

# Americus 31709

ZIP code · GA · Georgia > Sumter County > Americus

BUYER'S MARKET

**\$113K**

MEDIAN SALE PRICE

**-16.3%**

1-YR CHANGE

**153**

SALES (12 MO)

**\$126K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



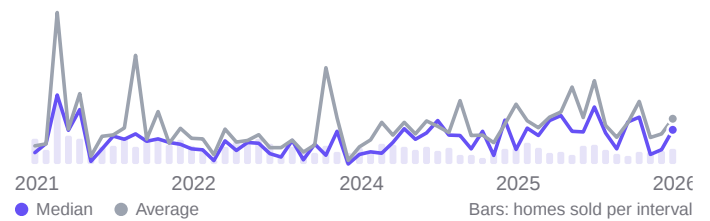
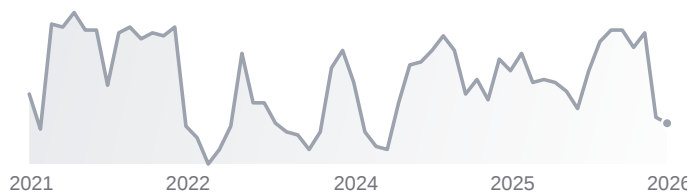
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$160K · Average \$195K

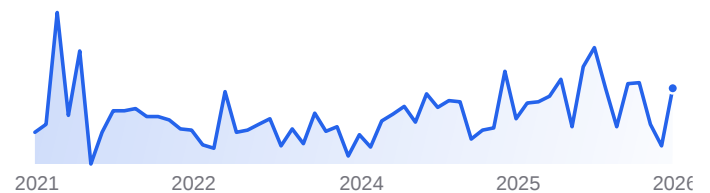
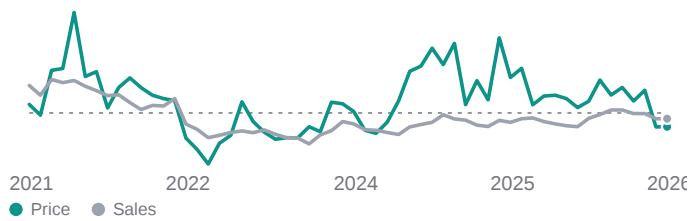


Growth (year over year)

Price -16.3% · Sales -6.7%

Price per square foot

\$101/ft²

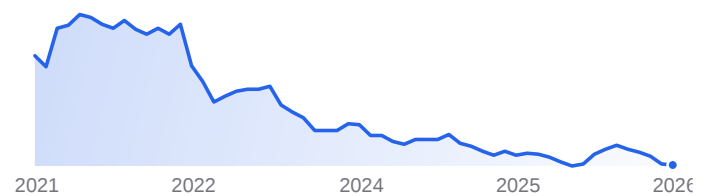


Sale premium vs estimated value

+4.1%

Annual turnover (share of homes sold)

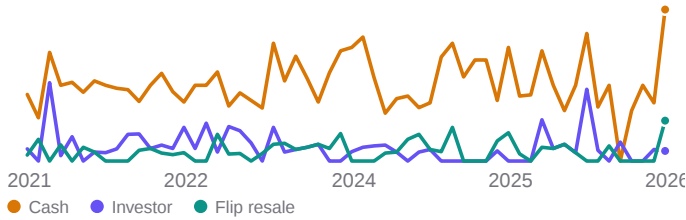
3.2%



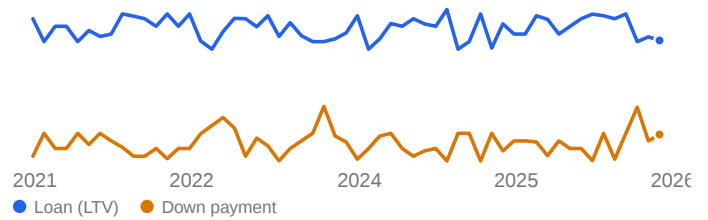
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 6.7% · Flip resale 27%

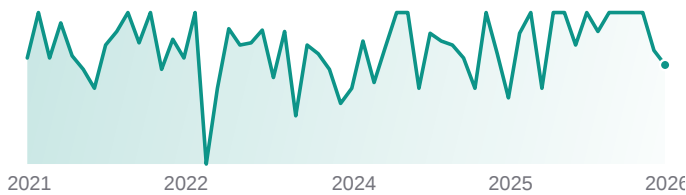


### Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



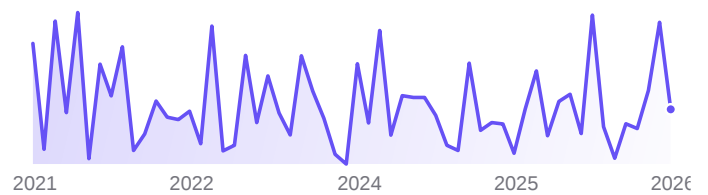
### Sellers who sold at a gain

77%



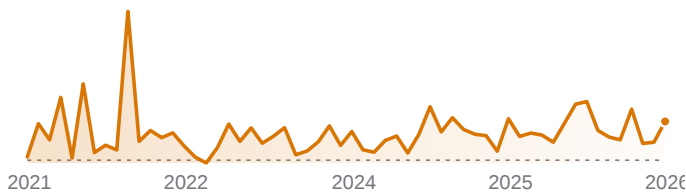
### Typical hold before selling

5.8 yrs



### Median annualized return at resale

+9.3%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,723     |
| Median value (AVM) | \$126K    |
| Median size        | 1,552 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 83%       |
| Condos             | 2.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 2.4% |
| Owner occupied                | 66%  |
| Company owned                 | 16%  |
| Median loan-to-value          | 25%  |

Typical ownership tenure

**11.2 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>16,024</b>               |
| Density                          | <b>134 / mi<sup>2</sup></b> |
| Median household income          | <b>\$43K</b>                |
| Average household income         | <b>\$62K</b>                |
| Crime index (US avg 100)         | <b>107</b>                  |
| Air pollution index (US avg 100) | <b>74</b>                   |
| Earthquake index (US avg 100)    | <b>26</b>                   |
| Homes occupied                   | <b>87%</b>                  |
| Bachelor's or higher             | <b>18%</b>                  |
| Poverty rate                     | <b>23.1%</b>                |
| Unemployment                     | <b>1.3%</b>                 |
| Average temp                     | <b>65°F</b>                 |
| Annual precip                    | <b>49 in</b>                |
| Sunshine                         | <b>61%</b>                  |

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