



**LIVE IN CDA**  
NORTHWEST LIVING SPACES

# NORTH IDAHO STARTER PACK

**Your Essential Relocation Guide | 2026 Edition**

A comprehensive relocation resource for new residents planning their move to Coeur d'Alene, Post Falls, Hayden, and Rathdrum — with the comparisons, checklists, and local know-how to make your transition smooth.

Everything you need for a smooth transition to **North Idaho**

📍 Coeur d'Alene · Post Falls · Hayden · Rathdrum • Report Date: **May 2026** • ✉ [jeff@northwestlivingspaces.com](mailto:jeff@northwestlivingspaces.com)

📄 Scan the QR code on page 2 to schedule your free 15-minute strategy call

# How to Use This Guide

This guide is built to help you transition smoothly to North Idaho. Follow these three steps to get the most value from the data, worksheets, and local resources inside.

1

## Browse the Data & Worksheets

Review the comparison charts for all four cities and skim the available resources. Use them to quickly narrow down what matters most to your household.

2

## Identify Your Core Needs

On **page 7**, use the Neighborhood Worksheet to pinpoint your must-haves. Circle the conditions that are essential for your family's happiness.

3

## Schedule Your Strategy Consultation

Book a free 15-minute call with Jeff to receive a customized shortlist of community candidates built around your personal goals.

## Ready to Get Started?

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



Point your phone camera here

**SCHEDULE YOUR CALL**






[Calendly.com/jeffkanally](https://calendly.com/jeffkanally)

### ☰ Inside This Guide

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# Four Cities at a Glance

Comparative data for four key North Idaho cities, based on early-2026 market data. Use it to weigh price, space, commute, and rental rules side by side.

Metric	Coeur d'Alene	Post Falls	Hayden	Rathdrum
 Population (2025 est.)	<b>58,000</b>	<b>46,000</b>	<b>16,500</b>	<b>13,000</b>
 Median Home Price	<b>~\$600,000</b>	<b>~\$525,000</b>	<b>~\$505,000</b>	<b>~\$530,000</b>
 Median Rent (2BR)	<b>~\$1,600</b>	<b>~\$1,585</b>	<b>~\$1,500</b>	<b>~\$1,450</b>
 Commute to Airport (GEG)	<b>45 min</b>	<b>35 min</b>	<b>45 min</b>	<b>50 min</b>
 Short-Term Rental Permit	<b>Yes (cap)</b>	<b>Yes (city)</b>	<b>Yes (city)</b>	<b>Yes (county)</b>

**STR = short-term rental** (Airbnb / VRBO); "cap" = limited permits, "city" / "county" = permitting authority. GEG = Spokane International Airport. Home prices and rents are approximate Spring 2026 snapshots (Redfin, RentCafe) — ask Jeff for a current market analysis.

## Median Home Price Comparison

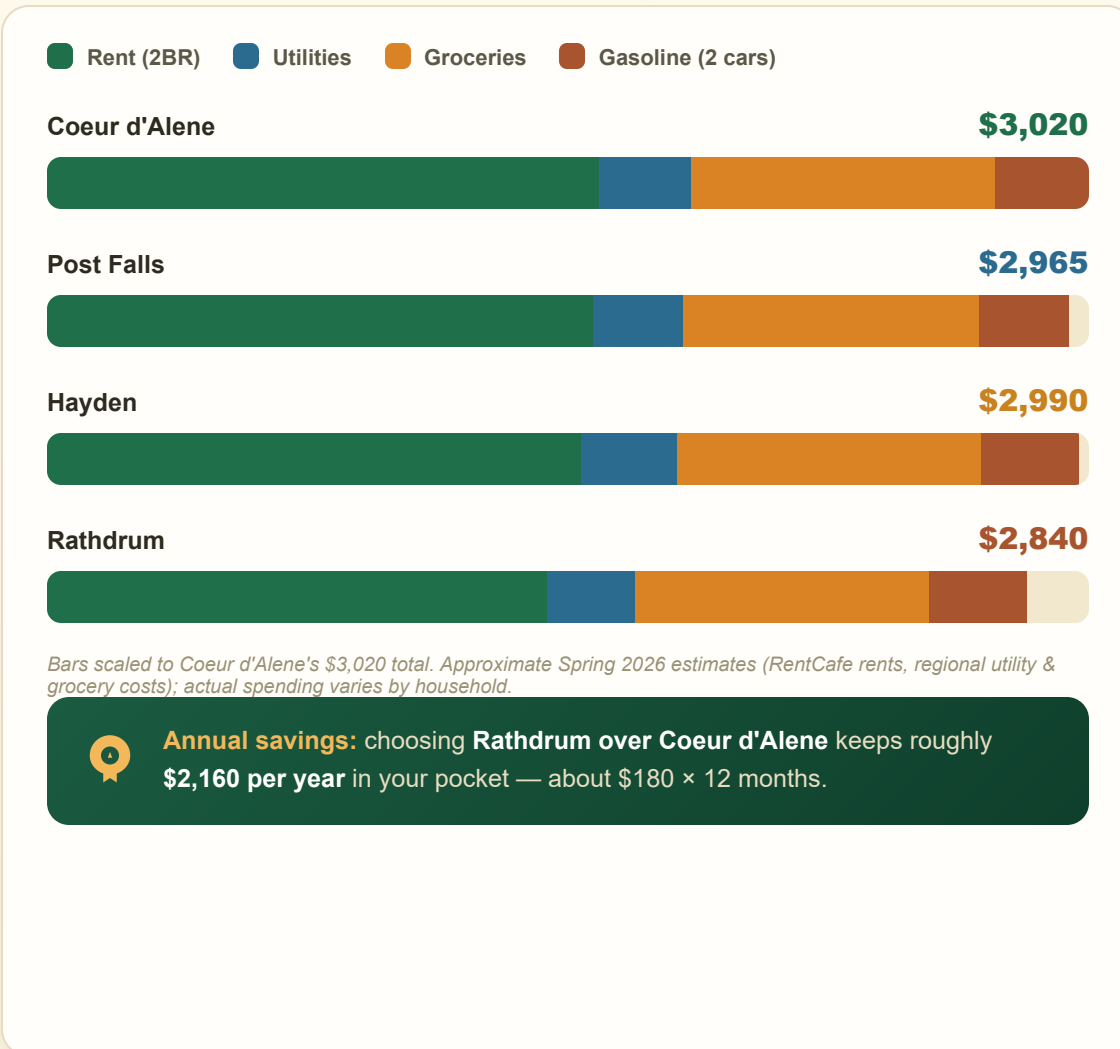


## Key Insights

- ✓ **Coeur d'Alene** is the largest city — and now the priciest, near \$600K.
- ✓ **Rathdrum** is the fastest-appreciating market — up ~18% in a year.
- ✓ **Post Falls, Hayden & Rathdrum** all cluster in the low-\$500,000s.
- ✓ **Post Falls** has the shortest airport commute — about 35 minutes.

# Monthly Cost of Living

A monthly breakdown of rent, utilities, groceries, and transportation across North Idaho's four main cities — so you can budget with confidence.



Monthly Expenses by City	
Rent — Coeur d'Alene	\$1,600
Rent — Post Falls	\$1,585
Rent — Hayden	\$1,550
Rent — Rathdrum	\$1,450
Utilities (range)	\$255–\$280
Groceries (range)	\$850–\$885
Gasoline / 2 cars	\$260–\$285
<b>Lowest Total — Rathdrum</b>	<b>\$2,840</b>
<b>Highest Total — CDA</b>	<b>\$3,020</b>

- Key Insights**
- ✓ **Rathdrum** has the lowest estimated monthly cost — roughly \$180 less than CDA.
  - ✓ **Coeur d'Alene** now carries the highest costs, driven by rising rents and home prices.
  - ✓ **Post Falls & Hayden** land in the middle, within about \$25/month of each other.
  - ✓ **Transportation** stays consistent everywhere (\$260–\$285 per month).

# Your 4-Week Moving Timeline

A structured, week-by-week checklist to keep your relocation organized and stress-free — from first preparations to move-in day.

4 WEEKS BEFORE

## Initial Preparation

### LAY THE GROUNDWORK

- ✓ Research your new community
- ✓ Secure mortgage pre-approval
- ✓ Request school registration packet

3 WEEKS BEFORE

## Logistics Planning

### BOOK & PACK

- ✓ Book your moving company
- ✓ Begin packing non-essentials
- ✓ Notify your current landlord

2 WEEKS BEFORE

## Set Up Services

### CONNECT ESSENTIALS

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

1 WEEK BEFORE

## Final Preparations

### WRAP IT UP

- ✓ Schedule Idaho DMV appointments
- ✓ Update voter registration
- ✓ Pack an essential items box



**Pro Tip:** Document everything. Take photos of your home before moving day — they help with insurance claims, deposit returns, and your own records if anything is damaged in transit.

## ✓ Moving Day & Settling In

- ✓ Do a final walkthrough & photograph the empty old home.
- ✓ Confirm power, water & internet are active on arrival.
- ✓ Update your Idaho license & vehicle registration promptly.
- ✓ Introduce yourself to neighbors and explore the area.

# Schools & Childcare Access

Access to quality education and childcare is crucial for relocating families. Here's what to know about school districts and childcare resources across the four key cities.

## School District Boundaries

Four cities span three districts — verify the exact assignment for any address you're considering.

### Coeur d'Alene

SD 271 — Coeur d'Alene

Serves homes inside Coeur d'Alene city limits.

### Post Falls

SD 273 — Post Falls

Serves Post Falls and surrounding rural areas.

### Hayden

SD 271 / 272 — varies

Mostly Coeur d'Alene SD 271; northern areas fall in Lakeland SD 272.

### Rathdrum

SD 272 — Lakeland

Lakeland district, with school sites in Rathdrum and Hayden.

**Tip:** School boundaries don't always follow city limits. Verify your property's exact district before you buy — it can change block to block.

## Childcare Resources

Quality childcare options are available across North Idaho. Start your search by city, then use the resources below.

### Search for Childcare by City

Find licensed providers in your preferred community:

CDA Childcare

Post Falls Childcare

Hayden Childcare

Rathdrum Childcare

### ADDITIONAL RESOURCES

- ✓ Call **211** for confidential childcare assistance and referrals.
- ✓ Visit the **Idaho Department of Health and Welfare** site for state-licensed providers.
- ✓ Check with your **employer** about childcare subsidies or partnership programs.
- ✓ Review **Idaho STARS** ratings to compare provider quality before enrolling.

# Build Your Neighborhood Shortlist

Use this worksheet to identify your housing priorities and create a personalized neighborhood shortlist — then send it to Jeff for tailored matches.

## How It Works

- 1 Circle your **must-haves** — the non-negotiables.
- 2 Rate each neighborhood against your list.
- 3 Photograph it and send to [jeff@northwestlivingspaces.com](mailto:jeff@northwestlivingspaces.com).

## Pro Tip

Stay flexible with your must-haves — fewer hard requirements usually means more strong neighborhood matches to choose from.

## Neighborhood Selection Worksheet

### ★ Must-Haves

Budget under \$500k

Walkable to stores

Near specific schools

### ✔ Nice-to-Haves

Short-term rental allowed

20–30 minute commute

Rural environment

### Neighborhood Comparison

	COEUR D'ALENE	POST FALLS	HAYDEN	RATHDRUM
Must-Have Match	✓	✓	✓	✓
Nice-Have Match	★	★★	★★★	★
Your Rating	— / 5	— / 5	— / 5	— / 5





















### NOTES FOR JEFF


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# Essential Services by City

Knowing your local service providers makes setup painless. Here's a city-by-city guide to power, water, garbage, and internet across North Idaho.

 <b>Coeur d'Alene</b>	 <b>Post Falls</b>	 <b>Hayden</b>	 <b>Rathdrum</b>
 <b>POWER</b> Avista Utilities	 <b>POWER</b> Avista Utilities	 <b>POWER</b> Avista Utilities	 <b>POWER</b> Avista Utilities
 <b>WATER</b> CDA Utilities	 <b>WATER</b> Post Falls Utilities	 <b>WATER</b> Hayden Utilities	 <b>WATER</b> Rathdrum Utilities
 <b>GARBAGE</b> CDA Solid Waste	 <b>GARBAGE</b> Post Falls City	 <b>GARBAGE</b> Kootenai County	 <b>GARBAGE</b> Kootenai County
 <b>INTERNET</b> Ting / Spectrum	 <b>INTERNET</b> Spectrum / Intermax	 <b>INTERNET</b> Ting / Ziplly	 <b>INTERNET</b> Zipty / Intermax

 **Helpful Tips**

-  Verify service coverage at your address before signing.
-  Ask about bundled-service discounts to lower monthly bills.
-  Compare rates between competing internet providers.
-  Read contract terms and conditions carefully before activation.

# Get Outdoors. Get Connected.

North Idaho is built for the outdoors. Explore these top destinations and seasonal events to settle into the local scene quickly.

## ▲ Top Parks & Trails

From lakeside beaches to mountain ridgelines — four favorites worth visiting first.

### ▲ Tubbs Hill Loop Trail

Scenic, moderately challenging hikes with sweeping lake perspectives just off downtown CDA.

### 📍 Q'emiln Park

A dedicated Post Falls park with walking paths, river access, and regular community events.

### ≈ Honeysuckle Beach

Lakefront access in Hayden with sandy beaches and family-friendly water activities.

### ▲ Rathdrum Mountain Trail

Stunning mountain views with trail options suited to every skill level.

**💡 Tip:** Most trails stay open year-round, but conditions change with the seasons. Check the local Parks & Recreation department for closures and trail reports before you head out.

## 📅 Seasonal Events

A year-round calendar of festivals, races, and community gatherings.

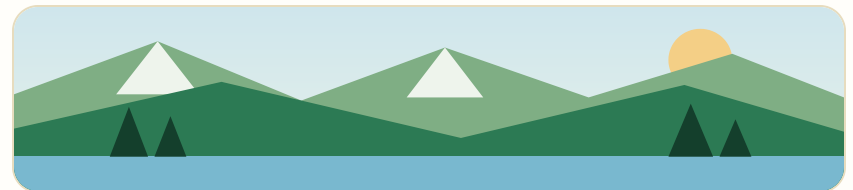
**🗨️ ArtWalk**  
**May–September** · Street art and cultural celebration in downtown CDA.

**🏃 CDA Marathon**  
**Memorial Day** · Annual running event along scenic lakeside routes.

**🎵 Hayden Concert Series**  
**Summer** · Outdoor concerts in the park, free for the community.

**🚗 Car d'Alene**  
**June** · Annual classic car show and community event downtown.

**▶ Rathdrum Days**  
**July** · Community festival with local vendors, food, and activities.



# Tax-Smart Relocation Tips

Strategic tax planning can save you thousands when moving to North Idaho. Here are the key considerations to review with a professional.



## Idaho Homeowner's Exemption

Your **primary residence** qualifies for an exemption of 50% of the home's assessed value — up to a maximum of **\$125,000** — reducing the value subject to property tax. Apply through your county assessor.



## 1031 Exchange (Investors)

Defer capital gains tax on the sale of an investment property by reinvesting the proceeds into new North Idaho rental property — without an immediate tax hit. Strict timelines apply.



## Idaho Vehicle Registration

Idaho requires a **VIN verification** for out-of-state vehicles, but registration costs are generally lower than in many states. Factor the savings in when transferring vehicles.



## Income & Shopping Considerations

If you'll **live in Idaho but work in Washington**, plan around income-source tax rules — and note that Washington has no personal income tax, while sales/use tax still applies. Confirm cross-border details before you move.

**i** **Also worth knowing — Property Tax Reduction ("Circuit Breaker").** Qualifying Idaho homeowners (age 65+, widowed, disabled, or veterans, within income limits) may reduce property taxes by roughly \$250–\$1,500 per year. Applications are filed with the county between January 1 and April 15.

**A** **Disclaimer:** *This information is provided for educational purposes only and reflects general rules as of 2026. Tax laws and exemption amounts change — consult a qualified tax professional for advice specific to your situation.*

# Ready to Explore?

Take the next step in your North Idaho relocation journey. Whichever option fits you best, Jeff is here to help.



## Schedule Your Free Strategy Consultation

Speak with Jeff for a focused 15 minutes — discuss your relocation goals and walk away with personalized advice.

✓ [Calendly.com/jeffkanally](https://calendly.com/jeffkanally)



## Browse Current Listings

View available properties across Coeur d'Alene, Post Falls, Hayden, and Rathdrum on the LiveInCDA property search.

↻ [Browse Current Listings](#)



## Get in Touch

Have a quick question? Reach Jeff directly any time.

✉ [jeff@northwestlivingspaces.com](mailto:jeff@northwestlivingspaces.com) ☎ 208-244-0988

## Ready for Your New Chapter?

Take the first step toward your new home in North Idaho — scan to book your call now.



[SCHEDULE YOUR CALL](#)


Jeff Kanally · Live in CDA  
Northwest Living Spaces

# Source Notes & Update Log


Ensuring accuracy and transparency through regular updates and reliable, cross-referenced data sources.

## Data Sources

 **Redfin & Local MLS**  
Home prices & market trends

 **U.S. Census Bureau**  
Population estimates

 **Google Maps**  
Distance & commute data

 **RentCafe / Yardi**  
Rental market data

 **Idaho State Tax Commission**  
Property tax & exemptions

 **City & County Websites**  
Services, schools & events

 *All data is cross-validated against multiple sources wherever possible.*

## About Your Guide





### Jeff Kanally


North Idaho relocation guide  
Northwest Living Spaces · Haven Real Estate Group

Jeff helps out-of-state movers compare Coeur d'Alene, Post Falls, Hayden, Rathdrum, and nearby communities with clear data, local context, and a practical next-step plan before they shop homes.

Licensed real estate professional: Idaho #3761270 · Washington #23027938. Equal Housing Opportunity. This guide is general relocation education and does not replace professional legal, tax, lending, or school-boundary advice.





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## Update Frequency

 **Quarterly Review**  
A comprehensive update of all data points to reflect current market conditions.

 **Last Update — May 2026**  
Reflects the most current statistics available at publication.

## Data Quality Standards

-  Sourced directly from official government and industry websites.
-  Cross-referenced with multiple sources when available.
-  Presented factually and without bias.
-  Regularly refreshed so the most current information is always available.