

Columbus 31909

ZIP code · GA · Georgia > Muscogee County > Columbus

SELLER'S MARKET

\$242K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

538

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

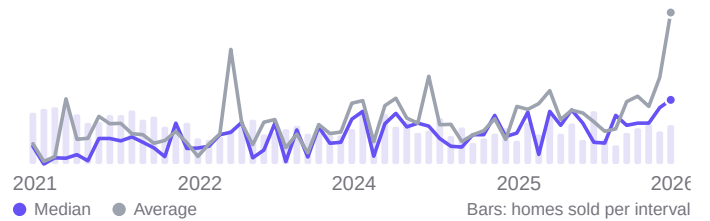
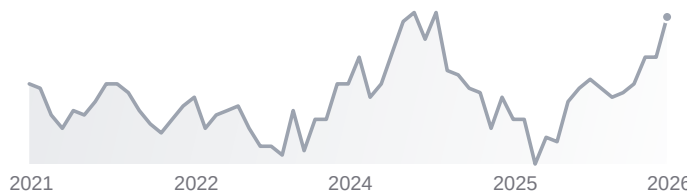
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$255K · Average \$368K

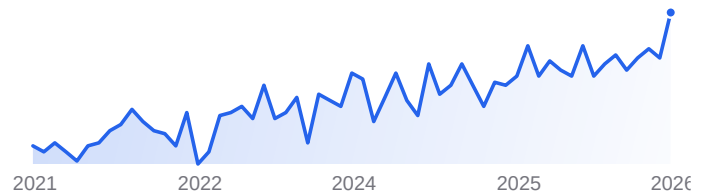
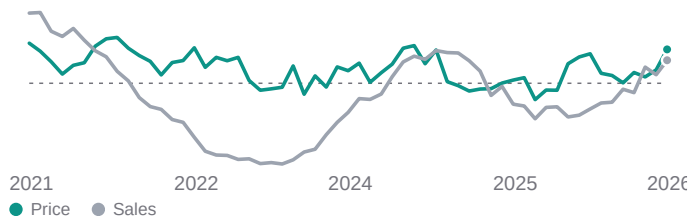


Growth (year over year)

Price +14.1% · Sales +9.6%

Price per square foot

\$158/ft²

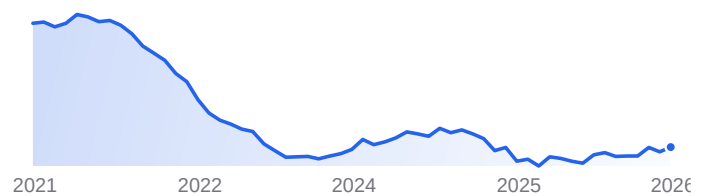
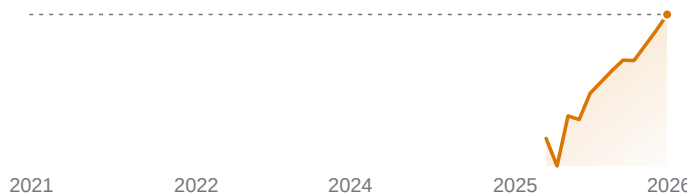


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

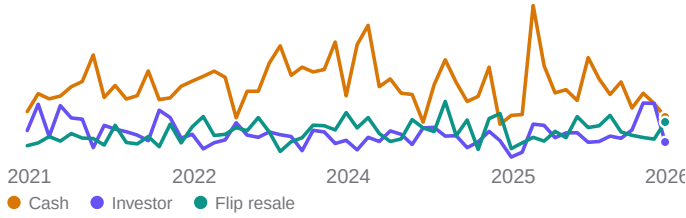
5.1%



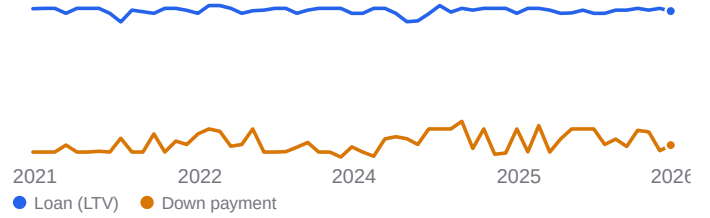
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 6.0% · Flip resale 14%

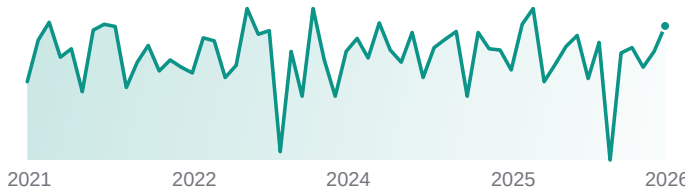


Financing (share of purchase price) Loan (LTV) 96% · Down payment 9.6%



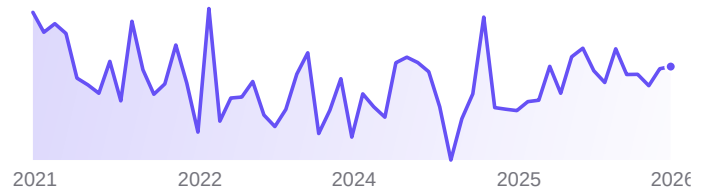
Sellers who sold at a gain

97%



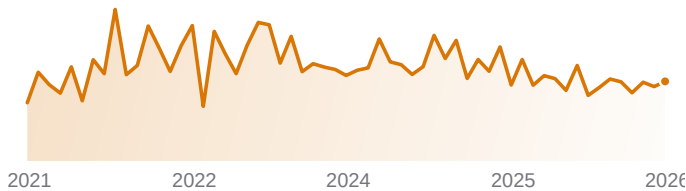
Typical hold before selling

4.6 yrs



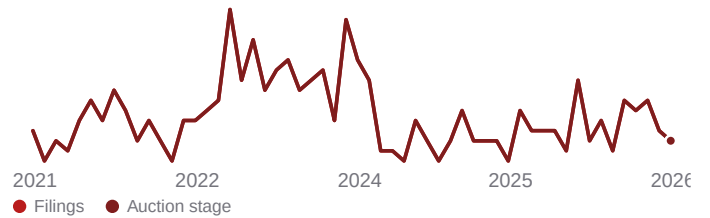
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,618
Median value (AVM)	\$234K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1977
Single family	99%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	4.9%
Owner occupied	84%
Company owned	7.9%
Median loan-to-value	59%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	37,288
Density	1,833 / mi²
Median household income	\$75K
Average household income	\$87K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	7.0%
Unemployment	0.9%
Average temp	64°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.