

Local Market Update for February 2023

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

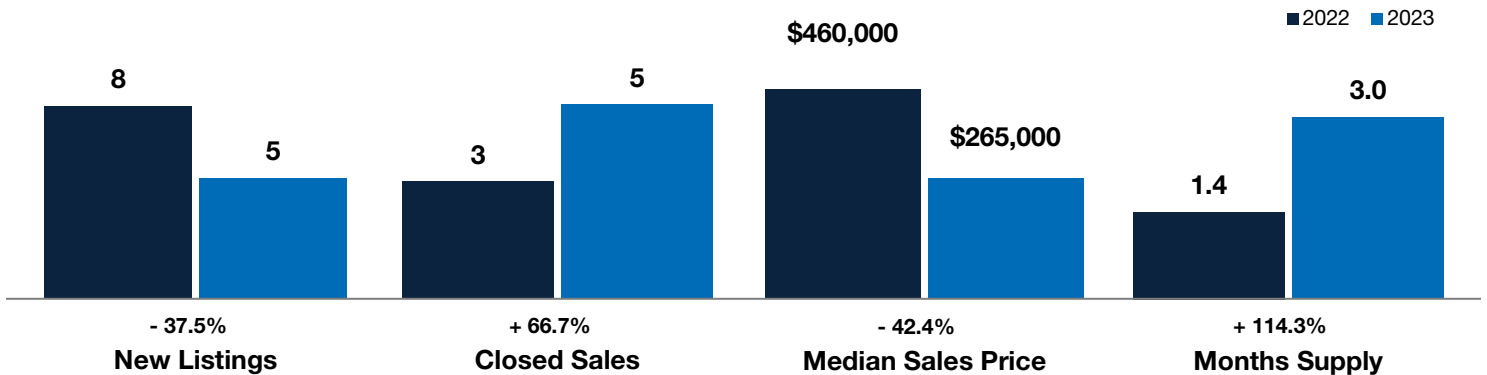


Franklin County, ID

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	8	5	- 37.5%	15	14	- 6.7%
Pending Sales	8	4	- 50.0%	14	13	- 7.1%
Closed Sales	3	5	+ 66.7%	10	9	- 10.0%
Median Sales Price*	\$460,000	\$265,000	- 42.4%	\$462,500	\$405,000	- 12.4%
Average Sales Price*	\$431,333	\$355,700	- 17.5%	\$420,650	\$392,444	- 6.7%
Percent of Original List Price Received*	100.2%	92.3%	- 7.9%	98.6%	93.8%	- 4.9%
Days on Market Until Sale	16	62	+ 287.5%	41	71	+ 73.2%
Inventory of Homes for Sale	14	30	+ 114.3%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 114.3%	--	--	--

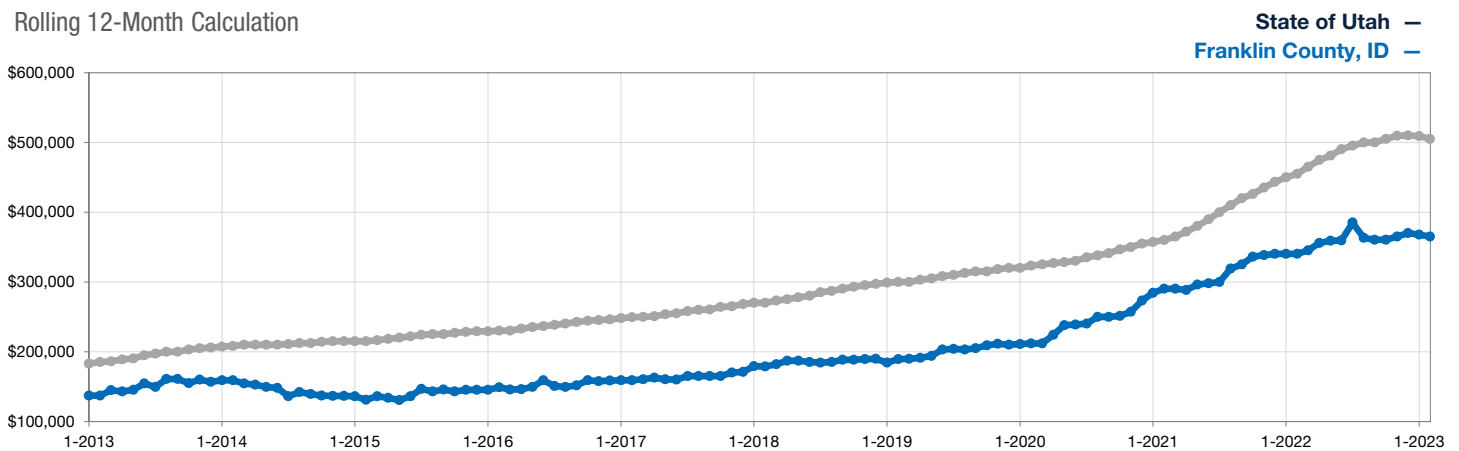
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.