

# Macon 31206

ZIP code · GA · Georgia · Bibb County

BALANCED MARKET

**\$66K**

MEDIAN SALE PRICE

**-3.5%**

1-YR CHANGE

**519**

SALES (12 MO)

**\$69K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

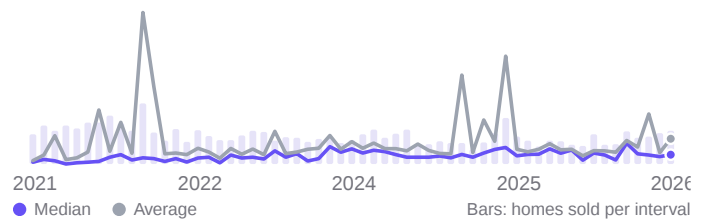
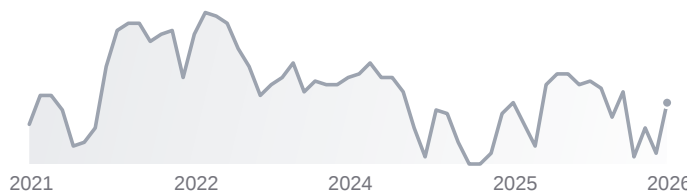
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$69K · Average \$126K

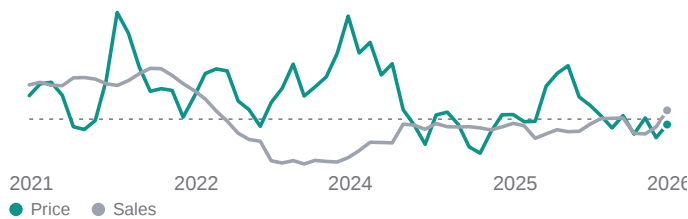


Growth (year over year)

Price -3.5% · Sales +5.9%

Price per square foot

\$59/ft²

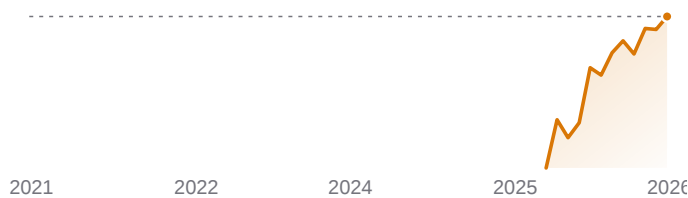


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

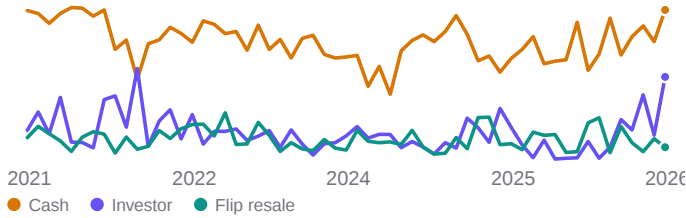
5.8%



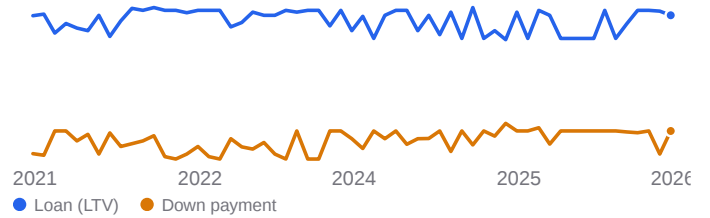
## BUYERS & OUTCOMES

### Buyer mix

Cash 81% · Investor 46% · Flip resale 8.8%

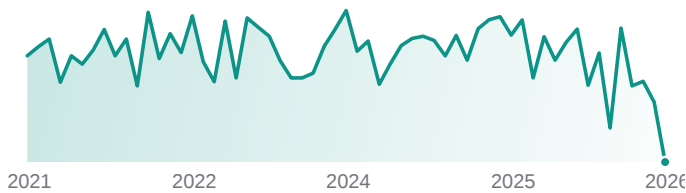


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



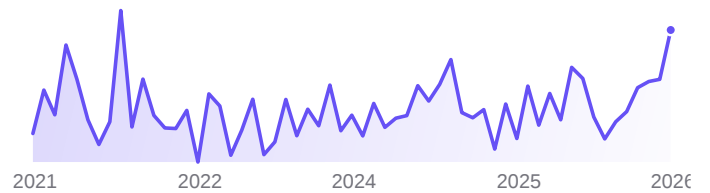
### Sellers who sold at a gain

35%



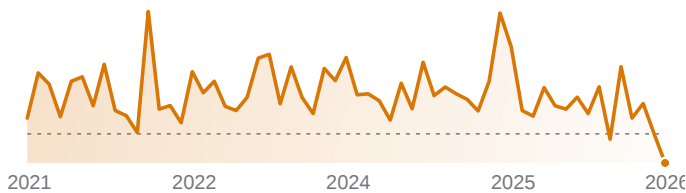
### Typical hold before selling

6.4 yrs



### Median annualized return at resale

-7.3%



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,919     |
| Median value (AVM) | \$69K     |
| Median size        | 1,232 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1958      |
| Single family      | 96%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 72%     |
| Underwater (LTV 125% or more) | 3.8%    |
| Owner occupied                | 49%     |
| Company owned                 | 26%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.5 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 27,436      |
| Density                          | 1,053 / mi² |
| Median household income          | \$35K       |
| Average household income         | \$46K       |
| Crime index (US avg 100)         | 128         |
| Air pollution index (US avg 100) | 73          |
| Earthquake index (US avg 100)    | 40          |
| Homes occupied                   | 83%         |
| Bachelor's or higher             | 5%          |
| Poverty rate                     | 33.0%       |
| Unemployment                     | 1.0%        |
| 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.