



Gem County – Single-Family Homes

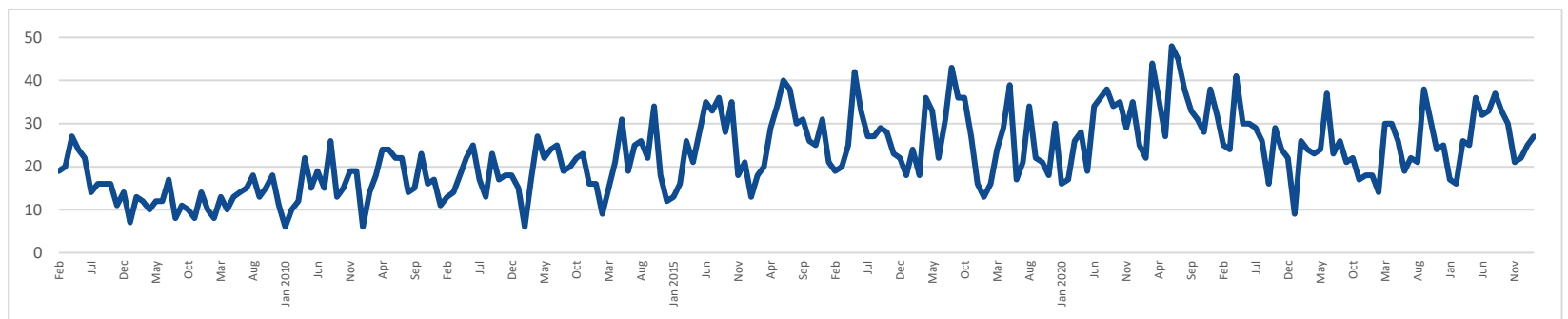
February 2026 Market Statistics

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Data from the Intermountain MLS as of March 9, 2026

Key Metrics

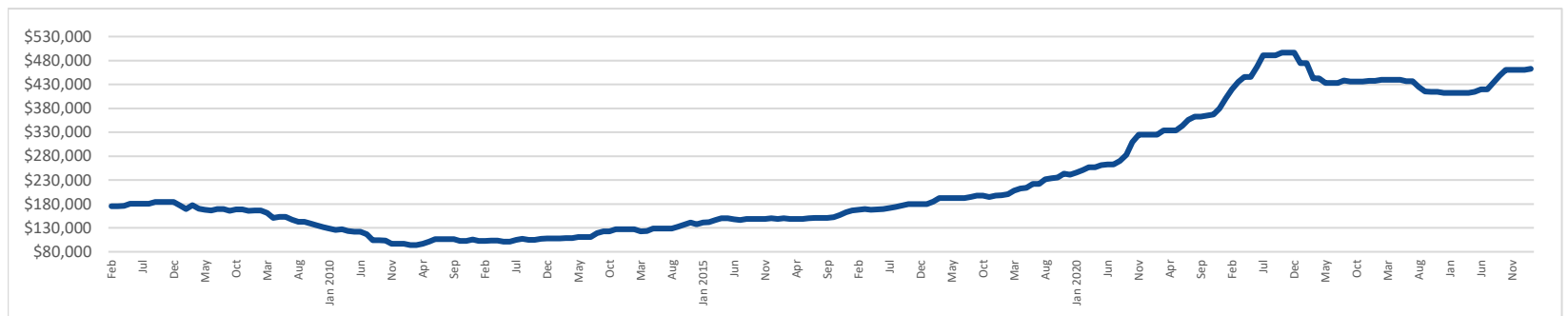
	Feb 2025	Feb 2026	% Chg	YTD 2025	YTD 2026	% Chg
Closed Sales	16	27	68.8%	33	52	57.6%
Median Sales Price*	\$412,135	\$462,500	12.2%	\$419,990	\$444,950	5.9%
Days on Market	72	65	-9.7%	67	67	0.0%
Pending Sales	40	35	-12.5%	--	--	--
Inventory	100	93	-7.0%	--	--	--
Months Supply of Inventory	4.4	3.5	-20.7%	--	--	--

Closed Sales High: 48 in Aug 2006 (chart only goes back to 2010) | Low: 6 in Feb 2013 | Current Month: 27

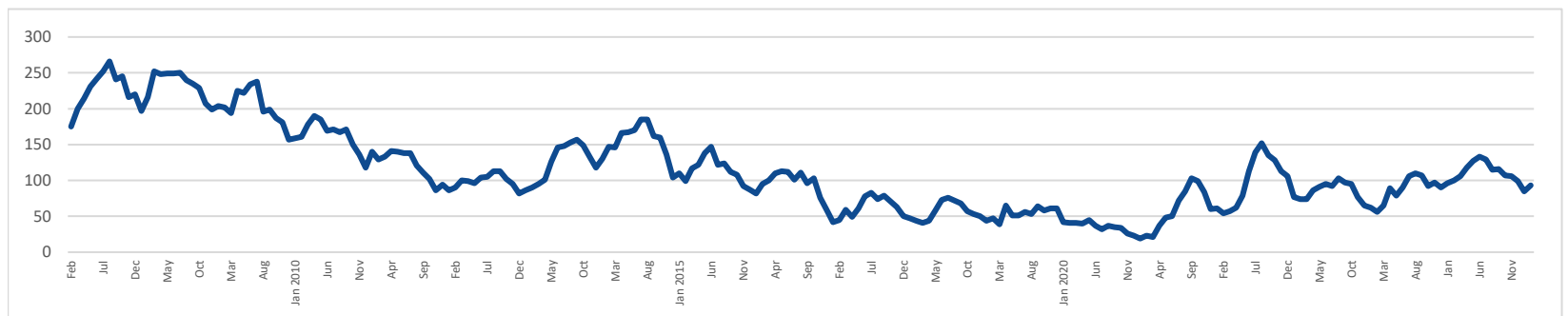


Rolling 12-Month Median Sales Price

High \$489,875 in Nov 2022 | Low: \$94,000 in Feb 2011 | Current Month: \$462,500



Inventory of Homes for Sale High: 266 in Aug 2007 | Low: 19 in Jan 2021 | Current Month: 93



* 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. If you are a consumer, please contact a REALTOR® to get the most current and accurate information specific to your situation: intermountainmls.com/agentsearch.