



HOMESHARE
KOOTENAI COUNTY

The 2025 HomeShare Kootenai County **Feasibility** Assessment



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Sponsored by HomeShare Kootenai County

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July 2025

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The 2025 HomeShare Kootenai County Feasibility Assessment

Introduction

This is a feasibility HomeShare analysis study conducted for HomeShare Kootenai County. The study began in the fall of 2024 and was completed in June 2025.¹ The study was conducted by Steven Peterson, Clinical Associate Professor Economics, College of Business and Economics, University of Idaho and Natalie Kessler, Research Associate, University of Idaho. This study builds off earlier work, 2021 Housing Affordability and Availability Study for Kootenai County, and the updated, 2023 Next Steps Kootenai County Housing Study (UPKC). It also builds directly from an upcoming housing report for Habitat for Humanity of Idaho due in June 2025.²



¹ This study represents the assessment and conclusions of the authors only and does not necessarily represent the University of Idaho or any other affiliated individuals or institutions. The authors can be reached at: stevenp@uidaho.edu.

² Peterson, S. (2023). Next Steps: The Housing Availability and Affordability Study for Kootenai County. University of Idaho & Panhandle Affordable Housing Alliance. <https://inwp.org/wp-content/uploads/2023/03/The-Housing-Availability-and-Affordability-Study-Dr.-Peterson-.pdf>.

Executive Summary

Introduction

This is a feasibility HomeShare analysis study conducted for Kootenai County HomeShare. The study began in the fall of 2024 and was completed in June 2025.³ The study was conducted by Steven Peterson, Clinical Associate Professor Economics, College of Business and Economics, University of Idaho and Natalie Kessler, Research Associate, University of Idaho.

Why the Need for HomeShare: Idaho is in a Housing Crisis

- *Idaho had the fastest increase in housing prices in the nation from 2014 to 2025 with a 168% jump in just a little over 10 years. Within a decade, Idaho was transformed from a low-cost-of-living state to a high-cost-of-living state, fundamentally reshaping the economics of the state.*
- *Housing price increases are not just confined to the urban regions of that state but have permeated almost every city and town.*
- *Idaho, with an 59% average rent increase, had the second fastest growing overall rent increases in the U.S. cumulatively from 2017 to 2025, only behind New Mexico (64%).*
- *The current cumulative gap in Idaho housing stock (over the 2000-2024 period) is estimated at a deficit of 68,795 units or about a 4.3 years' worth of construction.*
- *Evidence is emerging that the crisis is slowing Idaho economic growth and costing Idaho jobs.*

Kootenai County

- *In 2025, only approximately 23% of Kootenai County households could afford to purchase a median-priced house of \$565,193 at an approximate 6.96% mortgage rate. Approximately 80% of households are currently priced out of the market.⁴ In 2016 (about a decade ago) the reverse was true, about 75% of Kootenai County households were able to afford a median-priced house and only 25% of the households could not afford housing.*
- *Cumulatively from 2010 to 2022, Kootenai County was the 3rd fastest growing county in Idaho behind Madison and Ada. Kootenai County population grew 23.7% or 32,868 people. This increase is equivalent in size to Idaho's 13th largest city.*
- *Kootenai County had the 5th highest median housing prices in Idaho (out of 44 counties) in March of 2025*

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⁴Household Distribution. Authors estimates and 2021 ACS 1-Year Estimates Subject Tables. 2021 ACS 1-Year Estimates Subject Tables. *Explore Census Data*, United States Census Bureau, <https://data.census.gov/cedsci/>. Accessed 01 Aug. 2023.

- *The Kootenai County housing market affects all stakeholders, yet many remain unaware of its direct impact on them and the community as a whole. The housing crisis will fundamentally alter the character of the community and the economy of the region if prices and rents continue to increase at their current rates. Many negative impacts are continuing:*
 - *Regional employers cannot find housing for their employees and many positions are unfilled.*
 - *New potential firms may not relocate to Coeur d'Alene due to the high cost of housing.*
 - *Many long-term residents are being squeezed out of the housing market and moving outside the county (i.e., to Spokane County or other surrounding counties).*
 - *The children of residents will be unable to live in the community because they cannot afford housing.*
 - *The diversification of the economy may slow or even reverse. Newer high technology companies and manufacturing facilities may be driven out of the market due to high housing costs.⁵*
- *The Kootenai County housing crisis has cost an estimated 5,340 jobs in the county reducing output (sales) by \$834 million, regional payrolls by \$435 thousand, and \$30.0 million in lost state and local taxes. For every one job lost it costs \$276 million in regional output, 1.77 jobs and lost payroll and benefits of \$144 thousand. This is exactly why employers are willing to participate in the HomeShare market and help fund it.*
- *The National HomeShare Project is a coordinated initiative designed to promote and build home sharing programs across the United States. It is a flexible, mutual housing arrangement in which a homeowner offers a room in their home to a home seeker in exchange for affordable rent and/or care services such as help with errands, housework, or companionship.*
- *HomeShare Kootenai County (HSKC) was established because of North Idaho's growing housing crisis. HomeShare Kootenai County was created in 2022 and evolved from the Housing Solutions Partnership, a local initiative established in 2020 to address housing and development challenges facing Kootenai County.*
- *HSKC is a member of the National Shared Housing Resource Center, which offers technical assistance and information for best practices and shares the network of the other 60 HomeShare programs nationwide. To date, through March 2025, HSKC matched more than 65 home seekers—students, single parents, and workers into providers who tend to be retirees or living alone. This innovative program not only addresses housing needs but also strengthens the social fabric of the community.*
- *As the HomeShare program expanded, a mismatch between demand and supply grew. There is a ratio of 10 home seekers per one home provider. The focus of HSKC shifted to developing housing supply and identifying challenges that halted homeowners from becoming home sharers.*
- *The goal of this program is to create a funding pool (mostly from interested employers) to expand the supply of available providers and available homes.*
- *Given the state of Kootenai County population increase and housing price spikes, we have recommended moving forward with the next steps. The program can be incrementally expanded as funding becomes available and is fully scalable.*

⁵ Next Steps: Updated 2023 Kootenai County Housing Study (UPKC)

Main Report

The National HomeShare Project

Purpose of Program

The National HomeShare Project is a coordinated initiative designed to promote and build home sharing programs across the United States. It is a flexible, mutual housing arrangement in which a homeowner offers a room in their home to a home seeker in exchange for affordable rent and/or care services such as help with errands, housework, or companionship.

The program improves access to affordable housing, reduces housing constraints, improves the lives of existing homeowners, expands housing opportunities from existing housing inventory and enhances infilling in communities, which reduces social infrastructure costs.

Enhance Existing Home Ownership

According to the National Shared Housing Resource Center, home sharing "permits people to remain in their own homes for a longer period of time and promotes affordable housing alternatives for those who require them."⁶ In addition to advocacy, the project collects and shares data to further understand and demonstrate the impact of home sharing. This data is used to strengthen programs and encourage more widespread use. The Resource Center employs evidence-based practice.

One of the many benefits of home sharing is that it allows elderly individuals to age in place. Many elderly people live in houses which are either too large or too costly to be maintained single-handedly. The program allows them to remain in places that are familiar to them while receiving minor support and additional income. According to Silvernest, "home sharing helps homeowners offset expenses and remain independent while offering renters more affordable housing in desirable locations."⁷ Silvernest employs a technology-driven option that uses compatibility matching and lease management software to facilitate secure, supportive roommate situations.

HomeShare Kootenai County

Origins of Program in 2022

HomeShare Kootenai County (HSKC) was established because of North Idaho's growing housing crisis. HomeShare Kootenai County was created in 2022 and evolved from the Housing Solutions

⁶ National Shared Housing Resource Center. (n.d.). *What is homesharing?* Retrieved May 14, 2025, from <https://nationalsharedhousing.org/what-is-homesharing/>

⁷ Silvernest. (2023). How home sharing works. Retrieved May 14, 2025, from <https://www.silvernest.com/how-it-works>

Partnership, a local initiative established in 2020 to address housing and development challenges facing Kootenai County.⁸

HSKC is a nonprofit entity with funding and contract management provided by the Panhandle Area Council, a nonprofit organization skilled at managing municipal grants. The mission of HSKC is to maximize the supply and affordability of housing within the county by assisting in creating homes with agreements that work to the benefit of all involved.

Why Homesharing in Kootenai Country?

Home sharing is a successful alternative in areas where the cost of housing is expensive, there is a low supply of affordable housing, and there is strong demand. For home sharing to thrive, there need to be two groups that exist: people in need of housing and people with a dwelling or an additional bedroom who are willing to share it for rent and/or service trade. Kootenai County, Coeur d'Alene and Post Falls are notable examples of this scenario. During the past decade home prices have more than doubled and 77% of the households can no longer afford a median- priced home. It is here in high-demand, high-priced markets that HomeShare solutions have been successful.

HomeShare Kootenai County (HSKC) Successful Start

HSKC is a member of the National Shared Housing Resource Center, which offers technical assistance and information for best practices, including ensuring quality and safety with screening and match-making training being a part of all services and sharing the network of the other 60 HomeShare programs nationwide. To date, through March 2025, HSKC matched more than 65 home seekers—students, single parents, and workers with home providers who tend to be retirees, living alone, or seasonal residents. This innovative program not only addresses housing needs but also strengthens the social fabric of the community.

In its very nature, HSKC promotes resilience by making use of local resources to provide accommodation without the need for costly new buildings. It connects people with mutually beneficial relationships by providing subsidized accommodations to home seekers and providing money or social support to home providers. With an unlimited age demographic and lifestyle of potential home providers available in Kootenai County, the inventory of available spaces has yet to be determined.

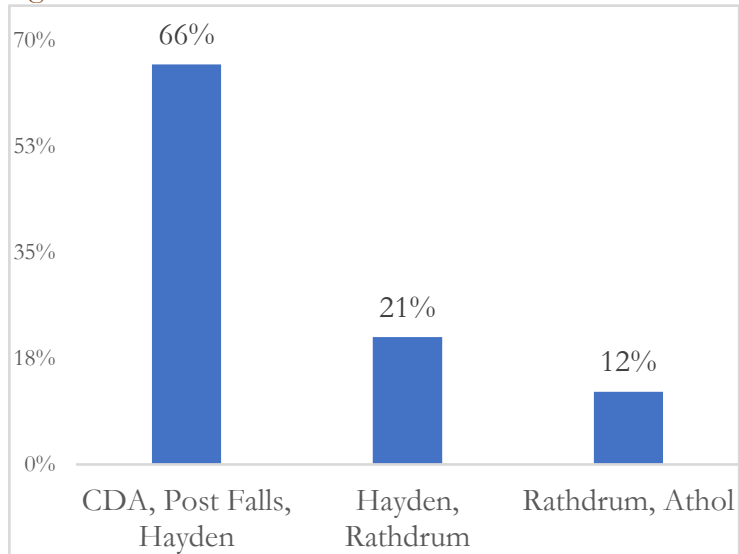
⁸ HomeShare Kootenai County. (n.d.). *Genesis of Home Share Kootenai County*. Retrieved from <https://HomeSharekc.org/genesis/>

Current HSKC Demographics

Figures 1-1 present the current characteristics of the HSKC HomeShare seekers and providers.

Seekers

Figure 1: HomeShare Seeker Locations



CDA, POST FALLS, HAYDEN

Most of the seekers are primarily looking in Coeur d'Alene, Post Falls, and Hayden and often reference either specifically looking in Coeur d'Alene, or Post Falls, or in combination with Hayden.

HAYDEN, RATHDRUM

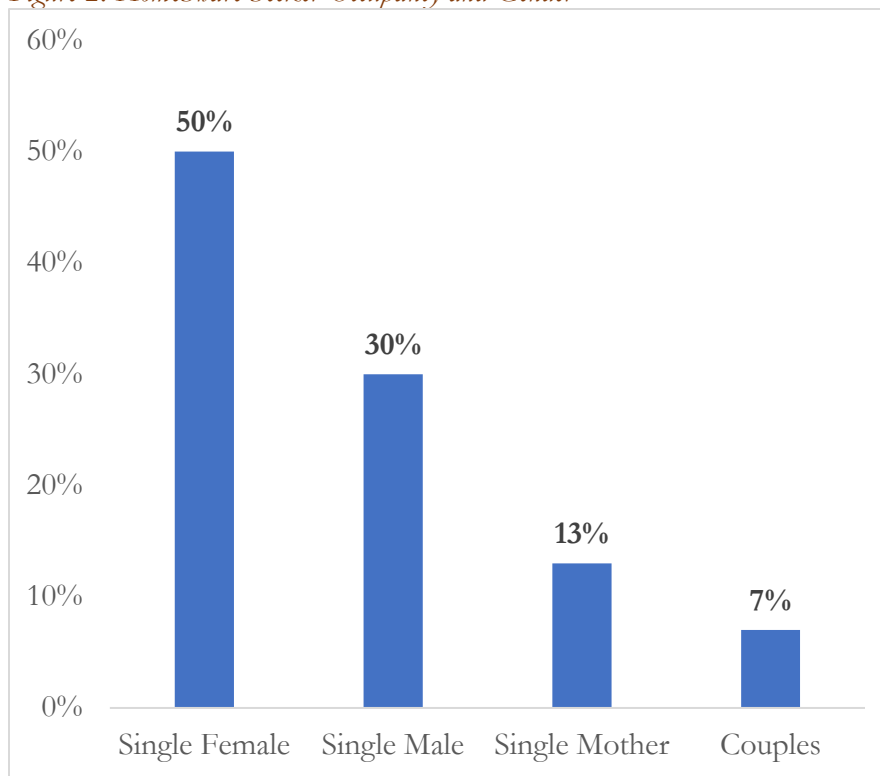
Seekers who apply for Rathdrum also seek in either Hayden or Athol.

RATHDRUM, ATHOL

Seekers who apply for Rathdrum also seek in either Athol or Hayden.



Figure 2: HomeShare Seeker Occupancy and Gender



SINGLE FEMALE

Most of the seekers are single females who generally are seeking other females.

SINGLE MALE

Most of the single males are open to male or female. Also noted there were two single father applicants.

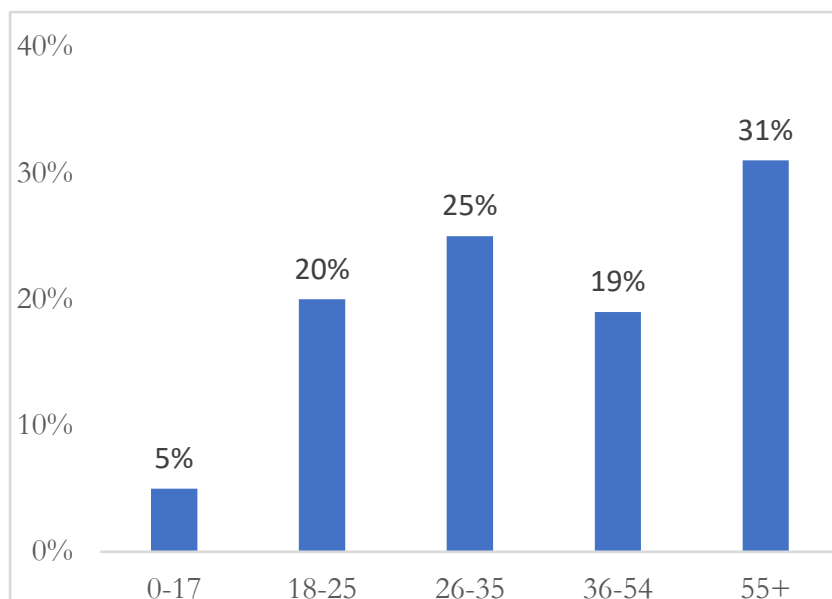
SINGLE MOTHER

Most of the single mothers are open to many living arrangements with multiple rooms available.

COUPLES

Generally, our couple seekers are early 20s or seniors in which one partner has a disability.

Figure 3: HomeShare Seeker Ages



NOTE:

These percentages reflect applicants and do not consider those with multiple children or partners.

STUDENTS

Of those in the 18-25 age range 63% of them are students.

HomeShare Providers

Figure 4: HomeShare Provider Location

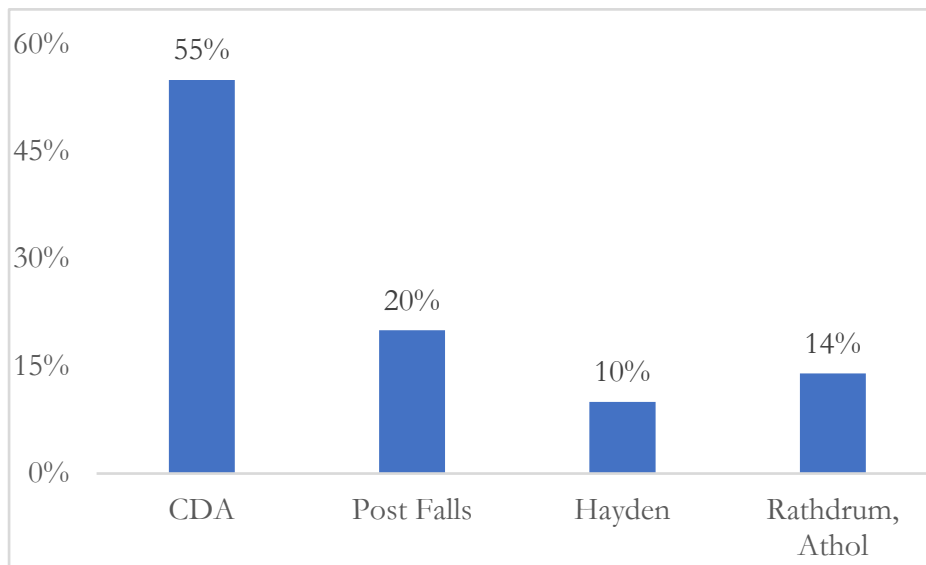


Figure 5: HomeShare Provider Occupancy and Gender

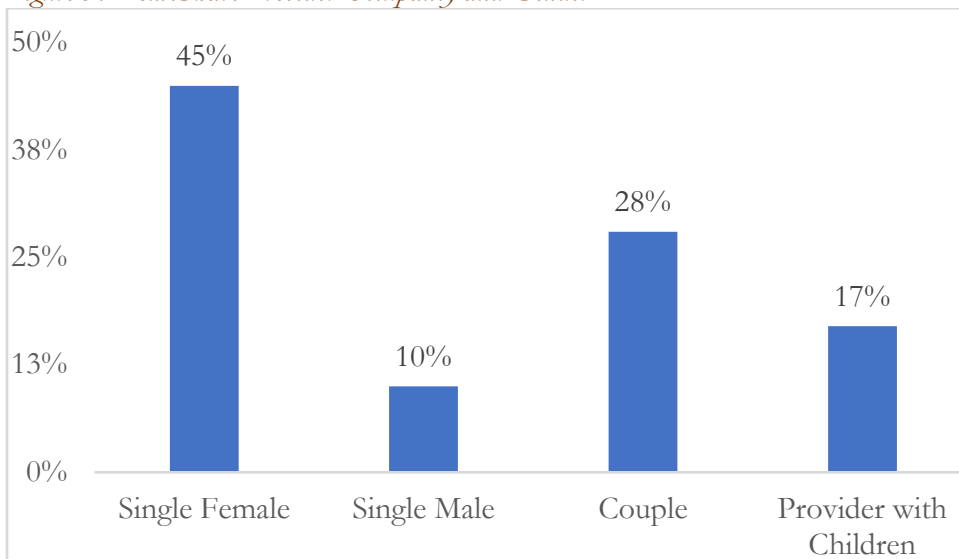
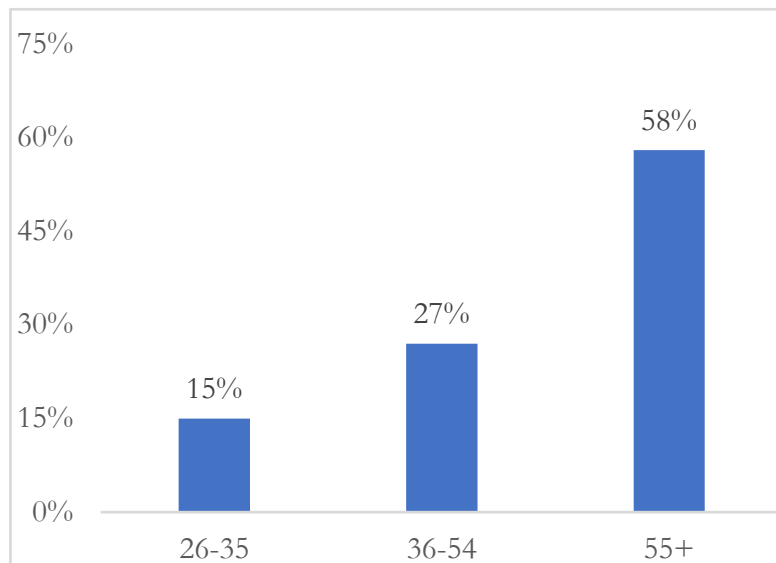


Figure 6: HomeShare Provider Ages



SENIORS

Most of our providers are senior citizens, with 28% of them open to a partial-service rent exchange.

Demand for HomeShare Exceeds Supply

As the HomeShare program expanded, a mismatch between demand and supply grew. There is a ratio of 10 home seekers per one home provider. The focus of HSKC shifted to developing housing supply and identifying challenges that halted homeowners from becoming home sharers.

Physical Housing Impediments Limiting HomeShare Program

Physical features of homeowners' properties are identified by HSKC as challenges that could be overcome with appropriate funds to increase the supply of HomeShare providers.

Exploring Future Possibilities

The HSKC *Academic & Health Care Housing Grants Committee* decided to explore the feasibility of creating a grant program to get homes converted to HomeShare use in exchange for living space in those communities. The committee was formed from the original study funders, stakeholders needing housing, and others who might have a possible role in the project. The following entities and firms have been involved: Kootenai Health, Heritage Health, Parkwood Business Properties, North Idaho College, CDAide, Northwest Specialty Hospital, ignite cda, Post Falls ER Hospital, and CdaEDC. The plan is to launch the program in the summer or fall of 2025.

Public Survey and Results

Potential Providers

A survey was conducted online in November 2024 to January 2025 to solicit interest in the HomeShare program. Despite the fact the survey was not being disseminated as widely as hoped, they still received 66 solid responses. The all-volunteer organization opted not to spend further outreach on the survey and are satisfied the results are substantial enough to be extrapolated over a broader base with the same results. The overview, Q&A, and results are below.

HomeShare Grant Program Survey (Description)

The Housing Solutions Partnership is exploring innovative solutions to address a shortage of housing for local workers and students in Kootenai County. The HomeShare Grant Program aims to eliminate common barriers that prevent homeowners from sharing their home with others. Homeowners participating in the program could receive grant funding to apply toward home improvements such as egress windows, addition of a separate entrance, creation of off-street parking or construction/renovation to create a private bathroom. In exchange, the homeowner would agree to share their home with a student or local worker for a set length of time. This survey will help us determine if the community would support a HomeShare Grant Program. For answers to Frequently Asked Questions, please visit <https://www.housingni.org/HomeShare-grant-program>.

Q & A Portion of the Online Survey

What is the goal of the HomeShare Grant Program?

The HomeShare Grant Program could eliminate common barriers that prevent homeowners from sharing their home with others. The goal is to increase the availability and affordability of housing for local workers and students in Kootenai County.

How would the program work?

The questions and answers below reflect the initial vision and conceptual plans of the project. Details may vary as the program matures. Homeowners approved for grant funding could receive funds to assist with home improvements including egress windows, addition of a separate entrance, development of off-street parking or construction/renovation to create a private bathroom. In exchange for funding, the homeowner would agree to share their home with a student or local worker for a set length of time.

Will the grant pay for the entire upgrade?

Depending on the cost of the project, homeowners may need to contribute a percentage of the cost for upgrading their home.

Who is eligible for consideration for grant funding?

Only homeowners in Kootenai County may apply for funding through the program.

How long would I have to house someone in exchange for the grant funding?

The length of time a homeowner would have to provide housing will be commensurate to the amount of grant funds received, with the expected minimum requirement of two college semesters (approximately 8 months) being standard.

Can I do the construction work myself?

All construction permitting processes, building codes and zoning laws must be followed. It is advised that you enlist the services of professionals. ~~A list of vetted local contractors is available~~ The North Idaho Building Contractors Association is a source for qualified providers.

When will I receive funding if I am approved for a grant?

Upon receipt of an accepted bid, a percentage will be paid to the homeowner with milestone payments throughout the course of the project. A percentage will be retained until the homeowner fulfills their obligation to provide housing.

Will tenants be required to pay rent?

It is intended that tenants will be responsible for paying a percentage of rent equal to the current market rental rates and/or utilities as per agreements with a percentage of rent collected returned to the grant program to ensure its sustainability.

How are home providers and tenants matched?

This program will follow best practices of existing home sharing programs like [HomeShare Kootenai County](#). Applicants will be screened, and background checks will be completed for both home providers and tenants. A program ambassador will interview applicants and work to facilitate matches.

What if I don't like the match or if I sell my house or move before I am able to fulfill my obligation?

Idaho's landlord-tenant laws must be followed.

What if my landlord kicks me out early?

Idaho's landlord-tenant laws address this issue.

Can I house a family member in a space improved with grant funds?

Yes, but the family member must be a local worker or student/instructor and will be required to verify paying rent.

How will the grant program be funded?

Organizers of the HomeShare Grant Program have identified several potential funding sources. Additionally, a portion of the rent collected through the program will be returned to the program to fund future projects.

How do I apply for a grant?

Please complete our survey [HERE](#) and provide your name and contact information. If the survey results indicate enough interest to warrant creation of the HomeShare Grant Program, we will reach out to you with additional information.

Survey Results

Figure 7: Number of Adults Living in Your Home (Potential HomeShare Providers) N=66 Respondents

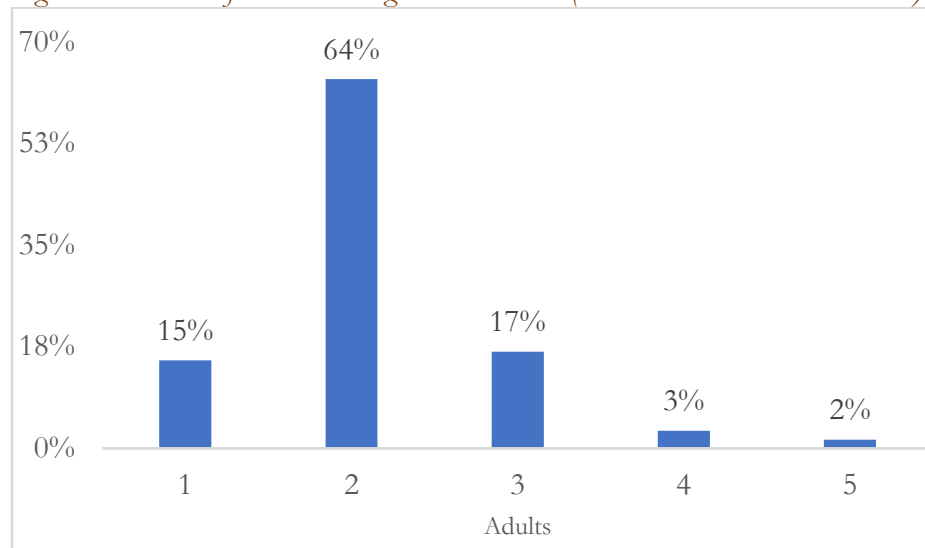


Figure 8: Number of Children Living in Your Home (Potential HomeShare Providers) N=66 Respondents

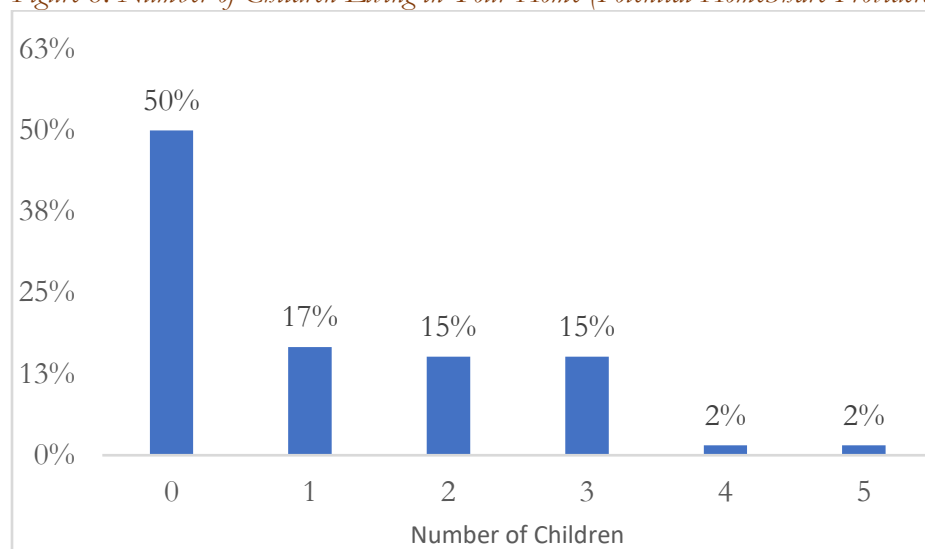


Figure 9: What type of extra space do you have in Your homes? (Potential HomeShare Providers) N=66

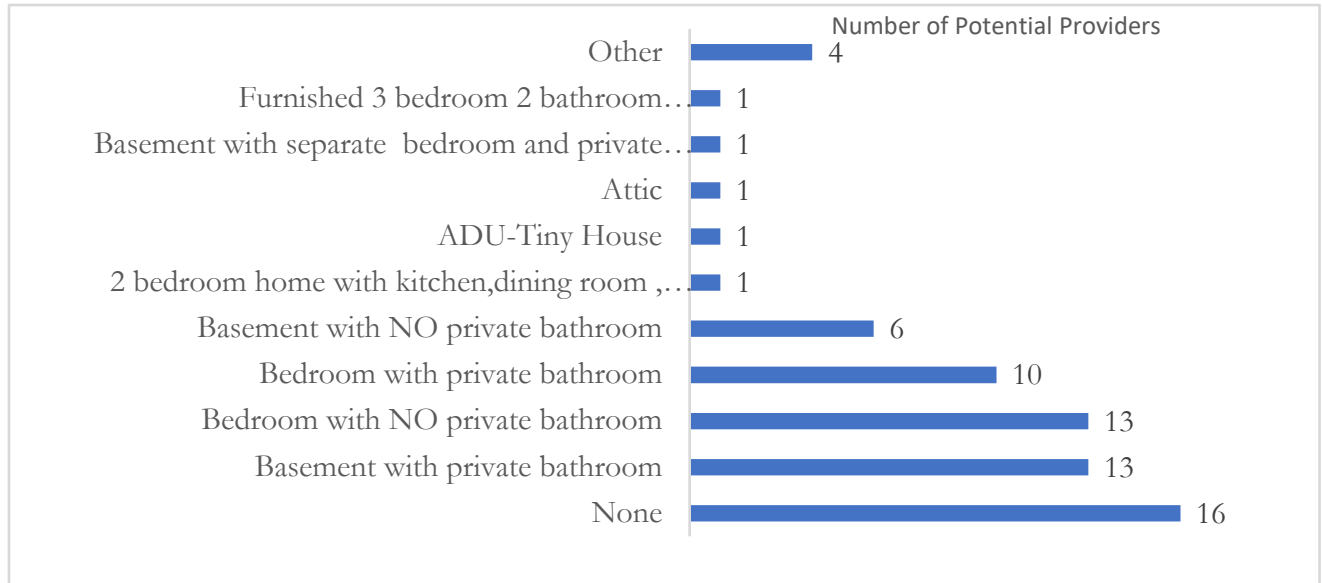


Figure 10: How close do you live to Kootenai Health? Potential HomeShare Providers) (N=66)

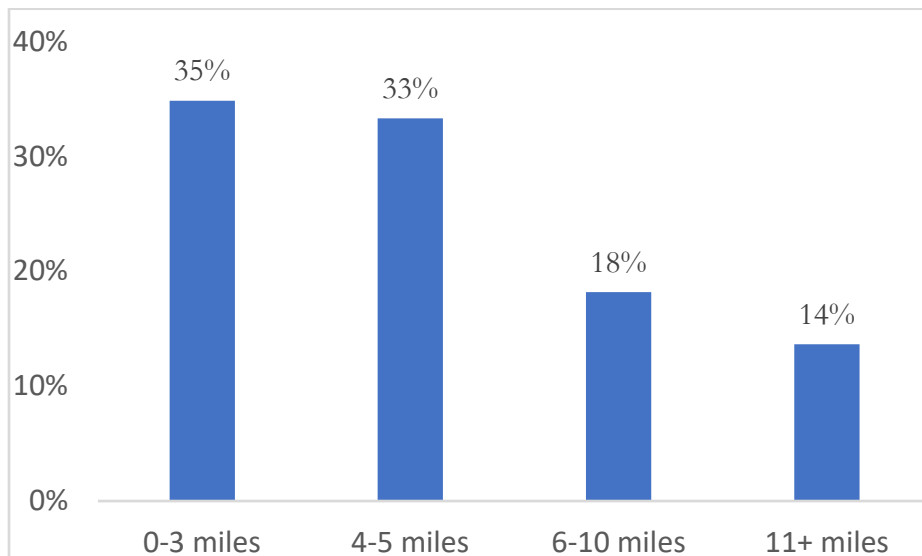


Figure 11: Which of the following modifications/improvements would you need to make to your home in order to be able to participate in the HomeShare Grant Program? (N=66)

Description	Count
ADU	1
Basement addition or garage with living space above it	1
Bathroom addition or renovation	12
Bathroom addition or renovation Kitchenette, door to stairs.	1
Bedroom, bathroom addition	1
Egress windows. Bathroom addition or renovation	5
Egress windows, Off-street parking/outdoor space	1
Egress windows, Separate entrance, Bathroom addition or renovation	5
finish and/or roughed-in room	3
I can't live in an apartment	1
Kitchen or kitchenette	2
NA, comments or other	4
none	2

Figure 11 Continued

Description	Count
Separate building that would need water and sewer hookup and interior finish.	1
Separate entrance	7
Separate entrance, Bathroom addition or renovation	6
Separate entrance, Bathroom addition or renovation, Kitchen	3
Separate entrance, Bathroom addition or renovation Off-street parking/outdoor space	3
Separate entrance & kitchen	2
Separate entrance, Off-street parking/outdoor space	1
Septic system and water supply installed	1
Grand Total	66

Source: HSKC

Summary Conclusions from Survey

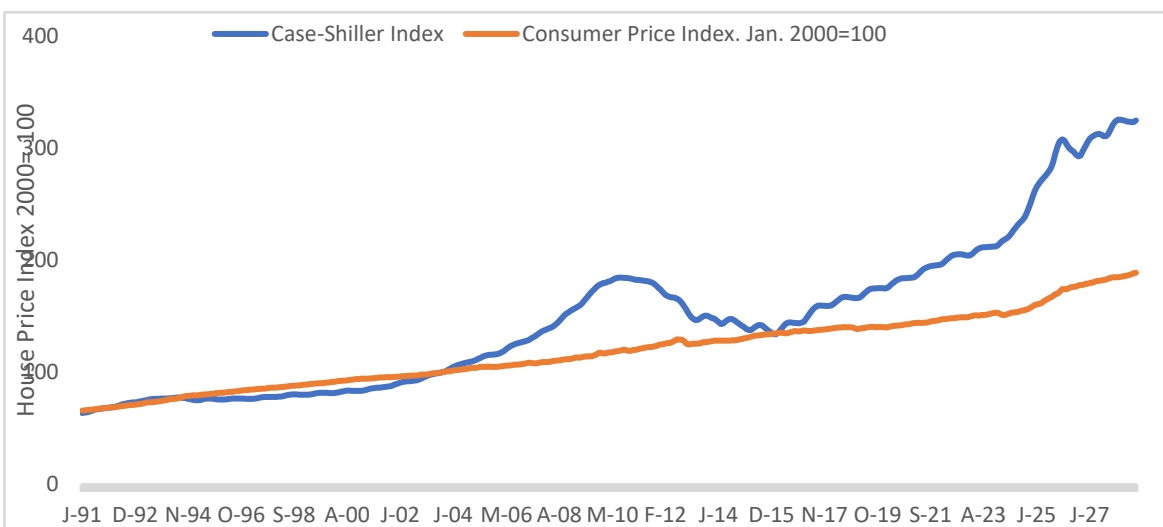
The survey had limited dissemination given funding and time constraints. Thus, 66 respondents were considered solid in the program. As the program launches and expands, a more comprehensive survey and public awareness campaign could be conducted in the future. The results of the survey did indicate solid support for the HomeShare program and substantial interest in potential providers. Approximately 54% of respondents indicated bathroom related remodel (and/or related modifications) and 33% indicated separate entrance (and/or related modifications). The evidence suggests support to move the program forward to the next level.

Why the Need for HomeShare

A National Housing Crisis

The U.S. is in a housing crisis that has its roots in the Great Recession (2007-2009) when the national homebuilding industry collapsed. Housing demand and supply both fell sharply. Housing prices began to increase sharply in about 2013 as housing demand recovered with limited supply. Since then, median (and average) housing price increases have tended to greatly exceed the overall Consumer Price Index (CPI). Housing supply has not kept pace with demand. High housing costs lower real consumer incomes, reduce living standards, and reduce economic growth (Figure 12).

Figure 12: Case-Shiller Home Price Index and the Consumer Price Index January 1987 to February 2025



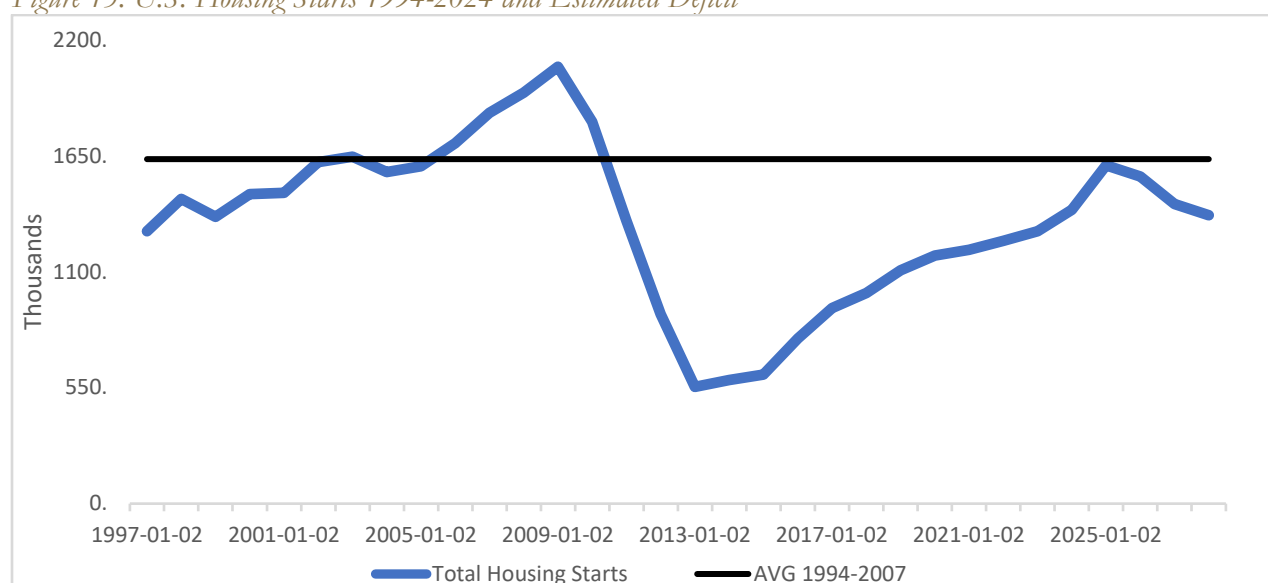
Source: 2025 Habitat for Humanity of Idaho Report (Pending). Data sources, FRED and S&P CoreLogic Case-Shiller U.S. National Home Price Index, and BLS (CPI)

Even before recent housing price increases, a substantial portion of U.S. households struggled to afford housing and there was evidence that housing constraints were already restricting economic growth. The U.S. *average* home sales price was \$510,300 in October 2024 (Q3) and the U.S. *median* home sales price was \$419,200 in October 2024, increasing 76% from January 2012.⁹

National Housing Deficit

The U.S. housing deficit ranges from 9 million units to 2.3 million units depending on the study and whether the measurement represents the deficit in total housing requirements (including apartments) or the desire for single-family units.¹⁰ The deficit is geographically uneven in the U.S. with the largest gap in the Western U.S. States and many urban areas and large cities (Figure 13).

Figure 13: U.S. Housing Starts 1994-2024 and Estimated Deficit



Source: 2025 Habitat for Humanity of Idaho Report (Pending), U.S. Census / FRED and Authors Calculations

An Era of Economic Uncertainty

There is great uncertainty in the spring / summer 2025. The Federal Reserve chairman has paused changes in interest rates¹¹ because he is uncertain whether the U.S. economy is headed into an

⁹ U.S. Census Bureau, & U.S. Department of Housing and Urban Development. (2025, April 10). *Average and median sales price of houses sold in the United States, dollars, quarterly* (Series: MSPUS and ASPUS). Federal Reserve Bank of St. Louis. <https://fred.stlouisfed.org>

¹⁰ CNN Business. (2023, March 17). *The US housing market is short 6.5 million homes*. CNN Business. Retrieved from <https://www.cnn.com/2023/03/08/homes/housing-shortage/index.html>
See also: Freddie Mac. (2021, May). *Housing supply: A growing deficit*. Freddie Mac. Retrieved from http://www.freddiemac.com/fmac-resources/research/pdf/202105-Note-Housing_Supply-08.pdf.

¹¹ TheStreet. (2025, May 28). *Fed minutes send strong message on interest-rate cuts*. <https://www.thestreet.com/fed/fed-minutes-send-strong-message-on-interest-rate-cuts>TheStreet

inflationary period or a recession. Figure 14 presents four possible future scenarios for the economy, and as of June 2025 it is unclear as to the direction of the economy.

Figure 14: Economic Outlook Scenarios

- Option 1: U.S. economy powers through the current uncertainty and the economic expansion continues
- Option 2: U.S. Economy falls into a recession with increasing unemployment, falling stock prices, and profits
- Option 3: U.S. Economic expansion continues but inflation increases
- Option 4: Back to the Future (1970s) - High inflation simultaneously with high unemployment (stagflation)

Source; 2025 Habitat for Humanity of Idaho Report (Pending),

Sellers outnumber prospective homebuyers as high prices and mortgage rates skew the housing market

Source: The US housing market has too many sellers

The housing market appears to be softening with prices falling in selected regions, but overall sellers outnumber buyers and prices remain high overall.

Mortgage Rates and Affordability

Recent mortgage interest rates (30-year fixed) have been volatile since 2020. It stood at 2.68% in December 2020 and increased to 7.62% in October 2023 and stood at 6.89% on May 29, 2025. (Figure 15).

Mortgage rates have an enormous impact on housing affordability. *For every 1% that mortgage rates increase, the capitalized value of a home that a family can afford will drop by about \$50,000 (holding household income and monthly mortgage payments constant) in the long run. For example, a family able to afford a \$500,000 home at 3.18% interest is only able to afford a \$325,500 home at 6.96% interest, holding household income constant at \$87,926 (Source; 2025 Habitat for Humanity of Idaho Report, Pending),*

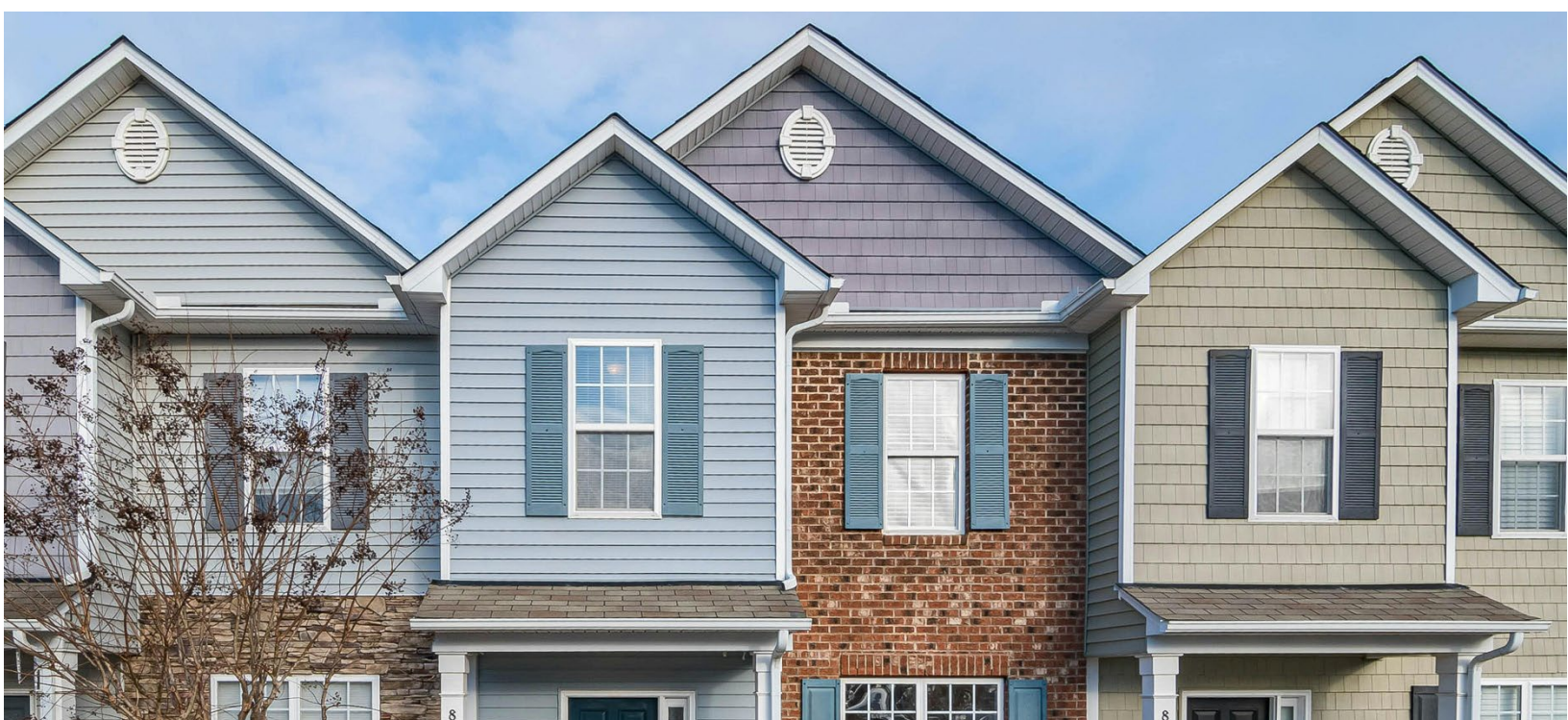
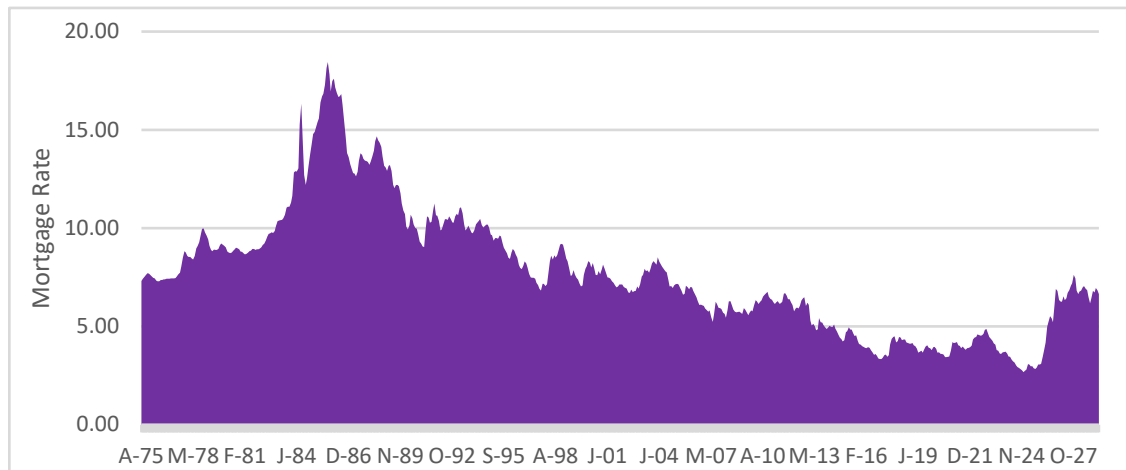


Figure 15: Historical 30-Year Fixed Mortgage Rates April 1971 to March 20255



Source: 2025 Habitat for Humanity of Idaho Report (Pending), FRED, Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US]

An Idaho Housing Crisis

The Idaho housing crisis transformed a historically affordable-living state to a place with one of the highest housing and rental costs in the nation in less than a decade. The *Key Takeaways* conclusion of the effects on Idaho reported in the upcoming 2025 Habitat for Humanity (HFH) of Idaho Housing study and are listed below:



Key Takeaways HFH Study:¹²

- Overall, Idaho has had the fastest cumulative population growth from 2014 to 2024, increasing housing demand and sharply increasing prices. Many cities and towns are struggling to accommodate the increase in population growth and the growth has stressed housing availability.¹³
- Idaho has been in a housing crisis since 2014, caused by rapidly increasing prices and a shortage of available homes and apartments. It has not shown any signs of abatement as of June 2025.
- Idaho had the fastest increase in housing prices in the nation from 2014 to 2025 with a 168% jump in just a little over 10 years. Within a decade, Idaho was transformed from a low-cost-of-living state to a high-cost-of-living state, fundamentally reshaping the economics of the state.
- Idaho, with a 59% average rent increase, had the second fastest growing overall rent increases in the U.S. cumulatively from 2017 to 2025, only behind New Mexico (64%).
- The current cumulative gap in the Idaho housing stock (over the 2000-2024 period) is estimated at a deficit of 68,795 units or about a 4.3 years' worth of construction. Source: Key Conclusions of the Idaho Housing Crisis as presented in the: 2025 Habitat for Humanity of Idaho Report (Pending),
- Idaho ranked 7th in the nation in terms of being the least affordable housing in the nation.
- About 67% of Idaho households are priced out of the market for a median or typical-priced home, which requires a minimal household income of \$107,174.
- Housing Price increases are not just confined to the urban regions of that state but have permeated almost every city and town.
- Evidence is emerging that the crisis is slowing Idaho economic growth and costing Idaho jobs.
- High housing costs exacerbate poverty and strain the resources of lower-income Idaho families.
- Lost jobs attributable to the housing crisis in Idaho: An estimated loss of just 1.8% of total direct employment arising from housing constraints would cost Idaho over 17,500 jobs. Factoring in the multiplier effects, the total estimated job loss would increase to 31,651 jobs. The loss of gross state product would be \$3.3 billion under this scenario, and loss of labor income \$2.0 billion (Figure 16).

Figure 16: Estimated Economic Impacts of the Lack of Housing Availability to Idaho

	Employment	Sales	GSP	Labor Income
Economic Impacts	31,651	\$6.6 billion	\$3.3billion	\$2.0 billion
	Property	State Taxes		Total Taxes
Fiscal Impacts (Tax)	\$70.3 Million	\$182 million		\$360 million

Source: Source: 2025 Habitat for Humanity of Idaho Report (Pending), IMPLAN and Authors' Calculations

¹² Source: Key Conclusions of the Idaho Housing Crisis as presented in the: 2025 Habitat for Humanity of Idaho Report (Pending),

¹³ U.S. Census Bureau. (2025, January). State population totals: 2020–2024. Bureau of Economic Analysis (BEA). BEA Interactive Data Application. Retrieved from <https://www.census.gov/data/tables/time-series/demo/popest/2020s-state-total.html> & https://apps.bea.gov/itable/?ReqID=70&step=1&_gl=1*x1pk6m*_ga*Mjk4MzQOTQyLjE3MjU4NTEyMzU.*_ga_J4698JNNFT*MTc0TE5OTY2NjY4yNC4xLjE3MzQxOTk2ODguMzkuMC4w

A Kootenai County Housing Crisis

In 2025, only approximately 23% of Kootenai County households could afford to purchase a median-priced house of \$565,193 at an approximate 6.96% mortgage rate. Approximately 80% of households are currently priced out of the market.¹⁴ In 2016 (about a decade ago) the reverse was true, about 75% of Kootenai County households were able to afford a median-priced house and only 25% of the households could not afford housing.¹⁵ These were some of the *Key Takeaways* from the *Next Steps: The Housing Availability and Affordability Study for Kootenai County (NSKCS Study)* and the *HFH Study* (Figure 17).

Figure 17. 2025 Ranking percentage of households that cannot afford median- or typical-priced homes

Rank.	County	Percentage %
1	Blaine	88
2	Teton	87
3	Bonner	87
4	Adams	81
5	Valley	79
6	Owyhee	77
7	Kootenai	77
8	Madison	75
9	Boundary	73
10	Latah	72

Source: HFH Study, Zillow, FRED, U.S. Census, and Authors' Calculations

¹⁴Household Distribution. Authors estimates and 2021 ACS 1-Year Estimates Subject Tables. 2021 ACS 1-Year Estimates Subject Tables. *Explore Census Data*, United States Census Bureau, <https://data.census.gov/cedsci/>. Accessed 01 Aug. 2023.

¹⁵ Holding household income constant at \$64,764 for both time periods.

Key Takeaways (NSKCS Study)

- ❖ *The Kootenai County housing market affects all stakeholders, yet many remain unaware of its direct impact on them and the community as a whole. The housing crisis will fundamentally alter the character of the community and the economy of the region if prices and rents continue to increase at their current rates. Many negative impacts are continuing:*
 - *Regional employers cannot find housing for their employees and many positions are unfilled.*
 - *New potential firms may not relocate to Coeur d'Alene due to the high cost of housing.*
 - *Many long-term residents are being squeezed out of the housing market and moving outside the county (i.e., to Spokane County or other surrounding counties).*
 - *The children of residents will be unable to live in the community because they cannot afford housing.*
 - *The diversification of the economy may slow or even reverse. Newer high technology companies and manufacturing facilities may be driven out of the market due to high housing costs.*
 - *The supply curve for housing will become steeper (i.e., more inelastic) leading to greater volatility and periodic price bubbles along with steep price declines during recessions.*
 - *The high housing and rent costs will lead to a substitution of nonresidents for residents.*
 - *The effective standard of living for many residents will decline due to high housing costs.*
 - *High housing costs can actually lead to less open space in the county, greater sprawl, and less environmentally sound outcomes.*
- ❖ *Increasing housing supply will reduce housing prices but will require regional cooperation and dedication. Paths for increasing supply are relatively straight-forward:*
 - *A serious, and controllable, impediment to increasing the supply of housing is local zoning and building regulations.*
 - *When land availability is a constraint to increased supply, mixed-use zoning, mixed-residential, and multi-family dwellings can facilitate that increased supply.¹⁶*
 - *Allowing the annexation of available land close to the cities is also important.*
 - *Cities can control or influence the supply of housing but not the demand for housing.*

Kootenai County Population Growth

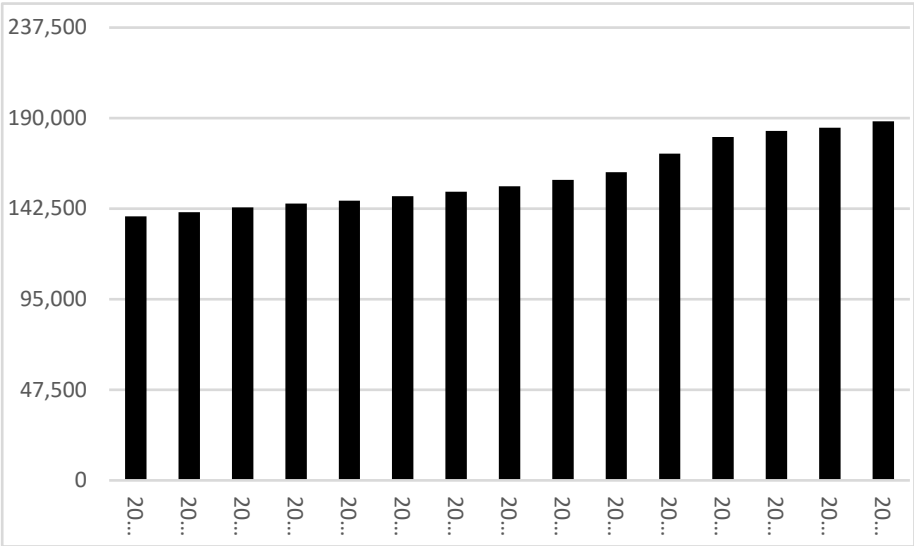
Kootenai County population grew about 9.9%, 16,961 people from 2020 to 2024, reaching 188,323 in 2024 (Figure 18). The rapid increase in population adds considerable stress to the housing market.

¹⁶Mixed-Use Development.” *Planning for Complete Communities in Delaware*, University of Delaware, <https://www.completecommunitiesde.org/planning/landuse/mixed-use-development/>.

Cumulatively from 2010 to 2022, Kootenai County was the third-fastest growing county in Idaho behind Madison and Ada. Kootenai County population grew 23.7% or 32,868 people. This increase is equivalent in size to Idaho's 13th largest city (Figure 18).

From 2010 to 2022 the fastest growing city in Kootenai County was Post Falls with a 39.6% increase in population, followed by population growths of 34.9% for Rathdrum and 23.8% for Coeur d Alene. There was also a substantial increase of 14.1% in the rural portion of the county.

Figure 18: Kootenai County Population Growth 2010 to 2024



Source: U.S. Census

Kootenai County had the fifth-highest median-housing prices in Idaho (out of 44 counties) in March of 2025 (Figure 19).

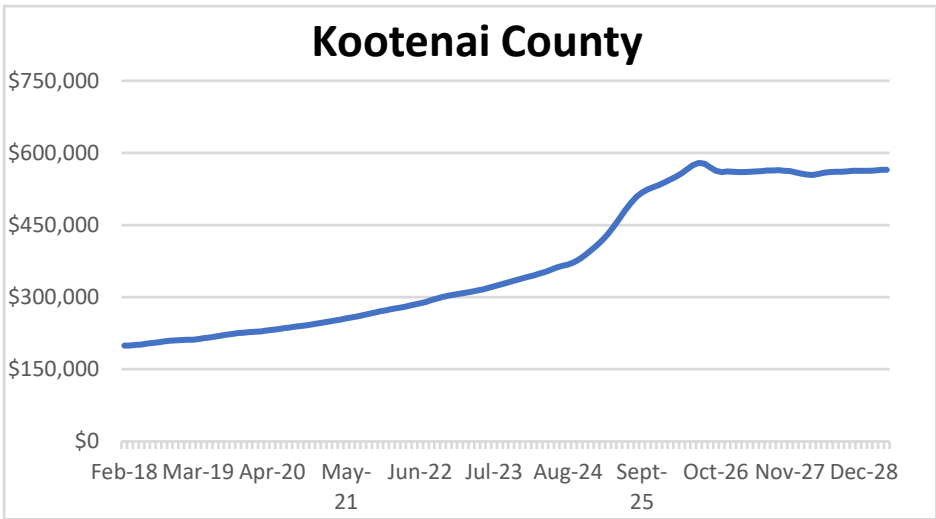
Figure 19. Median (Typical) House Price Ranking by County (3/31/25) (Zillow)

<u>RANK</u>	<u>COUNTY</u>	<u>MEDIAN PRICE \$</u>
1	Blaine	\$943,137
2	Teton	\$845,183
3	Valley	\$671,706
4	Bonner	\$631,300
5	Kootenai	\$565,163
6	Ada	\$523,842
7	Adams	\$478,245
8	Jefferson	\$462,054
9	Latah	\$461,424
10	Gem	\$457,029

Source: Zillow March/ 2025

Median or typical housing prices spiked between 2019 to 2022 and largely stabilized through June 2025 and stood at \$588,664, April 30, 2025, on Zillow (Figure 20). Kootenai County s median or typical home prices increased by 192% and are listed by city in Figure 21.

Figure 20: 2014 to 2025 Median Housing Prices (Monthly)



Source: Zillow March/ 2025

Figure 21: April 2014 to April 2025 Median Housing Prices by Kootenai County - City

Community	Apr-2014	Apr-2025	% Change (2014–2025)
Coeur d’Alene	\$210,886	\$595,245	182%
Post Falls	\$188,100	\$522,473	178%
Hayden	\$226,556	\$630,390	178%
Rathdrum	\$198,821	\$559,815	182%
Athol	\$229,745	\$777,000	238%
Bayview	\$174,952	\$432,606	147%
Kootenai County	\$201,519	\$588,664	192%

Source: Zillow April/ 2025

Collapse of Middle-Range Housing

Per the analysis in the *NSKCS Study*, the middle-range of the Kootenai County housing market collapsed over the last decade. Sales of homes priced from \$160,000 to \$350,000, represented 63% of all existing house sales in May 2013, 65% in June 2018, and only 4% in May 2022 (Figure 22).

Figure 22: Disappearing Middle... Collapse of Workforce Housing Options

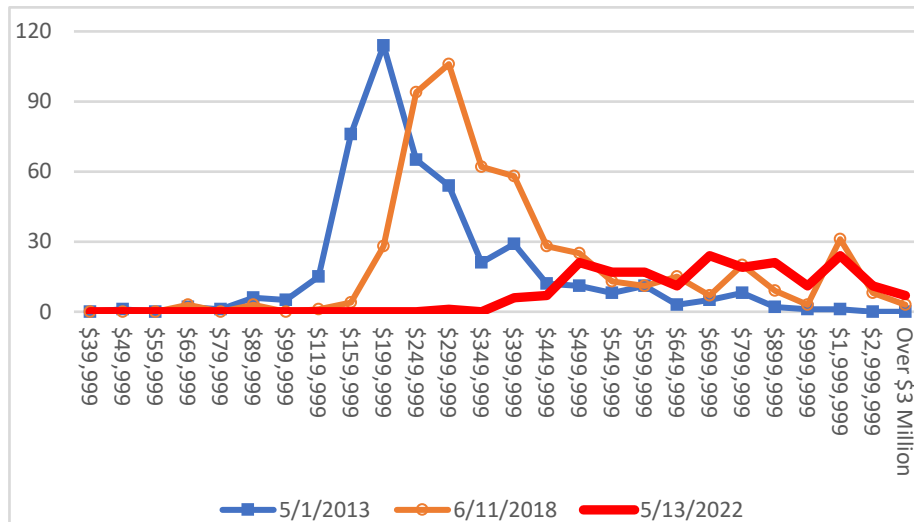


Table 23: Economic Impacts of Lack of Housing Availability

	Employment	Sales	GRP	Payroll
Economic Impacts	-5,340	-\$833,460,164	-\$535,560,949	-\$435,410,400

	Property	Sales/Excise	Income	Total
Fiscal Impacts (Taxes)	-\$5,938,531	-\$9,668,578	-\$12,376,821	-\$27,983,930

Source: 2023 Updated Kootenai County Housing Study, IMPLAN, and Author's Calculations

Summary and Conclusion

The U.S., Idaho, and Kootenai County have been in a housing crisis for over a decade. Idaho had a cumulative 168% housing price increase, the fastest growth in the nation. Housing prices have outpaced inflation and there are housing construction deficits at every level of geography. The region is transforming from its historic low-cost of living to high-cost of living, fundamentally reshaping local economics, and threatening the historic way-of-life. The findings of this study underscore the need to find workable strategies and solutions like the HomeShare program to increase affordable housing options.

The survey's study (although limited) demonstrated strong community interest in HomeShare. Respondents indicated the need for home modifications including bathroom related remodel and separate entrances that align with the program's objectives.

These results provide strong support to advance the HomeShare program. A broader public awareness campaign will be essential for the program's success.

Limitations of Study and Indemnity Clause

The results and conclusions do not reflect the University of Idaho or any other individuals or organizations.

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