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

Columbia County leads Augusta-Aiken in income disparity

1.80x gap between highest and lowest counties, per ALEX Intelligence 2026

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THE DATA

1.80x

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

This ratio reflects the widest income gap between any two counties in the Augusta-Aiken metro.

Columbia County's median household income of $95,592 far exceeds Burke County's $53,014, creating a 1.80x disparity. This is not just a rural-urban divide—it's a structural imbalance within a single metro area. The gap suggests deep economic stratification, where access to opportunity, education, and housing quality is heavily dependent on county boundaries.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-augusta-aiken-within-county-median-income



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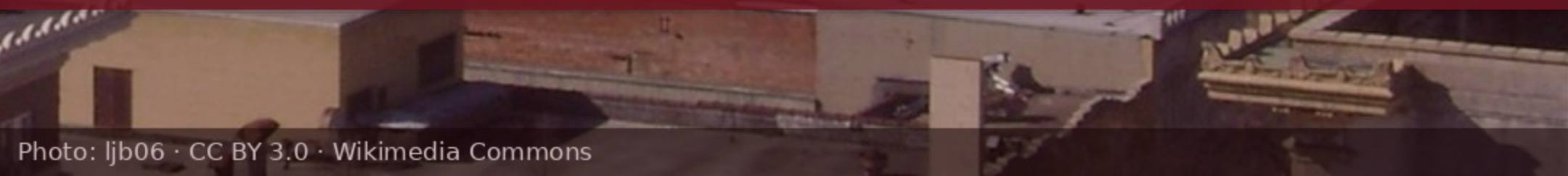
01

Wealth concentration fuels market divergence

For buyers and investors, this means that location within the metro is not just about proximity to amenities, but about access to economic momentum. Properties in Columbia are likely to appreciate faster due to higher-income residents, while areas like Burke may see slower growth unless targeted infrastructure or workforce development is implemented.



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02

Policy must bridge the gap, not just build

For real estate professionals, this is a call to action: market insights must reflect intra-metro disparities. Presenting Augusta-Aiken as a monolithic market ignores the reality of economic fragmentation. Success comes from understanding which county is experiencing growth—and which is being left behind.

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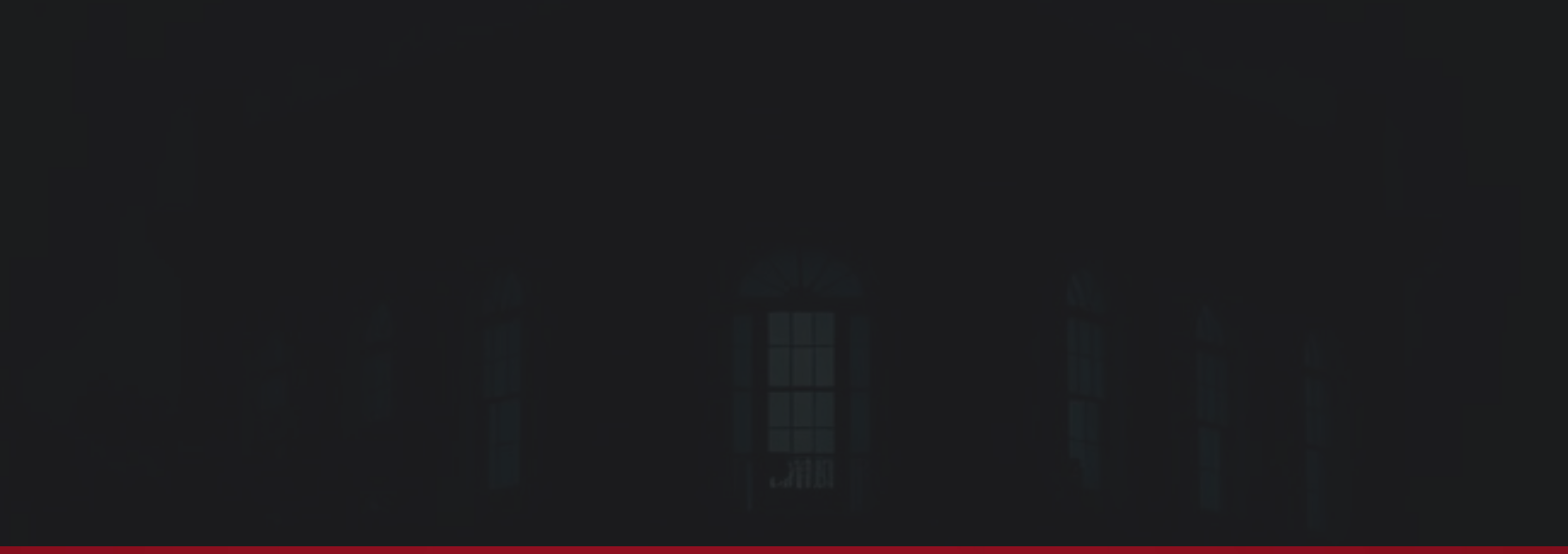

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