

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

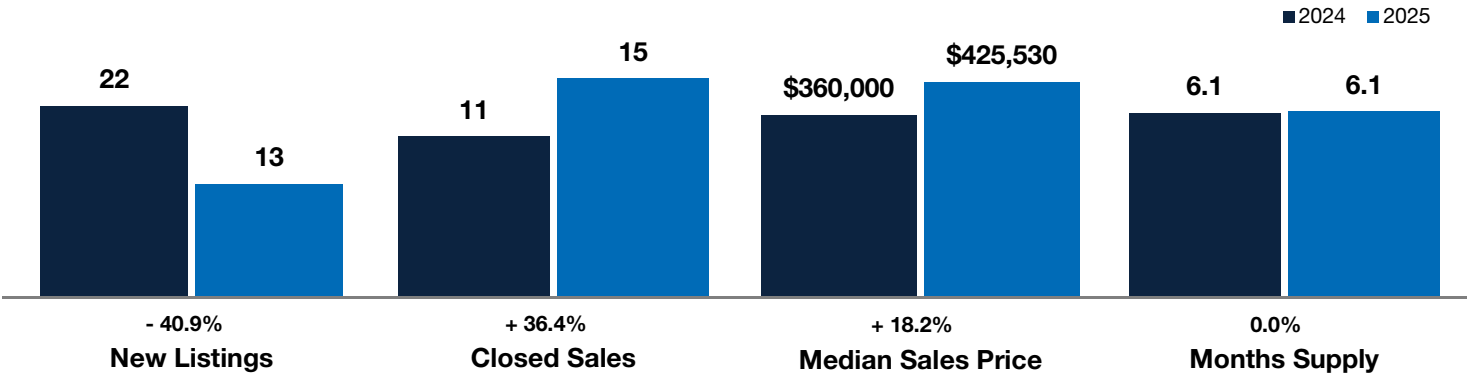


Franklin County, ID

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	22	13	- 40.9%	140	157	+ 12.1%
Pending Sales	15	14	- 6.7%	86	90	+ 4.7%
Closed Sales	11	15	+ 36.4%	76	86	+ 13.2%
Median Sales Price*	\$360,000	\$425,530	+ 18.2%	\$413,500	\$422,500	+ 2.2%
Average Sales Price*	\$390,364	\$425,929	+ 9.1%	\$441,766	\$463,245	+ 4.9%
Percent of Original List Price Received*	95.6%	93.4%	- 2.3%	95.0%	93.9%	- 1.2%
Days on Market Until Sale	60	84	+ 40.0%	72	90	+ 25.0%
Inventory of Homes for Sale	60	63	+ 5.0%	--	--	--
Months Supply of Inventory	6.1	6.1	0.0%	--	--	--

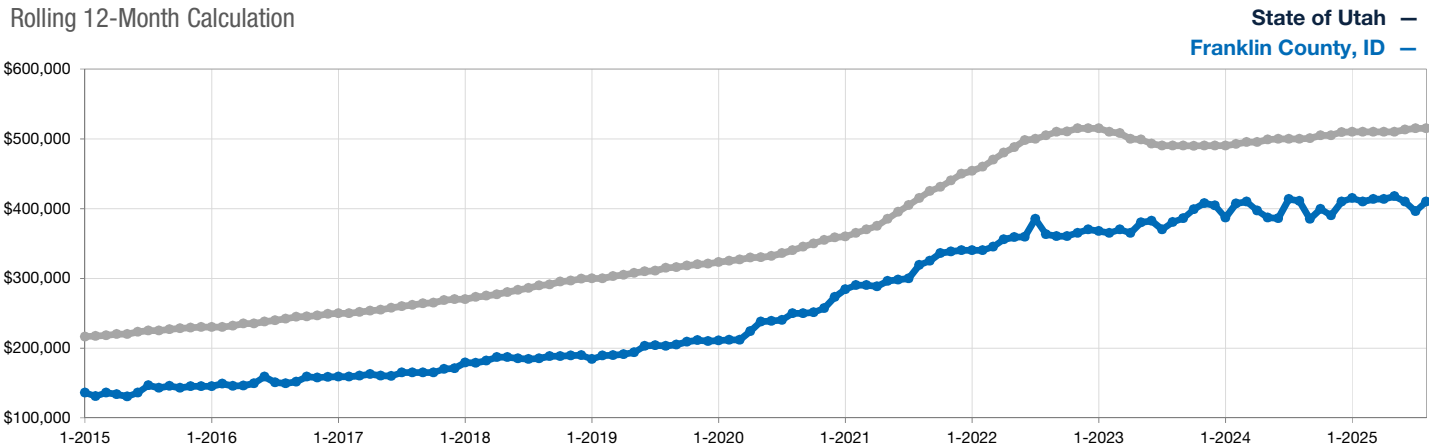
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.