

Augusta 30909

ZIP code · GA · Georgia · Richmond County

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+15.9%

1-YR CHANGE

486

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



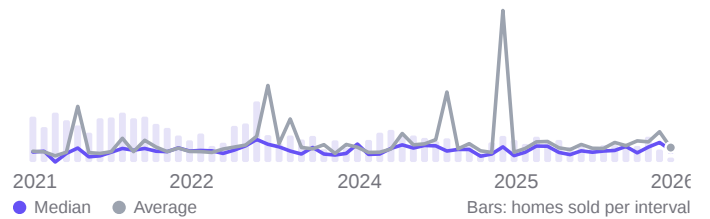
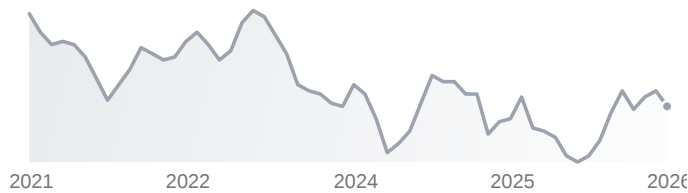
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$258K · Average \$278K

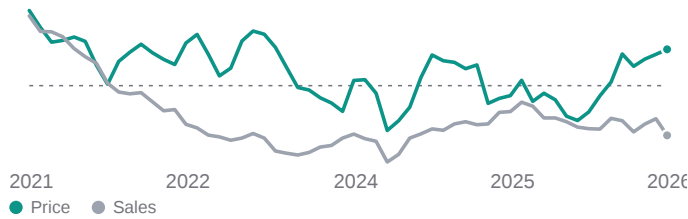


Growth (year over year)

Price +15.9% · Sales -21.7%

Price per square foot

\$145/ft²

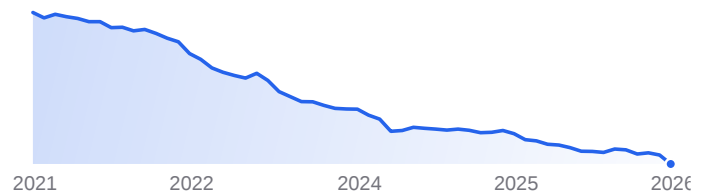
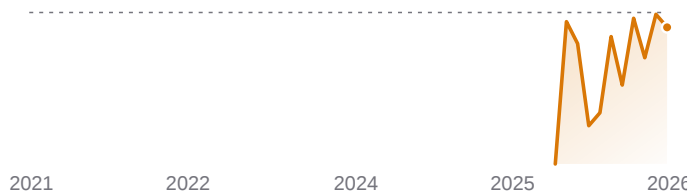


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

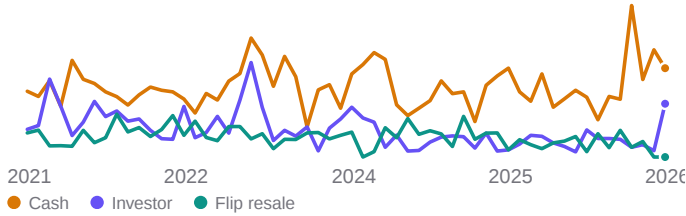
3.3%



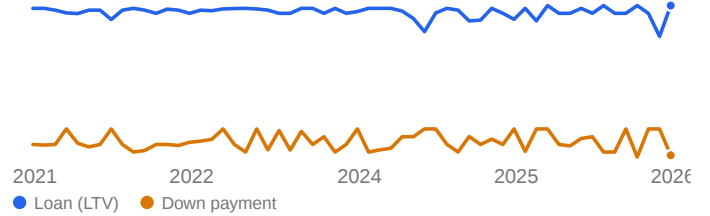
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 27% · Flip resale 0%

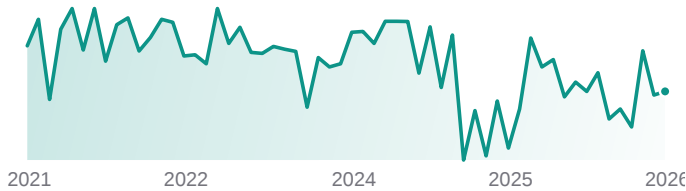


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



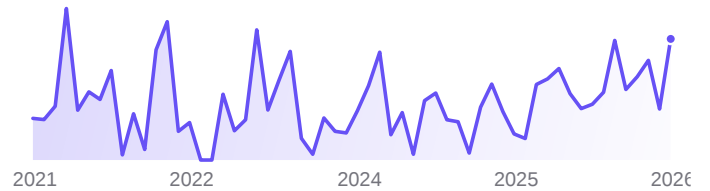
Sellers who sold at a gain

88%



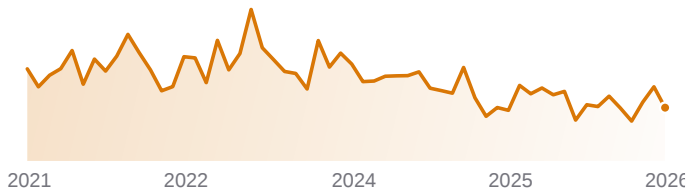
Typical hold before selling

6.0 yrs



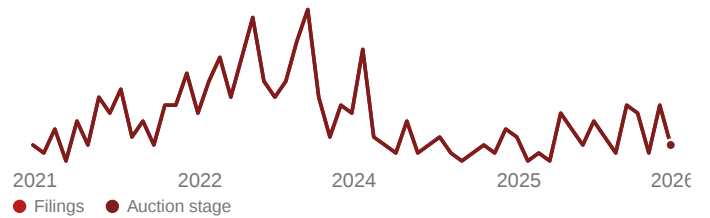
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,728
Median value (AVM)	\$270K
Median size	1,794 ft²
Median bedrooms	3
Median year built	1986
Single family	91%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	50,292
Density	1,775 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	91
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	10.8%
Unemployment	1.5%
Average temp	63°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.