

Franklin County, KY

County · KY · Kentucky

SELLER'S MARKET

\$254K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

801

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

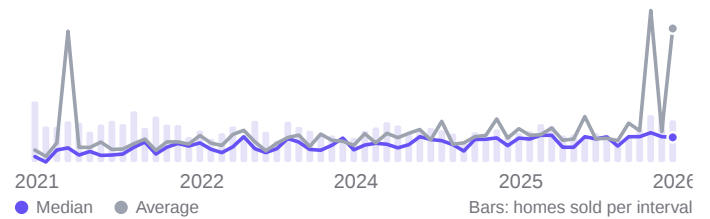
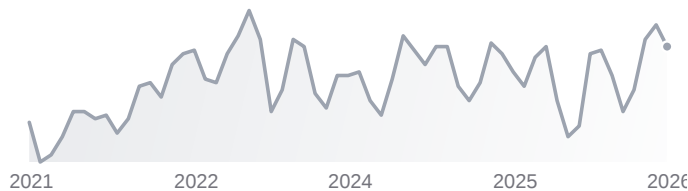
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$248K · Average \$656K

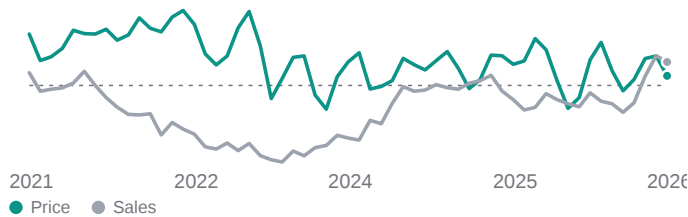


Growth (year over year)

Price +2.9% · Sales +7.1%

Price per square foot

\$620/ft²

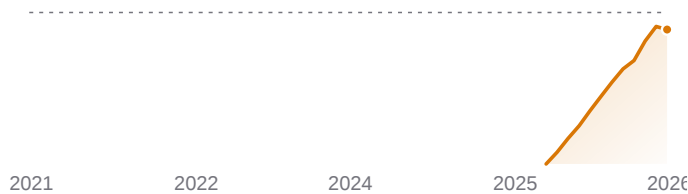


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

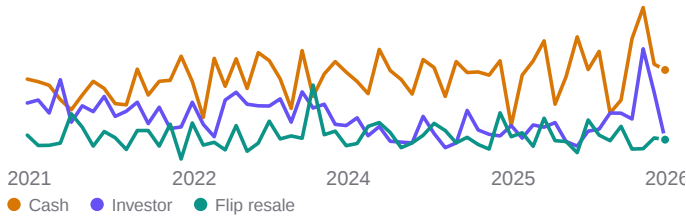
4.2%



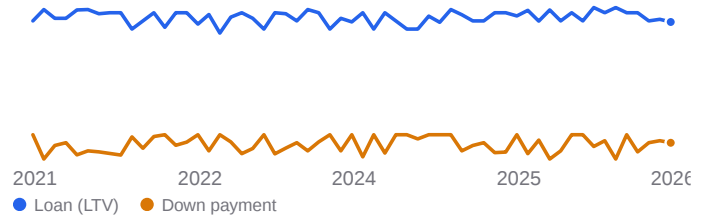
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 5.7% · Flip resale 5.7%

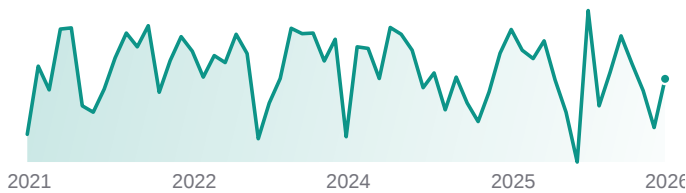


Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



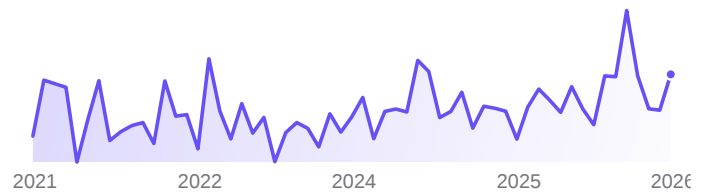
Sellers who sold at a gain

92%



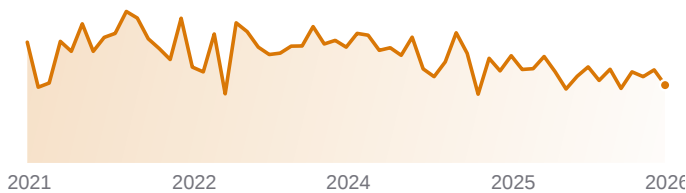
Typical hold before selling

6.2 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,250
Median value (AVM)	\$222K
Median size	567 ft²
Median bedrooms	3
Median year built	1992
Single family	79%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	3.1%
Owner occupied	76%
Company owned	14%
Median loan-to-value	52%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	52,765
Density	254 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	178
Earthquake index (US avg 100)	49
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	12.1%
Unemployment	1.3%
Average temp	55°F
Annual precip	47 in
Sunshine	55%

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.