

Franklin 37069

ZIP code · TN · Tennessee > Williamson County > Franklin

SELLER'S MARKET

\$857K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

353

SALES (12 MO)

\$986K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

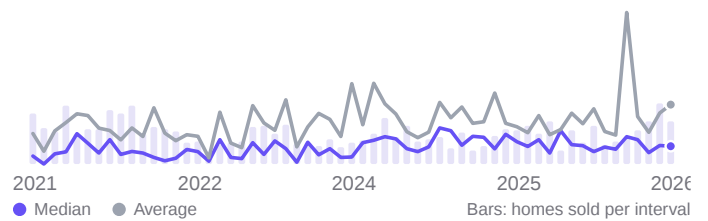
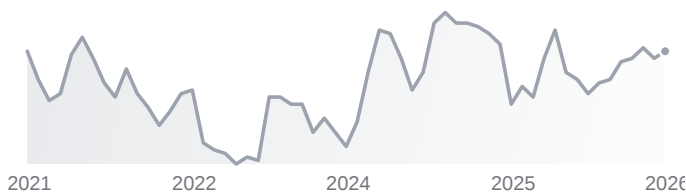
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$890K · Average \$1.6M

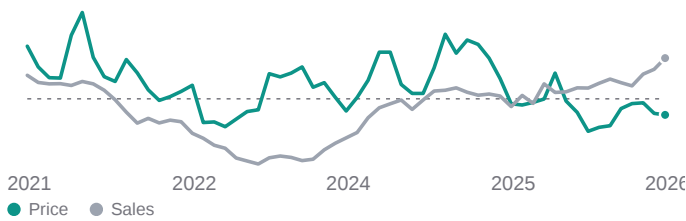


Growth (year over year)

Price -9.8% · Sales +24.7%

Price per square foot

\$391/ft²

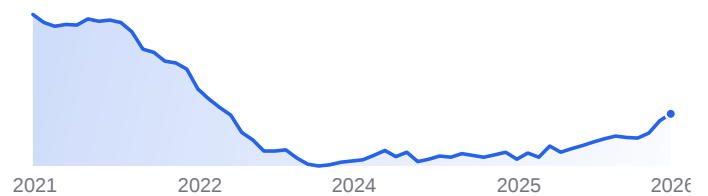
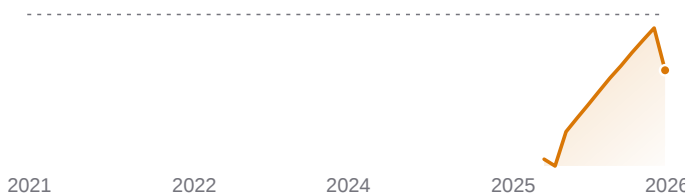


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

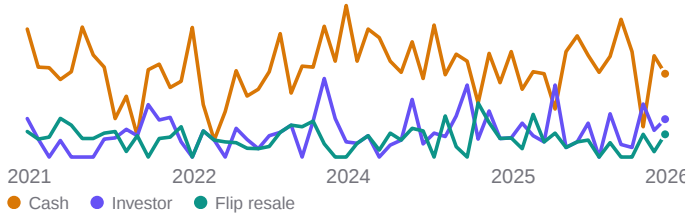
4.8%



BUYERS & OUTCOMES

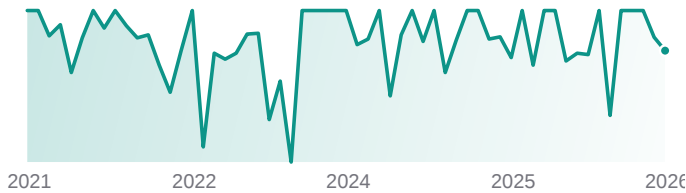
Buyer mix

Cash 29% · Investor 13% · Flip resale 7.9%



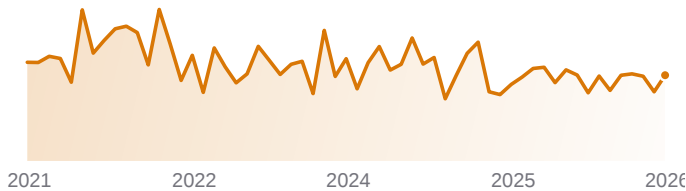
Sellers who sold at a gain

94%

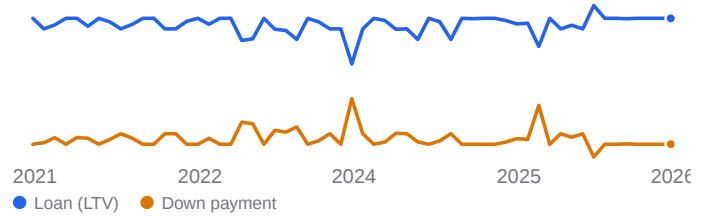


Median annualized return at resale

+7.2%

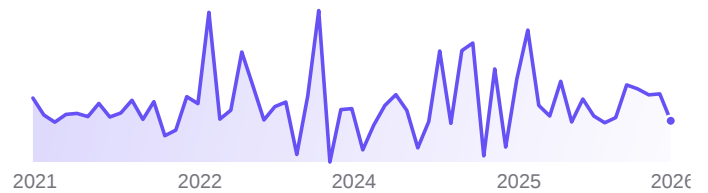


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,320
Median value (AVM)	\$986K
Median size	2,731 ft²
Median bedrooms	4
Median year built	1994
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.6%
Owner occupied	88%
Company owned	21%
Median loan-to-value	36%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	24,342
Density	638 / mi²
Median household income	\$149K
Average household income	\$182K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	56
Homes occupied	96%
Bachelor's or higher	46%
Poverty rate	2.8%
Unemployment	0.9%
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.