

Macon 31217

ZIP code · GA · Georgia · Bibb County

BALANCED MARKET

\$107K

MEDIAN SALE PRICE

+50.2%

1-YR CHANGE

222

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



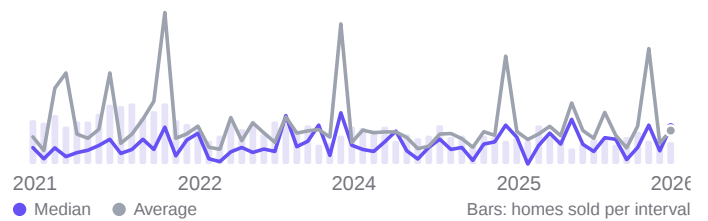
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$125K · Average \$116K

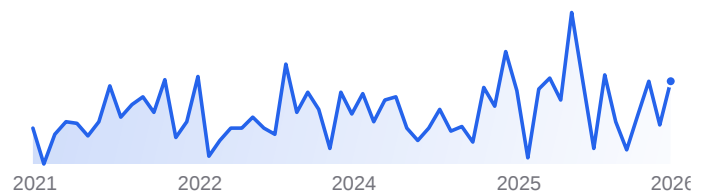
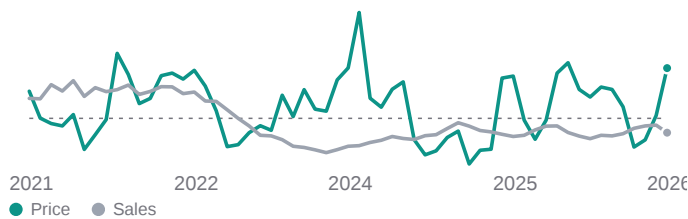


Growth (year over year)

Price +50.2% · Sales -14.3%

Price per square foot

\$80/ft²

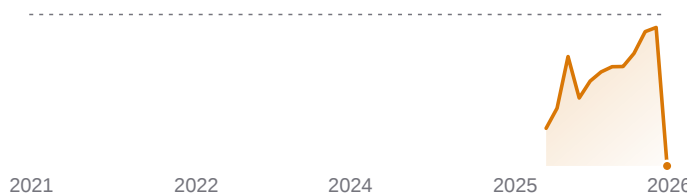


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

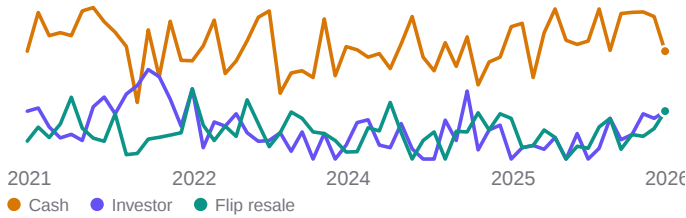
3.1%



BUYERS & OUTCOMES

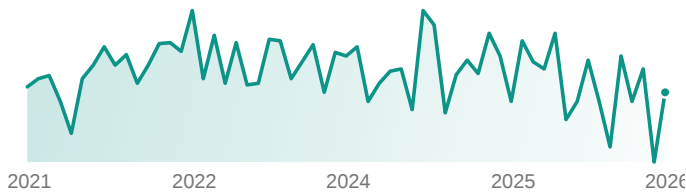
Buyer mix

Cash 53% · Investor 24% · Flip resale 24%



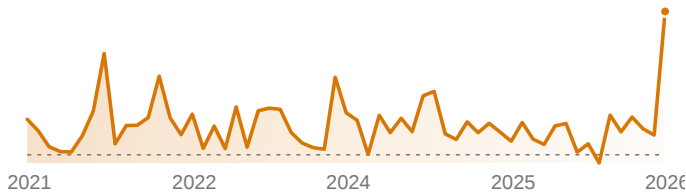
Sellers who sold at a gain

70%

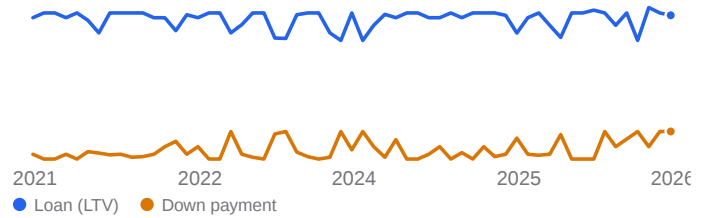


Median annualized return at resale

+53.0%

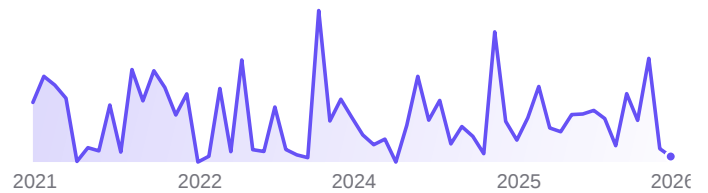


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



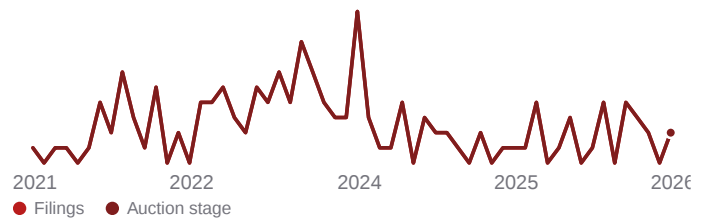
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,060
Median value (AVM)	\$86K
Median size	1,358 ft²
Median bedrooms	3
Median year built	1971
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.4%
Owner occupied	62%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	16,057
Density	134 / mi²
Median household income	\$45K
Average household income	\$58K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	44
Homes occupied	86%
Bachelor's or higher	5%
Poverty rate	27.8%
Unemployment	0.9%
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.