

Macon 31201

ZIP code · GA · Georgia · Bibb County

BALANCED MARKET

\$112K

MEDIAN SALE PRICE

-34.4%

1-YR CHANGE

114

SALES (12 MO)

\$84K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100

Buyer's market

Balanced

Seller's market

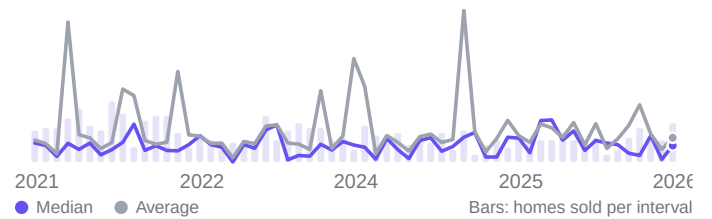
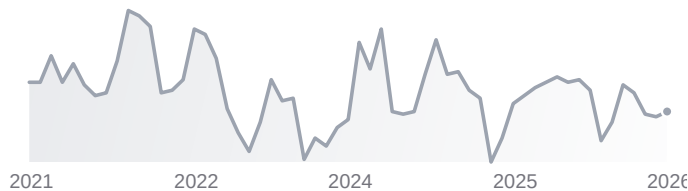
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$120K · Average \$167K

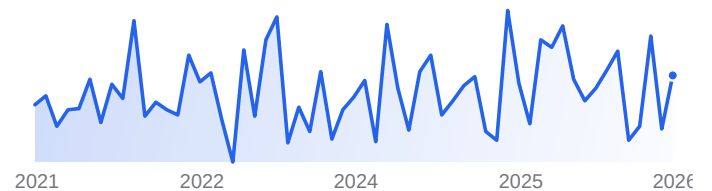
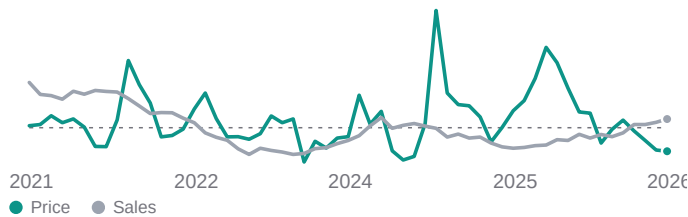


Growth (year over year)

Price -34.4% · Sales +12.9%

Price per square foot

\$82/ft²

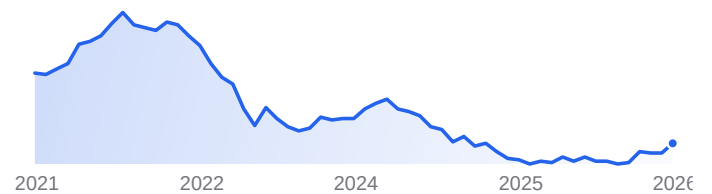


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

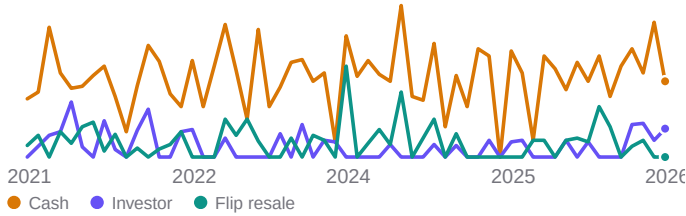
5.7%



BUYERS & OUTCOMES

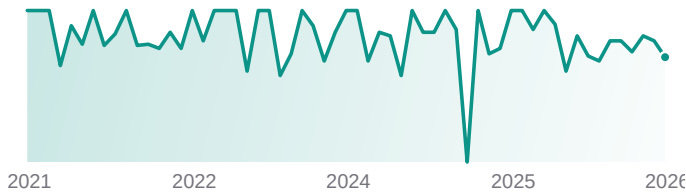
Buyer mix

Cash 50% · Investor 19% · Flip resale 0%



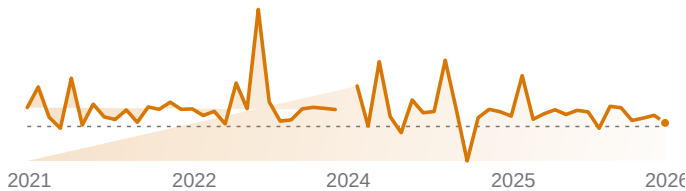
Sellers who sold at a gain

69%

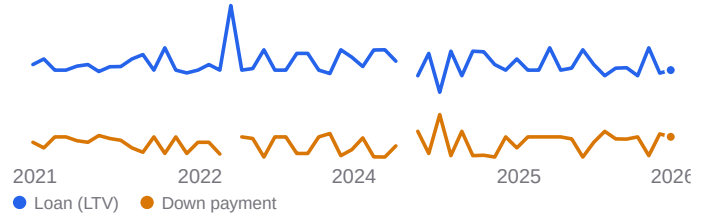


Median annualized return at resale

+2.1%

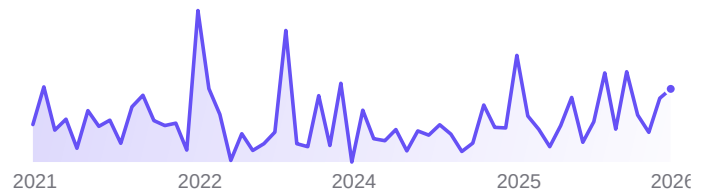


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,000
Median value (AVM)	\$84K
Median size	1,532 ft²
Median bedrooms	3
Median year built	1901
Single family	84%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.8%
Owner occupied	43%
Company owned	33%
Median loan-to-value	0%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	9,736
Density	850 / mi ²
Median household income	\$34K
Average household income	\$55K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	47
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	33.9%
Unemployment	1.1%
Average temp	65°F
Annual precip	46 in
Sunshine	66%

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.