

Gem County Single Family Home Sales Comparing March 2021 with March 2020					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Total Active Residential Listings	21		41		
Total Pending Residential Listings	77		50		
Total Single-Family Homes Sold	41	83	26	59	310
Percent Change	57.69 %	40.68 %			
Median Price	\$350,000	\$337,000	\$260,000	\$269,000	\$325,000
Percent Change	34.62 %	25.28 %			
Average Price	\$437,674	\$385,228	\$319,523	\$320,922	\$372,046
Percent Change	36.98 %	20.04 %			
Days on Market	21	27	50	65	32
Total Dollar Volume	\$17,944,646	\$31,973,929	\$8,307,600	\$18,934,410	\$115,334,151
Percent Change	116.00 %	68.87 %			

Gem County Existing Home Sales					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Existing Residential Listings	19		36		
Existing Pending Listings	29		39		
Existing Homes Sold	36	64	24	52	270
Percent Change	50.00 %	23.08 %			
Median Price	\$350,000	\$324,500	\$243,500	\$251,950	\$320,750
Percent Change	43.74 %	28.80 %			
Average Price	\$449,179	\$393,076	\$320,767	\$321,594	\$372,371
Percent Change	40.03 %	22.23 %			
Days on Market	21	25	50	54	32
Existing Dollar Volume	\$16,170,450	\$25,156,840	\$7,698,400	\$16,722,900	\$100,540,280
Percent Change	110.05 %	50.43 %			

Gem County Newly Constructed Home Sales					
	Mar-21	Year to Date 21	Mar-20	Year to Date 20	Previous 12 Months
Newly Constructed Residential Listings	2		5		
Newly Constructed Pending Listings	48		11		
Newly Constructed Homes Sold	5	19	2	7	40
Percent Change	150.00 %	171.43 %			
Median Price	\$375,945	\$359,900	\$304,600	\$294,200	\$353,750
Percent Change	23.42 %	22.33 %			
Average Price	\$354,839	\$358,794	\$304,600	\$315,930	\$369,847
Percent Change	16.49 %	13.57 %			
Days on Market	24	37	54	147	35
Newly Constructed Dollar Volume	\$1,774,196	\$6,817,089	\$609,200	\$2,211,510	\$14,793,871
Percent Change	191.23 %	208.25 %			

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 Ada County during the specified time period. The Intermountain Regional Multiple Listing Service provides these statistics for purposes of general market analysis, but makes no representations as to the past or future appreciation or depreciation of property values. (To reduce the error, only data falling within 3 standard deviations from the mean has been included in the report. Existing and new construction statistics are calculated independently and may not sum to the total number of homes sold.) * Effective 3/1/2007, 'days on market' refers to the number of days that transpire between the listing date and the date the property goes into pending status. Effective 4/1/2011, standard deviation is modified to reflect the difference between the asking and sold prices as a percentage of the asking price.

Single-Family Homes Sold in Gem County for March 2021				
MLS Area	# Sold	Market %	Average Price	Median Price
Emmett-Gem County - 1550	41	100.00 %	\$437,674	\$350,000
New Construction	5	100.00 %	\$354,839	\$375,945
Existing	36	100.00 %	\$449,179	\$350,000
Totals	41	100.00 %	\$437,674	\$350,000
New Construction	5	12.20 %	\$354,839	\$375,945
Existing	36	87.80 %	\$449,179	\$350,000

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Gem County March 2021 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	0	0.00 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	1	2.44 %
\$160,000 - \$199,999	0	0.00 %	2	4.88 %
\$200,000 - \$249,999	0	0.00 %	0	0.00 %
\$250,000 - \$299,999	1	2.44 %	5	12.20 %
\$300,000 - \$399,999	2	4.88 %	13	31.71 %
\$400,000 - \$499,999	2	4.88 %	5	12.20 %
\$500,000 and over	0	0.00 %	10	24.39 %
Totals	5	12.20 %	36	87.80 %

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Gem County (Year-to-Date) March 2021 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
\$69,999 and under	0	0.00 %	0	0.00 %
\$70,000 - \$89,999	0	0.00 %	0	0.00 %
\$90,000 - \$99,999	0	0.00 %	0	0.00 %
\$100,000 - \$119,999	1	1.20 %	0	0.00 %
\$120,000 - \$159,999	0	0.00 %	3	3.61 %
\$160,000 - \$199,999	0	0.00 %	7	8.43 %
\$200,000 - \$249,999	3	3.61 %	5	6.02 %
\$250,000 - \$299,999	1	1.20 %	7	8.43 %
\$300,000 - \$399,999	7	8.43 %	21	25.30 %
\$400,000 - \$499,999	5	6.02 %	8	9.64 %
\$500,000 and over	2	2.41 %	13	15.66 %
Totals	19	22.89 %	64	77.11 %

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