

Montezuma 31063

ZIP code · GA · Georgia · Macon County · Montezuma

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

+28.0%

1-YR CHANGE

46

SALES (12 MO)

\$86K

MEDIAN VALUE (AVM)

Market temperature

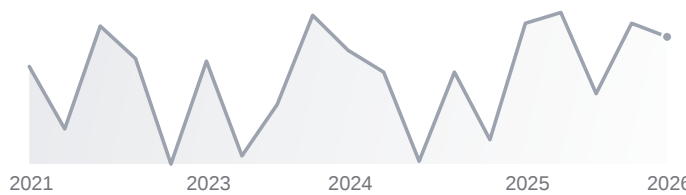
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

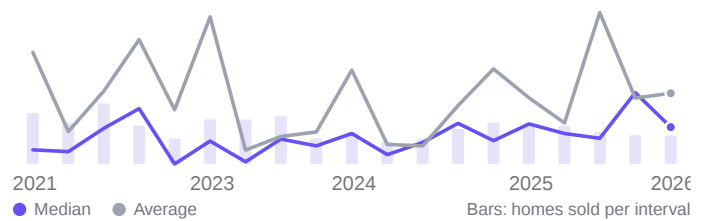
Market temperature (0–100)

57 / 100



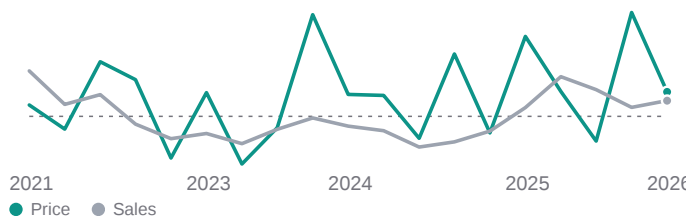
Sale prices

Median \$124K · Average \$197K



Growth (year over year)

Price +28.0% · Sales +17.9%



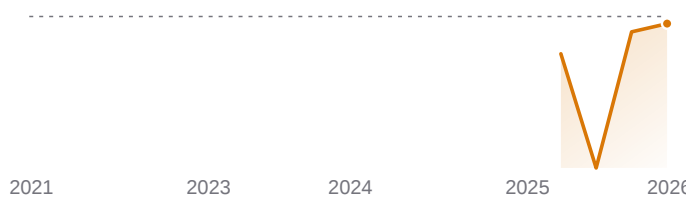
Price per square foot

\$70/ft²



Sale premium vs estimated value

-2.7%



Annual turnover (share of homes sold)

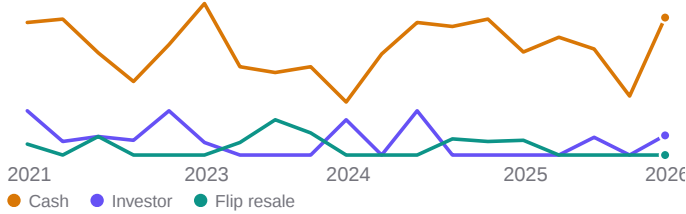
2.2%



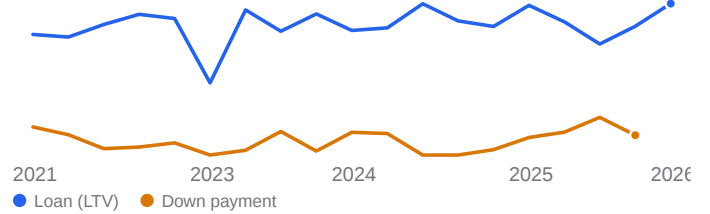
BUYERS & OUTCOMES

Buyer mix

Cash 78% · Investor 11% · Flip resale 0%

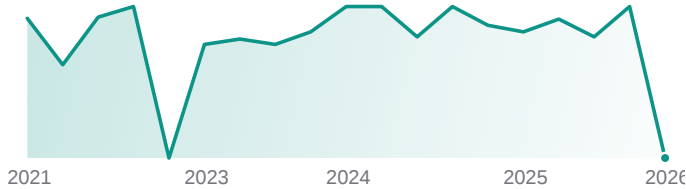


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



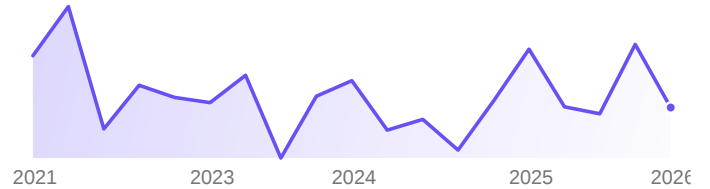
Sellers who sold at a gain

0%



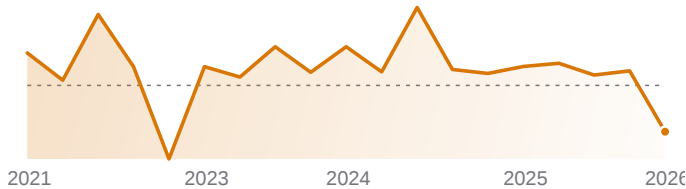
Typical hold before selling

3.7 yrs



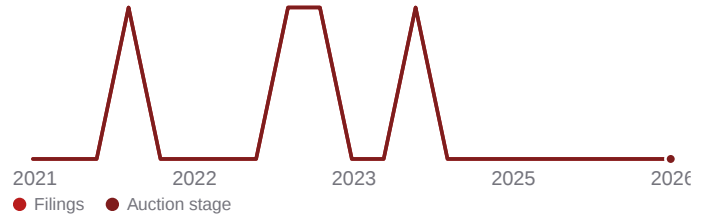
Median annualized return at resale

-20.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,089
Median value (AVM)	\$86K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1971
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.4%
Owner occupied	64%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	4,621
Density	40 / mi²
Median household income	\$50K
Average household income	\$71K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	32
Homes occupied	84%
Bachelor's or higher	5%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	65°F
Annual precip	47 in
Sunshine	62%

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