

# Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

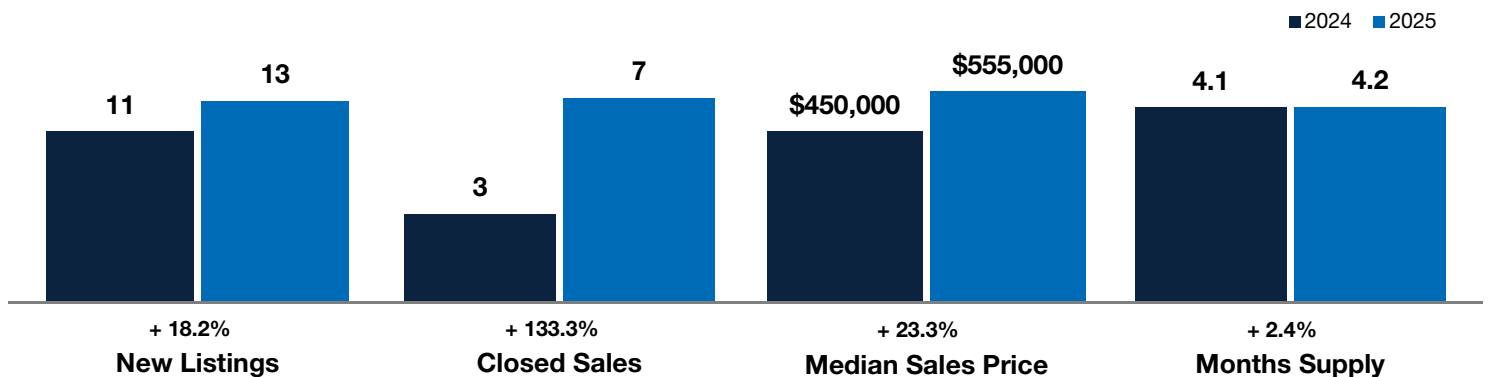


## Franklin County, ID

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	13	+ 18.2%	182	219	+ 20.3%
Pending Sales	4	8	+ 100.0%	119	133	+ 11.8%
Closed Sales	3	7	+ 133.3%	115	133	+ 15.7%
Median Sales Price*	\$450,000	\$555,000	+ 23.3%	\$410,000	\$426,000	+ 3.9%
Average Sales Price*	\$701,667	\$537,200	- 23.4%	\$445,516	\$460,687	+ 3.4%
Percent of Original List Price Received*	98.1%	94.2%	- 4.0%	94.9%	94.5%	- 0.4%
Days on Market Until Sale	48	128	+ 166.7%	73	92	+ 26.0%
Inventory of Homes for Sale	41	46	+ 12.2%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

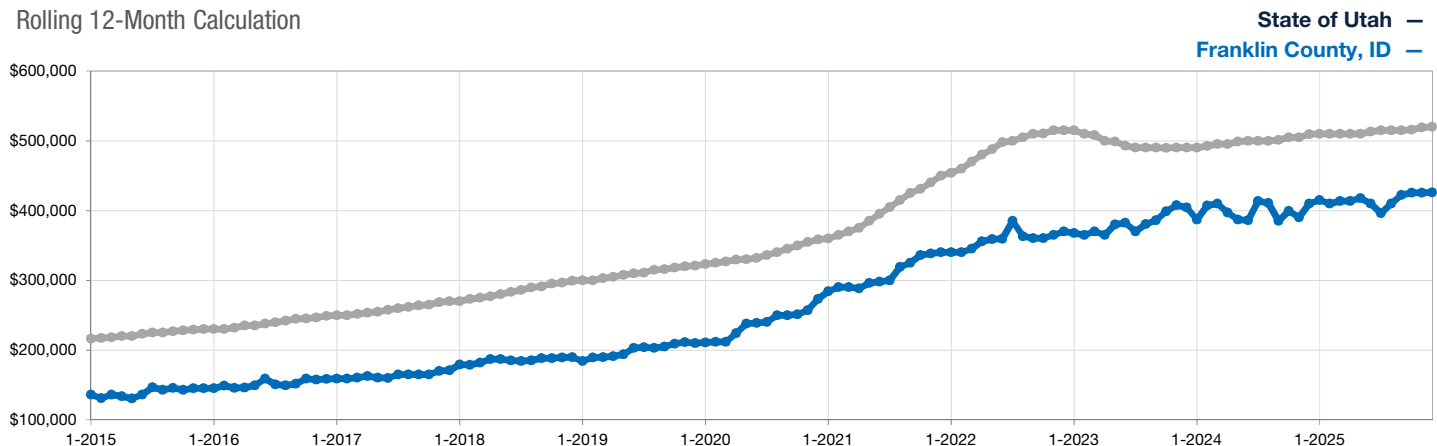
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.