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Gem County Single Family Home Sales
Comparing June 2026 with June 2025

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Total Active Residential Listings	126		133		
Total Pending Residential Listings	43		51		
Total Single-Family Homes Sold	34	176	33	153	323
Percent Change	3.03%	15.03%			
Median Price	$482,450	$489,900	$475,000	$429,900	$481,000
Percent Change	1.57%	13.96%			
Average Price	$624,050	$561,499	$548,543	$524,040	$544,211
Percent Change	13.76%	7.15%			
Days on Market	64	56	55	56	62
Total Dollar Volume	$21,217,704	$98,823,793	$18,101,929	$80,178,169	$175,780,203
Percent Change	17.21%	23.26%			

Gem County Existing Home Sales

	Jun-26	Year to Date 26	Jun-25	Year to Date 25	Previous 12 Months
Existing Residential Listings	73		85		
Existing Pending Listings	25		32		
Existing Homes Sold	24	121	25	103	228
Percent Change	-4.00%	17.48%			
Median Price	$485,000	$465,000	$459,900	$414,100	$465,000
Percent Change	5.46%	12.29%			
Average Price	$693,346	$571,732	$567,064	$504,899	$550,605
Percent Change	22.27%	13.24%			
Days on Market	58	46	29	50	52
Existing Dollar Volume	$16,640,300	$69,179,600	$14,176,600	$52,004,561	$125,537,949
Percent Change	17.38%	33.03%			

Gem County Newly Constructed Home Sales					
	Jun-26	**Year to Date 26**	**Jun-25**	**Year to Date 25**	**Previous 12 Months**
Newly Constructed Residential Listings	53		48		
Newly Constructed Pending Listings	18		19		
Newly Constructed Homes Sold	10	55	8	50	95
Percent Change	25.00%	10.00%			
Median Price	$473,799	$509,900	$482,495	$480,000	$495,000
Percent Change	-1.80%	6.23%			
Average Price	$457,740	$538,985	$490,666	$563,472	$528,866
Percent Change	-6.71%	-4.35%			
Days on Market	77	77	136	70	85
Newly Constructed Dollar Volume	$4,577,404	$29,644,193	$3,925,329	$28,173,608	$50,242,254
Percent Change	16.61%	5.22%			

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Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Gem County
June 2026 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%	0	0.00%
$160,000 - $199,999	0	0.00%	0	0.00%
$200,000 - $249,999	0	0.00%	1	2.94%
$250,000 - $299,999	0	0.00%	2	5.88%
$300,000 - $399,999	3	8.82%	4	11.76%
$400,000 - $499,999	3	8.82%	5	14.71%
$500,000 - $599,999	4	11.76%	3	8.82%
$600,000 - $699,999	0	0.00%	1	2.94%
$700,000 - $799,999	0	0.00%	2	5.88%
$800,000 - $899,999	0	0.00%	2	5.88%
$900,000 - $999,999	0	0.00%	1	2.94%
$1,000,000 - $1,999,999	0	0.00%	2	5.88%
$2,000,000 - $2,999,999	0	0.00%	0	0.00%
$3,000,000 - $3,999,999	0	0.00%	1	2.94%
$4,000,000 - $4,999,999	0	0.00%	0	0.00%
$5,000,000 and over	0	0.00%	0	0.00%
Totals	10	29.41%	24	70.59%

Comparison of Existing and Newly Constructed Single-Family Residential Units Sold in Gem County (Year-to-Date) June 2026 by Price Class				
Sales Price Range	New	Market %	Existing	Market %
$69,999 and under	0	0.00%	1	0.57%
$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	0.57%
$160,000 - $199,999	0	0.00%	2	1.14%
$200,000 - $249,999	0	0.00%	3	1.70%
$250,000 - $299,999	0	0.00%	11	6.25%
$300,000 - $399,999	6	3.41%	26	14.77%
$400,000 - $499,999	19	10.80%	26	14.77%
$500,000 - $599,999	22	12.50%	13	7.39%
$600,000 - $699,999	2	1.14%	9	5.11%
$700,000 - $799,999	0	0.00%	6	3.41%
$800,000 - $899,999	3	1.70%	7	3.98%
$900,000 - $999,999	3	1.70%	4	2.27%
$1,000,000 - $1,999,999	0	0.00%	11	6.25%
$2,000,000 - $2,999,999	0	0.00%	0	0.00%
$3,000,000 - $3,999,999	0	0.00%	1	0.57%
$4,000,000 - $4,999,999	0	0.00%	0	0.00%
$5,000,000 and over	0	0.00%	0	0.00%
Totals	55	31.25%	121	68.75%

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