

Macon 31210

ZIP code · GA · Georgia · Bibb County

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

495

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



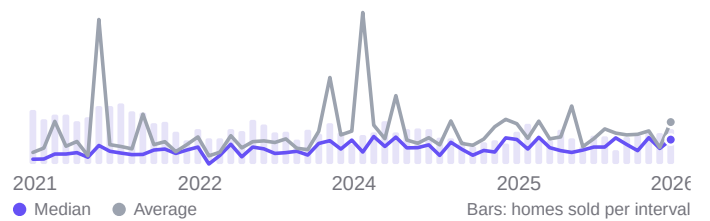
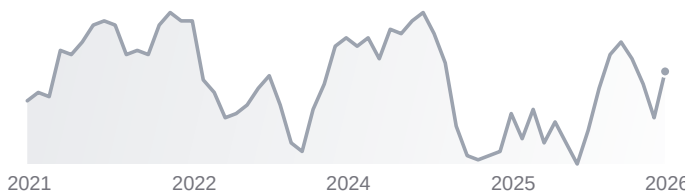
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$328K · Average \$453K

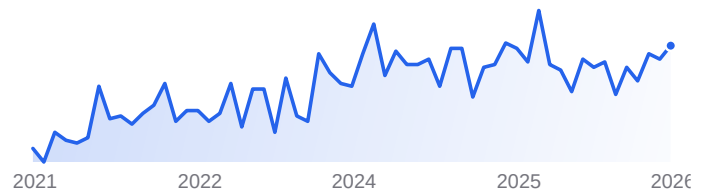
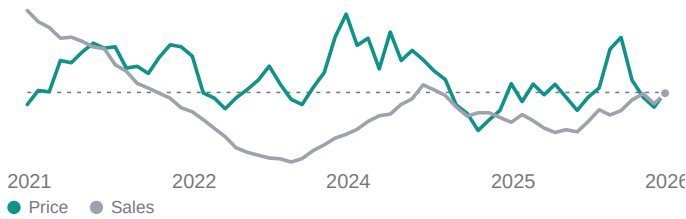


Growth (year over year)

Price +0.2% · Sales -0.4%

Price per square foot

\$142/ft²

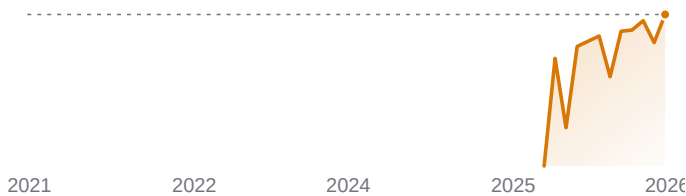


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

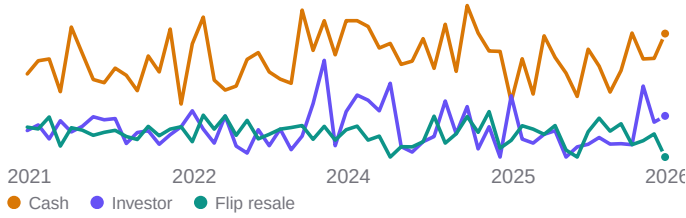
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 15% · Flip resale 0%



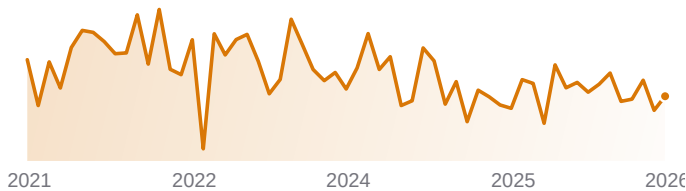
Sellers who sold at a gain

90%

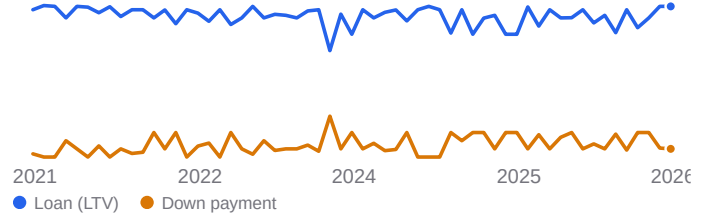


Median annualized return at resale

+4.7%

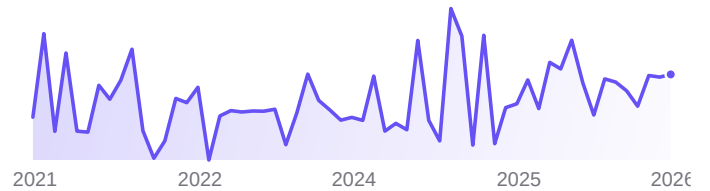


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	9,822
Median value (AVM)	\$290K
Median size	2,168 ft²
Median bedrooms	3
Median year built	1986
Single family	97%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	36,072
Density	853 / mi ²
Median household income	\$85K
Average household income	\$110K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	12.2%
Unemployment	1.4%
Average temp	64°F
Annual precip	47 in
Sunshine	65%

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.