

Franklin County, IA

County · IA · Iowa

BUYER'S MARKET

\$127K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

90

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



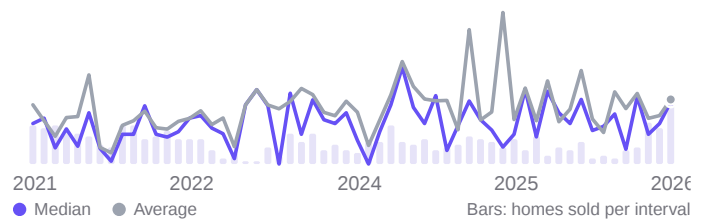
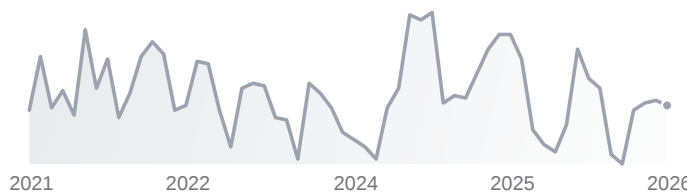
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$160K · Average \$165K

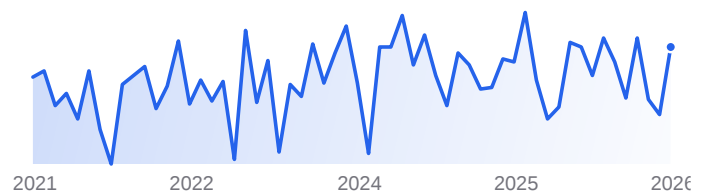
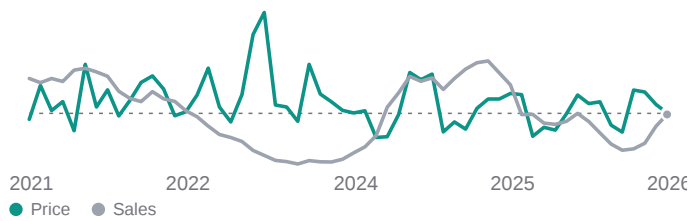


Growth (year over year)

Price +0.4% · Sales -1.1%

Price per square foot

\$108/ft²

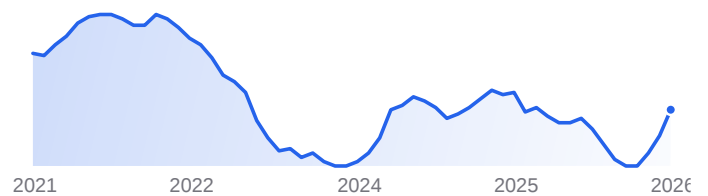
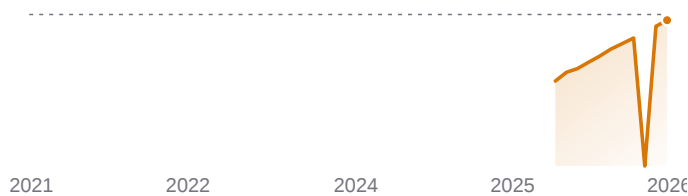


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

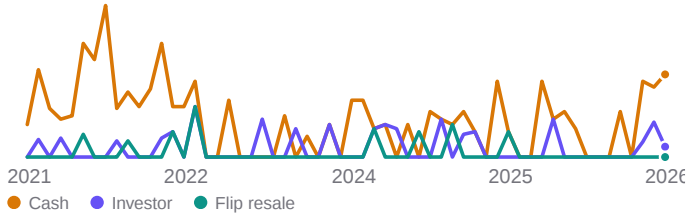
2.0%



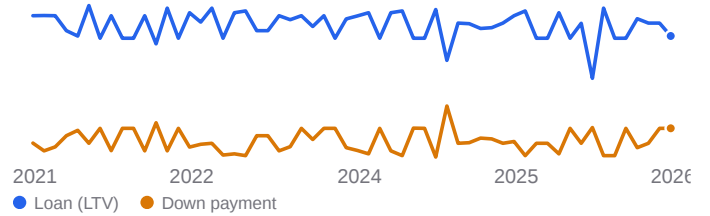
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 4.5% · Flip resale 0%

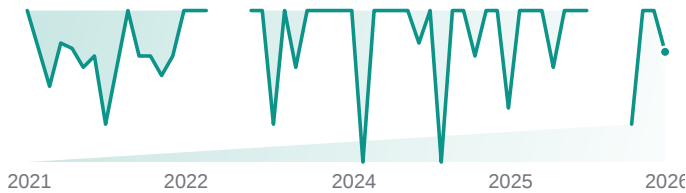


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



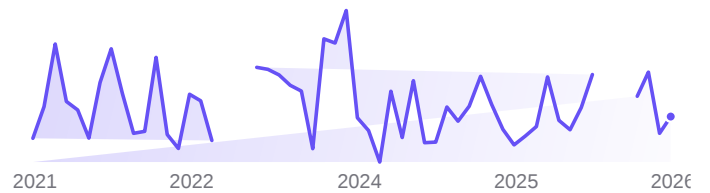
Sellers who sold at a gain

82%



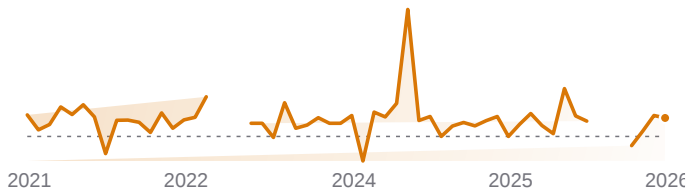
Typical hold before selling

5.9 yrs



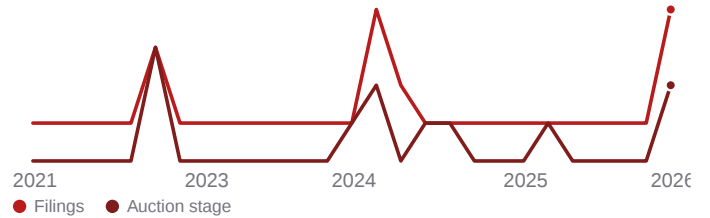
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	4,548
Median value (AVM)	\$122K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1939
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	6.7%
Owner occupied	80%
Company owned	12%
Median loan-to-value	50%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	10,046
Density	17 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	14
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	15.6%
Unemployment	1.1%
Average temp	46°F
Annual precip	34 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.