

Franklin 46131

ZIP code · IN · Indiana · Johnson County · Franklin

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

439

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

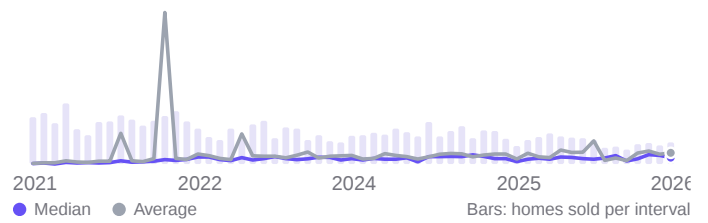
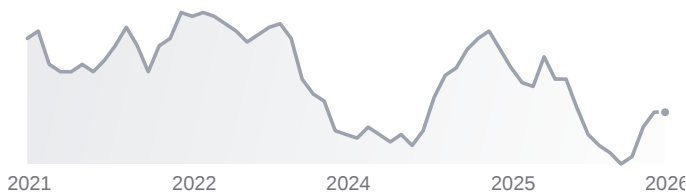
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$287K · Average \$342K

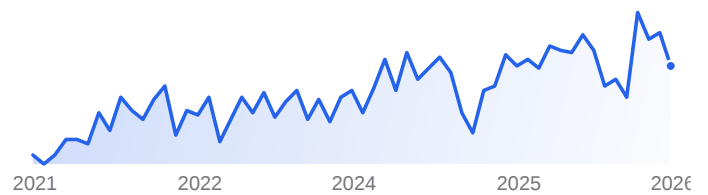
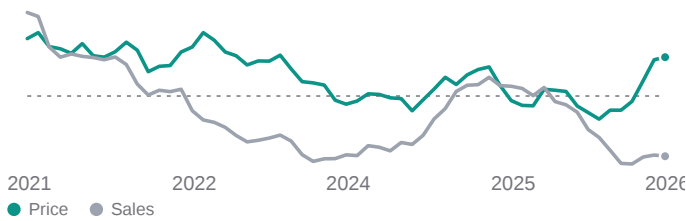


Growth (year over year)

Price +16.6% · Sales -25.7%

Price per square foot

\$171/ft²



Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

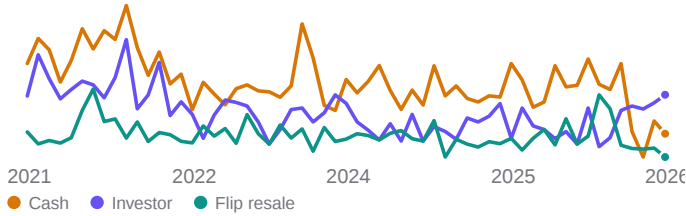
3.9%



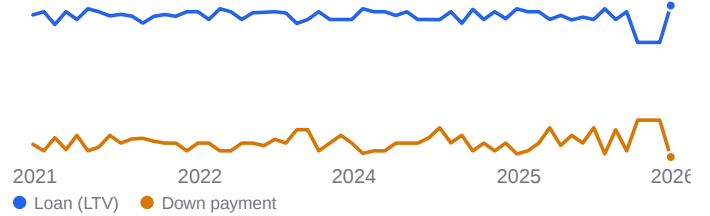
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 22% · Flip resale 0%

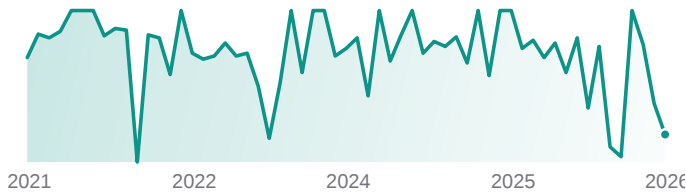


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



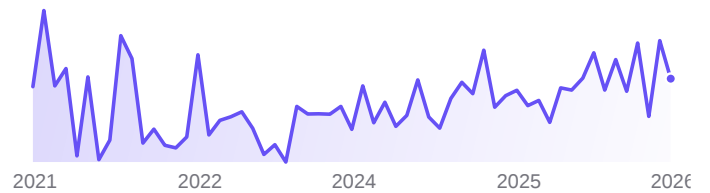
Sellers who sold at a gain

82%



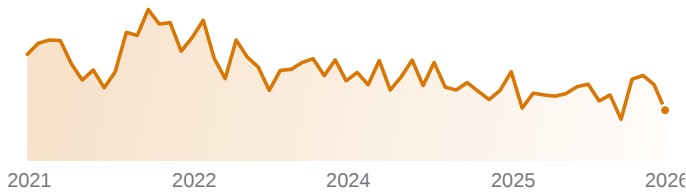
Typical hold before selling

4.3 yrs



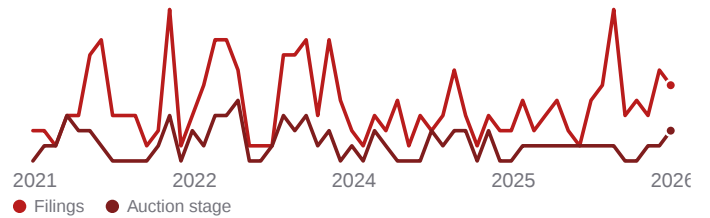
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	11,397
Median value (AVM)	\$276K
Median size	1,635 ft²
Median bedrooms	3
Median year built	1993
Single family	85%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	39,005
Density	298 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	52°F
Annual precip	42 in
Sunshine	55%

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.