

Franklin 37067

ZIP code · TN · Tennessee > Williamson County > Franklin

SELLER'S MARKET

\$867K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

411

SALES (12 MO)

\$899K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

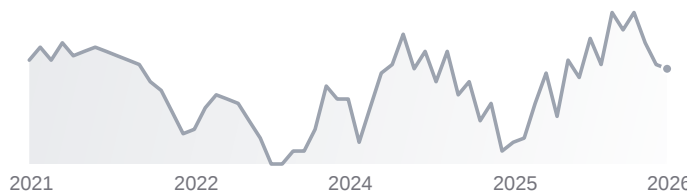
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

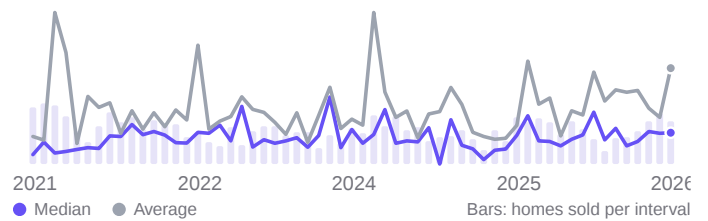
Market temperature (0–100)

65 / 100



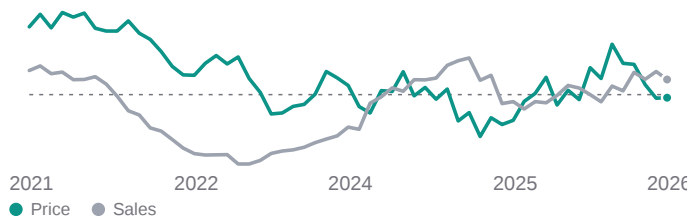
Sale prices

Median \$865K · Average \$1.4M



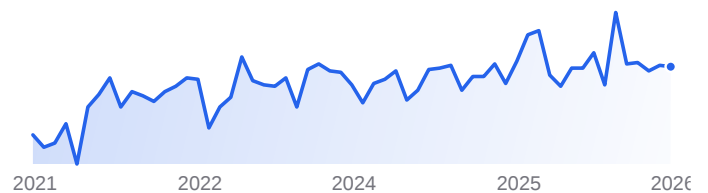
Growth (year over year)

Price -1.7% · Sales +8.2%



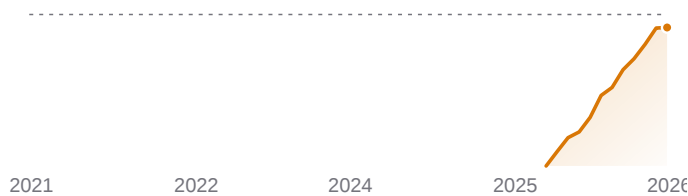
Price per square foot

\$317/ft²



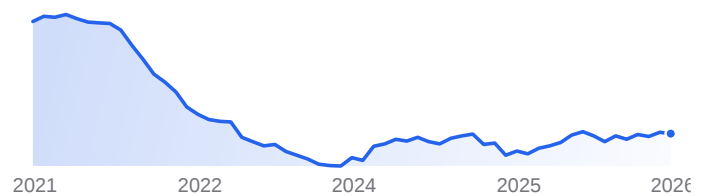
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

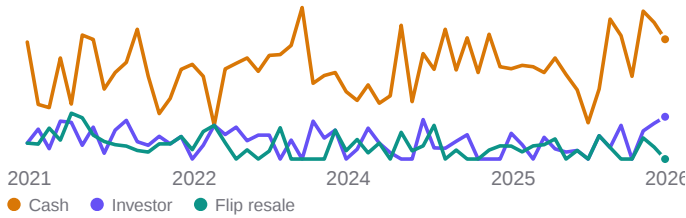
4.9%



BUYERS & OUTCOMES

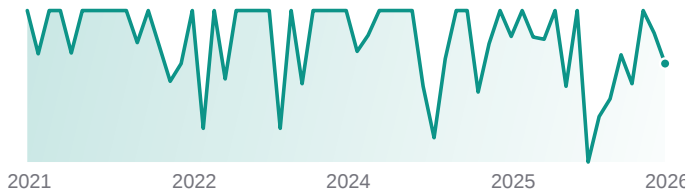
Buyer mix

Cash 40% · Investor 14% · Flip resale 0%



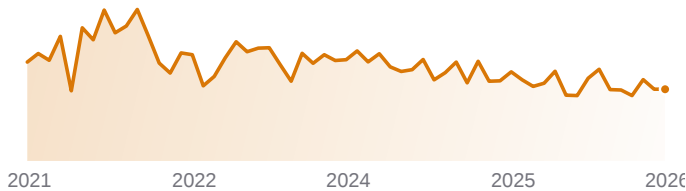
Sellers who sold at a gain

95%

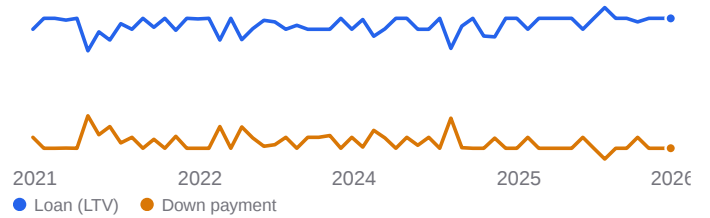


Median annualized return at resale

+5.7%

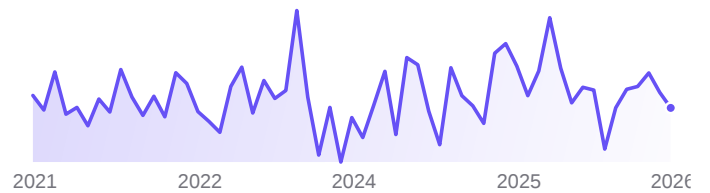


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,307
Median value (AVM)	\$899K
Median size	2,926 ft²
Median bedrooms	4
Median year built	2002
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.4%
Owner occupied	89%
Company owned	20%
Median loan-to-value	39%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	34,536
Density	1,123 / mi²
Median household income	\$120K
Average household income	\$141K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	42%
Poverty rate	4.2%
Unemployment	1.0%
Average temp	59°F
Annual precip	54 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.