

Franklin County, OH

County · OH · Ohio

BALANCED MARKET

\$317K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

18,082

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



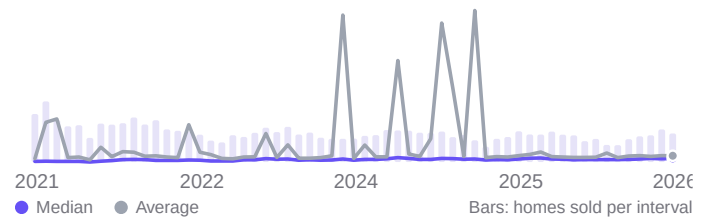
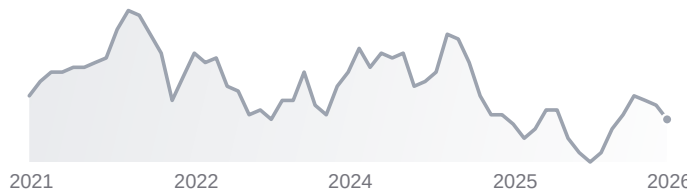
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$320K · Average \$387K

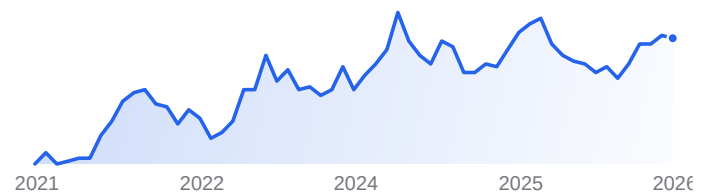
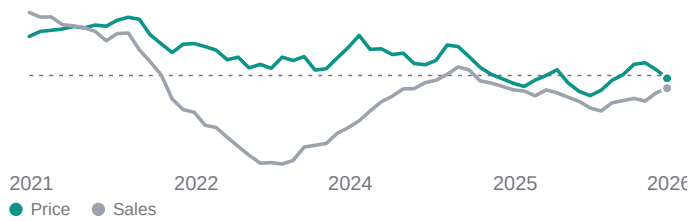


Growth (year over year)

Price -0.9% · Sales -4.2%

Price per square foot

\$211/ft²

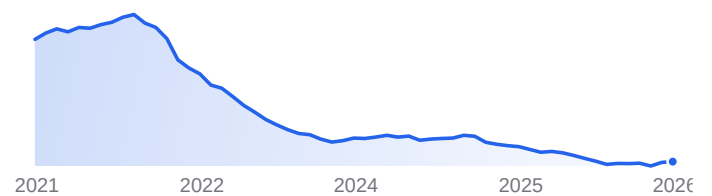
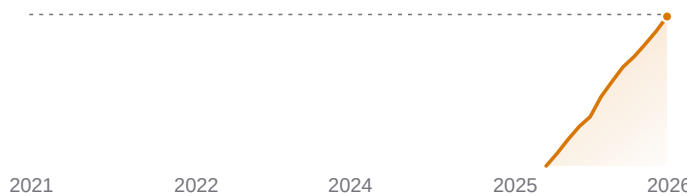


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

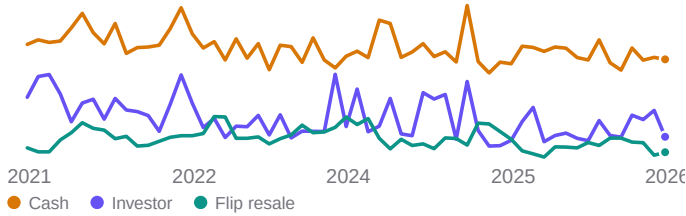
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 10.0% · Flip resale 7.0%



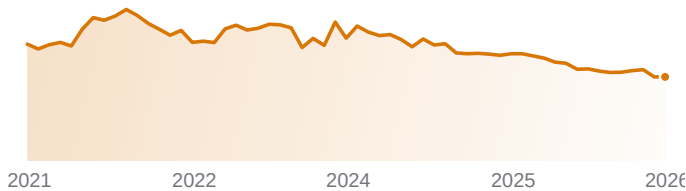
Sellers who sold at a gain

93%

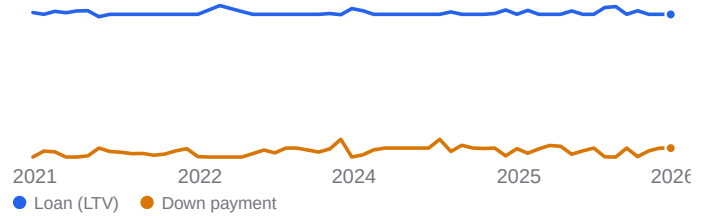


Median annualized return at resale

+5.3%

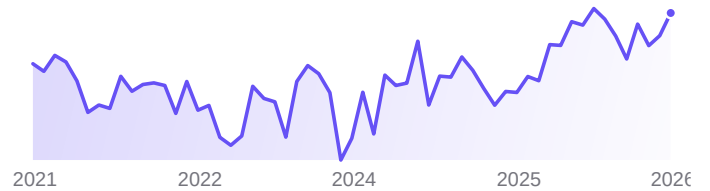


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



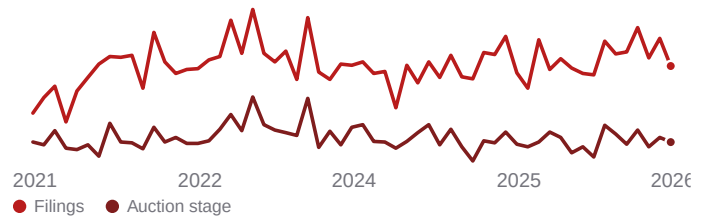
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 149 · Auction stage 36



HOUSING STOCK

Homes	427,955
Median value (AVM)	\$307K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1976
Single family	71%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	27%
Median loan-to-value	45%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	1,354,745
Density	2,545 / mi²
Median household income	\$73K
Average household income	\$100K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	176
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	13.4%
Unemployment	1.3%
Average temp	52°F
Annual precip	39 in
Sunshine	49%

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.