

Market Summary – March, 2018

550,183 SF

Commercial Space For Sale

294,820 SF

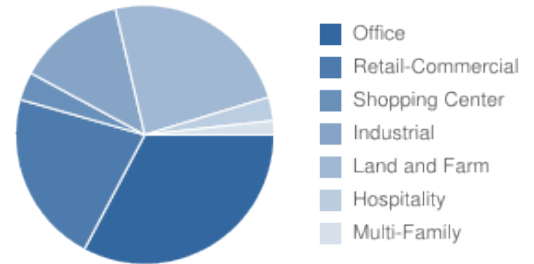
Commercial Space For Lease

477 Acres

Land & Farm For Sale

\$95.6 million

Total Sale Price



Current Statistics

Property Type	Listings	Asking Lease Rate	Asking Sale Price	Below List	Days on Market	Total Available
Industrial	23	\$6.25 PSF	\$69.39 PSF	16.2%	72	324,889 SF
Office	56	\$12.58 PSF	\$126.11 PSF	11.0%	361	213,607 SF
Retail-Commercial	37	\$9.25 PSF	\$89.24 PSF	-	-	162,186 SF
Shopping Center	6	\$12.32 PSF	\$66.49 PSF	-	-	13,068 SF
Vacant Land	41	\$2.34 PSF	\$2.05 PSF	-	-	20.9 million SF
Hospitality	5	-	\$150.63 PSF	-	-	75,716 SF
Multi-Family	3	-	\$129.29 PSF	-	-	15,345 SF

- **Frequency:** Statistics are compiled at the beginning of each month.
- **Reliability:** The quality of the data will vary based on many factors, including whether or not your CIE verifies the data on an ongoing basis. Statistics based on larger numbers of listings (as indicated by the "Listings" column) are generally more trustworthy.
- **Accuracy:** We make all attempts to normalize these stats, but make no guarantees about their accuracy. Outliers (extremely high or low values) are excluded from calculations.
- **Counts:** Listing and Transaction counts reflect the number of records with price and size information within valid ranges. The actual counts of all records in the CIE are larger.
- **Weighted Averages:** Price averages are weighed using the square footage available.
- **Direct:** Lease statistics are direct (exclude subleases).
- **Lease Types:** Because of discrepancies in how lease types (NNN, Gross, etc) are reported, we ignore differences in type – all types are folded together into the lease rate stats.
- **Below List:** Reflects the average percent difference between the original listed price and the final transaction price.
- **Net Absorption:** We calculate absorption using a 90 day period.
- **Locations:** We only allow filters for locations with at least 100 active listings.
- **Asking vs. Reported:** "Asking" prices are based on active listings for the chosen locale, while "Reported" prices are calculated using completed transactions as reported by CIE members.

Disclaimer: All statistics on this page have been gathered from user-loaded listings and user-reported transactions. We have not verified accuracy and make no guarantees. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.



Statistics courtesy of:
Coeur d'Alene Traders Club