

Franklin County, FL

County · FL · Florida

SELLER'S MARKET

\$493K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

363

SALES (12 MO)

\$438K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



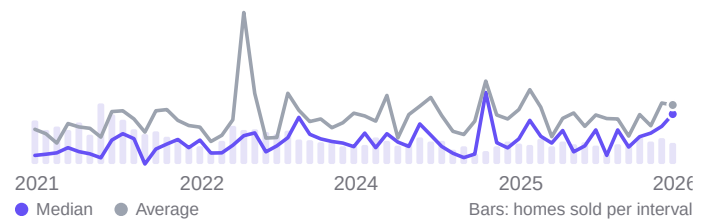
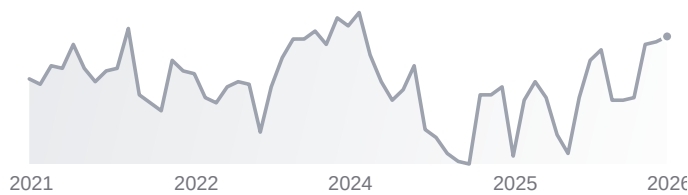
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$575K · Average \$647K

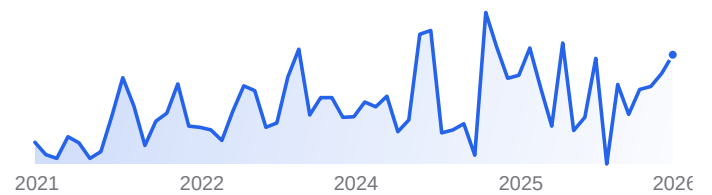
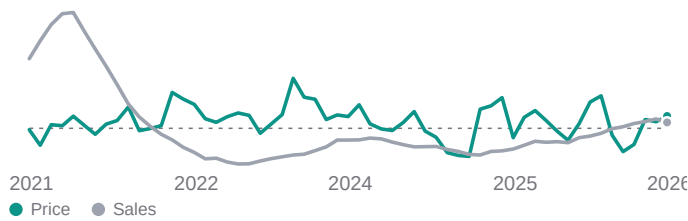


Growth (year over year)

Price +13.3% · Sales +6.5%

Price per square foot

\$344/ft²

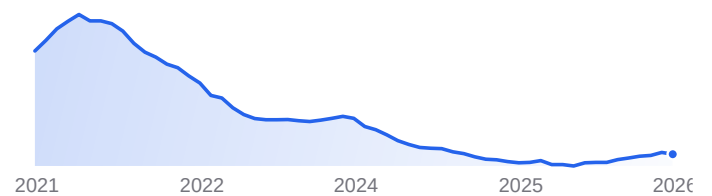


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

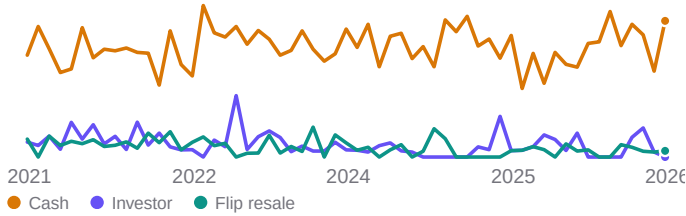
4.2%



BUYERS & OUTCOMES

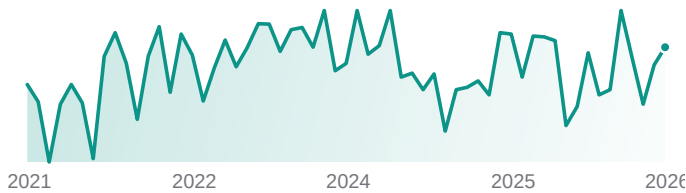
Buyer mix

Cash 71% · Investor 0% · Flip resale 3.2%



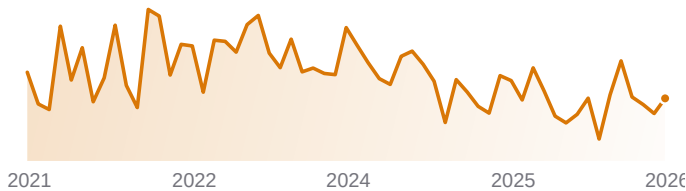
Sellers who sold at a gain

91%

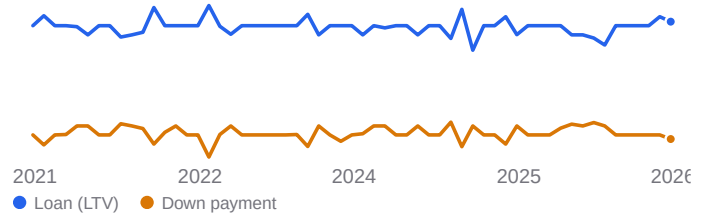


Median annualized return at resale

+7.3%

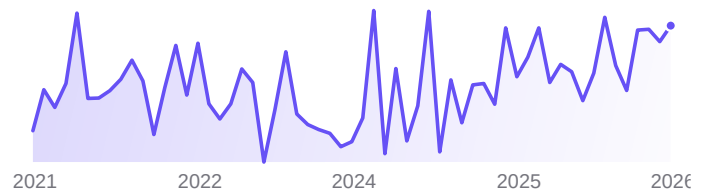


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



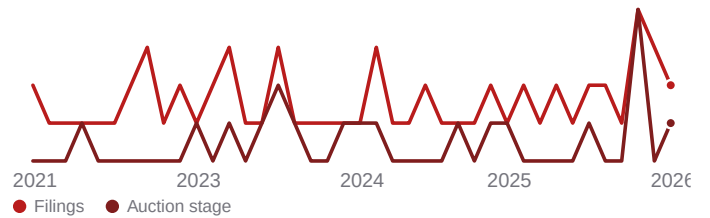
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,731
Median value (AVM)	\$438K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1987
Single family	79%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.4%
Owner occupied	47%
Company owned	18%
Median loan-to-value	5%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	13,169
Density	24 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	24
Homes occupied	65%
Bachelor's or higher	11%
Poverty rate	20.9%
Unemployment	0.8%
Average temp	68°F
Annual precip	59 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.