

Local Market Update – January 2026

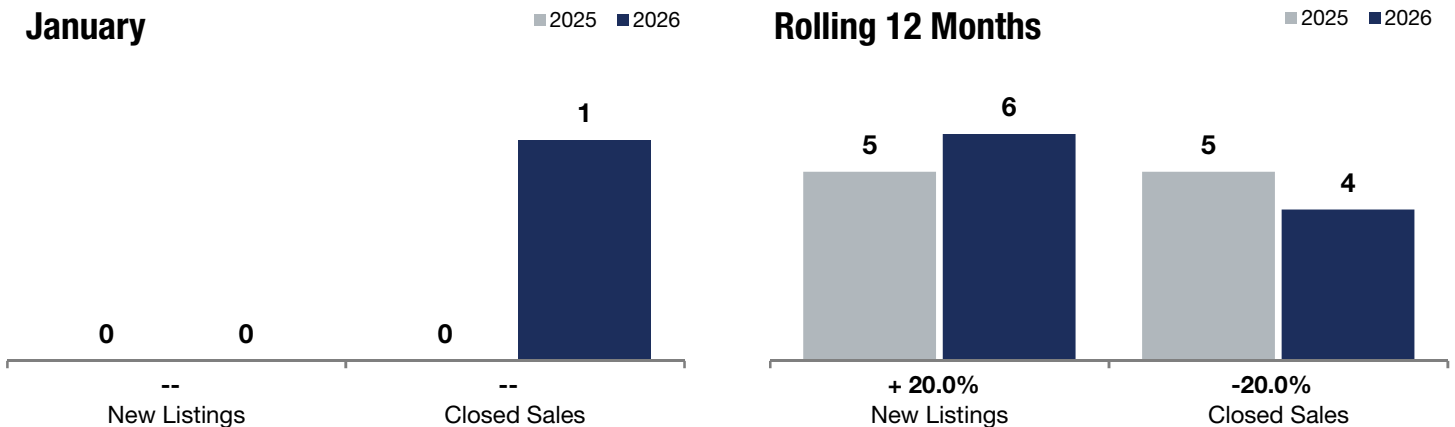
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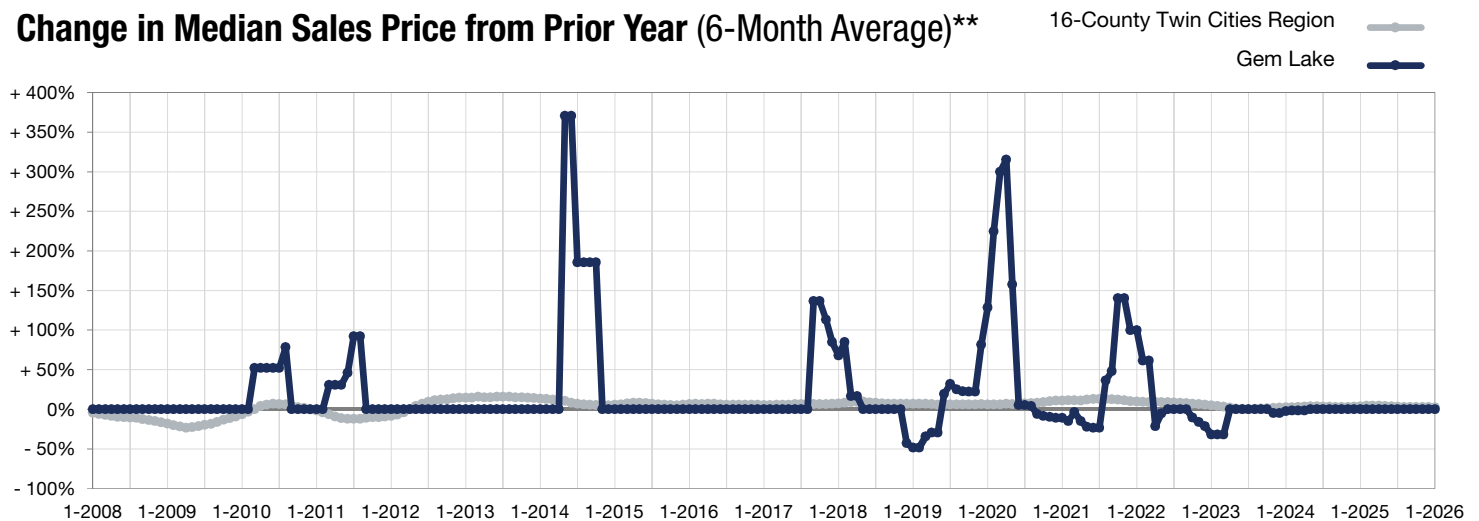
Gem Lake

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	January			Rolling 12 Months					
	2025	2026	+ / -	2025	2026	+ / -			
New Listings	0	0	--	5	6	+ 20.0%			
Closed Sales	0	1	--	5	4	-20.0%			
Median Sales Price*	\$0	\$715,000	--	\$465,000	\$726,500	+ 56.2%			
Average Sales Price*	\$0	\$715,000	--	\$595,540	\$878,250	+ 47.5%			
Price Per Square Foot*	\$0	\$265	--	\$188	\$276	+ 46.8%			
Percent of Original List Price Received*	0.0%	97.3%	--	90.4%	100.1%	+ 10.7%			
Days on Market Until Sale	0	14	--	49	12	-75.5%			
Inventory of Homes for Sale	0	1	--	--	--	--			
Months Supply of Inventory	0.0	1.0	--	--	--	--			

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.