

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

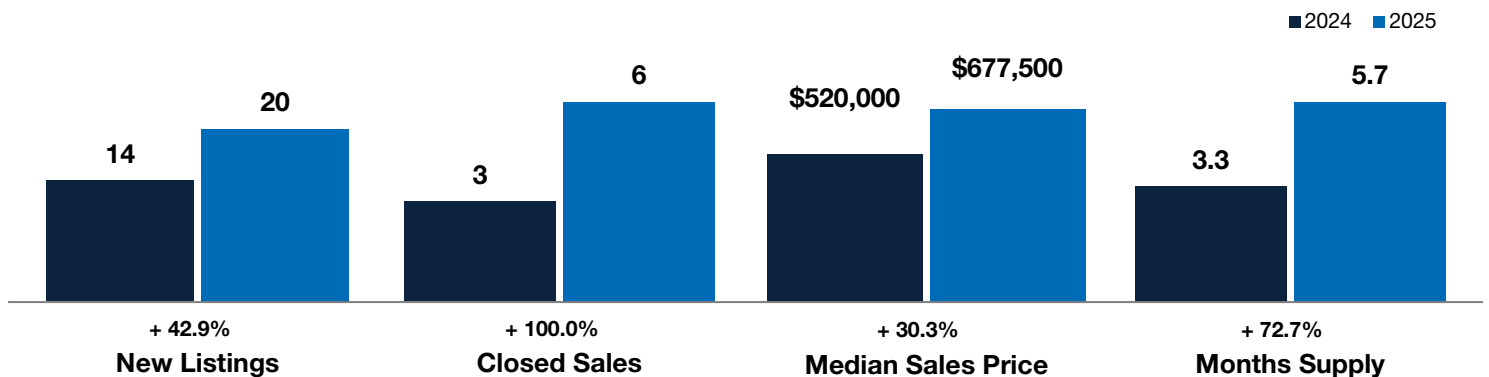


Franklin County, ID

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	14	20	+ 42.9%	44	48	+ 9.1%
Pending Sales	11	6	- 45.5%	31	22	- 29.0%
Closed Sales	3	6	+ 100.0%	22	25	+ 13.6%
Median Sales Price*	\$520,000	\$677,500	+ 30.3%	\$433,500	\$490,000	+ 13.0%
Average Sales Price*	\$626,333	\$675,667	+ 7.9%	\$481,477	\$561,899	+ 16.7%
Percent of Original List Price Received*	84.7%	95.7%	+ 13.0%	92.5%	94.0%	+ 1.6%
Days on Market Until Sale	90	97	+ 7.8%	62	112	+ 80.6%
Inventory of Homes for Sale	32	52	+ 62.5%	--	--	--
Months Supply of Inventory	3.3	5.7	+ 72.7%	--	--	--

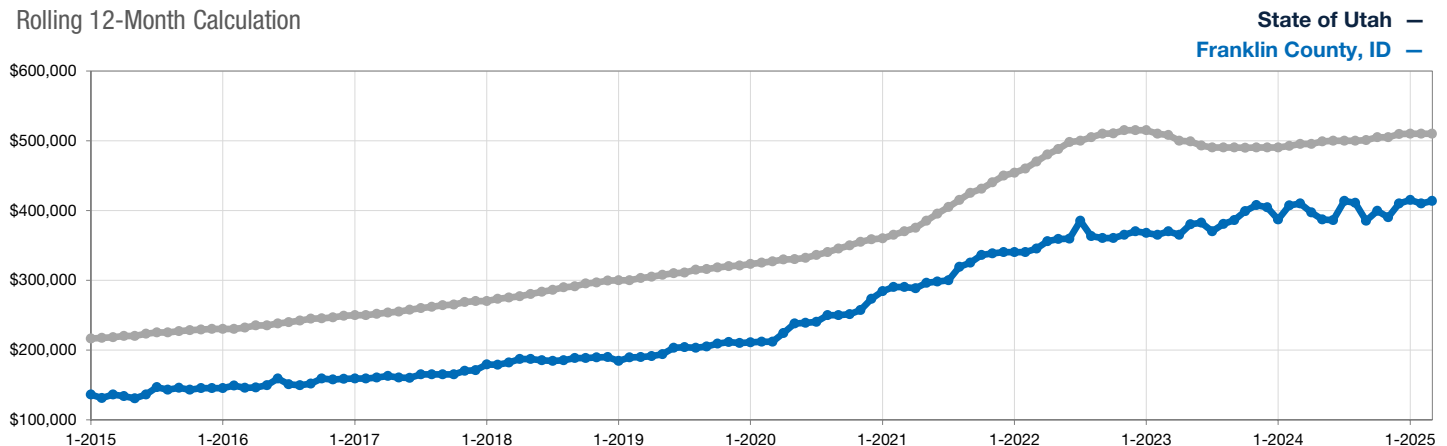
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March



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.