

Macon 31204

ZIP code · GA · Georgia · Bibb County

BALANCED MARKET

\$120K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

589

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



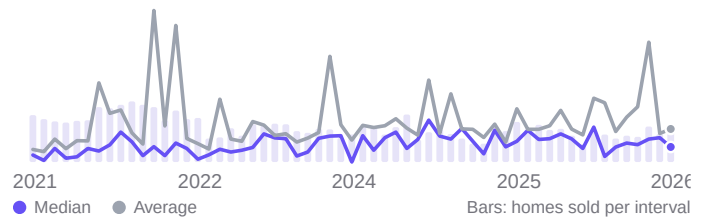
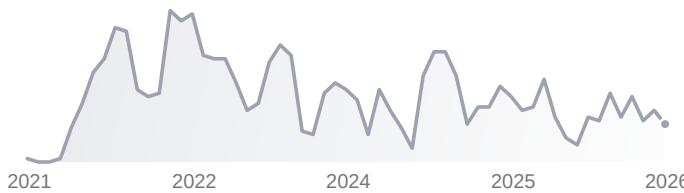
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$104K · Average \$154K

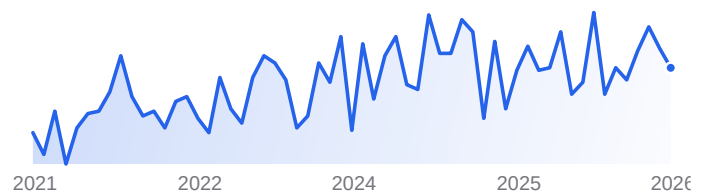
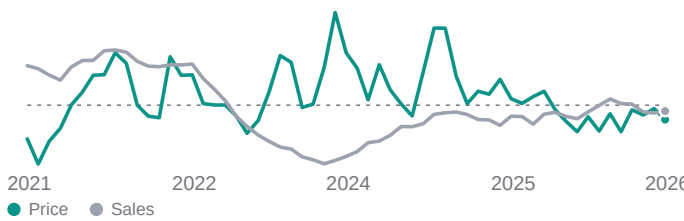


Growth (year over year)

Price -8.9% · Sales -3.6%

Price per square foot

\$85/ft²

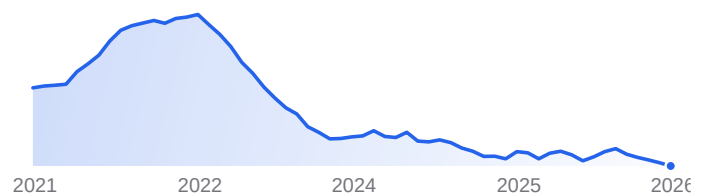
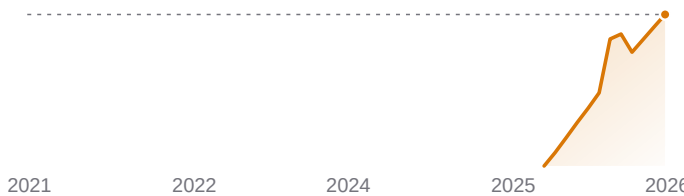


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

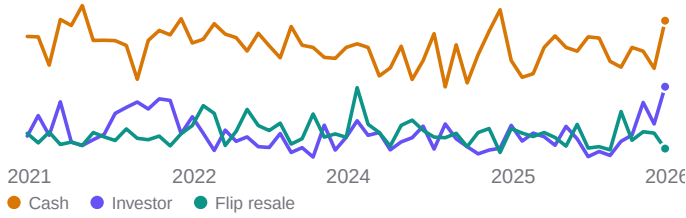
5.3%



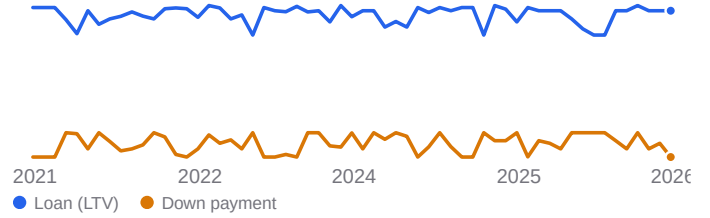
BUYERS & OUTCOMES

Buyer mix

Cash 62% · Investor 33% · Flip resale 5.5%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



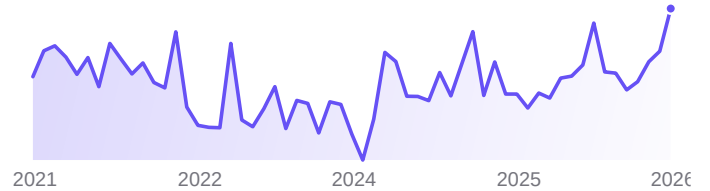
Sellers who sold at a gain

59%



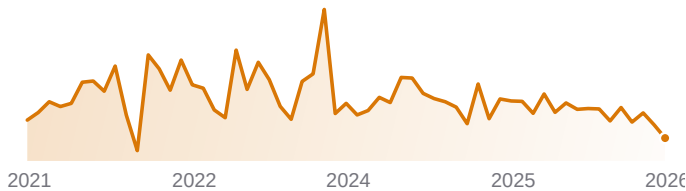
Typical hold before selling

6.4 yrs



Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	11,028
Median value (AVM)	\$111K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1954
Single family	93%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	57%
Company owned	24%
Median loan-to-value	16%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	28,814
Density	2,038 / mi ²
Median household income	\$45K
Average household income	\$61K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	41
Homes occupied	87%
Bachelor's or higher	13%
Poverty rate	28.1%
Unemployment	1.1%
Average temp	64°F
Annual precip	47 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.