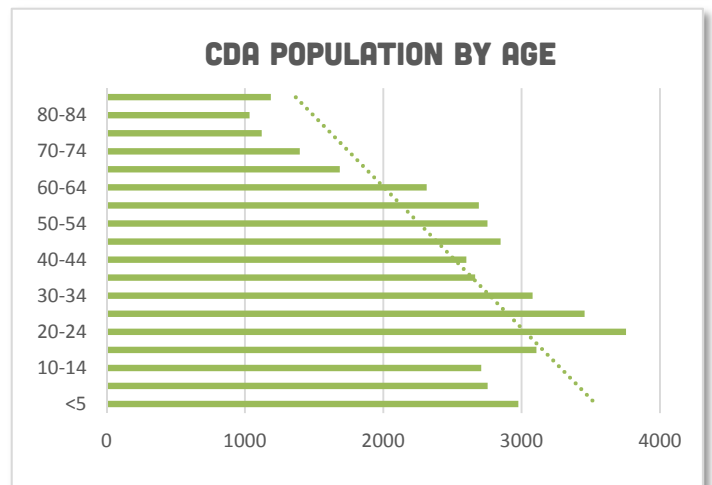
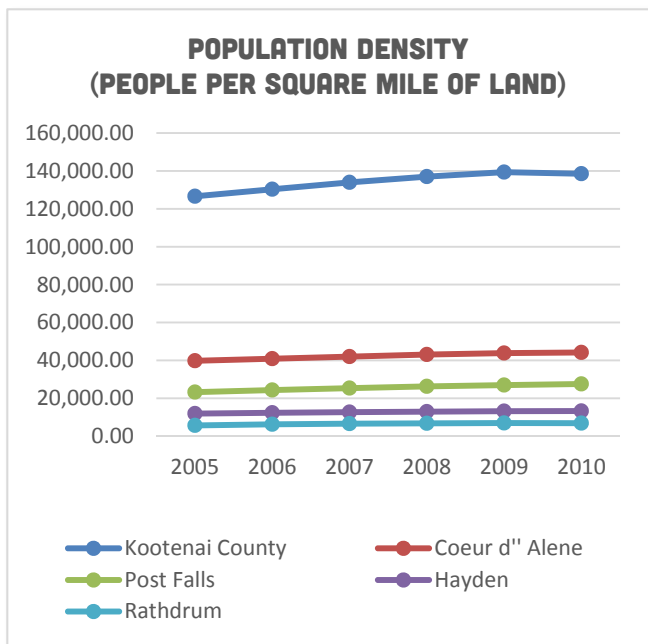
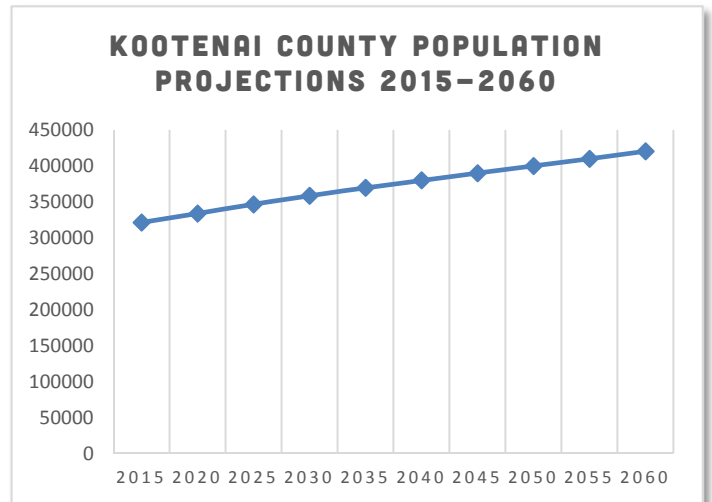
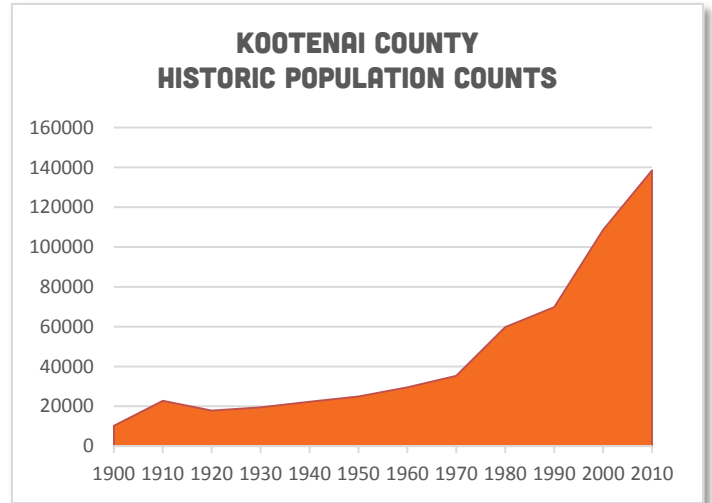


# GROWTH & DEVELOPMENT SNAPSHOT



Growth and development has two faces for any community. On one hand, it brings economic vitality, more jobs, better shopping, cultural and entertainment options, and additional tax revenues to pay for municipal services. On the other hand, it can sometimes strain a community's infrastructure, disrupt local neighborhoods, or stress the natural environment.

Kootenai County has experienced robust population growth over the past 40 years. In the early 2000s, the City of CDA was estimated to be growing around 6-7% per year. That growth slowed when the recession hit, but from 2000-2010, Idaho was still the fourth fastest growing state, increasing its population by more than 20%. And major urban centers, including Coeur d'Alene, grew even faster.



Source: ACS Estimates & Kootenai County Indicators

**House values increasing – and exceeding the state**  
 Home ownership can provide the foundation for personal comfort, economic security and family life, foster viable neighborhoods and good schools, and provide a stable population and engaged citizens for civic life. The quality, variety and affordability of housing in a community are major factors in its livability. Increasingly, housing availability and affordability are concerns for many.

The median price of a single-family home or condominium in Coeur d’Alene, has increased over the last decade and currently exceeds the statewide average. The price was \$167,739 in 2011, compared to \$105,300 in 2000. Mean prices for all types of housing in 2011 were as follows:

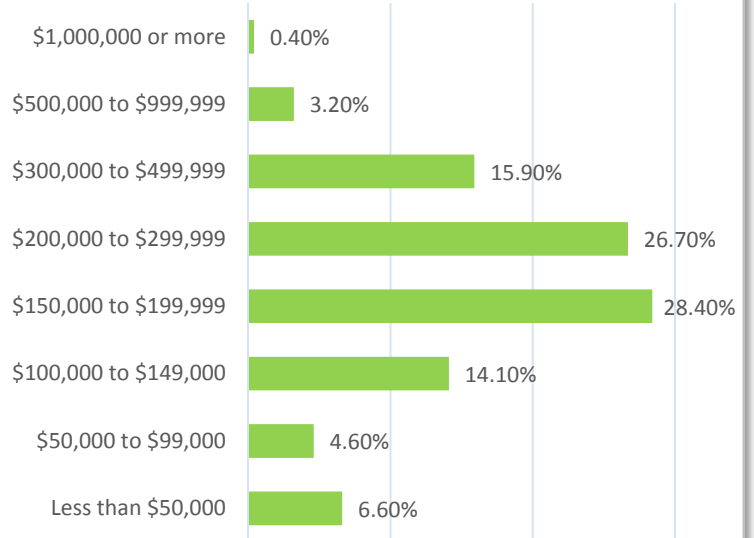
- All housing units - \$222,204
- Detached houses - \$239,244
- Townhouses or other attached units - \$198,564
- In 2-unit structures - \$234,370
- In 3-to-4-unit structures - \$362,075
- In 5-or-more-unit structures - \$282,221
- Mobile homes - \$78,267

**Alternate means of transportation fairly low**

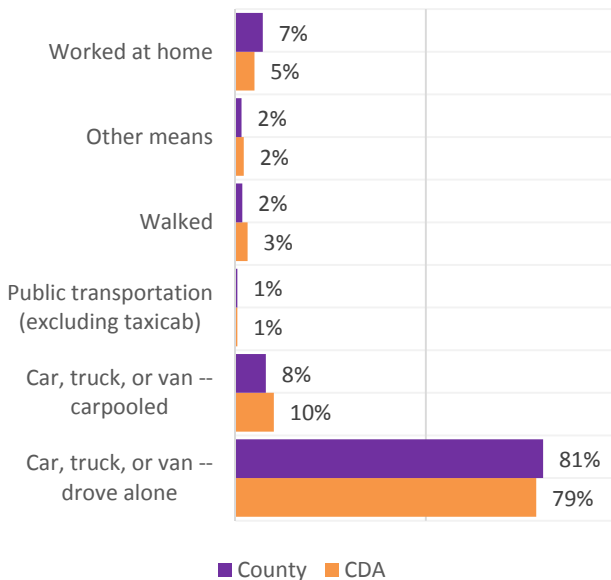
In 2011, 7.0% of Kootenai County residents worked from home, representing an 11% increase since 2005. During the same period, 4.0% walked or used other human powered means, representing a 4% increase. Finally, 1% used public transportation not including taxis, which remained the same since 2005.



**DISTRIBUTION OF CDA HOME VALUES: 2010**



**CDA & KOOTENAI COUNTY RESIDENT JOB COMMUTE MODE: 2011**



**DISTRIBUTION OF HOUSEHOLD EARNINGS: 2010**

