

Local Market Update – January 2026

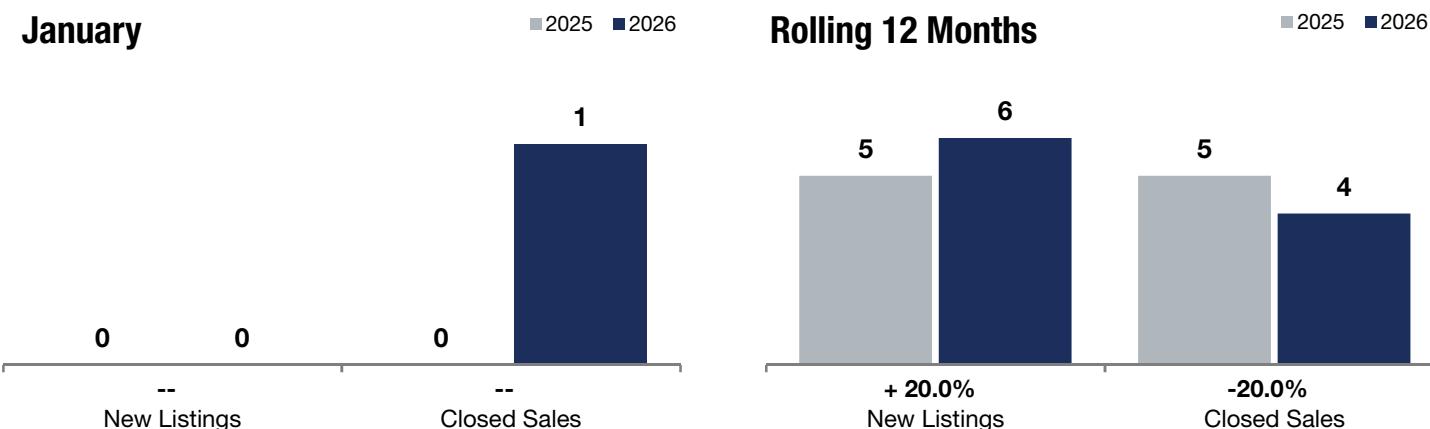
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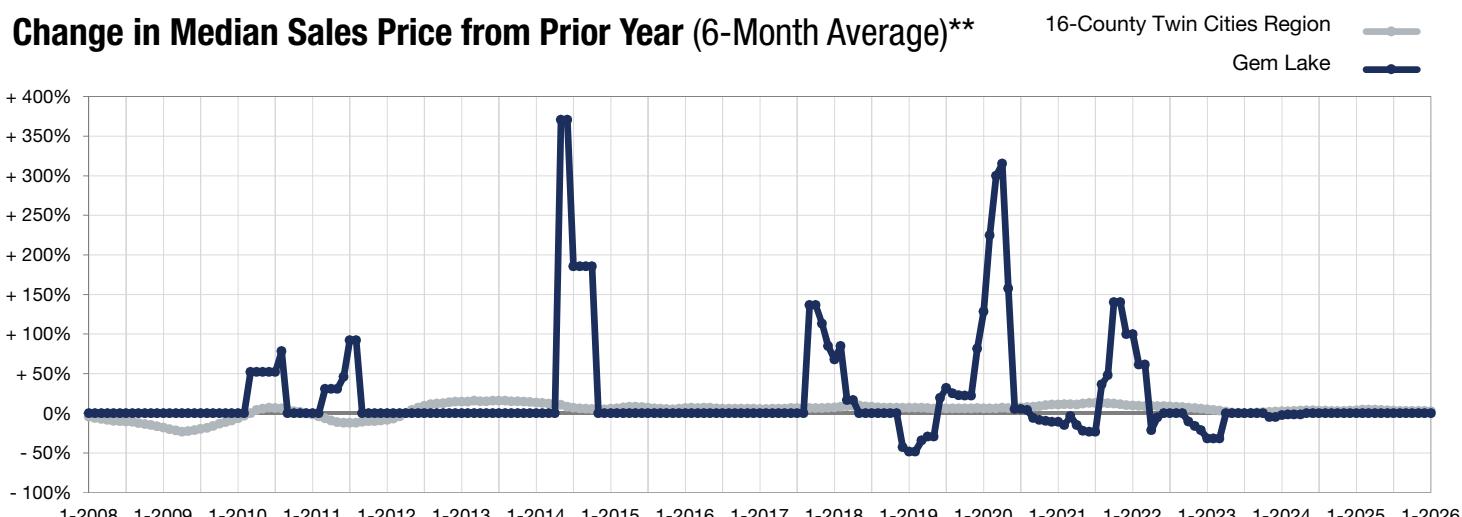
Gem Lake

	Change in New Listings		Change in Closed Sales		Change in Median Sales Price	
	January		January		January	
New Listings	2025	2026	+ / -	2025	2026	+ / -
Closed Sales	0	1	--	5	6	+ 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.