

Local Market Update for January 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

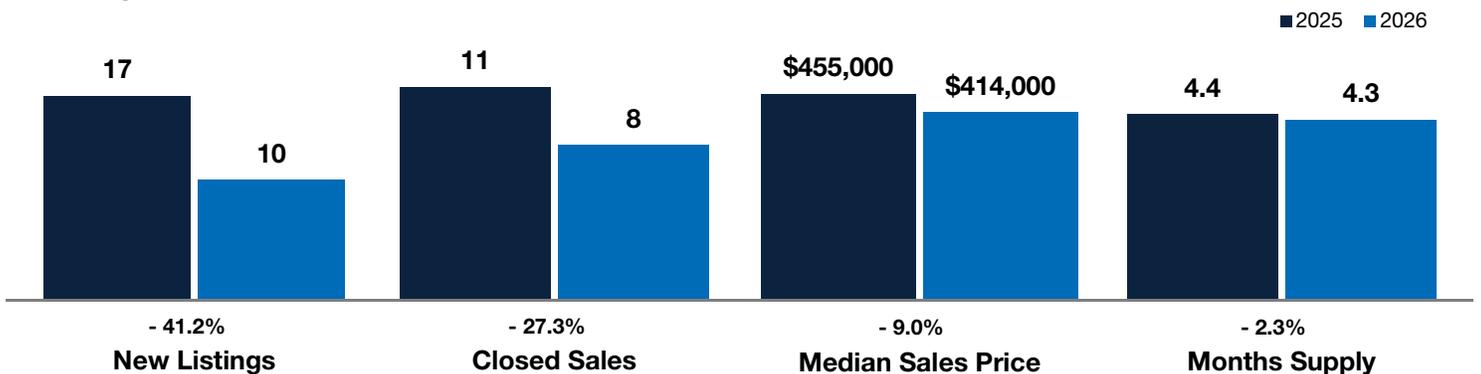


Franklin County, ID

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	17	10	- 41.2%	17	10	- 41.2%
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	11	8	- 27.3%	11	8	- 27.3%
Median Sales Price*	\$455,000	\$414,000	- 9.0%	\$455,000	\$414,000	- 9.0%
Average Sales Price*	\$592,632	\$361,000	- 39.1%	\$592,632	\$361,000	- 39.1%
Percent of Original List Price Received*	92.1%	93.9%	+ 2.0%	92.1%	93.9%	+ 2.0%
Days on Market Until Sale	114	134	+ 17.5%	114	134	+ 17.5%
Inventory of Homes for Sale	43	47	+ 9.3%	--	--	--
Months Supply of Inventory	4.4	4.3	- 2.3%	--	--	--

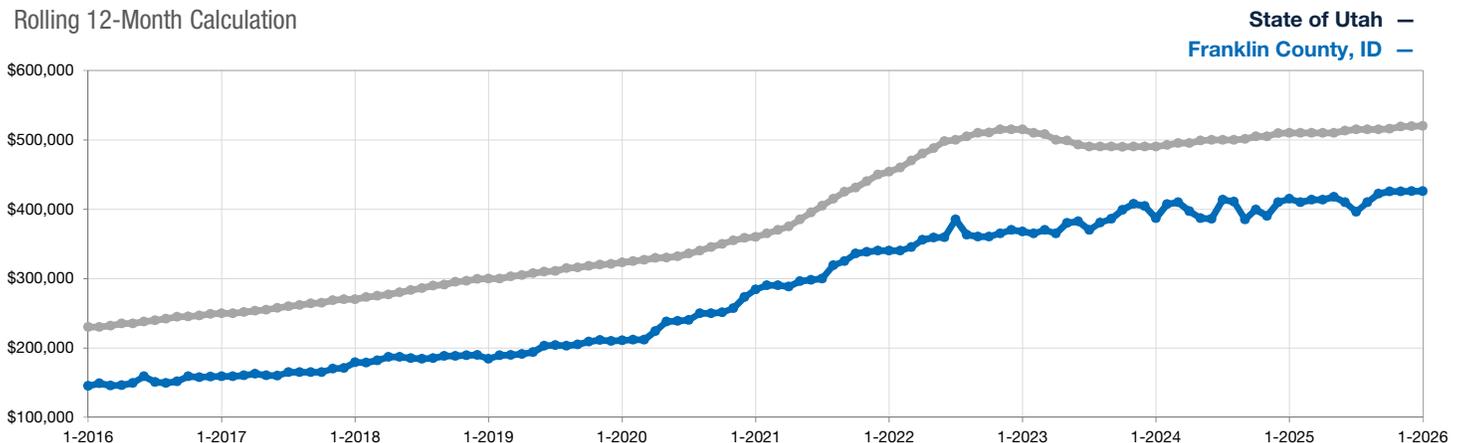
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.