

NORTH IDAHO STARTER PACK

Your Essential Guide for 2025

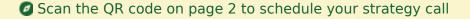
A comprehensive relocation resource for new residents planning their move to Coeur d'Alene, Post Falls, Hayden, and Rathdrum

Everything you need for a smooth transition to North Idaho

Coeur d'Alene • Post Falls • Hayden • Rathdrum

Report Date: August 2025

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How to Use This Guide

This guide is designed to help you transition smoothly to North Idaho. Follow these steps to get the most value from this resource.



1. Browse Data & Worksheets

Quickly review the data and tables to narrow down your priorities. Look at the comparison charts for the four cities and review the available resources.



2. Identify Your Core Needs

On page 8, use the Neighborhood Worksheet to identify your must-haves. Circle the conditions that are essential for your family's happiness.



3. Schedule Your Strategy Consultation

Book a 15-minute strategy call with an expert to receive a customized list of community candidates based on your personal goals.



Schedule your free 15-minute strategy consultation with Jeff to discuss your relocation goals and get personalized advice.

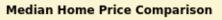


Calendly.com/jeffkanally

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Comparative data for four key cities in North Idaho based on 2025 Q3 statistics.

		Ç Coeur d'Alene	Post Falls	Q Hayden	Ç Rathdrum
***	Population	55,000	43,000	16,000	10,000
A	Median Home Price	\$465,000	\$425,000	\$515,000	\$395,000
P	Median Rent (2BR)	\$1,350	\$1,300	\$1,500	\$1,200
A	Commute to Spokane Airport (GEG)	45 min	35 min	45 min	50 min
=L ~	STR Permit Required	Yes (cap)	Yes (city)	Yes (city)	Yes (county)



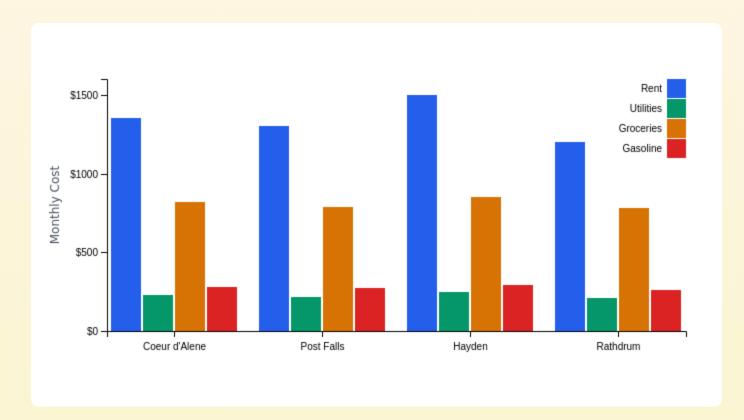


- **9** Key Insights
- ✓ Coeur d'Alene offers balanced options with moderate prices.
- Hayden has highest prices but smaller population.

- Rathdrum has lowest prices but longest commute.
- Post Falls offers shortest commute with moderate costs.

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Monthly cost breakdown for rent, utilities, groceries, and transportation across North Idaho's four main cities.



Data based on 2025 estimates from Numbeo, NWMLS, and Groceries CPI

Monthly Expenses by City

Category	CDA	PF	Hayden	Rathd
Rent (2BR)	\$1,350	\$1,300	\$1,500	\$1,200
9 Utilities	\$230	\$215	\$245	\$210
Groceries	\$820	\$790	\$850	\$780
Gasoline (2 cars)	\$280	\$270	\$290	\$260
Total	\$2,680	\$2,575	\$2,885	\$2,450

? Key Insights

- Hayden has the highest housing costs but smallest population
- Rathdrum offers the lowest total costs across all categories
- Coeur d'Alene and Post Falls show similar cost profiles
- Transportation costs are consistent across all cities

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4-Week Moving Timeline

A structured checklist to ensure your relocation goes smoothly.

Q 4 Weeks Before

Initial Preparation

- Research new community
- Mortgage pre-approval
- School registration packet

 3 Weeks Before

Logistics Planning

- Book moving company
- Begin packing nonessentials
- Notify landlord

2 Weeks Before

Set Up Services

- Set up utilities at new address
- USPS mail forwarding
- Confirm move-in details

1 Week Before

Final Preparations

- DMV appointments
- Update voter registration
- Essential items box

Pro Tip: Document everything. Take photos of your home before moving day to help with insurance claims and personal records.

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Schools & Childcare Access

Access to quality education and childcare is crucial for families relocating to North Idaho. Here's what you need to know about school districts and childcare resources in our four key cities.

School District Boundaries

Coeur d'Alene

9 SD 271

Located in the heart of Coeur d'Alene, serving residents within city limits.

Hayden

SD 272 - Lakeland

Part of the larger Lakeland School District, which also covers Rathdrum.

Post Falls

SD 273

Serves the Post Falls city area, including the surrounding rural communities.

Rathdrum

SD 272 - Lakeland

Students attend Lakeland School District, with school sites in both Hayden and Rathdrum.

Pip: School boundaries don't always align with city limits. Verify your property's exact location within a school district.

† Childcare Resources

Quality childcare options are available across North Idaho. Here's how to access resources by city:

Q Search for Childcare

Use our childcare search tool to find providers in your preferred city:

• CDA Childcare Post Falls Childcare

• Rathdrum Childcare Hayden Childcare

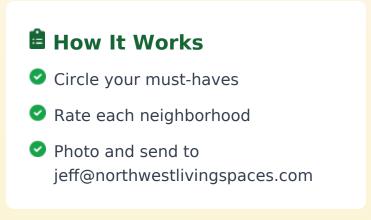
Additional Resources

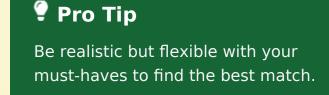
- Call 211 for confidential childcare assistance and referrals.
- Visit the Idaho Department of Health and Welfare website for state-licensed providers
- Check with your employer about childcare subsidies or partnerships

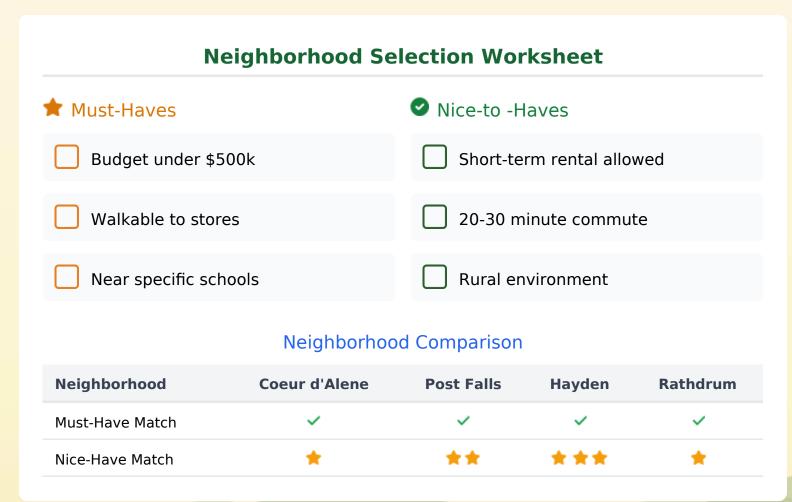
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Build Your Custom Neighborhood Shortlist

Use this interactive worksheet to identify your housing priorities and create a personalized neighborhood shortlist.





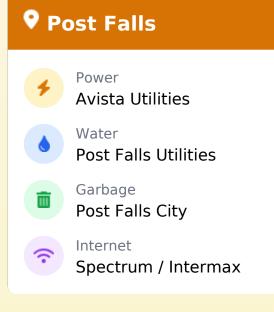


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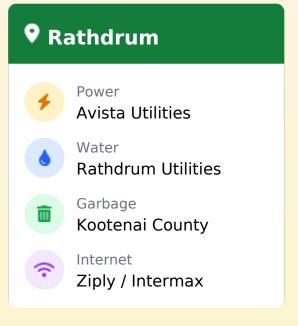
Essential Services by City

Understanding local service providers is crucial for your relocation. Here's a comprehensive guide to utilities and essential services across North Idaho's four main cities.

Coeur d'Alene Power Avista Utilities Water CDA Utilities Garbage CDA Solid Waste







Helpful Tips

Internet

Ting / Spectrum

- ✓ Verify service coverage before signing contracts
- Check for bundled service discounts

- Compare rates between service providers
- Read terms and conditions carefully

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Get Outdoors. Get Connected.

North Idaho offers abundant opportunities for outdoor recreation and community engagement. Get involved in the local scene through these top destinations and events.

† Top Parks & Trails

▲ Tubbs Hill Loop Trail
Scenic views and challenging hikes with beautiful lake perspectives

Q'emiln Park Dedicated urban park space with walking paths and community events

Honeysuckle Beach Lakefront access with sandy beaches and water activities

A Rathdrum Mountain Trail
Stunning mountain views with trails for all skill levels

Seasonal Events

ArtWalk
May-September: Street art and cultural celebration

Hayden Concert Series
Summer: Outdoor concerts in the park

Car d'Alene

June: Classic car show and community event

Rathdrum Days

July: Community festival with

vendors and activities

CDA Marathon Memorial Day: Annual running event with scenic routes



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Tax-Smart Relocation Tips

Strategic tax planning can save you thousands when moving to North Idaho. Here are key considerations for your relocation.



Idaho Homeowner Exemption

Your primary residence qualifies for approximately \$125,000 in property value reduction, shielding your home from full property taxes.



1031 Exchange (Investors)

Delay paying taxes on the sale of investment properties and invest in new rental properties in North Idaho without immediate tax consequences.



Idaho Vehicle Registration

Idaho has a VIN verification process, but registration costs are generally lower than many other states. Consider the tax savings when transferring vehicles.



Income & Shopping Considerations

If working in Washington but living in Idaho, plan carefully for shopping (WA has no state sales tax) and tax issues related to income source location.

Disclaimer: This information is provided for educational purposes only. We recommend consulting with a tax professional for personalized tax planning advice.

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Ready to Explore?

Take the next step in your North Idaho relocation journey with these options.



Schedule Your Free 15-Minute Strategy Consultation

Speak with Jeff to discuss your relocation goals and get personalized advice.

Calendly.com/jeffkanally



Browse Current Listings

View available properties in North Idaho.

LiveInCDA IDX Link



Get in Touch

■ jeff@northwestlivingspaces.com 208-244-0988



Ready for Your New Chapter?

Take the first step toward your new home in North Idaho.

→ Schedule Your Call

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Source Notes & Update Log

Ensuring accuracy and transparency through regular updates and reliable data sources.



- Numbeo
 Living costs & quality of life data
- NWMLS

 Real estate market data
- Idaho STARS
 School performance metrics
- Google Maps
 Distance & location data
- Municipal Websites
 City & county government resources
- Event Websites
 Community events & activities
- **1** All data is cross-validated where possible to ensure accuracy.

Update Frequency

Qu Co

Quarterly Review

Comprehensive update of all data points to reflect current market conditions.

- Last Update
 Q3 2025
- Data Quality Standards
- All data is sourced directly from official government and industry websites
- Information is cross-referenced with multiple sources when available
- Focus on presenting factual information without bias
- Regular updates ensure the most current information is always available

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