

Savannah 31404

ZIP code · GA · Georgia · Chatham County · Savannah

BALANCED MARKET

\$256K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

450

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



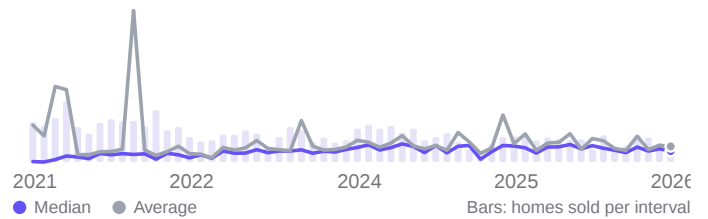
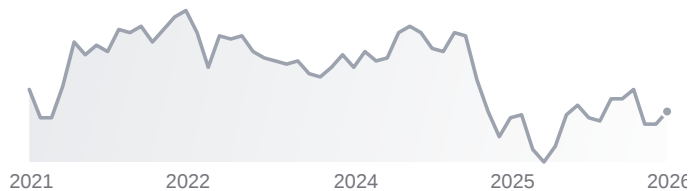
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$249K · Average \$292K

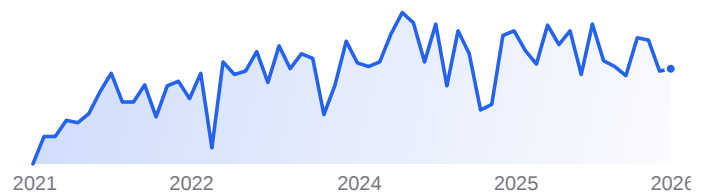
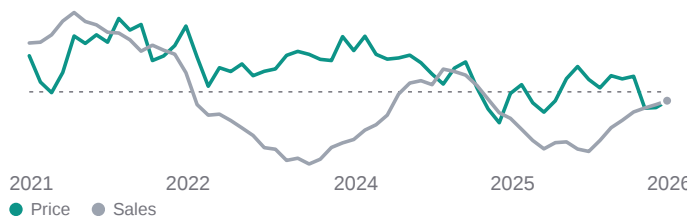


Growth (year over year)

Price -4.6% · Sales -4.5%

Price per square foot

\$198/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

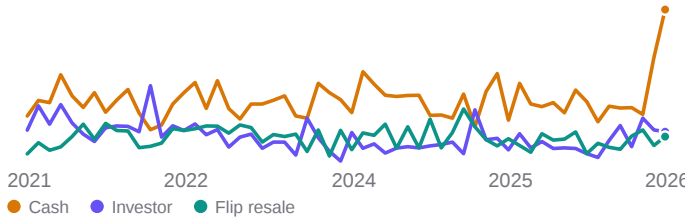
4.3%



BUYERS & OUTCOMES

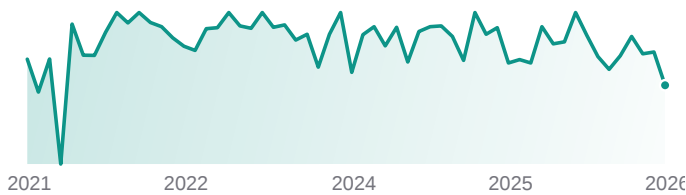
Buyer mix

Cash 89% · Investor 17% · Flip resale 14%



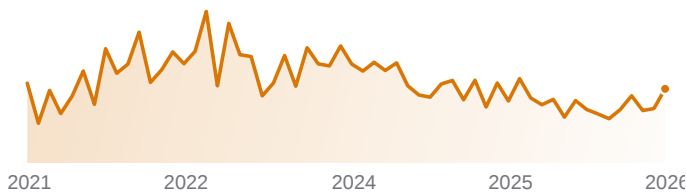
Sellers who sold at a gain

84%

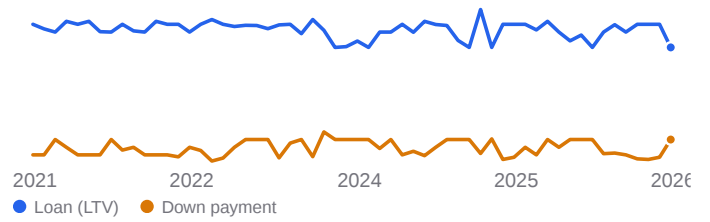


Median annualized return at resale

+11.0%

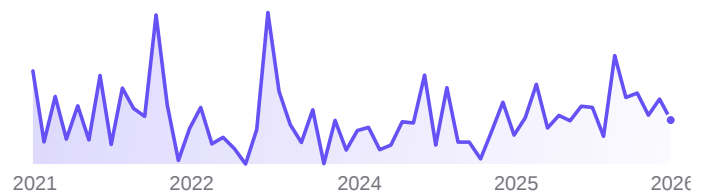


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,402
Median value (AVM)	\$250K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1951
Single family	88%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.9%
Owner occupied	55%
Company owned	22%
Median loan-to-value	28%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	33,333
Density	1,825 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	85
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	20.1%
Unemployment	0.8%
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.