#8 of 10: five-year change in the metropolitan house price index (2026 Q2)



Augusta-Aiken leads Georgia in 5-year home price growth

Source: FHFA HPI 2021–2026, alex-companies.com

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THE DATA

49.2%

five-year change in the metropolitan house price index (2026 Q2)

Augusta-Aiken MSA posted the highest 5-year home price appreciation among all Georgia metropolitan areas.

This growth rate exceeds the national average and reflects strong demand, limited inventory, and sustained buyer interest in the region. The market is outperforming even major urban centers like Savannah and Athens, which are often seen as growth outliers in Georgia.



Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-20-augusta-aiken-hou-fhfa-hpi-growth-5y-msa

01

Demand is outpacing supply

New construction has not kept pace with population growth, particularly in mid- to upper-tier neighborhoods with access to schools and transit. This scarcity is fueling competitive bidding and sustained price appreciation.

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02

Long-term value is accelerating

Homes in Augusta-Aiken are not just appreciating faster than average—they are doing so with greater consistency. The 5-year trend shows no signs of reversal, even amid national mortgage rate volatility. This suggests deep-rooted economic and demographic drivers, including military retiree migration, healthcare sector expansion, and a growing tech workforce in the region’s innovation corridors.

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