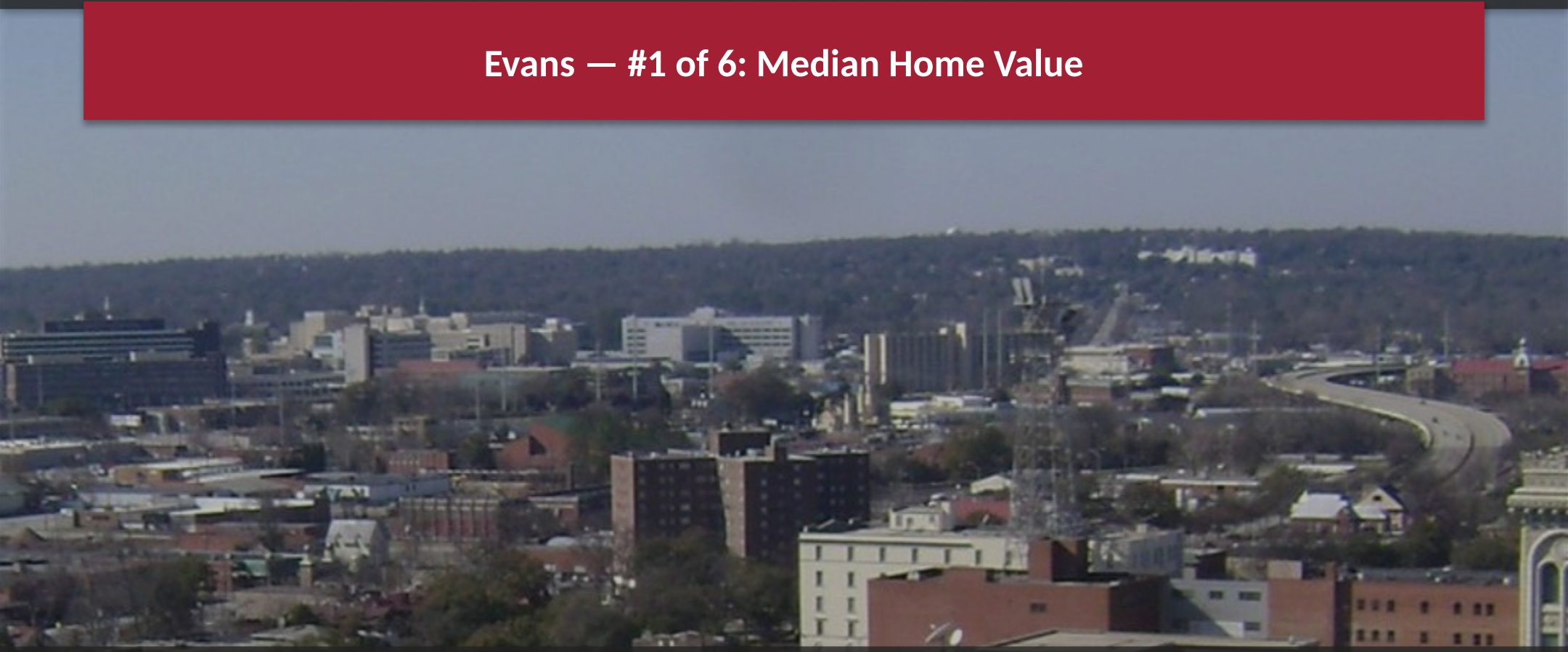
Evans — #1 of 6: Median Home Value



Evans leads Augusta-Aiken in home value

Evans · U.S. Census Bureau 2024

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THE DATA

$366,100

Median Home Value (2024)

Evans leads the Augusta-Aiken metro in home value, surpassing nearby Grovetown and Augusta-Richmond County.

This figure reflects a growing divergence between core urban centers and outlying communities. While Augusta-Richmond County averages $178,400, Evans stands at nearly double, signaling a shift in where value is being concentrated. The data suggests that proximity to infrastructure, land availability, and lifestyle appeal are increasingly outweighing traditional urban density metrics in the region.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-29-augusta-aiken-home-value-place-mkt

01

Value is shifting to the periphery

The fact that Grovetown, a rapidly growing suburb, ranks second despite higher construction activity underscores a key insight: in Augusta-Aiken, stability and predictability are now more valuable than growth alone. The market is rewarding places where future development is constrained by geography or policy — a trend that may accelerate as younger buyers prioritize sustainability over expansion.

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02

The suburbs are the new core

This shift suggests that affordability pressures in the core are driving investment into communities with better land use controls and slower turnover. As more households seek permanent homes rather than short-term rentals, the market is rewarding places with lower turnover, stronger community ties, and lower maintenance costs — characteristics Evans exemplifies. This is not a trend toward sprawl, but toward intentional place-making.

George Arnold Alexander III, MPA

Partner, ALEX Companies
Associate Broker, Alexander Tiffany Southwest, LLC
Licensed Broker in TX, CO, NC, AL

george@alex-companies.com · +1 713.918.9951

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