

Macon 31216

ZIP code · GA · Georgia · Bibb County

BUYER'S MARKET

\$229K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

240

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



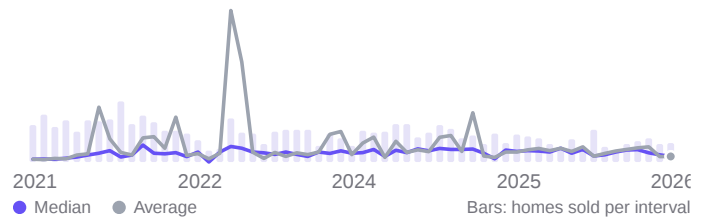
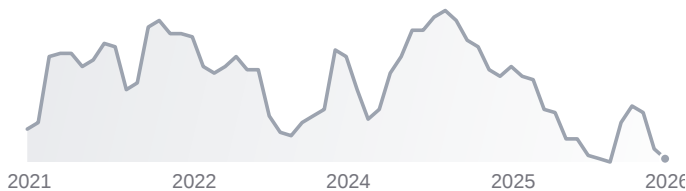
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$215K · Average \$214K

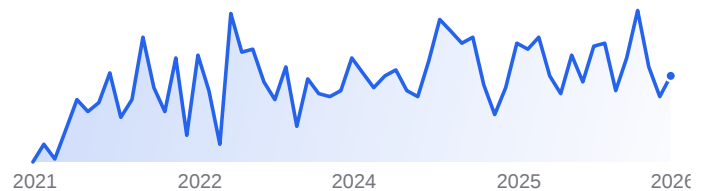
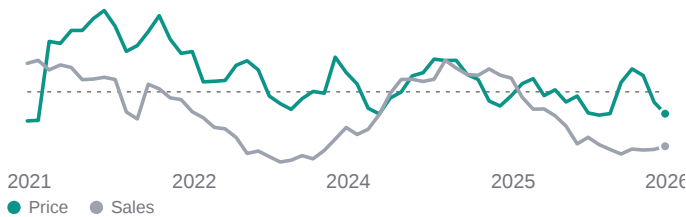


Growth (year over year)

Price -11.3% · Sales -28.1%

Price per square foot

\$125/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

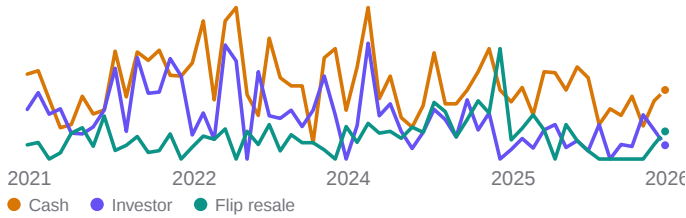
3.8%



BUYERS & OUTCOMES

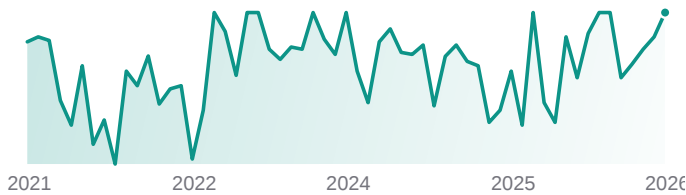
Buyer mix

Cash 25% · Investor 5.0% · Flip resale 10%



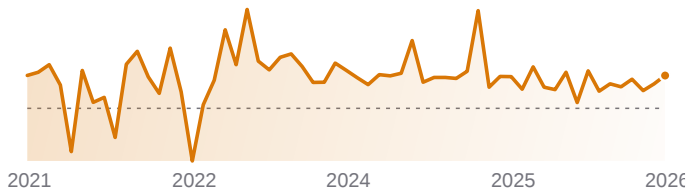
Sellers who sold at a gain

100%

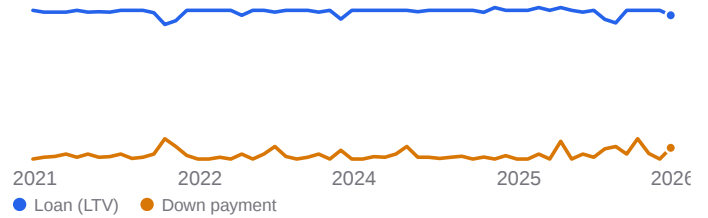


Median annualized return at resale

+6.3%

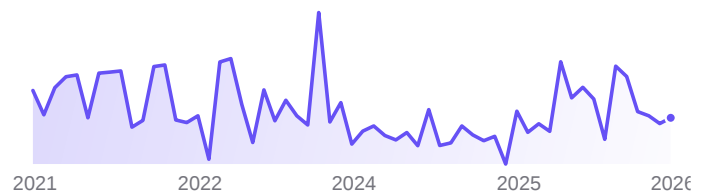


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.1%



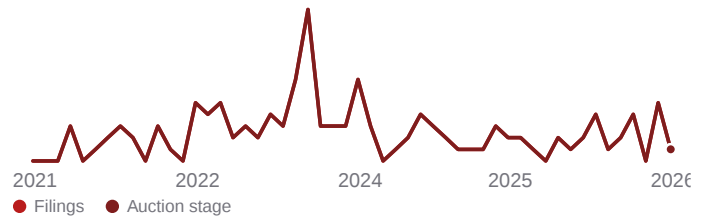
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,365
Median value (AVM)	\$242K
Median size	1,864 ft²
Median bedrooms	3
Median year built	1993
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	10%
Median loan-to-value	52%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	16,063
Density	272 / mi²
Median household income	\$76K
Average household income	\$89K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	11.4%
Unemployment	1.4%
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.