

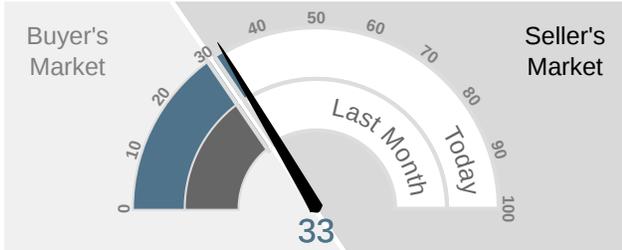


FRANKLIN, TN 37067
Single-Family Homes

This week the median list price for Franklin, TN 37067 is \$1,199,900 with the market action index hovering around 33. This is an increase over last month's market action index of 32. Inventory has decreased to 55.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

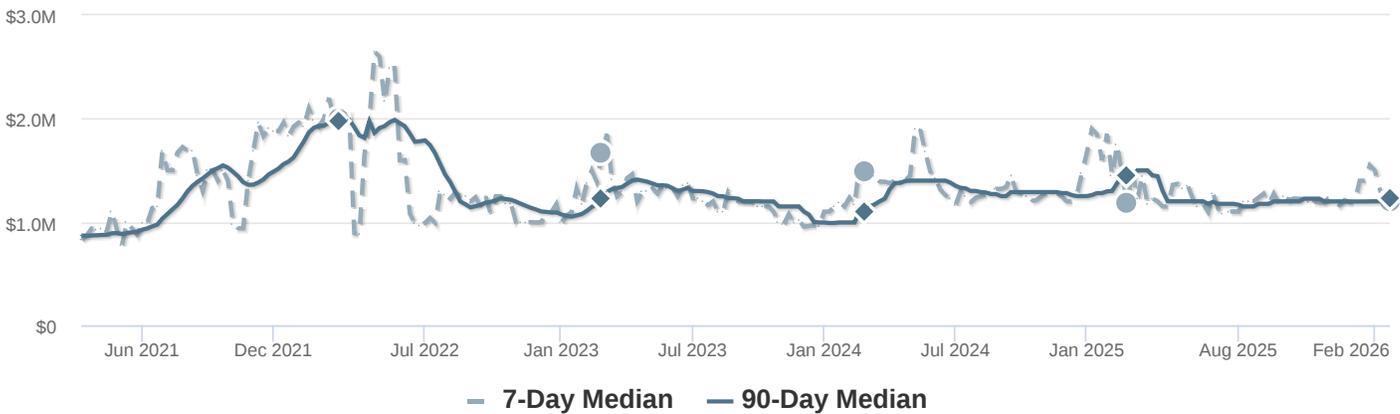
The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

REAL-TIME MARKET PROFILE

Median List Price		\$1,199,900
Median Price of New Listings		\$0
Per Square Foot		\$348
Average Days on Market		139
Median Days on Market		105
Price Decreased		33%
Price Increased		0%
Relisted		35%
Inventory		55
Median Rent		\$3,325
Market Action		33

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,545,000	4,912	1 - 2.5 acres	5	5	6	0	2	199
\$1,619,900	4,281	0.25 - 0.5 acre	4	4.5	9	0	1	105
\$1,025,000	3,656	8,000 - 10,000 sqft	4	3.3	21	0	1	80
\$813,000	2,853	6,500 - 8,000 sqft	4	3	19	0	1	112