

South Richmond

Neighborhood · GA · Georgia > Richmond County > Augusta-Richmond County consolidated government (balance)

BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

199

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



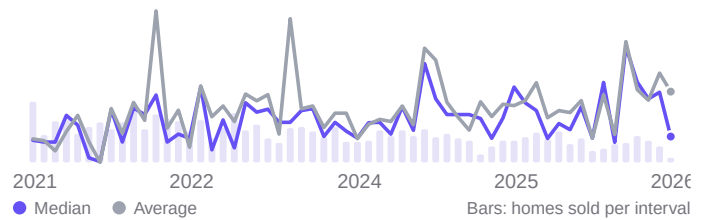
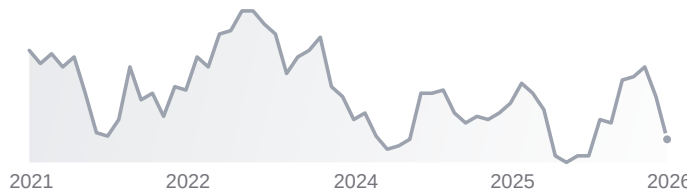
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$172K · Average \$229K

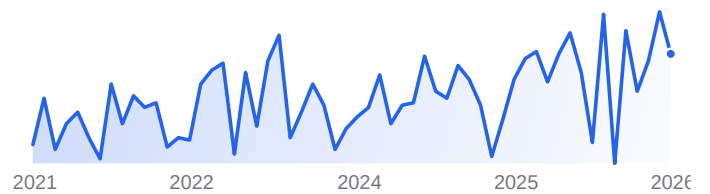
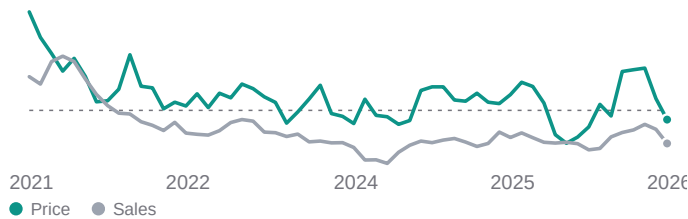


Growth (year over year)

Price -5.3% · Sales -19.1%

Price per square foot

\$128/ft²

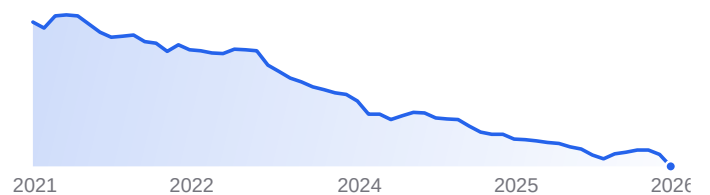
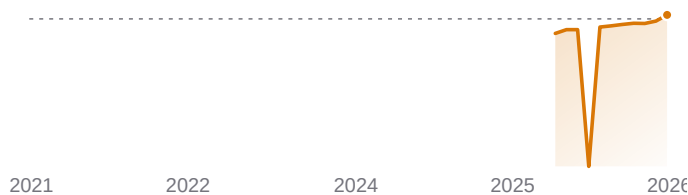


Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

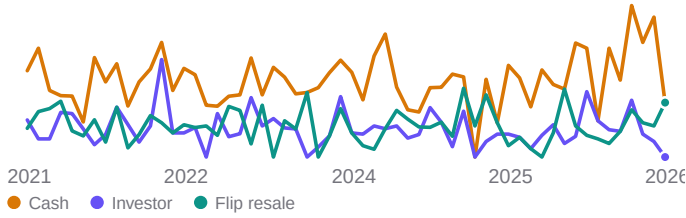
2.4%



BUYERS & OUTCOMES

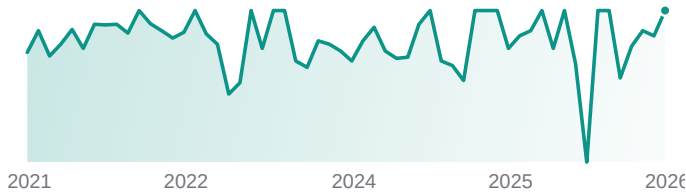
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



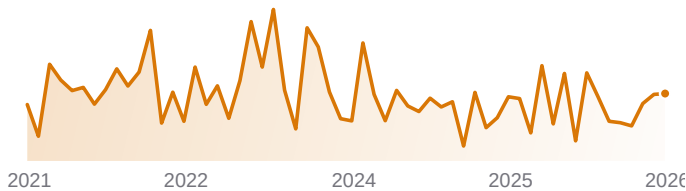
Sellers who sold at a gain

100%

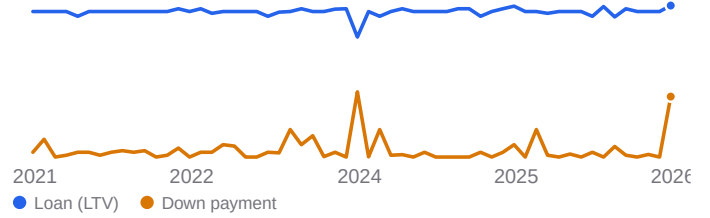


Median annualized return at resale

+7.6%

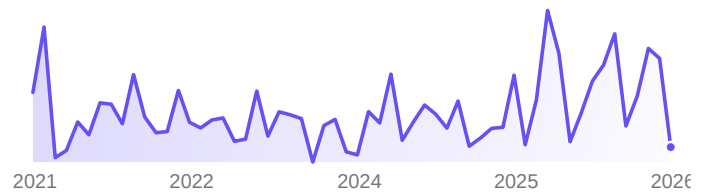


Financing (share of purchase price) Loan (LTV) 102% · Down payment 42%



Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,423
Median value (AVM)	\$196K
Median size	1,740 ft²
Median bedrooms	3
Median year built	1992
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	6.8%
Median loan-to-value	50%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	20,221
Density	155 / mi²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	63
Earthquake index (US avg 100)	87
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	14.6%
Unemployment	1.5%
Average temp	64°F
Annual precip	48 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.