

Gem County, ID

County · ID · Idaho

SELLER'S MARKET

\$364K

MEDIAN SALE PRICE

75

SALES (12 MO)

\$448K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

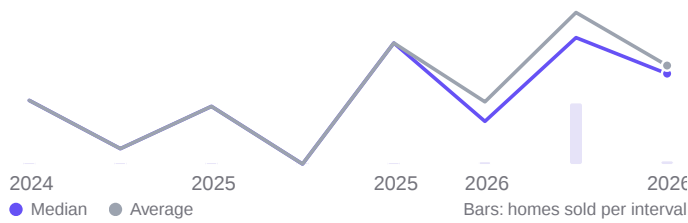
MARKET TRENDS (5 YEARS)

Sale prices

Median \$312K · Average \$333K

Growth (year over year)

Price -17.2% · Sales +100.0%

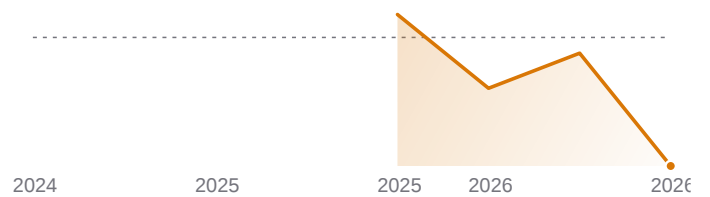


Price per square foot

\$293/ft²

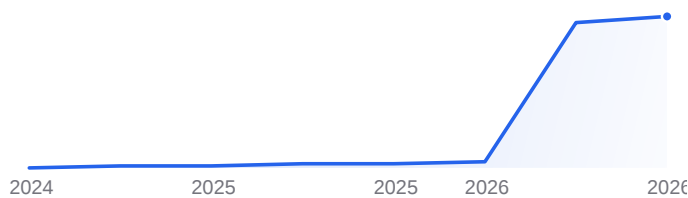
Sale premium vs estimated value

-59.6%



Annual turnover (share of homes sold)

0.9%

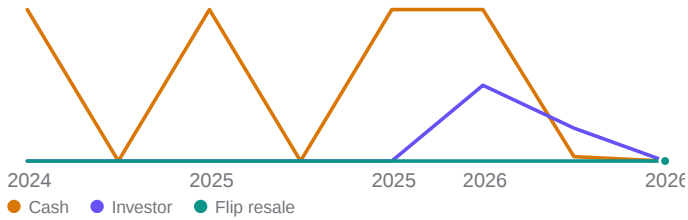


BUYERS & OUTCOMES

Buyer mix

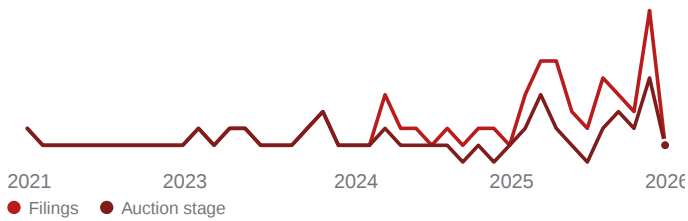
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,649
Median value (AVM)	\$448K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1981
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	19%
Median loan-to-value	35%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	21,948
Density	39 / mi²
Median household income	\$64K

Average household income	\$84K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	77
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	12.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	13 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.