

Franklin County, PA

County · PA · Pennsylvania

BALANCED MARKET

\$274K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

2,119

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



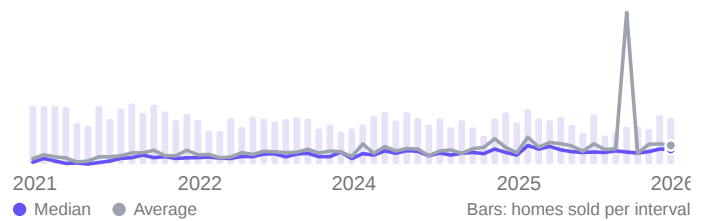
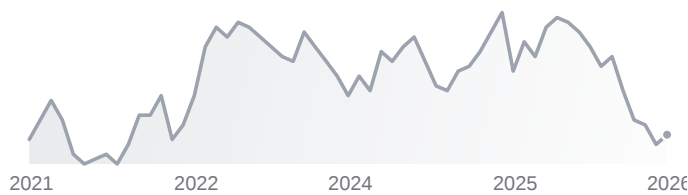
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$278K · Average \$301K

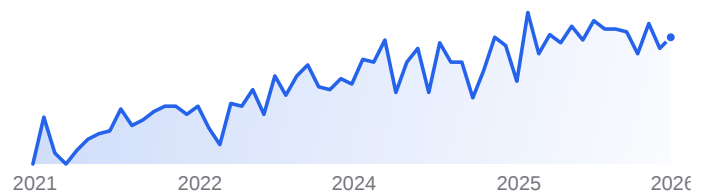
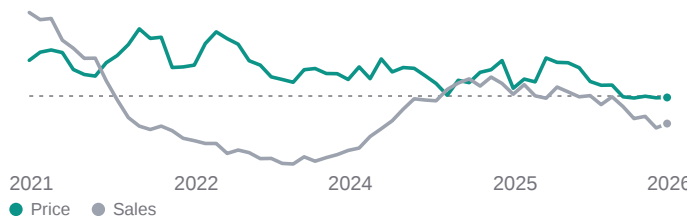


Growth (year over year)

Price -0.4% · Sales -7.7%

Price per square foot

\$176/ft²

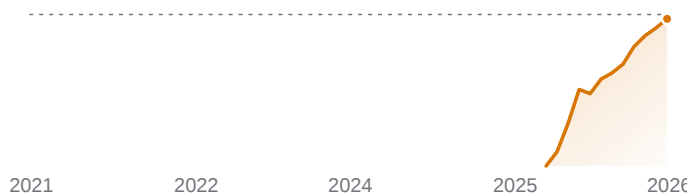


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

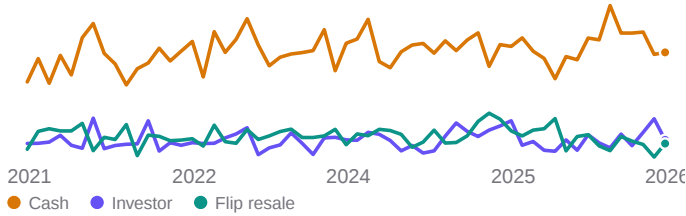
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 6.3% · Flip resale 5.4%



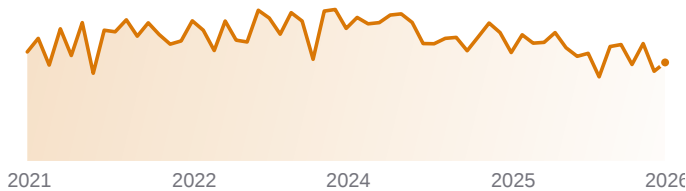
Sellers who sold at a gain

94%

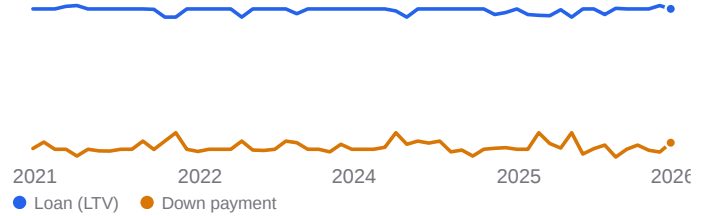


Median annualized return at resale

+5.4%

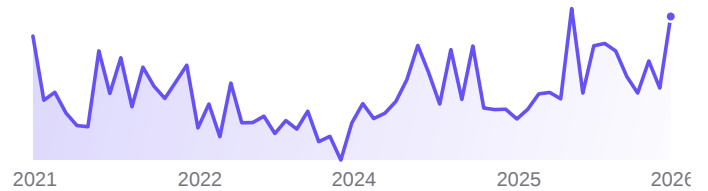


Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



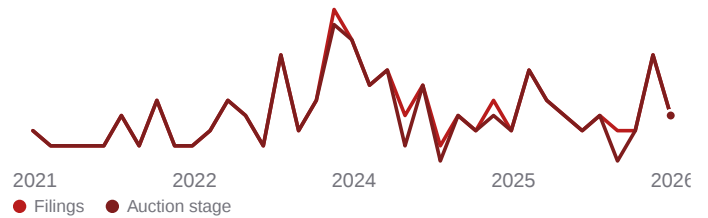
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	60,077
Median value (AVM)	\$282K
Median size	1,579 ft²
Median bedrooms	3
Median year built	1985
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	6.4%
Median loan-to-value	52%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	160,215
Density	208 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	7.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	42 in
Sunshine	57%

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.