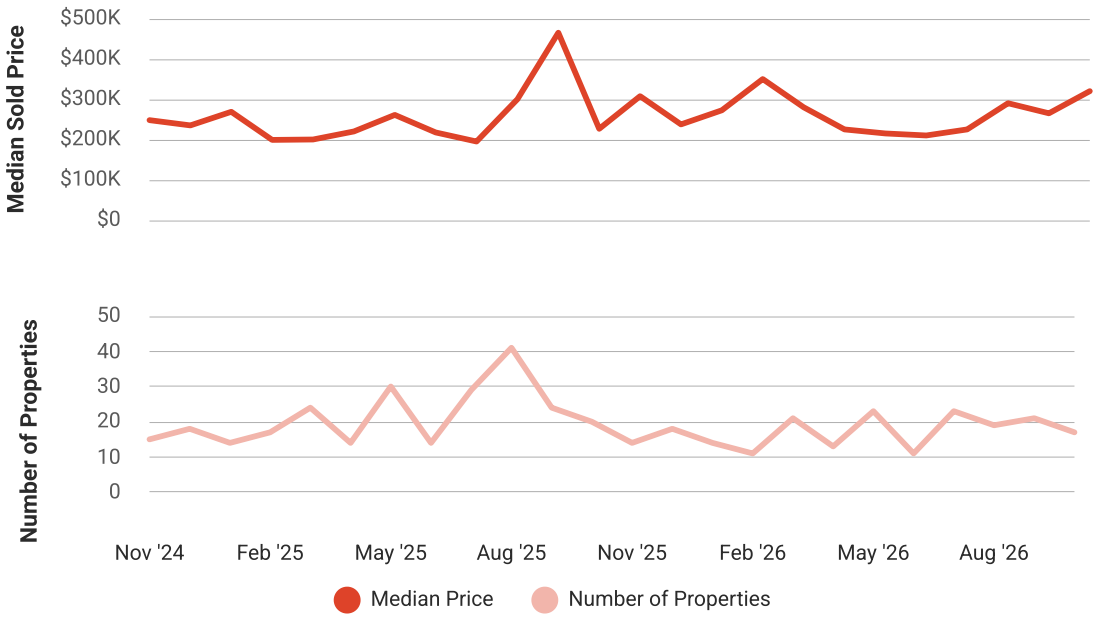
Median Sold Price vs Sold Listings in Kootenai County, Idaho

Lot/Land

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



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Kootenai County, Idaho

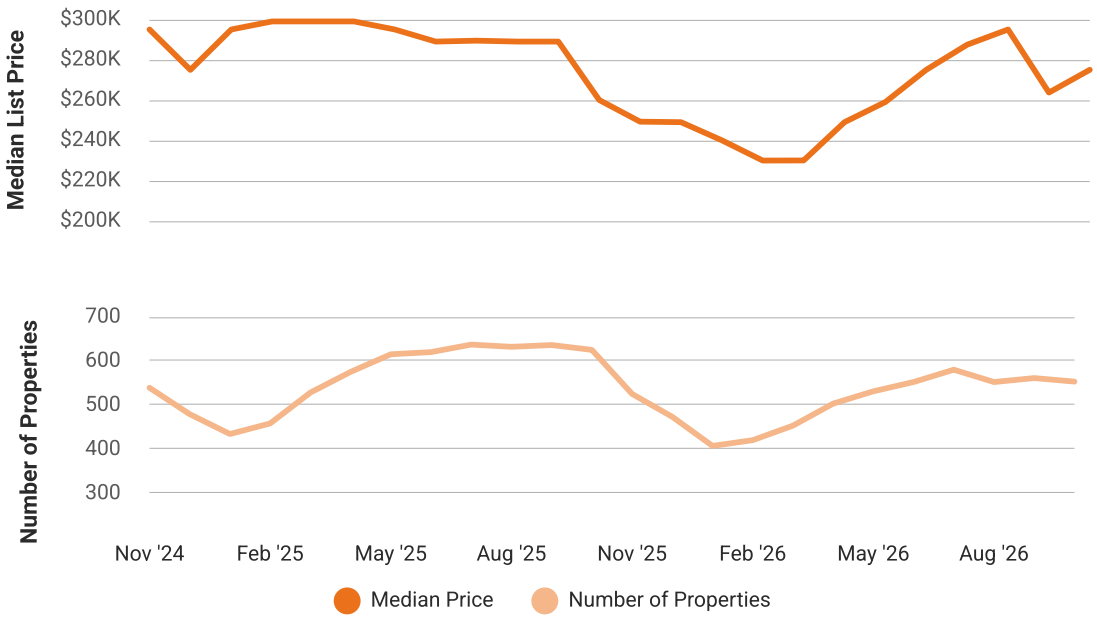
Median List Price vs Active Listings in Kootenai County, Idaho

Lot/Land

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: **https://blog.narrpr.com**

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