

Augusta 30904

ZIP code · GA · Georgia · Richmond County

BALANCED MARKET

\$154K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

431

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



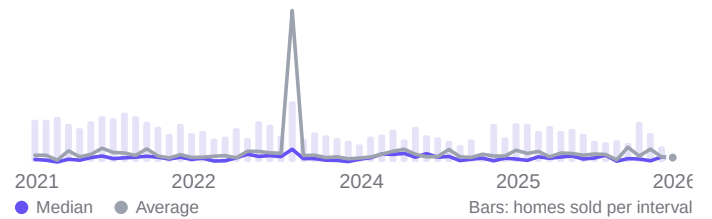
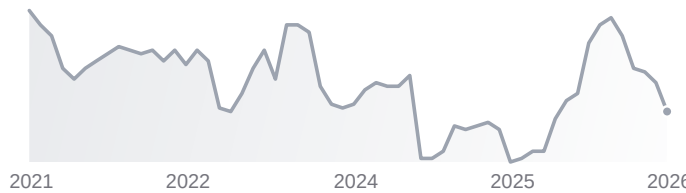
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$160K · Average \$166K

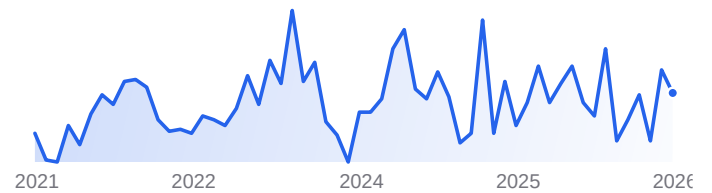
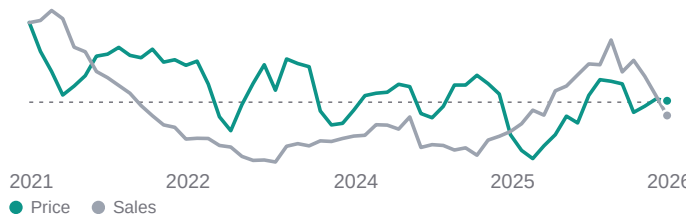


Growth (year over year)

Price +0.7% · Sales -6.3%

Price per square foot

\$125/ft²

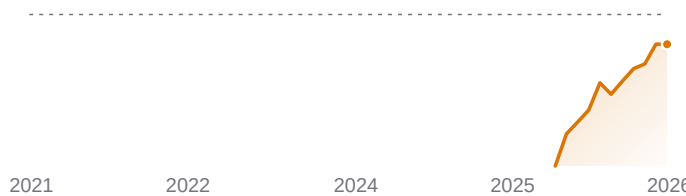


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

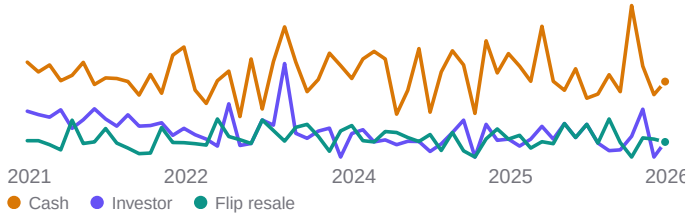
4.7%



BUYERS & OUTCOMES

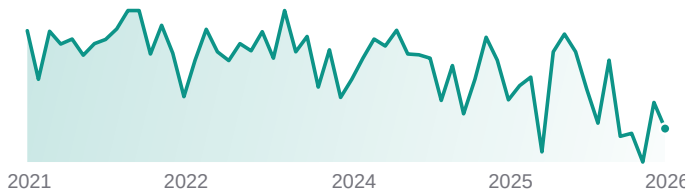
Buyer mix

Cash 38% · Investor 7.7% · Flip resale 7.7%



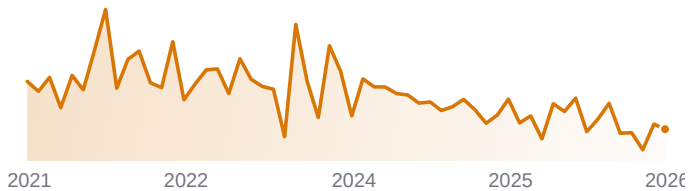
Sellers who sold at a gain

71%

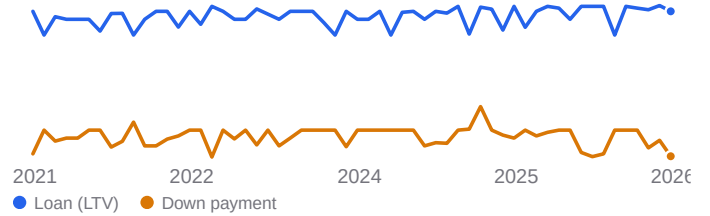


Median annualized return at resale

+4.2%

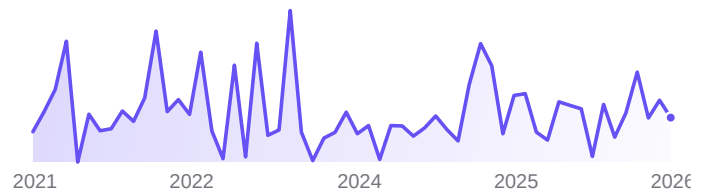


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.5%



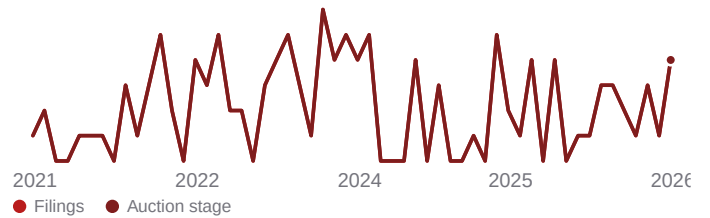
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,136
Median value (AVM)	\$165K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1947
Single family	96%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.5%
Owner occupied	56%
Company owned	23%
Median loan-to-value	36%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	23,890
Density	2,201 / mi²
Median household income	\$51K
Average household income	\$70K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	90
Homes occupied	86%
Bachelor's or higher	18%
Poverty rate	21.8%
Unemployment	1.6%
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.