

# Americus 31719

ZIP code · GA · Georgia > Sumter County > Americus

BALANCED MARKET

**\$91K**

MEDIAN SALE PRICE

**+18.4%**

1-YR CHANGE

**80**

SALES (12 MO)

**\$84K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



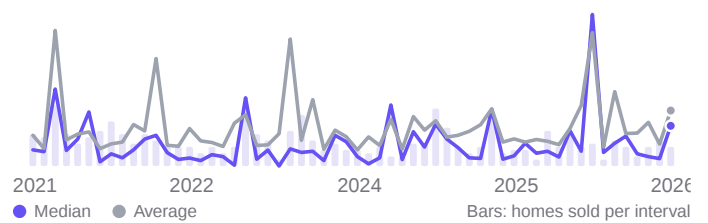
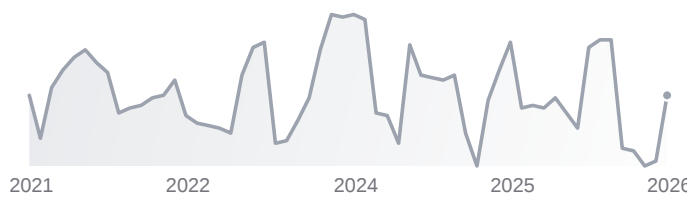
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$169K · Average \$226K

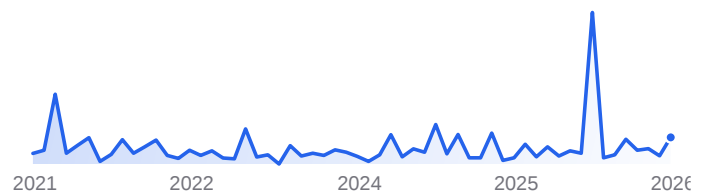
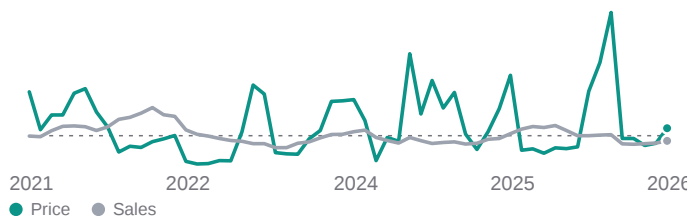


Growth (year over year)

Price +18.4% · Sales -13.0%

Price per square foot

\$100/ft²

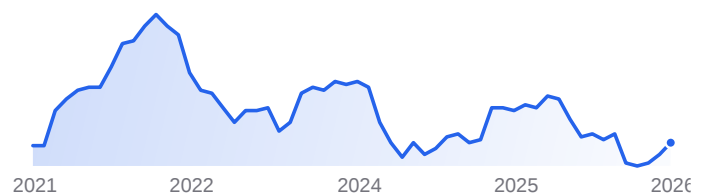


Sale premium vs estimated value

+22.9%

Annual turnover (share of homes sold)

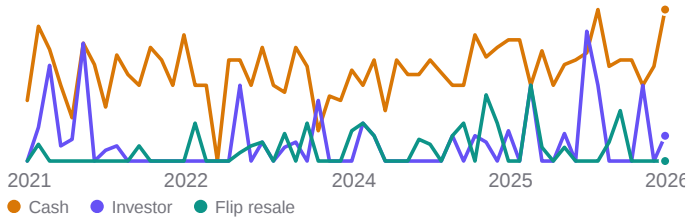
2.4%



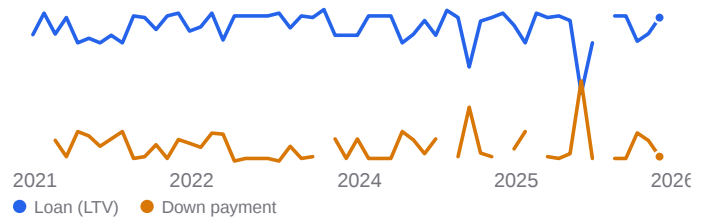
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 17% · Flip resale 0%

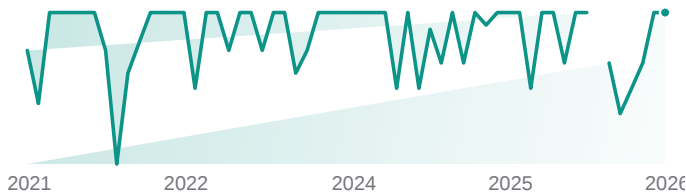


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



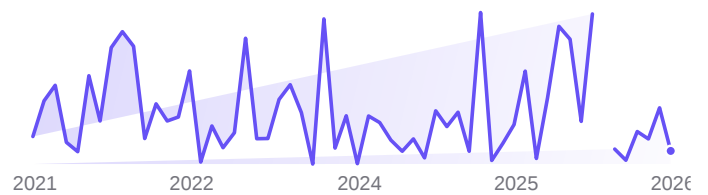
### Sellers who sold at a gain

100%



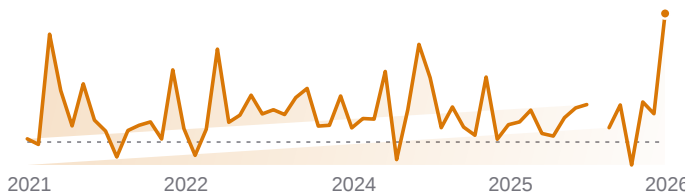
### Typical hold before selling

1.6 yrs



### Median annualized return at resale

+29.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,308     |
| Median value (AVM) | \$84K     |
| Median size        | 1,368 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 81%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 69%      |
| Underwater (LTV 125% or more) | 2.3%     |
| Owner occupied                | 70%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 16.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 8,249    |
| Density                          | 82 / mi² |
| Median household income          | \$50K    |
| Average household income         | \$63K    |
| Crime index (US avg 100)         | 88       |
| Air pollution index (US avg 100) | 74       |
| Earthquake index (US avg 100)    | 27       |
| Homes occupied                   | 87%      |
| Bachelor's or higher             | 14%      |
| Poverty rate                     | 19.5%    |
| Unemployment                     | 1.3%     |
| Average temp                     | 65°F     |
| Annual precip                    | 50 in    |
| Sunshine                         | 61%      |

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.