

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

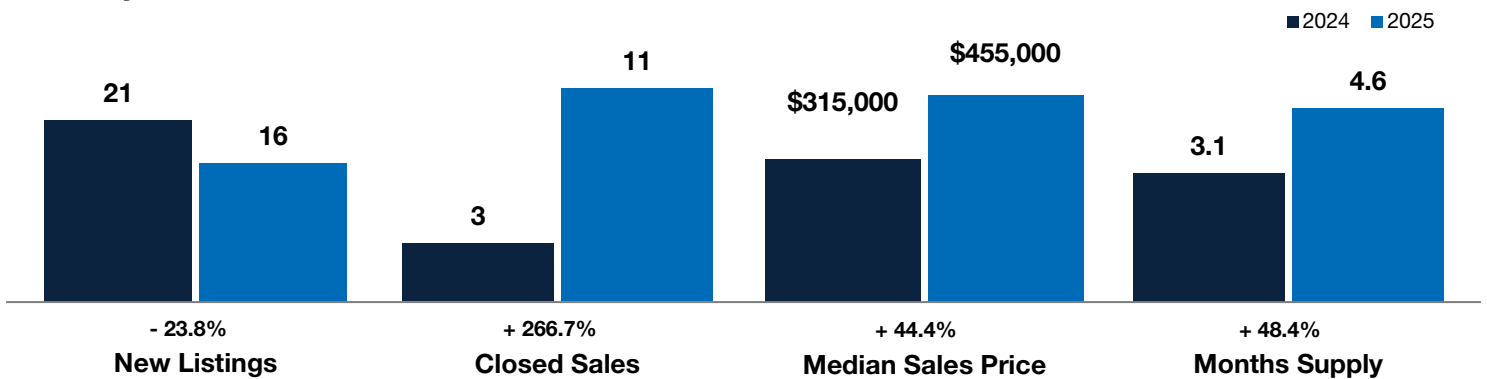


Franklin County, ID

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	21	16	- 23.8%	21	16	- 23.8%
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	3	11	+ 266.7%	3	11	+ 266.7%
Median Sales Price*	\$315,000	\$455,000	+ 44.4%	\$315,000	\$455,000	+ 44.4%
Average Sales Price*	\$283,333	\$592,632	+ 109.2%	\$283,333	\$592,632	+ 109.2%
Percent of Original List Price Received*	92.7%	92.1%	- 0.6%	92.7%	92.1%	- 0.6%
Days on Market Until Sale	45	114	+ 153.3%	45	114	+ 153.3%
Inventory of Homes for Sale	29	44	+ 51.7%	--	--	--
Months Supply of Inventory	3.1	4.6	+ 48.4%	--	--	--

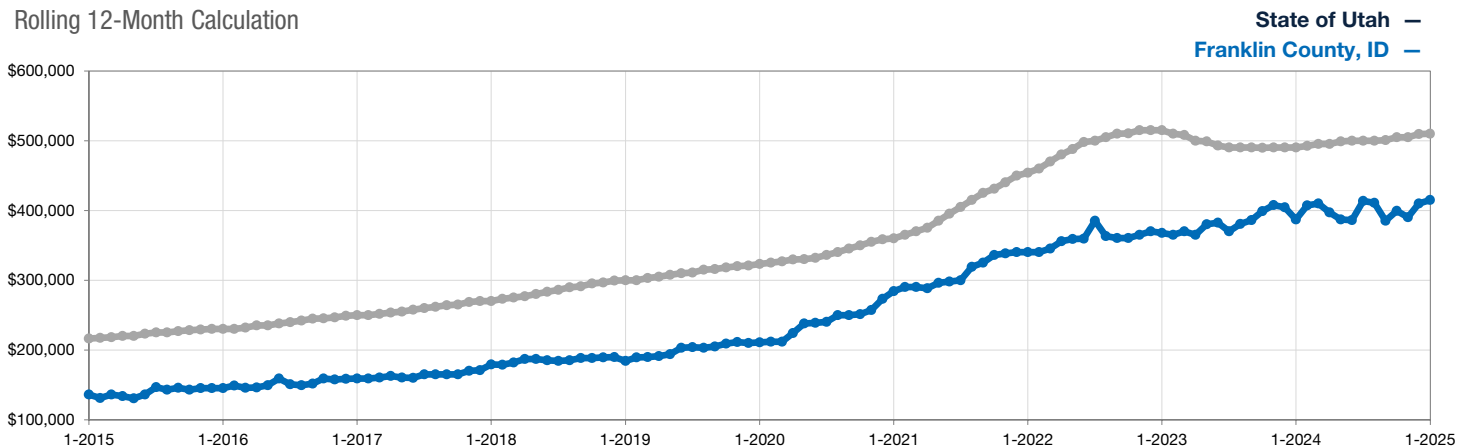
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



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.