

Franklin County, GA

County · GA · Georgia

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

338

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



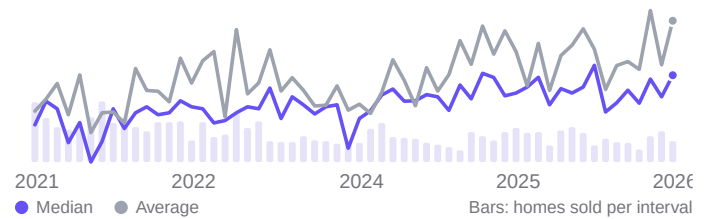
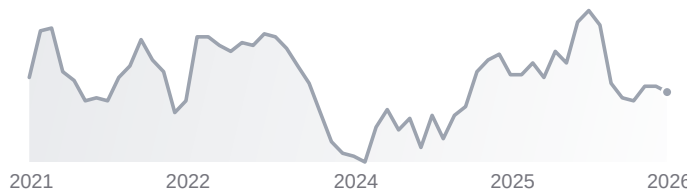
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$295K · Average \$433K

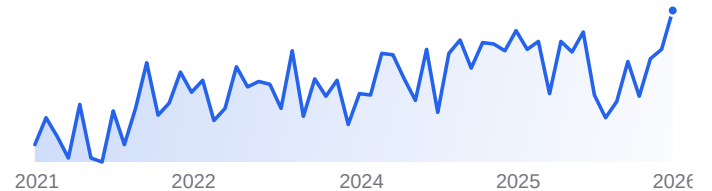
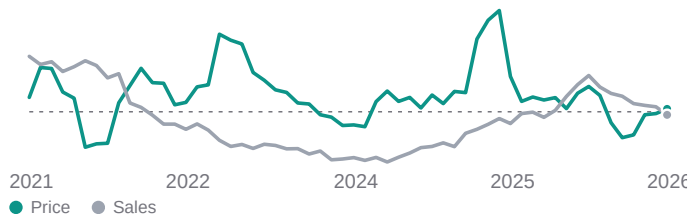


Growth (year over year)

Price +1.9% · Sales -2.0%

Price per square foot

\$199/ft²

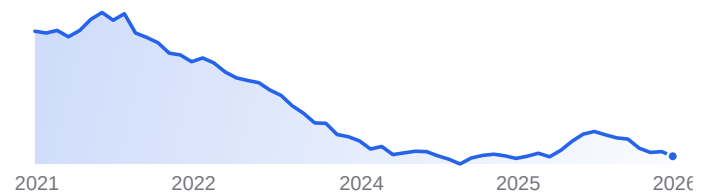
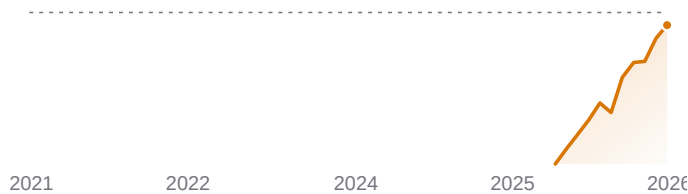


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

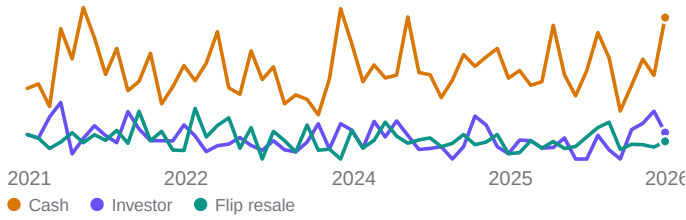
3.5%



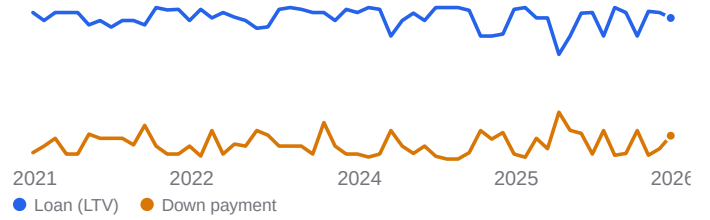
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 12% · Flip resale 8.0%

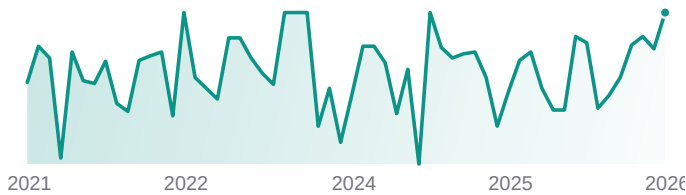


Financing (share of purchase price) Loan (LTV) 92% · Down payment 17%



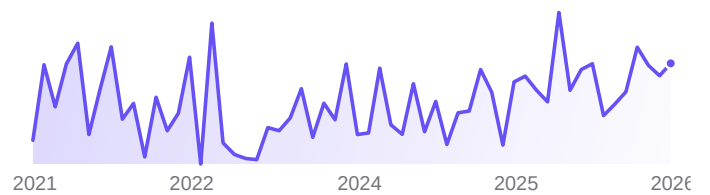
Sellers who sold at a gain

100%



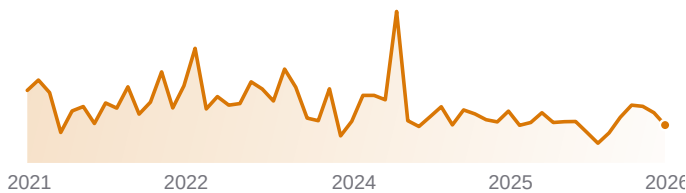
Typical hold before selling

5.1 yrs



Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,735
Median value (AVM)	\$277K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1987
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	76%
Company owned	8.2%
Median loan-to-value	30%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	25,500
Density	98 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	76
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	15.4%
Unemployment	0.9%
Average temp	61°F
Annual precip	52 in
Sunshine	61%

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