



ZIP 31204, Macon-Bibb County, Georgia.

Current market data.

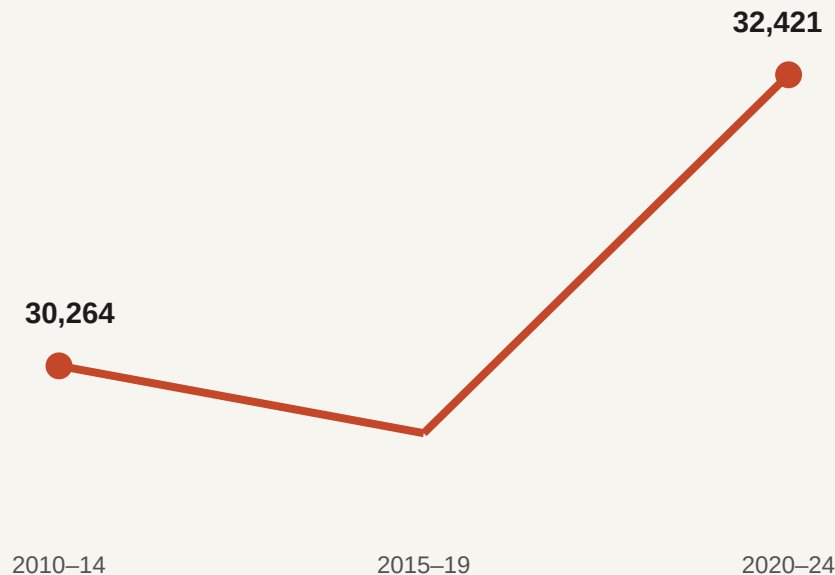
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**32,421 people call ZIP
31204 home.**

32,421

people.

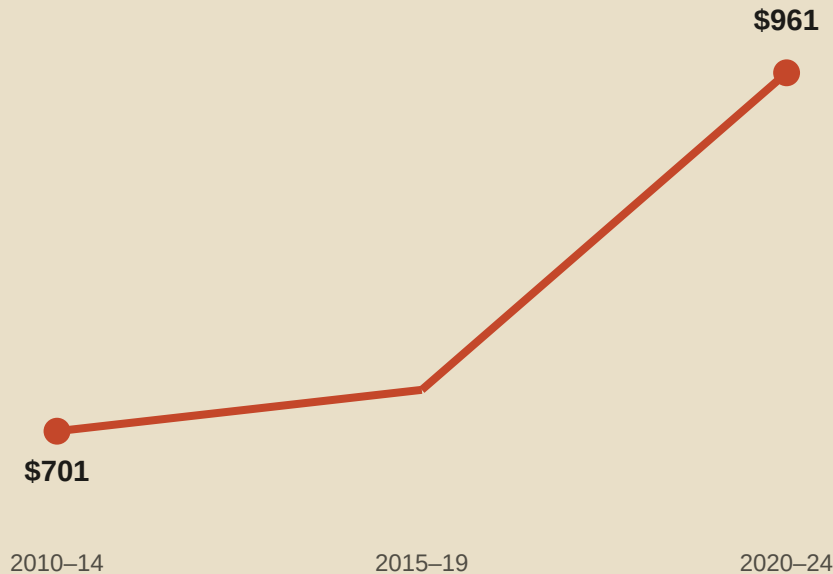


RENT

Median rent is up 37%
since the 2010–2014
survey, before inflation.

\$961

a month. Georgia's median is \$1,393.

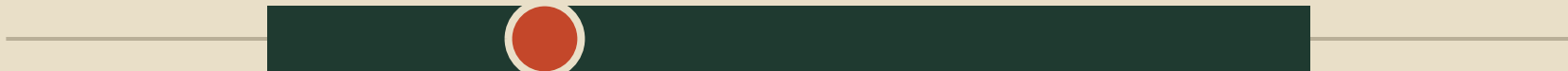




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$848–\$1,272



\$961 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 15,332 homes here.

74–93

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 55% less than Georgia's.

\$135,300

median home value in ZIP 31204.

ZIP 31204



\$135,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ZIP 31204'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/zip/31204/

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