

Ideal 31041

ZIP code · GA · Georgia · Macon County · Ideal

SELLER'S MARKET

\$80K

MEDIAN SALE PRICE

-95.3%

1-YR CHANGE

7

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

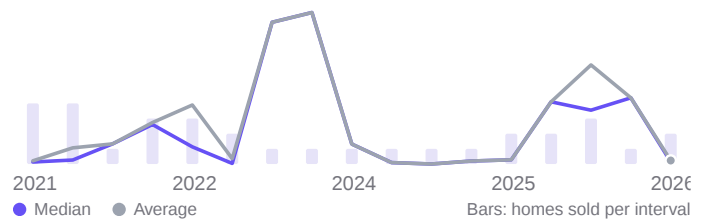
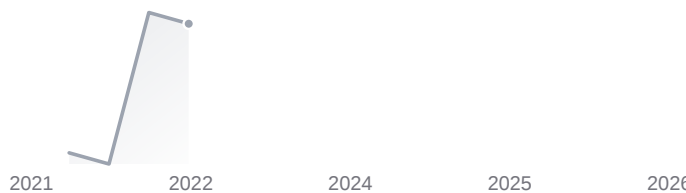
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$80K · Average \$115K

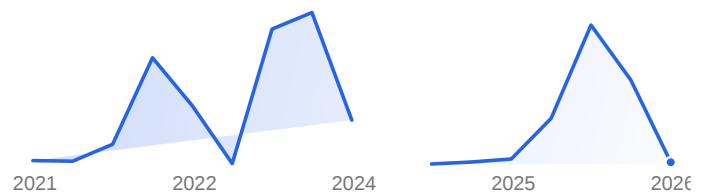


Growth (year over year)

Price -95.3% · Sales +16.7%

Price per square foot

\$43/ft²

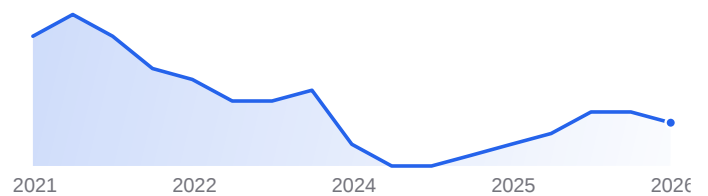


Sale premium vs estimated value

-67.0%

Annual turnover (share of homes sold)

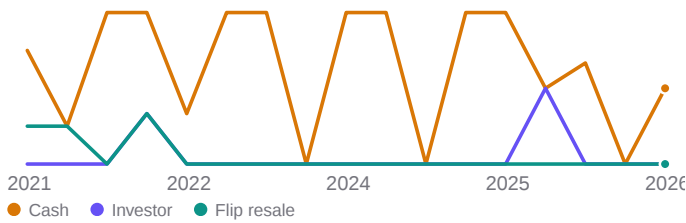
1.9%



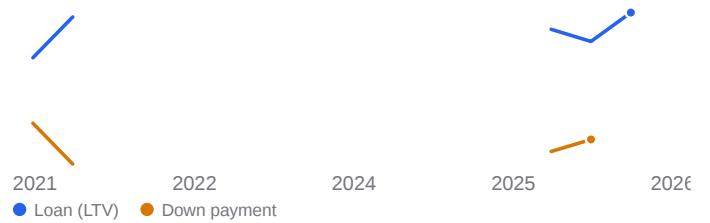
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

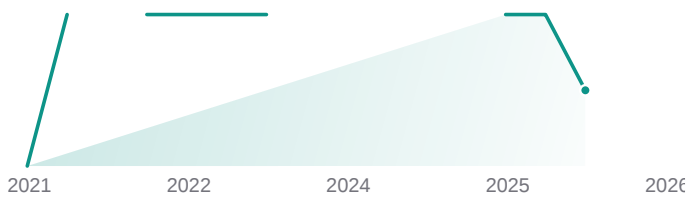


Financing (share of purchase price) Loan (LTV) 101% · Down payment 18%



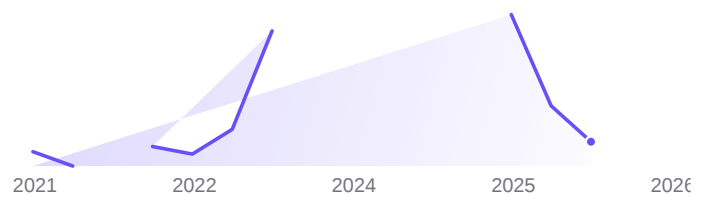
Sellers who sold at a gain

67%



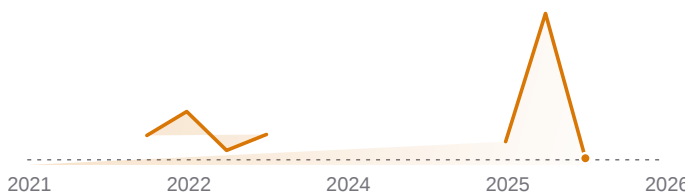
Typical hold before selling

2.4 yrs



Median annualized return at resale

+0.6%



HOUSING STOCK

Homes	377
Median value (AVM)	\$64K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1974
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	4.8%
Owner occupied	66%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	502
Density	12 / mi²
Median household income	\$34K
Average household income	\$44K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	35
Homes occupied	78%
Bachelor's or higher	9%
Poverty rate	33.6%
Unemployment	1.0%
Average temp	65°F
Annual precip	48 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.