

Franklin 70538

ZIP code · LA · Louisiana > Saint Mary > Franklin

SELLER'S MARKET

\$126K

MEDIAN SALE PRICE

+83.2%

1-YR CHANGE

80

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

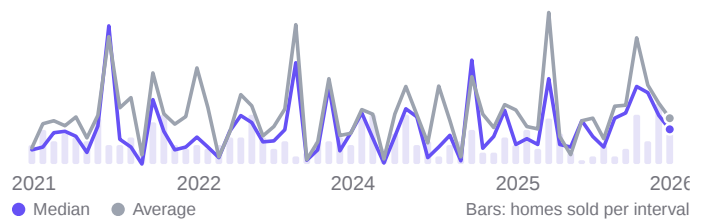
Market temperature (0-100)

62 / 100



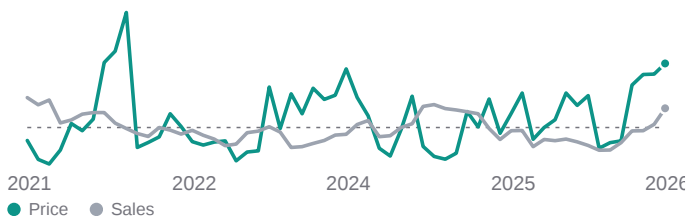
Sale prices

Median \$94K · Average \$115K



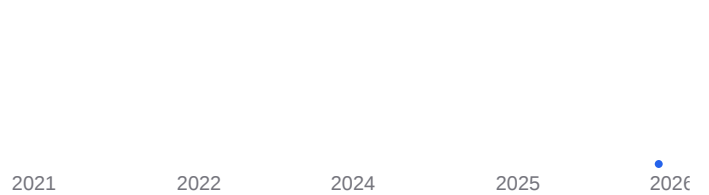
Growth (year over year)

Price +83.2% · Sales +25.0%



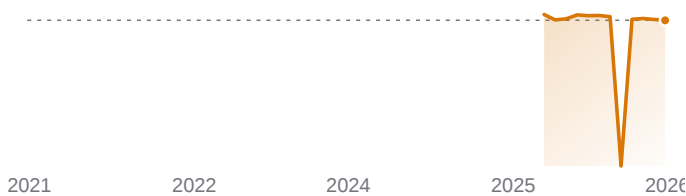
Price per square foot

\$141/ft²



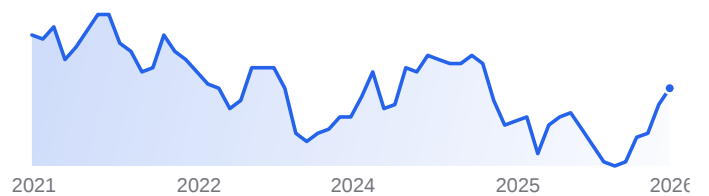
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

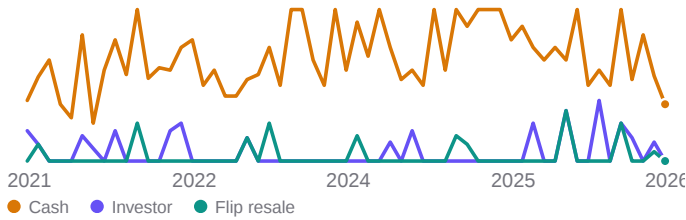
1.3%



BUYERS & OUTCOMES

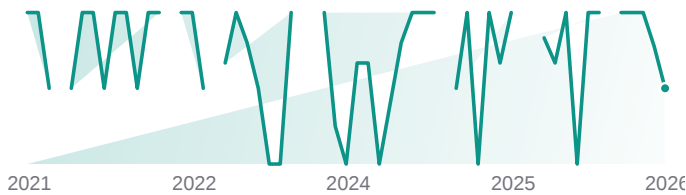
Buyer mix

Cash 38% · Investor 0% · Flip resale 0%



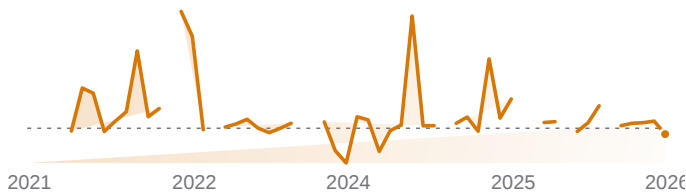
Sellers who sold at a gain

50%

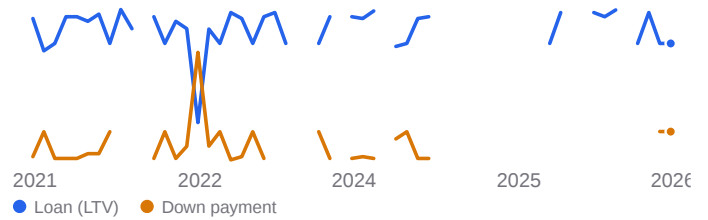


Median annualized return at resale

-3.4%

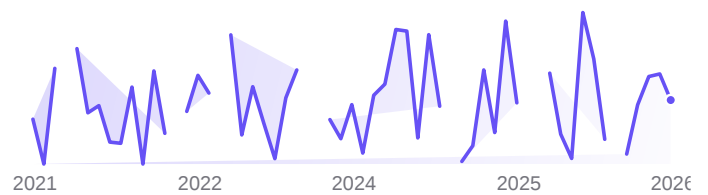


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.9 yrs



HOUSING STOCK

Homes	6,086
Median value (AVM)	\$77K
Median size	2,200 ft²
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.8%
Owner occupied	72%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	12,862
Density	28 / mi²
Median household income	\$55K
Average household income	\$68K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	21.5%
Unemployment	1.1%
Average temp	68°F
Annual precip	65 in
Sunshine	60%

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.