



PALOMAR  
*Real Estate Group*

# Augusta Multifamily Market Update

2025 Q1

# Augusta MSA Summary



Occupancy  
87.8%



Total Properties  
317



Total Units  
31,488



Vacant Units  
3,842



YTD Transactions  
2



YTD Sales Volume  
\$48,700,000



Average Rent  
\$1,253



Under Construction  
313 Units

# Sales Comps – Q1 2025

	Property Name	Property City	Sale Price	Sale Date	Units	Price Per Unit
1	Broad on the Green	Augusta	\$15,400,000	01/17/2025	161	\$95,652
2	The Turn	Augusta	\$33,300,000	03/18/2025	200	\$166,500
	<b>Average</b>		<b>\$24,350,000</b>		<b>180</b>	<b>\$131,076</b>







### 1. Broad on the Green – 3122 Damascus Road

<b>Sale Date:</b>	01/17/2025	<b>Sale Price:</b>	\$15,400,000	<b>1 Bedroom</b>	152 (94%)
<b>Building SF:</b>	127,664	<b>Price/SF:</b>	\$120.63	<b>2 Bedroom</b>	0 (0%)
<b>Submarket:</b>	Highland Park	<b>Price/Unit:</b>	\$95,652	<b>3 Bedroom</b>	9 (6%)
<b>Acres:</b>	12.46	<b>Units:</b>	161	<b>Buyer Type</b>	Institutional
<b>Prior Sale:</b>	05/29/2015	<b>Prior Sale Price:</b>	\$4,850,000	<b>Year Built:</b>	1983



### 2. The Turn – 1035 Alexander Drive

<b>Sale Date:</b>	03/18/2025	<b>Sale Price:</b>	\$33,300,000	<b>1 Bedroom</b>	86 (43%)
<b>Building SF:</b>	223,644	<b>Price/SF:</b>	\$148.90	<b>2 Bedroom</b>	86 (43%)
<b>Submarket:</b>	National Hills	<b>Price/Unit:</b>	\$166,500	<b>3+ Bedroom</b>	28 (14%)
<b>Acres:</b>	16.78	<b>Units:</b>	200	<b>Buyer Type</b>	Private
<b>Prior Sale:</b>	08/30/2021	<b>Prior Sale Price:</b>	\$36,150,000	<b>Year Built:</b>	2000



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