

Macon County, GA

County · GA · Georgia

STRONG BUYER'S MARKET

\$70K

MEDIAN SALE PRICE

-54.6%

1-YR CHANGE

82

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



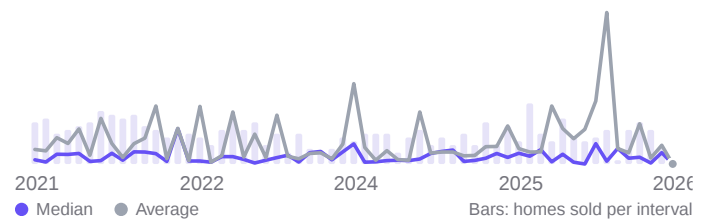
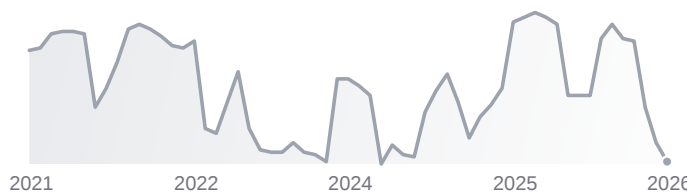
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$19K · Average \$19K

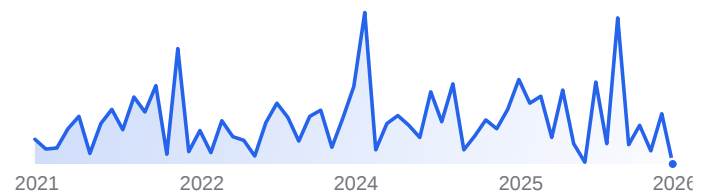
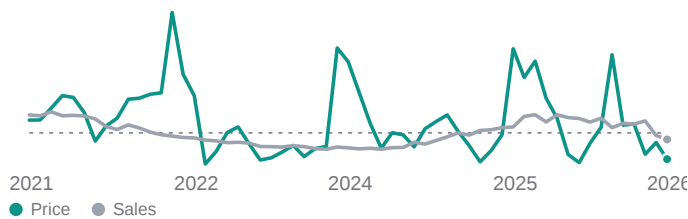


Growth (year over year)

Price -54.6% · Sales -13.7%

Price per square foot

\$16/ft²

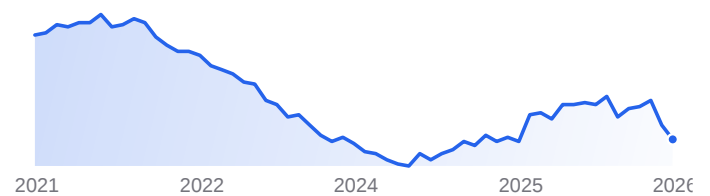
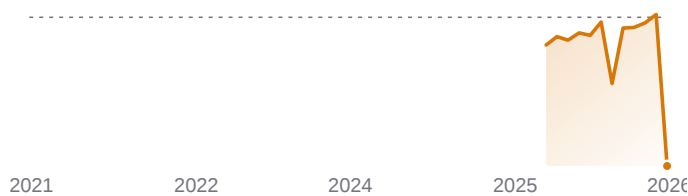


Sale premium vs estimated value

-47.5%

Annual turnover (share of homes sold)

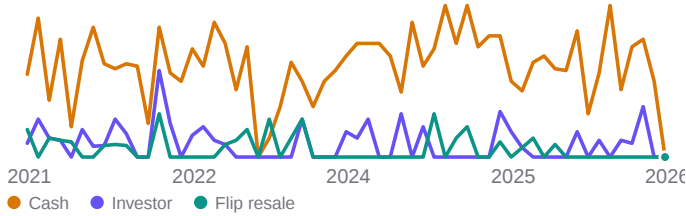
1.7%



BUYERS & OUTCOMES

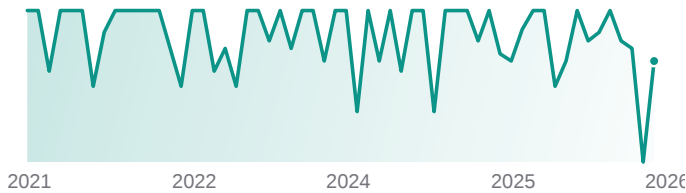
Buyer mix

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



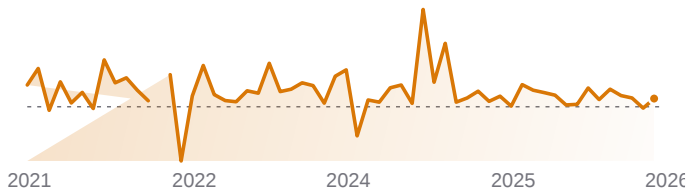
Sellers who sold at a gain

67%

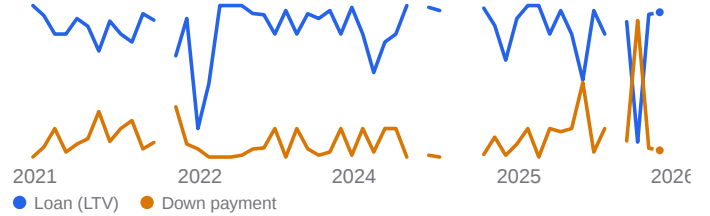


Median annualized return at resale

+4.9%

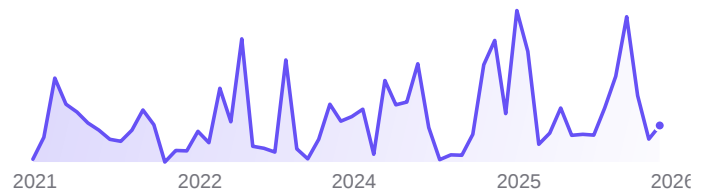


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.1%



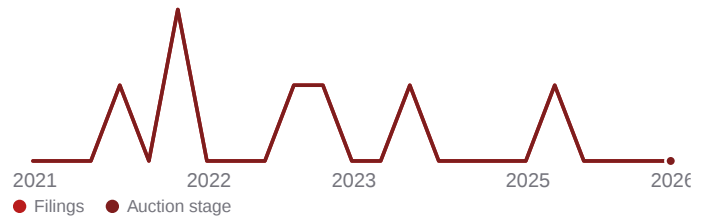
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,697
Median value (AVM)	\$87K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1974
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.7%
Owner occupied	67%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	11,927
Density	30 / mi²
Median household income	\$36K
Average household income	\$58K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	32
Homes occupied	84%
Bachelor's or higher	5%
Poverty rate	19.9%
Unemployment	0.9%
Average temp	65°F
Annual precip	47 in
Sunshine	61%

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.