

Franklin 37064

ZIP code · TN · Tennessee > Williamson County > Franklin

SELLER'S MARKET

\$917K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

1,390

SALES (12 MO)

\$858K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

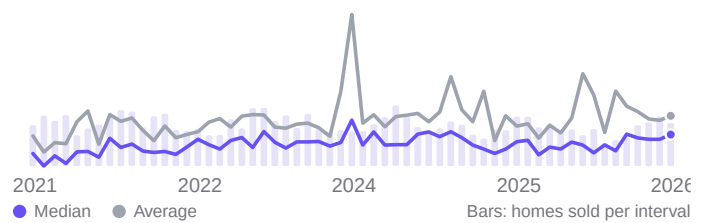
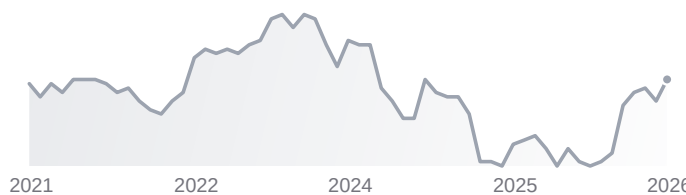
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$950K · Average \$1.1M

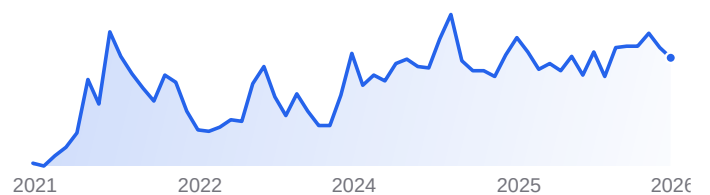
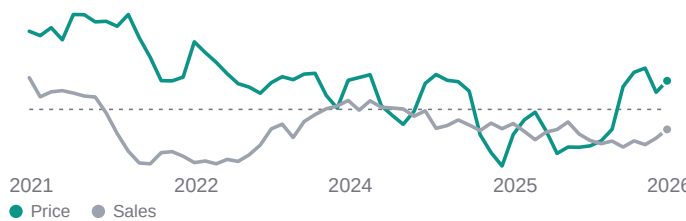


Growth (year over year)

Price +9.7% · Sales -6.8%

Price per square foot

\$354/ft²

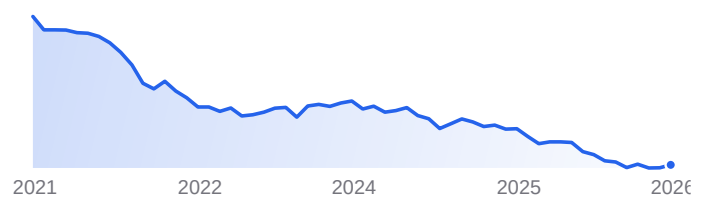
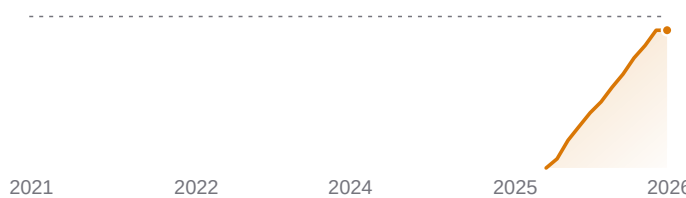


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

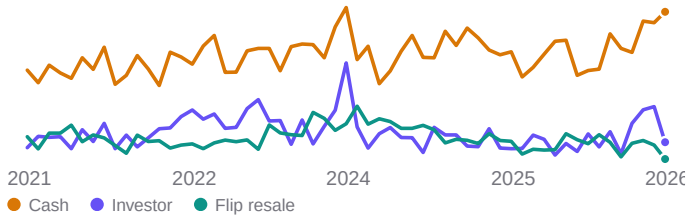
5.6%



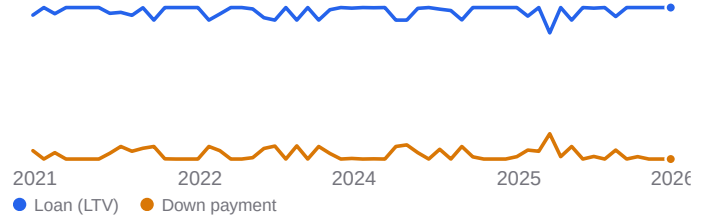
BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 7.2% · Flip resale 1.4%



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



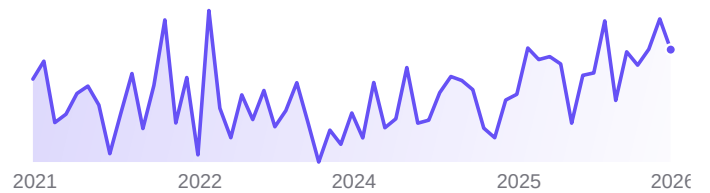
Sellers who sold at a gain

94%



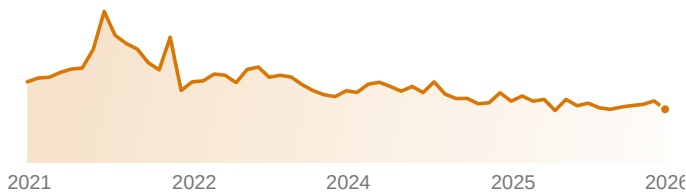
Typical hold before selling

6.0 yrs



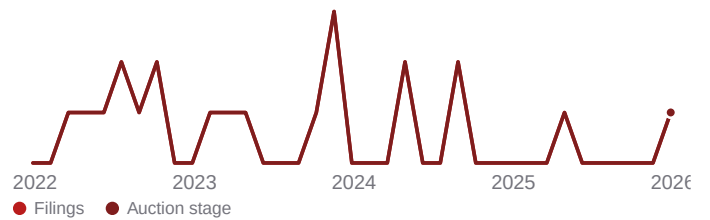
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	24,704
Median value (AVM)	\$858K
Median size	2,441 ft²
Median bedrooms	4
Median year built	2000
Single family	91%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	25%
Median loan-to-value	36%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	69,940
Density	388 / mi ²
Median household income	\$123K
Average household income	\$145K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	61
Homes occupied	94%
Bachelor's or higher	40%
Poverty rate	4.9%
Unemployment	0.9%
Average temp	59°F
Annual precip	55 in
Sunshine	56%

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.