



# Gem County – Single-Family Homes

## January 2025 Market Statistics

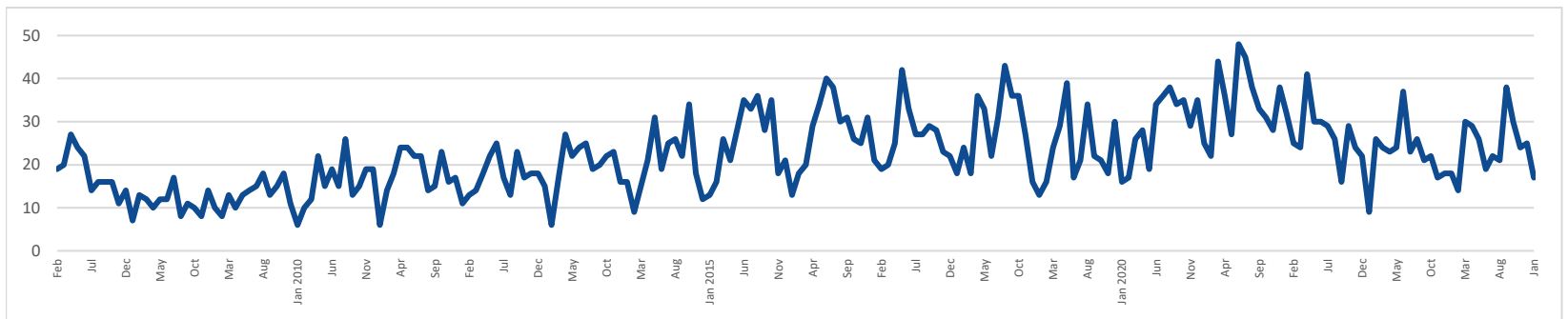
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Data from the Intermountain MLS as of February 10, 2025

### Key Metrics

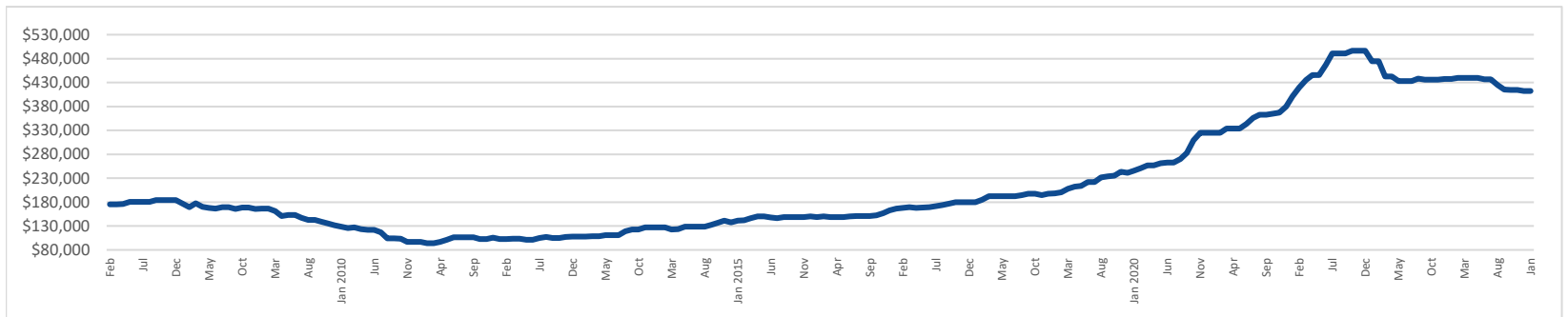
	Jan 2024	Jan 2025	% Chg	YTD 2023	YTD 2024	% Chg
Closed Sales	18	17	-5.6%	18	17	-5.6%
Median Sales Price*	\$437,748	\$412,195	-5.8%	\$389,000	\$400,000	2.8%
Days on Market	58	63	8.6%	58	63	8.6%
Pending Sales	40	34	-15.0%	--	--	--
Inventory	62	96	54.8%	--	--	--
Months Supply of Inventory	2.7	4.2	51.9%	--	--	--

**Closed Sales** High: 48 in Aug 2006 (chart only goes back to 2010) | Low: 6 in Feb 2013 | Current Month: 17

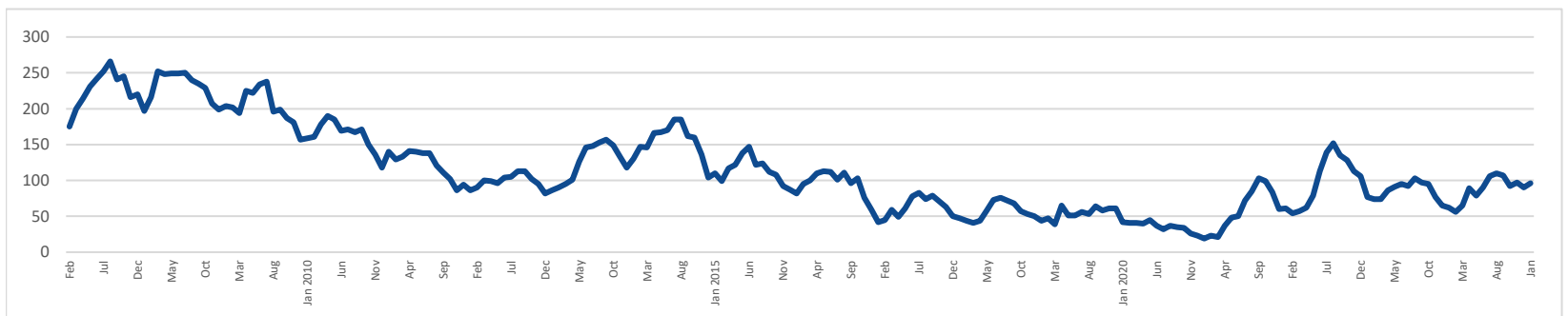


### Rolling 12-Month Median Sales Price

High \$489,875 in Nov 2022 | Low: \$94,000 in Feb 2011 | Current Month: \$412,195



**Inventory of Homes for Sale** High: 266 in Aug 2007 | Low: 19 in Jan 2021 | Current Month: 96



\* 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. || Some year-over-year percent changes may look extreme due to small sample sizes. The Months Supply Inventory metric is manually calculated. 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. Further, past performance may not be indicative of future results. 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).