

Macon 31220

ZIP code · GA · Georgia > Bibb County

BALANCED MARKET

\$244K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

236

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



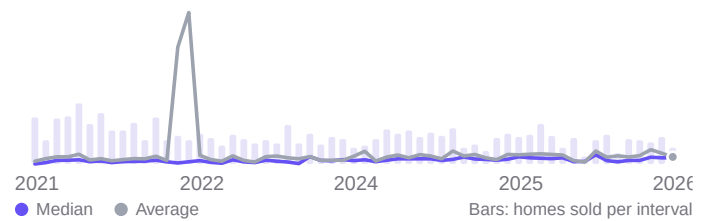
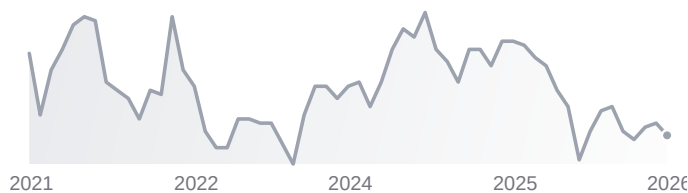
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$240K · Average \$255K

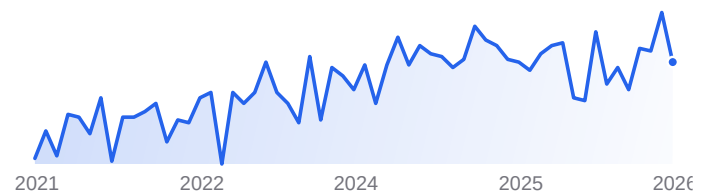
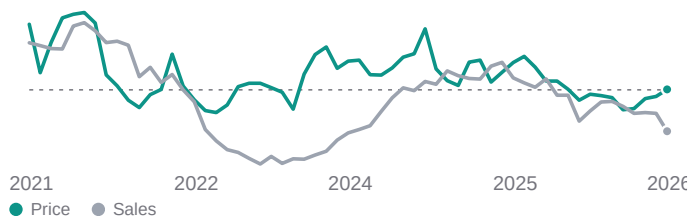


Growth (year over year)

Price +0.3% · Sales -21.1%

Price per square foot

\$133/ft²

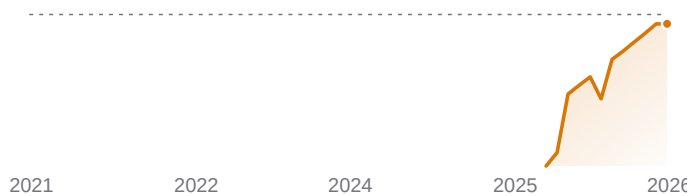


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

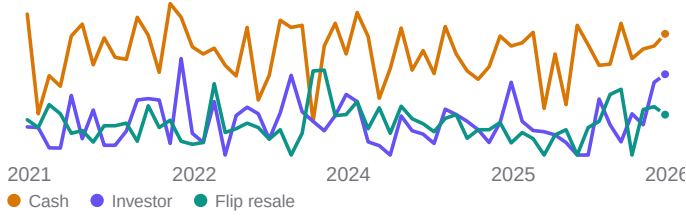
4.5%



BUYERS & OUTCOMES

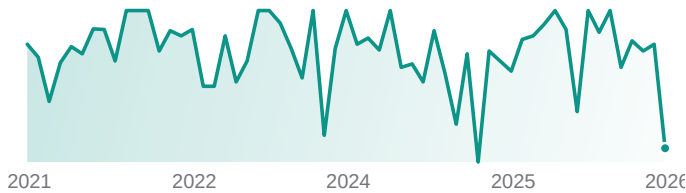
Buyer mix

Cash 40% · Investor 27% · Flip resale 13%



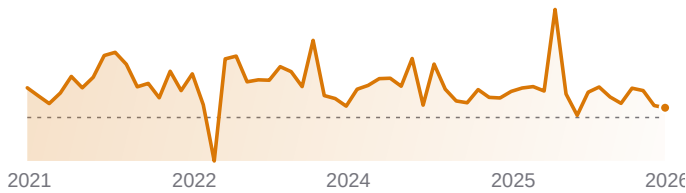
Sellers who sold at a gain

55%

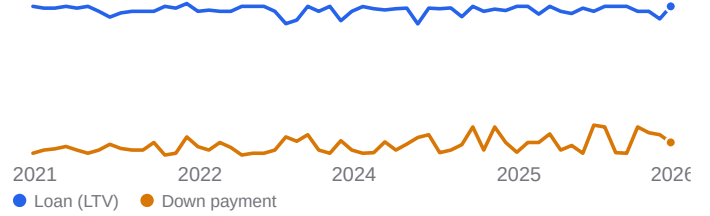


Median annualized return at resale

+2.4%

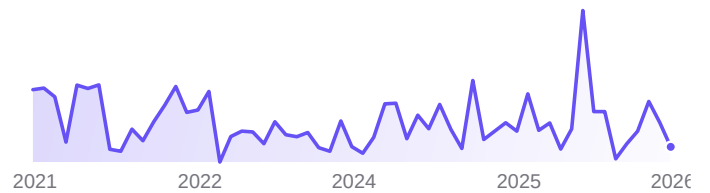


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



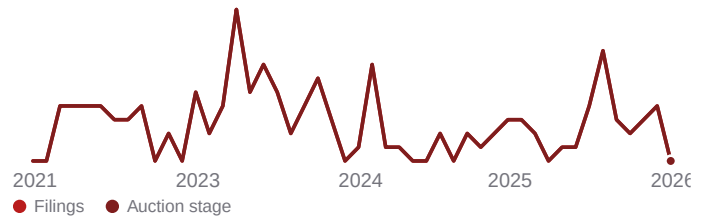
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,189
Median value (AVM)	\$245K
Median size	1,829 ft²
Median bedrooms	3
Median year built	1991
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	82%
Company owned	11%
Median loan-to-value	48%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	14,778
Density	293 / mi²
Median household income	\$93K
Average household income	\$116K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	4.9%
Unemployment	1.4%
Average temp	64°F
Annual precip	47 in
Sunshine	64%

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.