

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

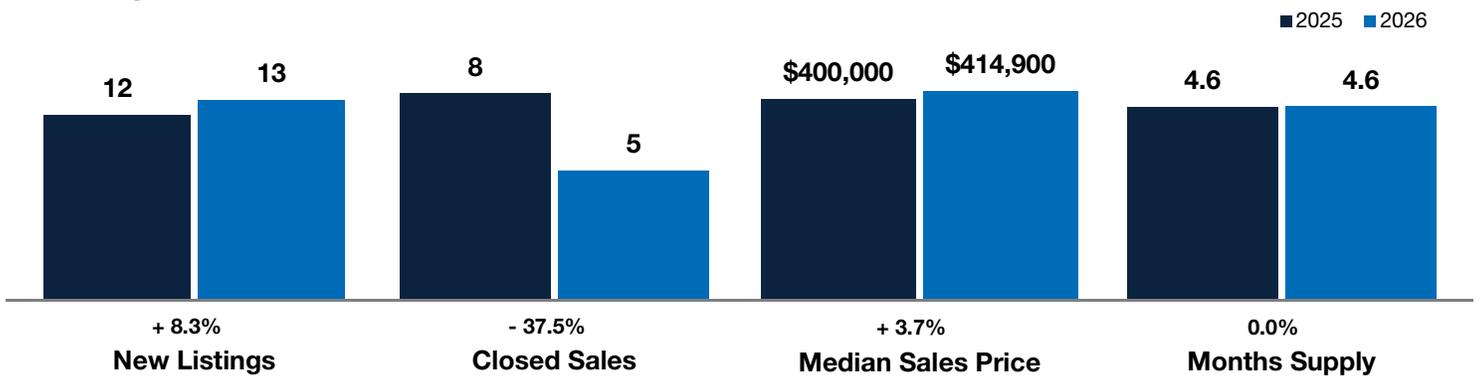


Franklin County, ID

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	12	13	+ 8.3%	29	23	- 20.7%
Pending Sales	6	5	- 16.7%	16	15	- 6.3%
Closed Sales	8	5	- 37.5%	19	13	- 31.6%
Median Sales Price*	\$400,000	\$414,900	+ 3.7%	\$435,000	\$414,900	- 4.6%
Average Sales Price*	\$434,316	\$440,980	+ 1.5%	\$525,972	\$391,762	- 25.5%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	93.5%	94.2%	+ 0.7%
Days on Market Until Sale	120	113	- 5.8%	116	126	+ 8.6%
Inventory of Homes for Sale	44	51	+ 15.9%	--	--	--
Months Supply of Inventory	4.6	4.6	0.0%	--	--	--

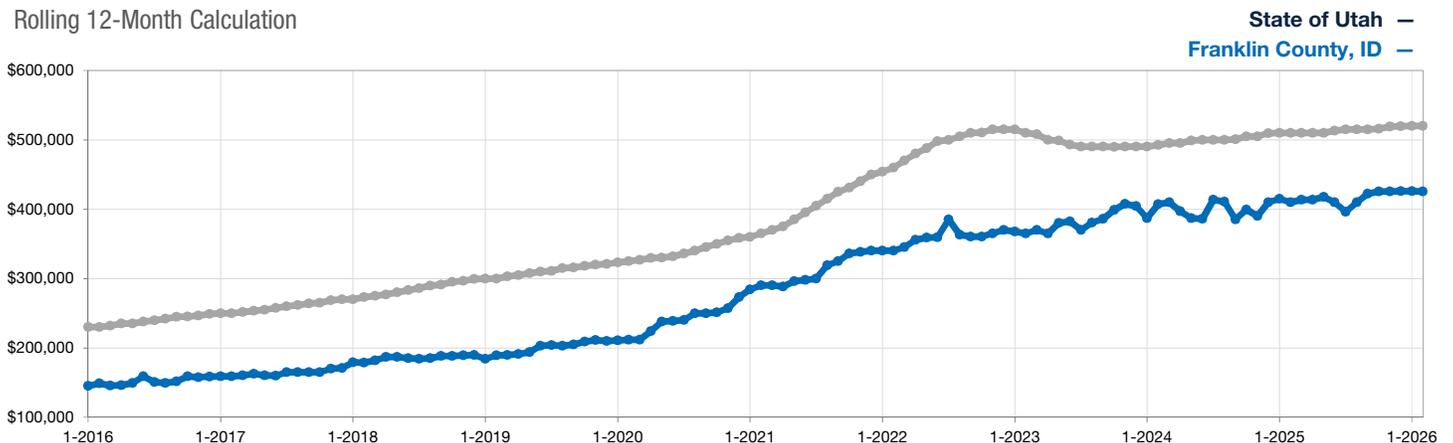
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.