

Franklin County, MA

County · MA · Massachusetts

BALANCED MARKET

\$375K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

759

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



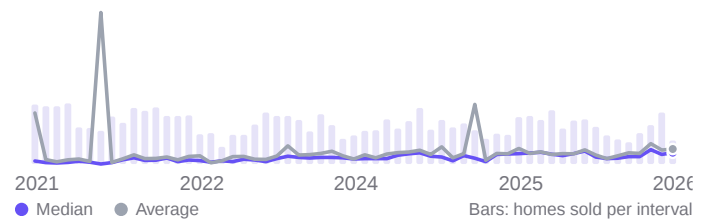
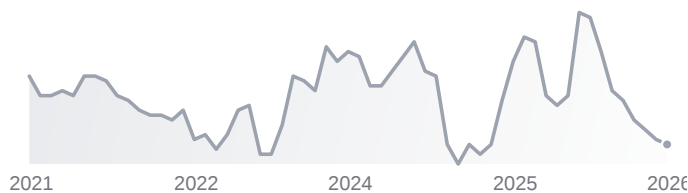
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$370K · Average \$413K

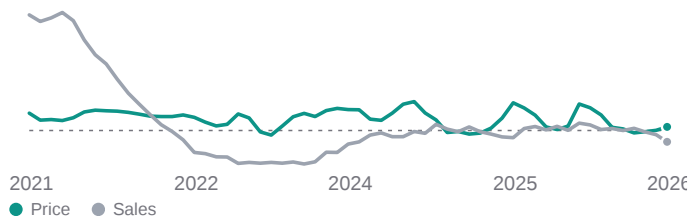


Growth (year over year)

Price +2.4% · Sales -7.4%

Price per square foot

\$249/ft²

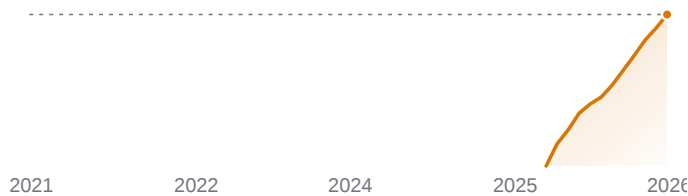


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

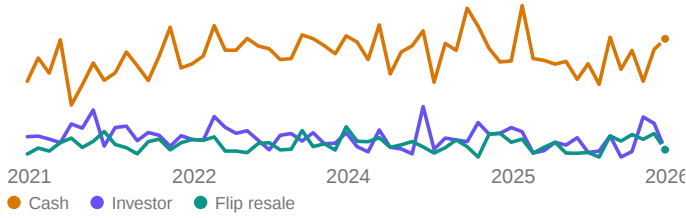
2.9%



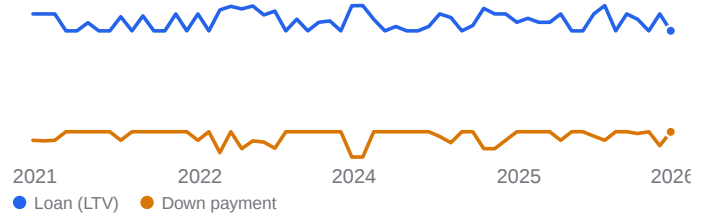
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 2.4% · Flip resale 2.4%

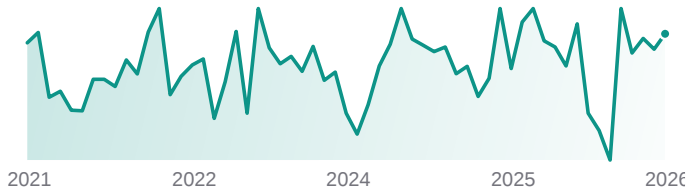


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



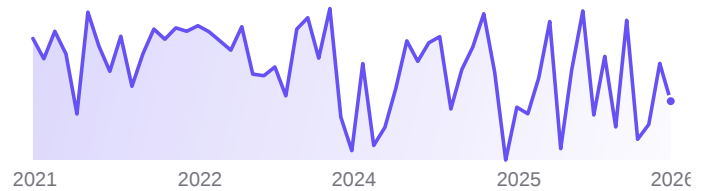
Sellers who sold at a gain

97%



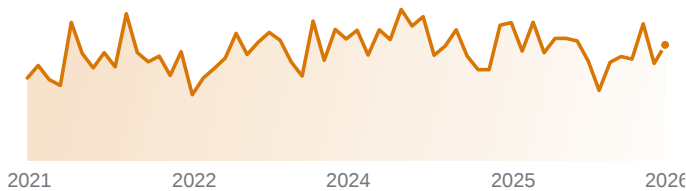
Typical hold before selling

10.9 yrs



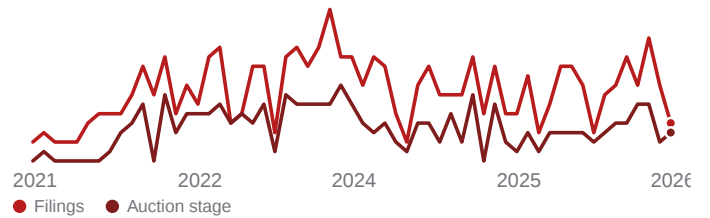
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	26,040
Median value (AVM)	\$361K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1960
Single family	81%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	11%
Median loan-to-value	38%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	71,245
Density	102 / mi²
Median household income	\$71K
Average household income	\$93K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	14.5%
Unemployment	1.1%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

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.