



Montezuma, Georgia.

Current market data.

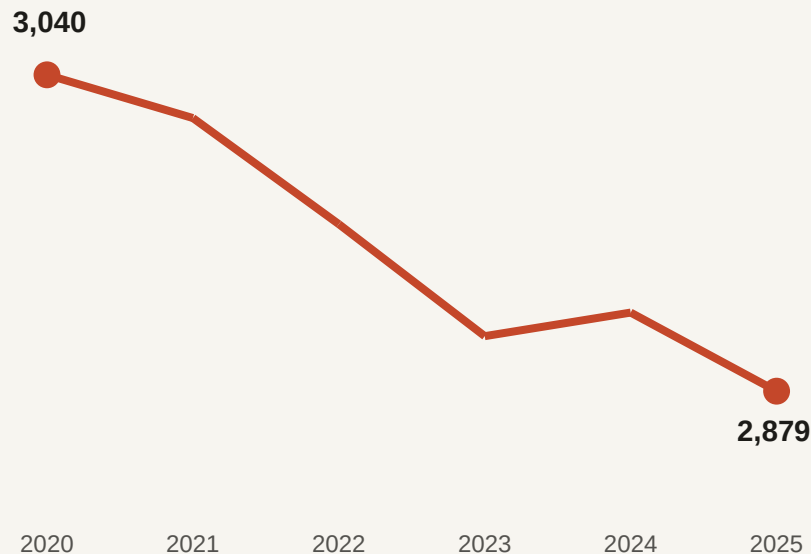
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.3% since 2020.

2,879

people, the 210th-largest of Georgia's cities and towns.

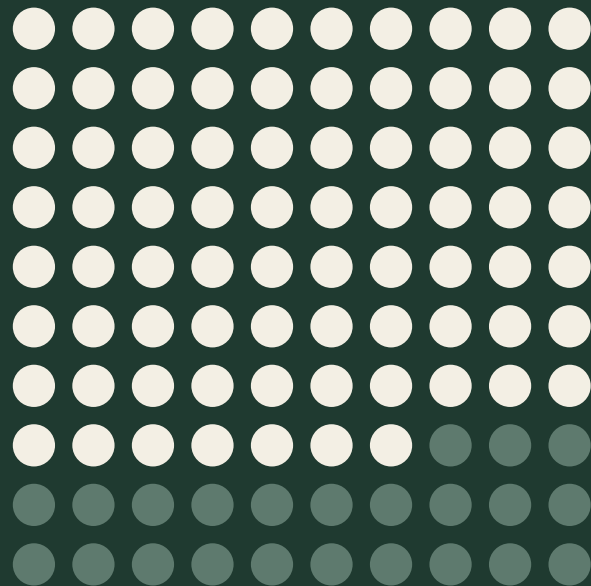


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

77.5%

of 843 jobs located in Montezuma are filled by in-commuters.



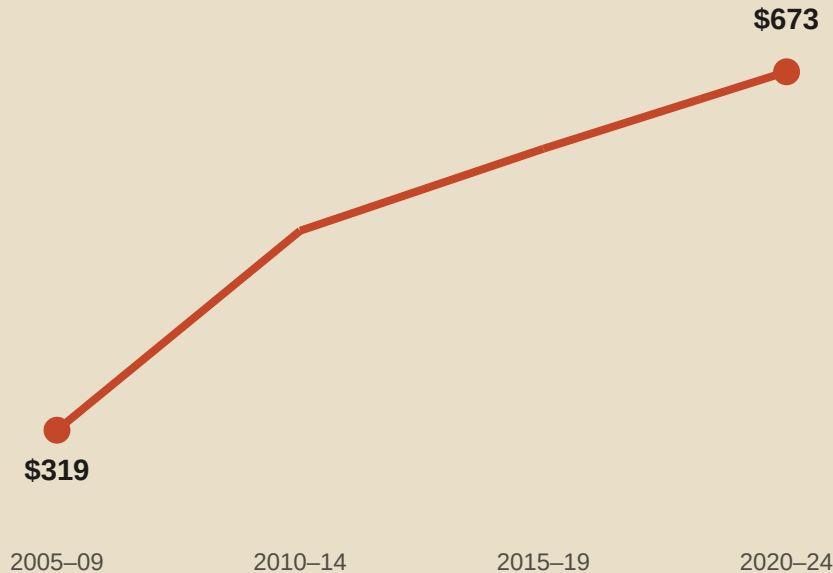
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 111%
since the 2005–2009
survey, before inflation.

\$673

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





THE SEAM

Cross one tract line and median rent jumps \$210.

A \$210 gap between neighbors, the sharpest rent edge between adjacent tracts in Macon County.

TRACT 1

\$438

TRACT 2

\$648

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,479 homes here.

2–8

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



HOME VALUE

A median home costs 64% less than Georgia's.

\$107,700

median home value in Montezuma.

Montezuma



\$107,700

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MONTEZUMA'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/ga/montezuma/

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