



# Gem County – Single-Family Homes

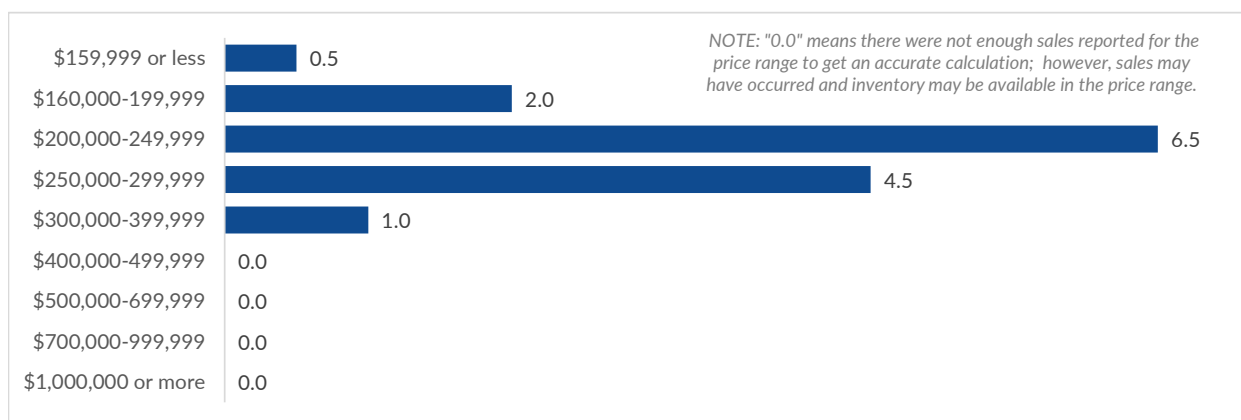
## February 2019 Market Statistics

Report provided by Boise Regional REALTORS®

Data from the Intermountain MLS as of March 11, 2019

Key Metrics	Feb 2018	Feb 2019	% Chg	YTD 2018	YTD 2019	% Chg
Closed Sales	24	15	-37.5%	42	28	-33.3%
Median Sales Price*	\$185,000	<b>\$199,450</b>	7.8%	\$187,675	<b>\$215,500</b>	14.8%
Days on Market	58	87	50.0%	57	74	29.8%
Pending Sales	47	48	2.1%	--	--	--
Inventory	44	47	6.8%	--	--	--
Months Supply of Inventory	2.1	2.4	14.3%	--	--	--

### Months Supply of Inventory by Price Range



### Explanation of Metrics and Notes on Data Sources and Methodology

\* The sales price reported is based on a rolling 12-month median instead of monthly activity or year-to-date starting on January 1. This smooths out potential month-over-month swings due to seasonality, a very high or low number of transactions in one month, very high or low sales prices that may occur one month but are not common, or other activity that may not be representative of the overall price trends for the area or market segment. || Due to the small number of newly constructed homes in this area, data reported is for existing/resale and new construction combined. || Note that some year-over-year percent changes may look extreme due to small sample sizes. || Closed Sales – A count of the actual sales that have closed; Median Sales Price – The price at which half the homes sold for more and half sold for less; Days on Market – Average, cumulative number of days between when a property is listed and when it goes pending; Pending Sales – A count of the homes that were under contract, and should close within 30-90 days; Inventory – A count of the homes for sale on the 11th day of a given month following the one reported; Months Supply of Inventory – Takes the number of homes for sale divided by the average number of closed sales by month for the preceding twelve months. A balanced market—not favoring buyers or sellers—is typically between 4-6 months of supply.

The information in this report is based primarily on the public statistics provided by the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR), available here: [intermountainmls.com/Statistics/Static.aspx](http://intermountainmls.com/Statistics/Static.aspx). These statistics are based upon information secured by the agent from the owner or their representative. The accuracy of this information, while deemed reliable, has not been verified and is not guaranteed. These statistics are not intended to represent the total number of properties sold in the counties or cities during the specified time period. The IMLS and BRR provide these statistics for purposes of general market analysis but make no representations as to past or future performance. || The term "single-family homes" includes detached single-family homes with or without acreage, as classified in the IMLS. These numbers do not include activity for mobile homes, condominiums, townhomes, land, commercial, or multi-family properties (like apartment buildings). To reduce errors, only data falling within three (3) standard deviations from the mean have been included in the report. || For questions, please contact Breanna Vanstrom, Chief Executive Officer of Boise Regional REALTORS®, at [breanna@boirealtors.com](mailto:breanna@boirealtors.com). Market reports are typically released on or after the 12th calendar day of each month, and will be available here: [boirealtors.com/category/market-info](http://boirealtors.com/category/market-info). || If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation. You can find a REALTOR® at [intermountainmls.com/Agents/Searchagents.aspx](http://intermountainmls.com/Agents/Searchagents.aspx). || Copyright © 2019 Boise Regional REALTORS®



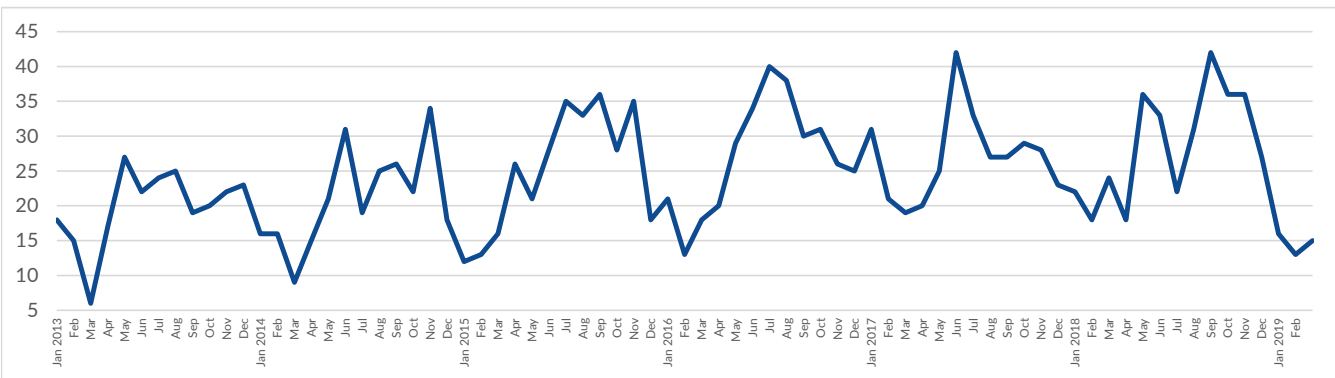
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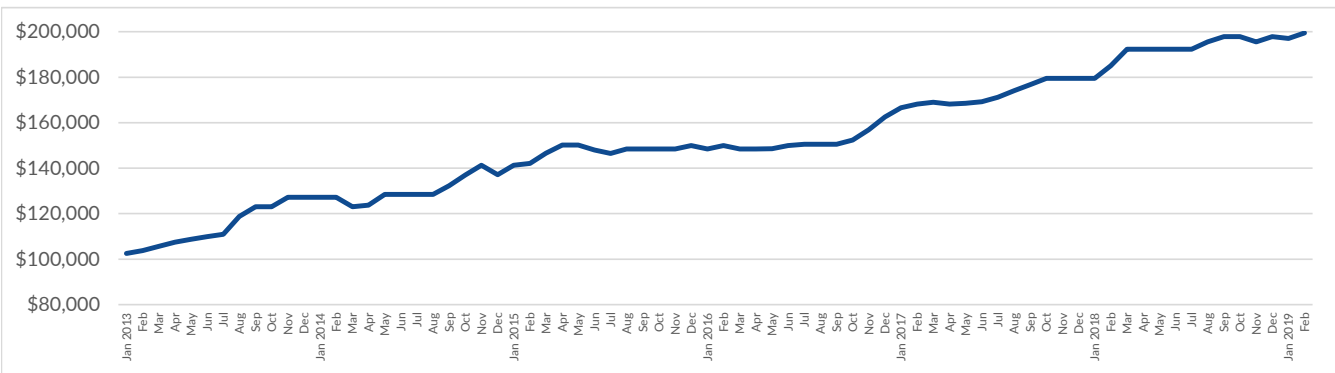
Data from the Intermountain MLS as of March 11, 2019

**Closed Sales** High: 42 in May 2017 | Low: 6 in Feb 2013 | Current Month: 15



## Rolling 12-Month Median Sales Price

High: \$199,450 as of Feb 2019 | Low: \$83,000 as of Dec 2011 | Current Month: \$199,450



**Inventory of Homes for Sale** High: 220 in Dec 2007 (chart only goes to 2013) | Low: 41 in Mar 2018 | Current Month: 47

