

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

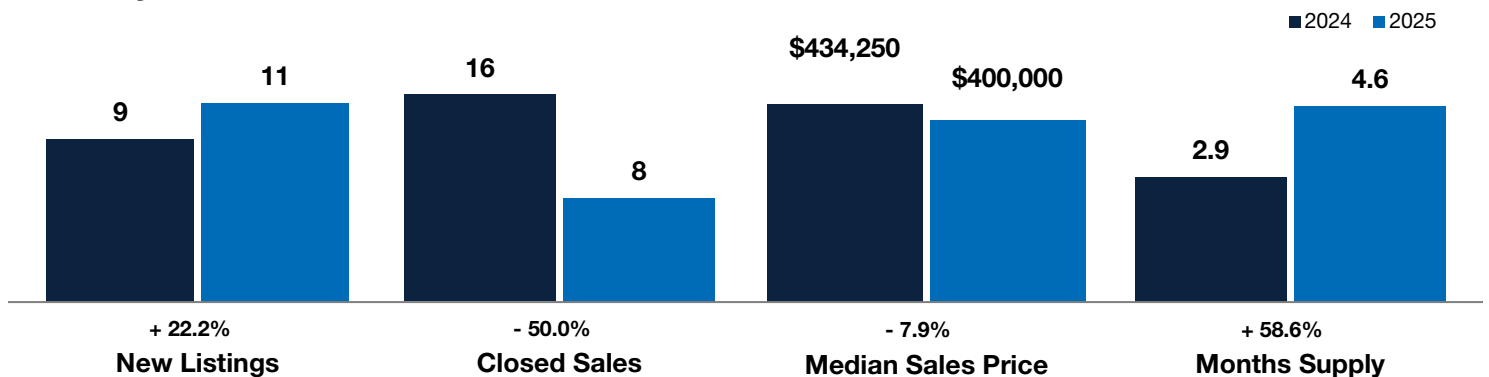


Franklin County, ID

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	9	11	+ 22.2%	30	28	- 6.7%
Pending Sales	8	5	- 37.5%	20	15	- 25.0%
Closed Sales	16	8	- 50.0%	19	19	0.0%
Median Sales Price*	\$434,250	\$400,000	- 7.9%	\$433,000	\$435,000	+ 0.5%
Average Sales Price*	\$491,469	\$434,316	- 11.6%	\$458,605	\$525,972	+ 14.7%
Percent of Original List Price Received*	93.9%	95.4%	+ 1.6%	93.7%	93.5%	- 0.2%
Days on Market Until Sale	59	120	+ 103.4%	57	116	+ 103.5%
Inventory of Homes for Sale	29	44	+ 51.7%	--	--	--
Months Supply of Inventory	2.9	4.6	+ 58.6%	--	--	--

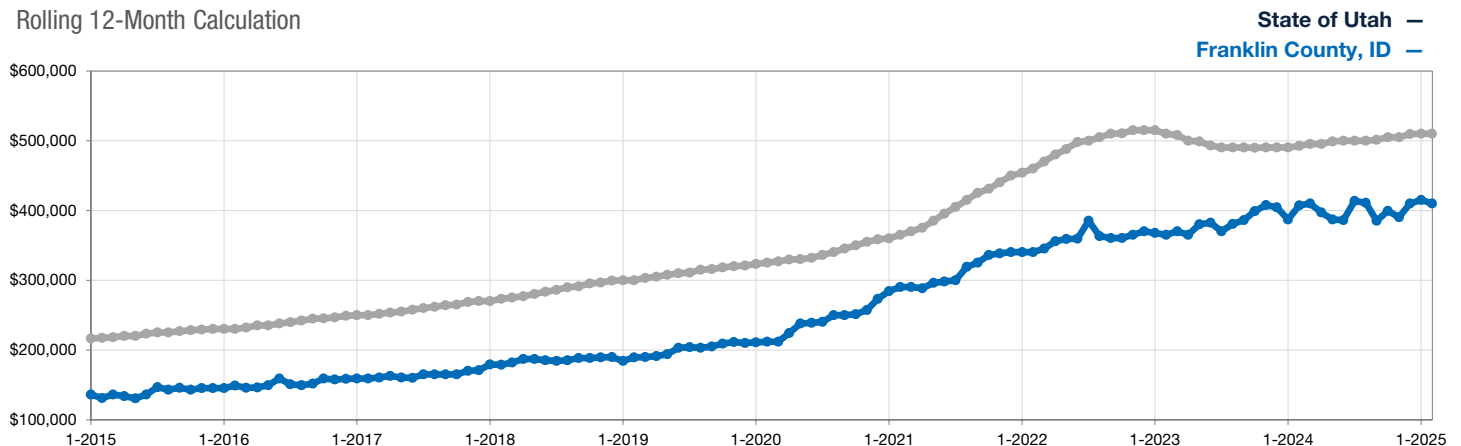
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.