



ZIP 31206, Macon-Bibb County, Georgia.

Current market data.

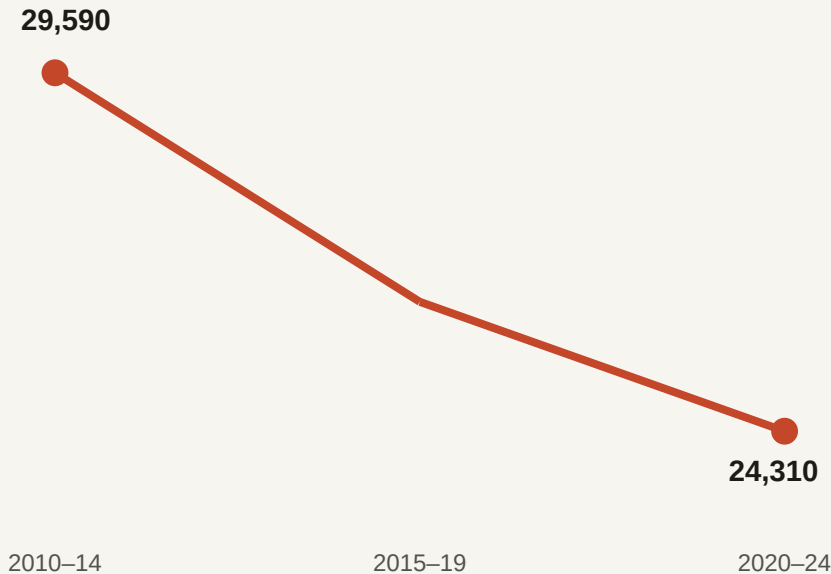
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

24,310 people call ZIP
31206 home.

24,310

people.

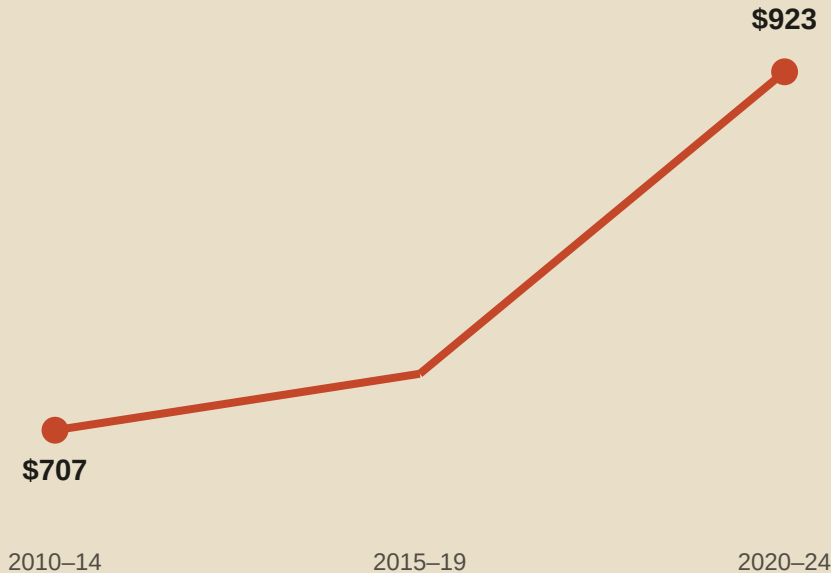


RENT

Median rent is up 31%
since the 2010–2014
survey, before inflation.

\$923

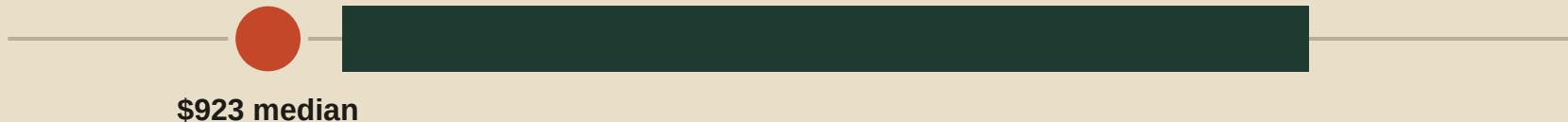
a month. Georgia's median is \$1,393.



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$960–\$1,440



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 11,305 homes here.

57–107

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



HOME VALUE

A median home costs 70% less than Georgia's.

\$90,200

median home value in ZIP 31206.

ZIP 31206



\$90,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ZIP 31206'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/31206/

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