

Columbus 31901

ZIP code · GA · Georgia > Muscogee County > Columbus

SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

+75.0%

1-YR CHANGE

102

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

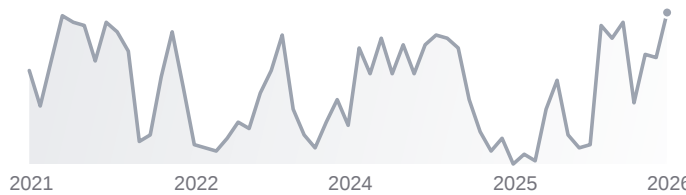
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

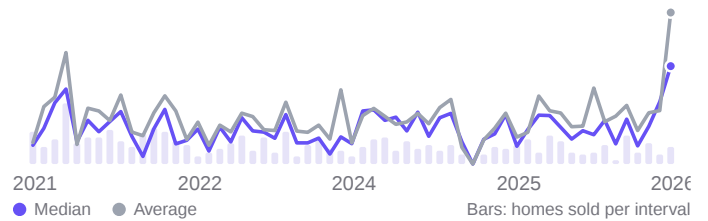
Market temperature (0–100)

76 / 100



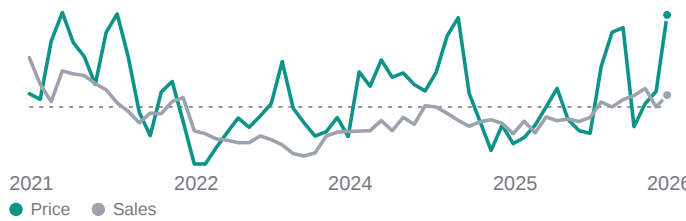
Sale prices

Median \$455K · Average \$682K



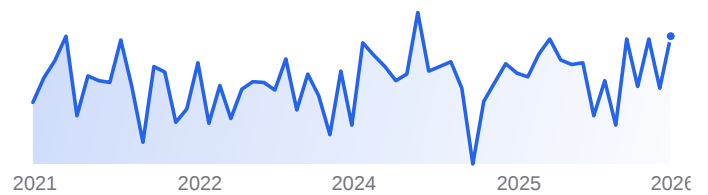
Growth (year over year)

Price +75.0% · Sales +9.7%



Price per square foot

\$163/ft²



Sale premium vs estimated value

+138.2%



Annual turnover (share of homes sold)

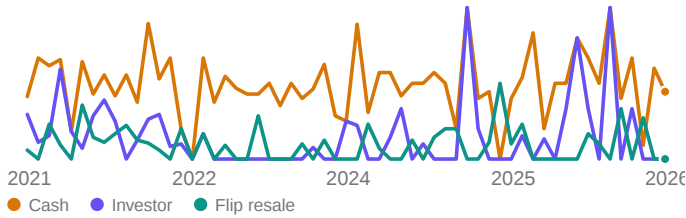
5.4%



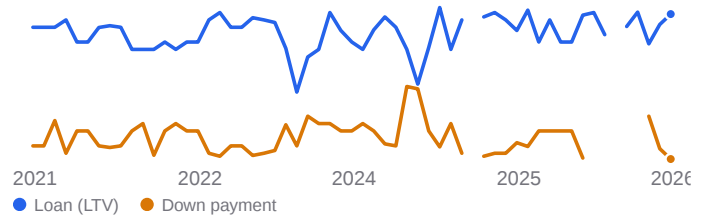
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

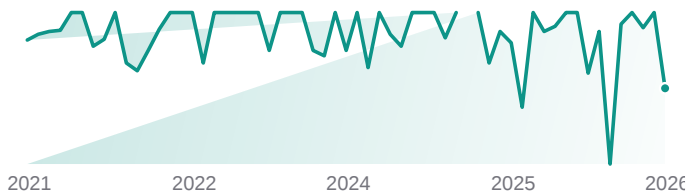


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.1%



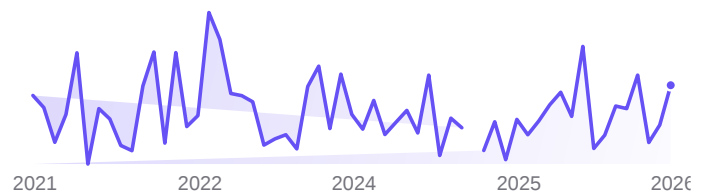
Sellers who sold at a gain

50%



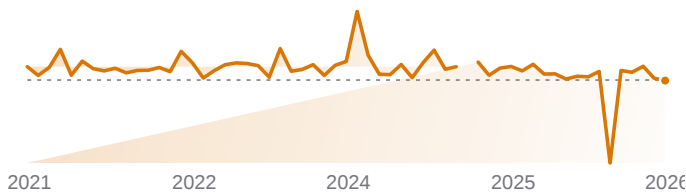
Typical hold before selling

5.5 yrs



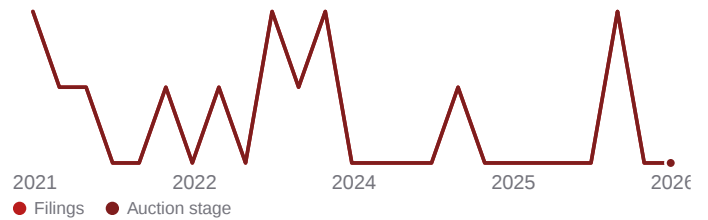
Median annualized return at resale

-0.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,896
Median value (AVM)	\$171K
Median size	1,442 ft²
Median bedrooms	3
Median year built	1930
Single family	85%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.6%
Owner occupied	51%
Company owned	26%
Median loan-to-value	29%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	7,914
Density	1,678 / mi²
Median household income	\$40K
Average household income	\$47K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	33
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	25.1%
Unemployment	0.8%
Average temp	65°F
Annual precip	49 in
Sunshine	61%

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.