

Franklin County, NY

County · NY · New York

BALANCED MARKET

\$159K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

566

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



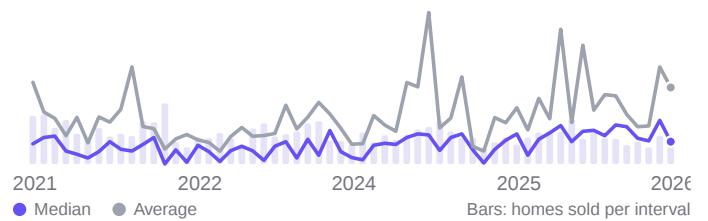
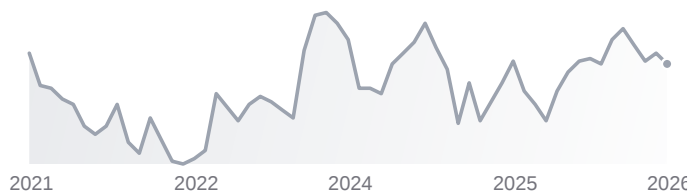
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$138K · Average \$291K

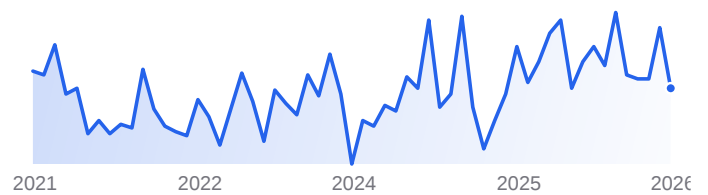
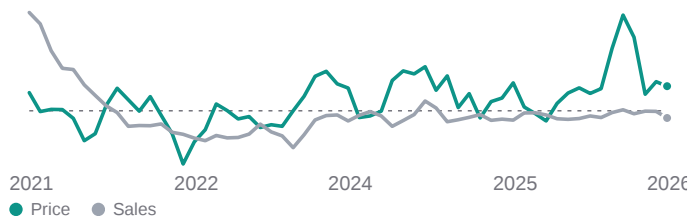


Growth (year over year)

Price +17.5% · Sales -5.2%

Price per square foot

\$92/ft²

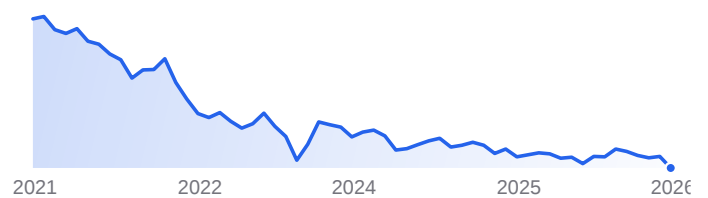


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

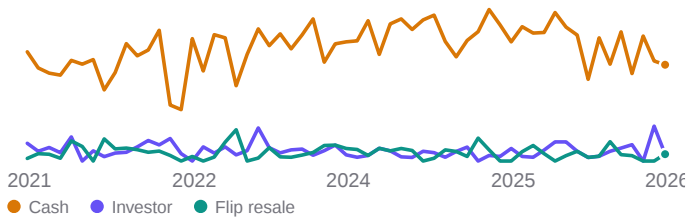
2.8%



BUYERS & OUTCOMES

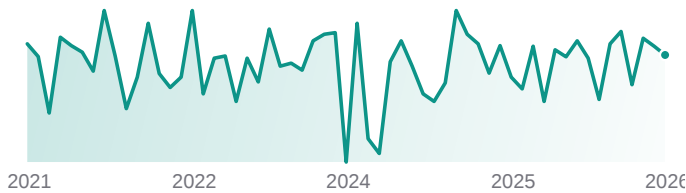
Buyer mix

Cash 45% · Investor 3.2% · Flip resale 3.2%



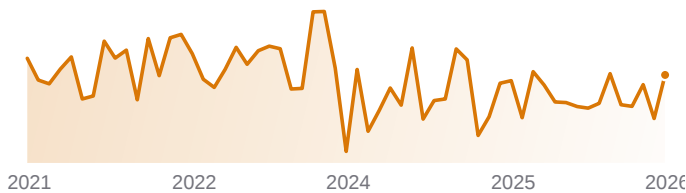
Sellers who sold at a gain

87%

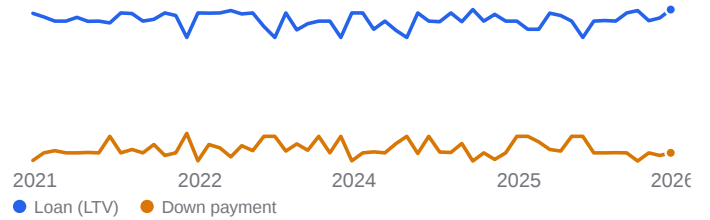


Median annualized return at resale

+9.2%

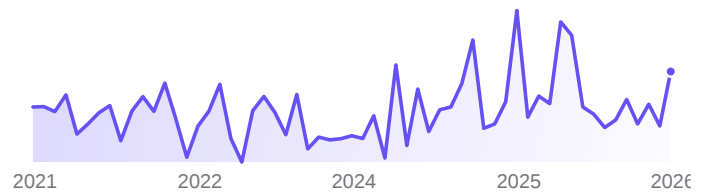


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



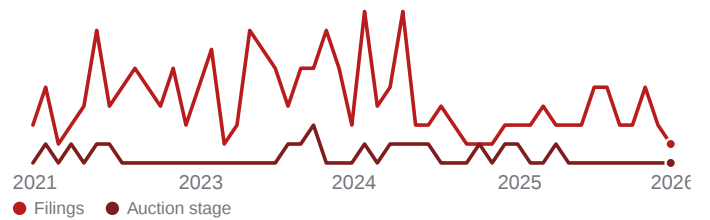
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	20,358
Median value (AVM)	\$140K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1960
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	62%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	47,761
Density	29 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	169
Homes occupied	77%
Bachelor's or higher	13%
Poverty rate	15.1%
Unemployment	1.0%
Average temp	42°F
Annual precip	41 in
Sunshine	52%

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.