



# Gem County – Single-Family Homes

## December 2020 Market Statistics

Copyright © 2021 Boise Regional REALTORS®

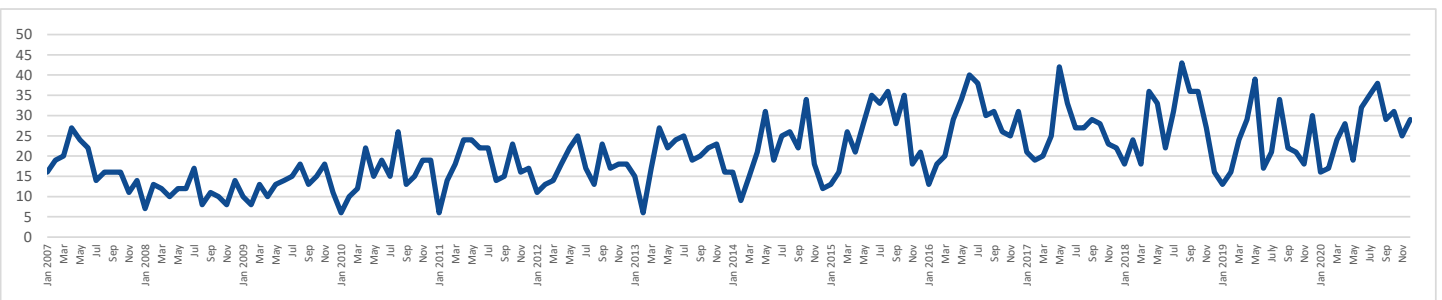
Data from the Intermountain MLS as of January 11, 2021

### Key Metrics

Key Metrics	Dec 2019	Dec 2020	% Chg	YTD 2019	YTD 2020	% Chg
Closed Sales	30	29	-3.3%	285	324	13.7%
Median Sales Price*	\$241,325	\$331,000	37.2%	\$245,000	\$319,950	30.6%
Days on Market	24	13	-45.8%	39	38	-2.6%
Pending Sales	41	63	53.7%	--	--	--
Inventory	61	23	-62.3%	--	--	--
Months Supply of Inventory	2.2	0.9**	-59.1%	--	--	--

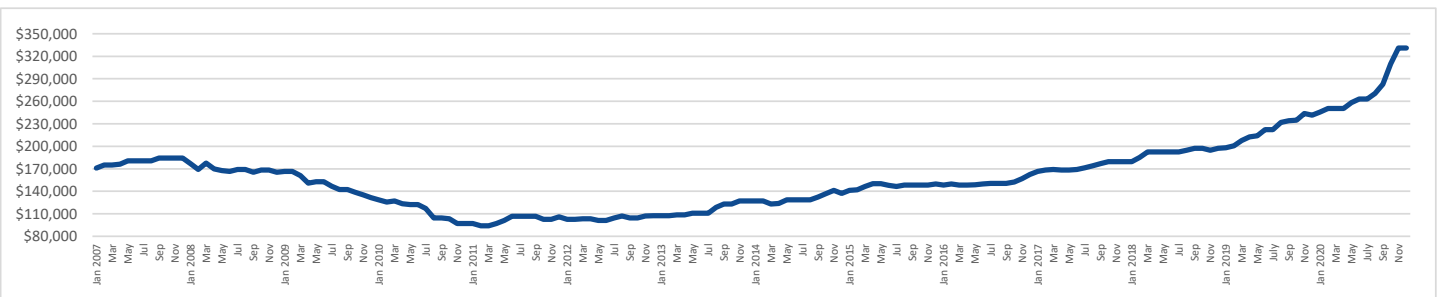
### Closed Sales

High: 48 in Aug 2006 (chart only goes back to 2010) | Low: 6 in Feb 2013 | Current Month: 29



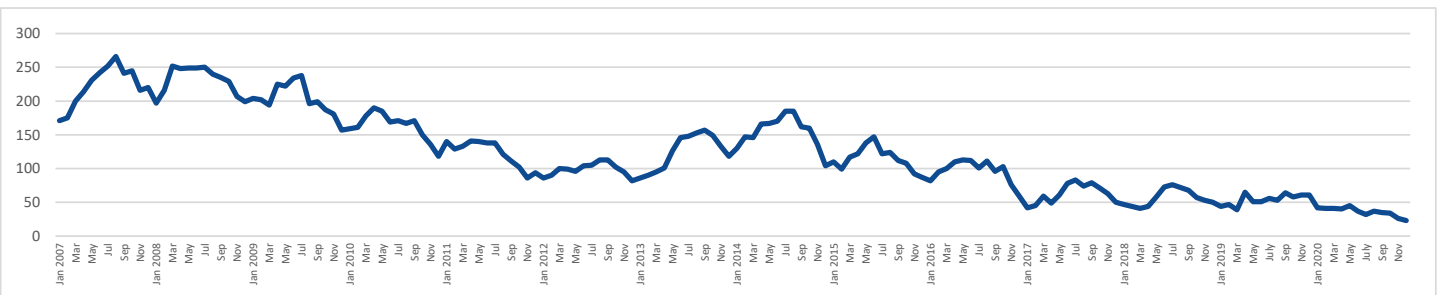
### Rolling 12-Month Median Sales Price

High: \$331,000 as of Nov 2020 | Low: \$94,000 as of Feb 2011 | Current Month: \$330,000



### Inventory of Homes for Sale

High: 266 in Aug 2007 | Low: 23 in Dec 2020 | Current Month: 23



\* 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. \*\*Indicates data that was manually generated. || Note that some year-over-year percent changes may look extreme due to small sample sizes. These statistics are based upon information secured by the agent from the owner or their representative and reported to the Intermountain MLS (IMLS), a subsidiary of Boise Regional REALTORS® (BRR). 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 geography noted 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. For additional information, please visit [boirealtors.com/notes-on-data-sources-and-methodology](http://boirealtors.com/notes-on-data-sources-and-methodology). If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: [intermountainmls.com/agentsearch](http://intermountainmls.com/agentsearch).