

Moving to Augusta, GA

Everything You Need to Know Before You Make the Move

Healthcare & Cyber Hub

The Masters Connection

Richmond & Columbia Schools

About 2.5 Hours to Atlanta

YOUR LOCAL EXPERT

Linda Limehouse, REALTOR®

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More Than 20 Years of CSRA Expertise. Now Powered by AI.

Why Augusta?

HEALTHCARE

Major Medical Hub

Wellstar MCG Health Medical Center, the Medical College of Georgia, Piedmont Augusta, and the VA help anchor a large healthcare and education corridor.

MILITARY

Fort Gordon

Fort Gordon is home to the U.S. Army Cyber Center of Excellence and a large community of service members, civilian employees, contractors, and families.

LOCATION

Connected Metro

Augusta sits on I-20 at the Georgia-South Carolina line, with quick access to North Augusta, Columbia County, Aiken, and Augusta Regional Airport.

Augusta at a Glance

About 202,000

Augusta-Richmond County
2020 Census

About 641,000

Augusta Metro
2025 estimate

15-25 min

To Augusta Regional
Airport

About 2.5 hrs

To Atlanta

About 2.5-3 hrs

To Hilton Head

4.99%

Georgia flat individual
income-tax rate, 2026

Augusta is one of Georgia's largest cities and the center of a two-state metro area.

Sources checked July 2026: U.S. Census Bureau; U.S. Army Fort Gordon; Georgia Department of Revenue; Augusta Regional Airport. Travel times are approximate.

Cost & Housing Choices

Common Home-Search Bands

These are search ranges, not a market report. Availability and condition vary daily.

- Under \$250,000**
Condos, townhomes, smaller homes, and renovation opportunities may appear in this range.
- \$250,000-\$400,000**
A broad search band across many Augusta-area housing styles and locations.
- \$400,000-\$700,000**
Larger homes, updated properties, and selected new-construction options.
- \$700,000+**

Georgia Tax & Cost Notes

- Georgia's flat individual income-tax rate is 4.99% for 2026.
- Homestead exemptions may reduce taxable value for eligible primary residences; rules and deadlines vary by county.
- Property-tax millage, insurance, flood risk, utilities, and HOA fees are property-specific.
- Get current quotes before comparing homes across Augusta, Richmond County, Columbia County, or South Carolina.

Want current pricing for a specific area? Call or text me and I will pull a fresh MLS snapshot.

Areas Buyers Often Compare

Summerville / The Hill	Historic homes, mature trees, and proximity to Augusta University and the medical district.
Midtown Augusta	Bungalows, cottages, and established streets near downtown and the medical corridor.
Downtown / Olde Town	Historic homes, loft-style living, Riverwalk access, dining, arts, and events.
West Augusta / Riverwatch	Established neighborhoods with access to shopping, I-20, Washington Road, and Riverwatch Parkway.
Evans / Martinez (Columbia Co.)	Separate county government with suburban neighborhoods, commercial centers, and Columbia County school assignments.

Area Comparison

Area	Housing Character	Access / Walkability	Newer Construction	Location Notes
Summerville / The Hill	Historic homes	Some sidewalks; near AU	Limited	Medical district and central Augusta
Midtown Augusta	Bungalows and cottages	Some walkable pockets	Limited	Central location; older housing stock
Downtown / Olde Town	Historic homes and lofts	Most walkable of these areas	Some infill	Riverwalk, Broad Street, arts and dining
West Augusta / Riverwatch	Established subdivisions	Car-oriented	Some	Washington Rd., I-20, Riverwatch access
Evans / Martinez	Suburban mix	Mostly car-oriented	Yes	Columbia County jurisdiction
Grovetown	Suburban and new-build mix	Mostly car-oriented	Yes	Near I-20, Fort Gordon, and Gateway area

Schools & Address Verification

RICHMOND CO.

Richmond County School System

Serves most Augusta-Richmond County addresses. The district offers neighborhood schools, magnet programs, career pathways, STEM options, and other specialized programs. Verify assignments and eligibility by address.

COLUMBIA CO.

Columbia County School District

Serves Evans, Martinez, Grovetown, Harlem, and other Columbia County communities. School-zone boundaries can change as the county grows. Verify the exact address before making a decision.

INDEPENDENT

Private School Options

Options include Episcopal Day School, Westminster Schools of Augusta, Augusta Christian Schools, and other independent or faith-based programs across the metro.

School information changes. Use the official district zone locators and Georgia School Grades Reports for every address. I can help identify the district, but families should review the programs and data that matter to them.

Jobs & Commute Times

Major Employment Anchors

HEALTHCARE	Wellstar MCG Health, Piedmont Augusta & VA Augusta <i>Hospitals, clinics, education, research, and support services</i>
MILITARY	Fort Gordon <i>U.S. Army Cyber Center of Excellence, signal and cyber missions, military and civilian employment</i>
CYBER/TECH	Army cyber organizations & defense contractors <i>Cybersecurity, communications, intelligence, training, and support roles</i>
EDUCATION	Augusta University, Paine College & Augusta Tech <i>Higher education, research, healthcare training, and workforce programs</i>
GOVERNMENT	Augusta-Richmond County & Columbia County <i>Local government, courts, public safety, utilities, and public services</i>

Approximate Commute Times From Central Augusta

North Augusta, SC <i>Bridge choice and event traffic can matter</i>	10-20 min
Fort Gordon main gate <i>Varies by starting point, gate, and security traffic</i>	20-35 min
Augusta Regional Airport <i>Served by American Airlines and Delta; routes change</i>	15-25 min
Evans / Martinez <i>Washington Road or Riverwatch Parkway corridors</i>	20-35 min
Aiken, SC <i>US-1 or I-20 depending on destination</i>	30-45 min
Columbia, SC <i>I-20 East</i>	70-80 min
Atlanta, GA <i>I-20 West; allow more time for congestion</i>	About 2.5 hrs
Hilton Head Island <i>Route and seasonal traffic affect timing</i>	About 2.5-3 hrs

Times are planning estimates, not guarantees. Check live traffic and your exact destination before deciding where to live.

Life in Augusta

GOLF

The Masters Tournament

The Masters Tournament is held each April at Augusta National Golf Club. Short-term rental demand may increase during tournament week, but results are never guaranteed.

RIVERWALK

Augusta Riverwalk

The Riverwalk follows the Savannah River near downtown, with access to events, green space, and nearby cultural attractions.

DINING

Dining & Nightlife

Broad Street and nearby downtown blocks include locally owned restaurants, coffee shops, music venues, and cocktail bars.

ARTS

Arts & Culture

The Morris Museum of Art focuses on art of the American South. The Miller Theater, Imperial Theatre, Augusta Museum of History, and local festivals add to the cultural calendar.

OUTDOORS

Lake Thurmond & Augusta Canal

Lake Thurmond offers boating and recreation north of the city. The Augusta Canal trail supports walking, running, and cycling.

BASEBALL

SRP Park / GreenJackets

The Augusta GreenJackets play at SRP Park in North Augusta, directly across the Savannah River from downtown Augusta.

Masters Week rental opportunities depend on location, property type, demand, local rules, HOA or lease restrictions, insurance, taxes, and guest-management plans. Review the details before relying on rental income.

Real Estate Planning Notes

- Inventory and competition can differ sharply by price range, property type, and exact location.
- Historic homes may require extra attention to inspections, insurance, renovations, and maintenance.
- Newer construction is more common in parts of Columbia County, Grovetown, and selected Augusta infill areas.
- Pre-approval, a clear budget, and property-specific due diligence help buyers make stronger decisions.

Ask for a current MLS snapshot before relying on any printed price range or market statement.

Honest Pros & Considerations

PROS

- Wide range of housing styles and price points
- Major healthcare, education, military, and cyber employers
- Arts, sports, riverfront events, golf, and outdoor recreation
- Local airport plus I-20 access
- Quick access to North Augusta, Aiken, Evans, and Martinez
- Strong sense of regional identity during Masters Week

CONSIDERATIONS

- A car is useful for most daily trips
- Hot, humid summers and seasonal storms
- Traffic can increase on I-20, Washington Road, Riverwatch, and during major events
- Separate city, county, and state jurisdictions affect taxes and services
- School assignments, flood zones, insurance, and rental rules must be checked by address
- Older homes may require more maintenance and inspection planning

Frequently Asked Questions

Q: Is Augusta a good place to live?

That depends on your priorities. Augusta offers a broad mix of housing, major employers, healthcare, recreation, and urban or suburban settings. The right fit comes down to budget, commute, property type, and daily routine.

Q: Georgia vs. South Carolina - what changes?

Taxes, vehicle registration, insurance, school systems, closing practices, and some laws differ. Review property-specific costs and consult a tax professional for personal advice.

Q: Is Columbia County part of Augusta?

It is a separate county and local government, but Evans, Martinez, Grovetown, and nearby communities are part of the Augusta metro and are commonly compared by relocating buyers.

Q: How is the job market?

Healthcare, military, cyber and defense, government, education, manufacturing, and services are major sectors. Check current openings and employer information before moving.

Q: Can I rent my home during Masters Week?

Possibly, but verify zoning, local rules, HOA or lease restrictions, insurance, taxes, property management, and current demand. Rental income is not guaranteed.

Q: What should I do first?

Set a comfortable budget or get pre-approved, then compare homes using your commute, property needs, taxes, insurance, and long-term plans.

Researching Neighborhoods & Safety

I do not label a neighborhood as safe or unsafe, and I do not steer buyers based on protected characteristics. Safety and comfort are personal decisions. Use objective information, visit the area at different times, and decide what feels right for you.

Helpful official resources

[Augusta-Richmond County Sheriff's Office](#)

Public safety information and local contacts

[Columbia County Sheriff's Office](#)

Public safety information for Evans, Martinez, Grovetown, and other county areas

[FEMA Flood Map Service Center](#)

Property-specific flood-zone mapping

[Richmond County School Zone Locator](#)

School assignment and registration resources

[Columbia County School Zoning](#)

Current zoning maps and changes

Also consider noise, traffic, commute routes, nearby land uses, future development, flood risk, insurance costs, property condition, and your own comfort during an in-person visit.

Local Insight From Linda Limehouse

"Augusta often surprises newcomers with its healthcare, higher education, arts, outdoor recreation, and broad mix of housing."

"The details matter: commute route, property condition, taxes, flood zone, school assignment, insurance, and your future plans."

"My role is to give you clear facts, current listings, and trusted local resources so you can decide what fits."

Schedule Your Augusta Buyer Strategy Call

When you schedule a call with me, here's what we'll cover:

- Which Augusta, Richmond County, and Columbia County areas fit your housing and commute priorities
- Current MLS pricing for the specific areas and property types you are considering
- Georgia vs. South Carolina costs, with tax or legal questions referred to the appropriate professional
- Masters Week rental possibilities, restrictions, expenses, and due diligence
- A realistic buying timeline based on your financing and move date
- Clear answers and reliable resources for your next decision

[SCHEDULE YOUR AUGUSTA BUYER STRATEGY CALL](#)

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[BOOK YOUR CALL NOW](#)

Schedule instantly: calendar.app.google/igiuYwqR6ENBMn5q7