#1 of 5: Ratio of Highest to Lowest County Median Rent in the Market



Columbia County leads Augusta-Aiken in rent by 1.86x

Columbia County against Burke County · U.S. Census Bureau 2024

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THE DATA

1.86x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

Columbia County's $1,409 median gross rent is 1.86 times that of Burke County's $758, the widest gap in the Augusta-Aiken metro.

This disparity reflects deep structural divides in infrastructure, employment concentration, and access to amenities. Columbia County's proximity to Augusta's expanding medical and logistics hubs, combined with newer residential development, drives higher rental demand. In contrast, Burke County's lower-income profile and limited transit connectivity constrain rental growth.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-augusta-aiken-within-county-gross-rent

01

Rent is not just price—it’s a signal

For buyers and investors, this data reveals where capital is already flowing. The market is not just pricing rent—it’s pricing future opportunity. The higher the rent, the higher the implied return on location, even in a slow-growth economy.

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02

The divide is widening, not closing

This trend undermines equitable access to housing and mobility. Without targeted infrastructure investment—such as transit upgrades or mixed-use zoning—this rent divide may entrench economic segregation, making it harder for low- and middle-income residents to access jobs, healthcare, and education in the more dynamic parts of the metro.

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