

Franklin 02038

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$758K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

326

SALES (12 MO)

\$707K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



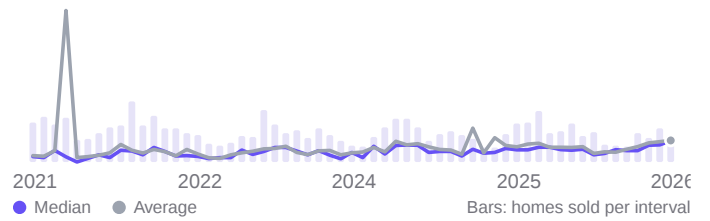
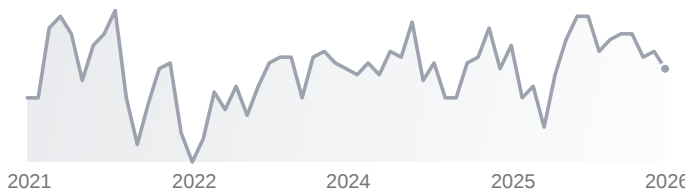
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$811K · Average \$820K

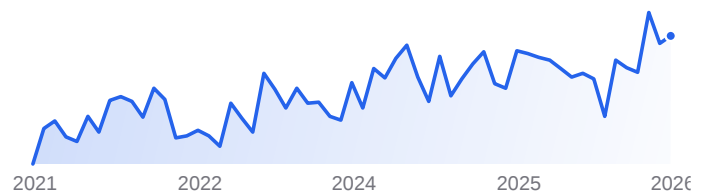
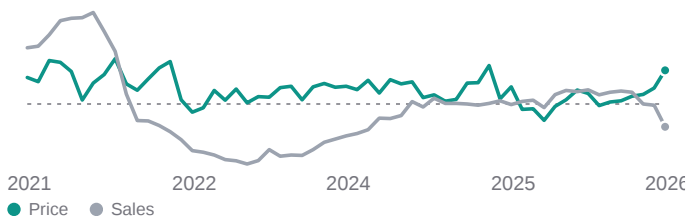


Growth (year over year)

Price +15.4% · Sales -10.4%

Price per square foot

\$397/ft²

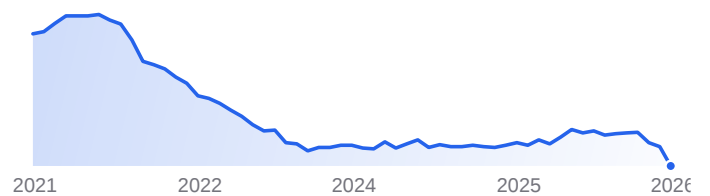
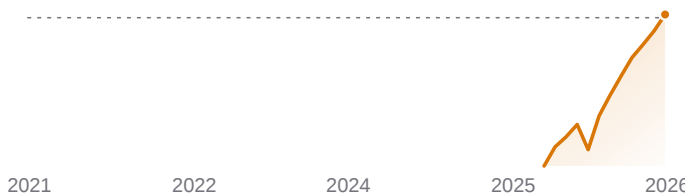


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

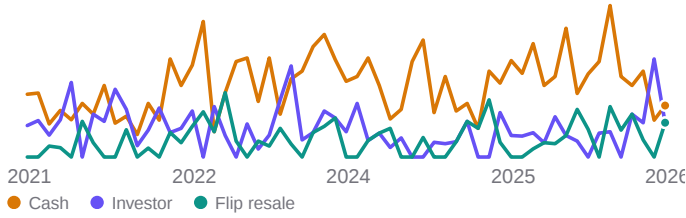
3.2%



BUYERS & OUTCOMES

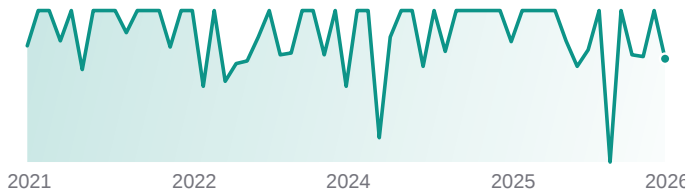
Buyer mix

Cash 12% · Investor 8.0% · Flip resale 8.0%



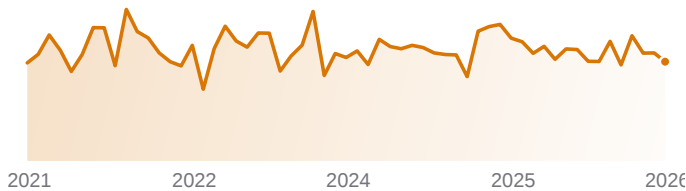
Sellers who sold at a gain

95%

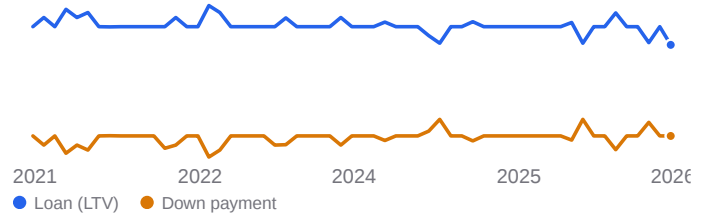


Median annualized return at resale

+4.3%

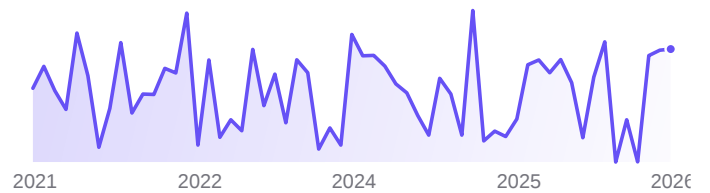


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



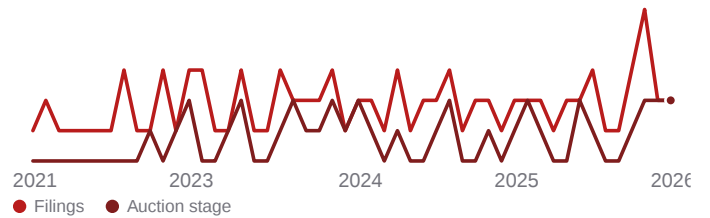
Typical hold before selling

16.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,125
Median value (AVM)	\$707K
Median size	1,874 ft²
Median bedrooms	3
Median year built	1985
Single family	77%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	90%
Company owned	21%
Median loan-to-value	47%

Typical ownership tenure

14.4 yrs

COMMUNITY

Population	34,196
Density	1,268 / mi²
Median household income	\$136K
Average household income	\$161K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	61
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	49°F
Annual precip	49 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.