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### **Cd'A building market nears pre-recession levels**

Commercial and residential building trends in Coeur d'Alene continue to strengthen with permit and valuation levels rivaling pre-recession numbers posted in 2006 and 2007.

Addressing the Coeur d'Alene Association of Realtors on Tuesday, Coeur d'Alene Mayor Steve Widmyer said the residential and commercial building markets are picking up steam with strong numbers anticipated for the current year.

"We are anticipating the total valuations in 2014 to be back at the 2006 and 2007 levels with single, multi-family, and commercial construction being strong," Widmyer told the large gathering of Realtors.

For all building categories, total permit valuation over the past decade peaked in 2007 at \$187 million. During the recession, those numbers plummeted. During the four years between 2009 and 2012, total valuations ranged from \$36 million to \$58 million.

In 2013, that figure rose significantly to \$127 million. And with some large-scale commercial projects planned for this year, 2014 could be a record year for commercial activity. Those projects include:

- One Lakeside condominiums, \$40 million
- Kootenai Health expansion, \$57 million
- Winton Elementary, \$7 million

Meantime, after several years of relatively light activity in the multi-family construction market, a big jump was realized last year when permits totaling \$38 million were issued for multi-family projects. That market had not gone over \$14 million annually since 2006, according to figures provided by the city's building department.