

Montezuma 13117

ZIP code · NY · New York > Cayuga County

\$100K

MEDIAN SALE PRICE

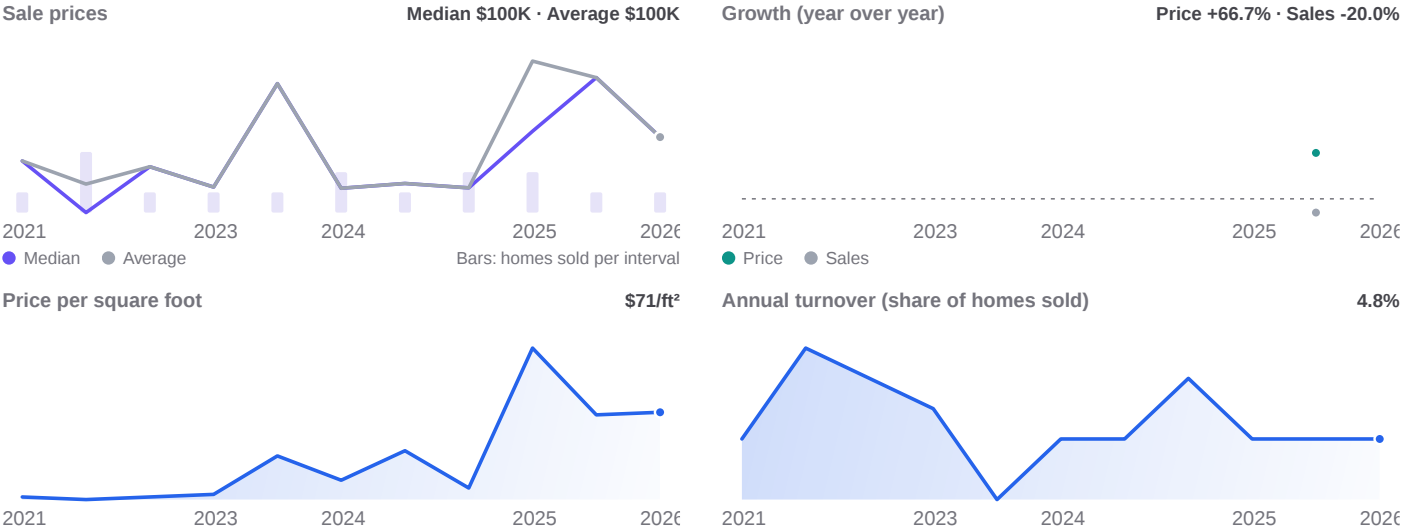
4

SALES (12 MO)

\$108K

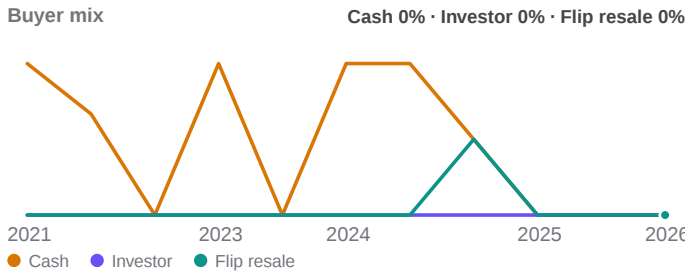
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

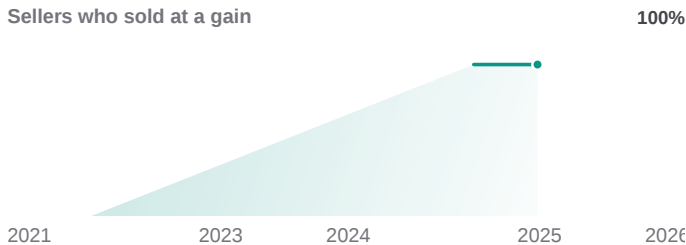


BUYERS & OUTCOMES

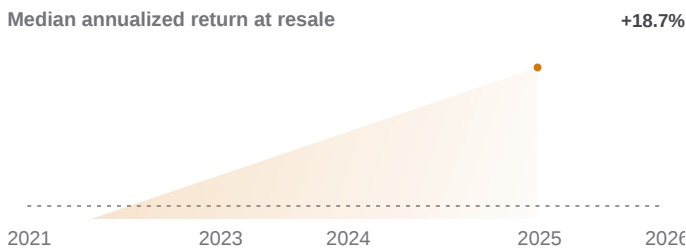
Buyer mix



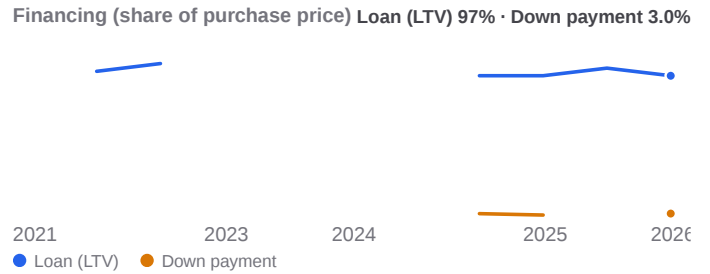
Sellers who sold at a gain



Median annualized return at resale



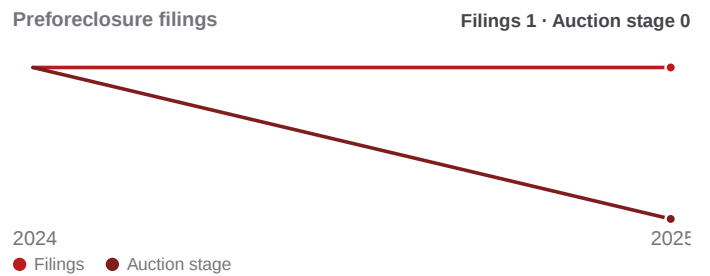
Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	83
Median value (AVM)	\$108K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1947
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	61%
Company owned	9.6%
Median loan-to-value	30%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	62
Density	60 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	39
Homes occupied	91%
Bachelor's or higher	4%
Poverty rate	7.0%
Unemployment	1.2%
Average temp	48°F
Annual precip	36 in
Sunshine	49%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.