

Savannah 31401

ZIP code · GA · Georgia > Chatham County > Savannah

BALANCED MARKET

\$551K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

349

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



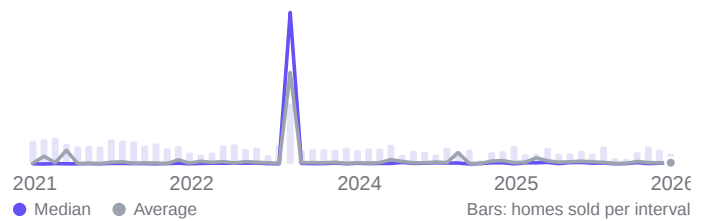
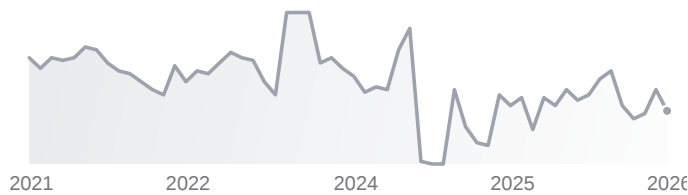
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$618K · Average \$687K

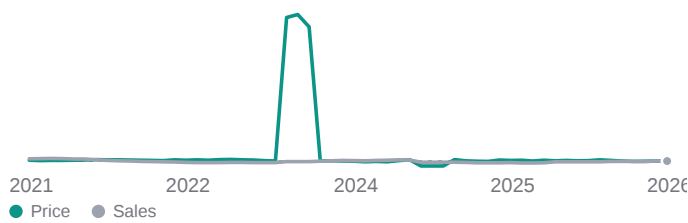


Growth (year over year)

Price -7.6% · Sales -0.9%

Price per square foot

\$326/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

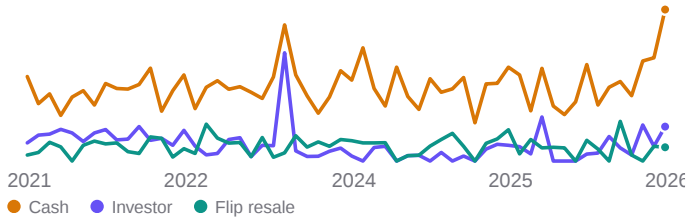
5.1%



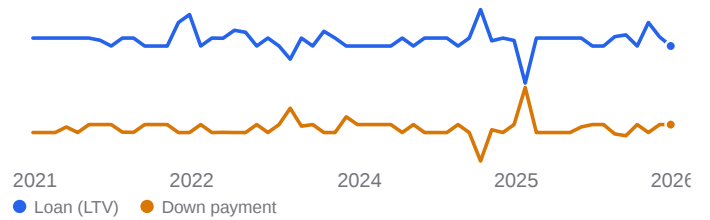
BUYERS & OUTCOMES

Buyer mix

Cash 88% · Investor 20% · Flip resale 8.0%

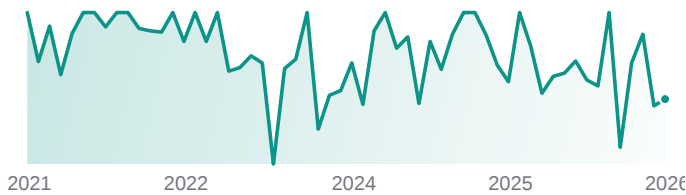


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



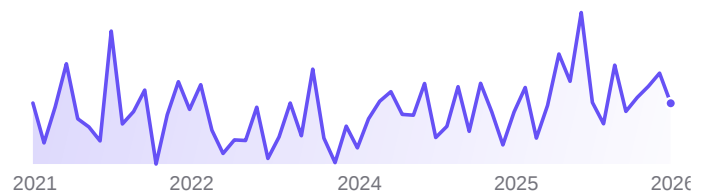
Sellers who sold at a gain

86%



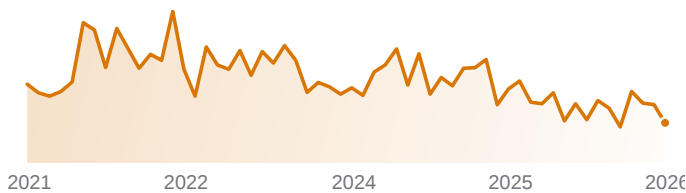
Typical hold before selling

4.3 yrs



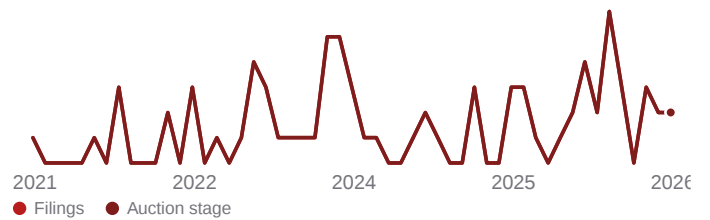
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,904
Median value (AVM)	\$516K
Median size	1,658 ft²
Median bedrooms	3
Median year built	1920
Single family	44%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	35%
Company owned	36%
Median loan-to-value	13%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	20,634
Density	5,207 / mi²
Median household income	\$54K
Average household income	\$82K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	84
Homes occupied	78%
Bachelor's or higher	26%
Poverty rate	28.9%
Unemployment	0.9%
Average temp	66°F
Annual precip	51 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.