

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

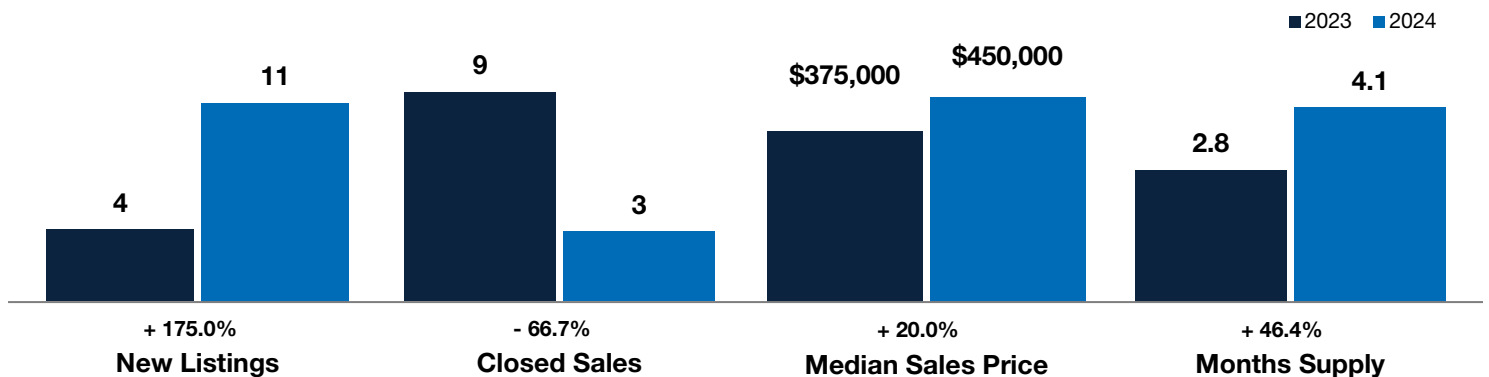


Franklin County, ID

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	4	11	+ 175.0%	146	182	+ 24.7%
Pending Sales	7	4	- 42.9%	111	119	+ 7.2%
Closed Sales	9	3	- 66.7%	110	115	+ 4.5%
Median Sales Price*	\$375,000	\$450,000	+ 20.0%	\$404,500	\$410,000	+ 1.4%
Average Sales Price*	\$365,189	\$701,667	+ 92.1%	\$438,466	\$445,516	+ 1.6%
Percent of Original List Price Received*	91.5%	98.1%	+ 7.2%	94.0%	94.9%	+ 1.0%
Days on Market Until Sale	78	48	- 38.5%	69	73	+ 5.8%
Inventory of Homes for Sale	26	41	+ 57.7%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

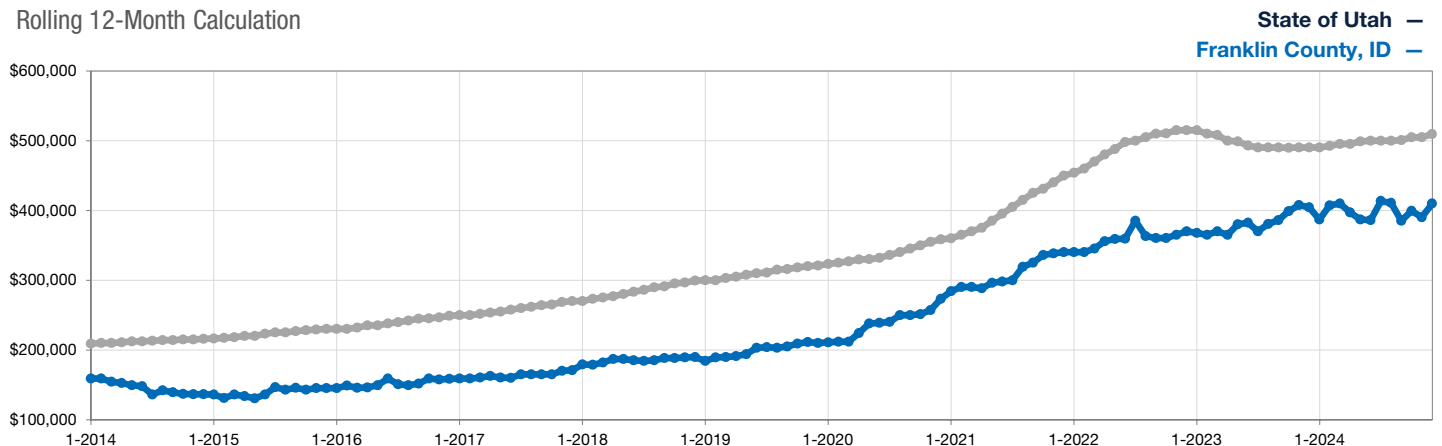
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.