

Savannah 31405

ZIP code · GA · Georgia · Chatham County · Savannah

BALANCED MARKET

\$384K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

518

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



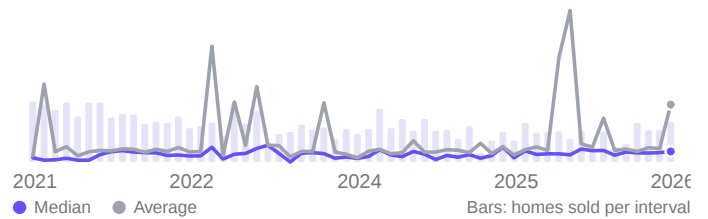
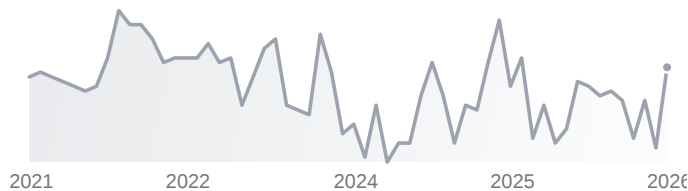
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$400K · Average \$1.2M

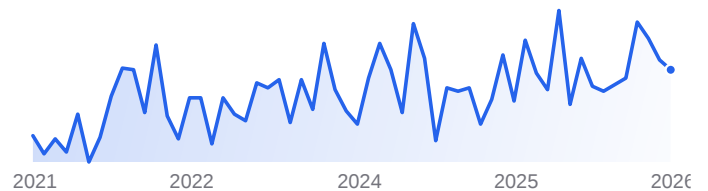
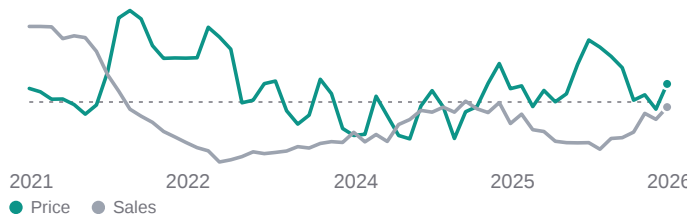


Growth (year over year)

Price +10.0% · Sales -2.8%

Price per square foot

\$214/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

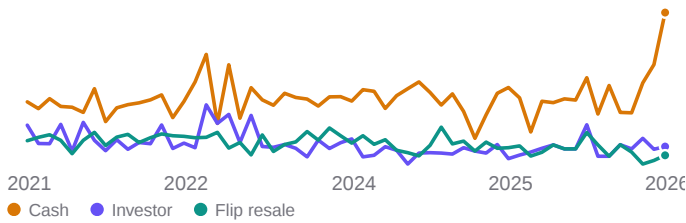
4.3%



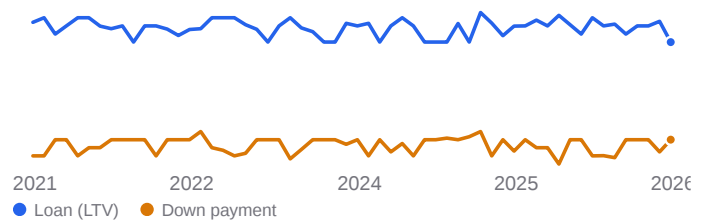
BUYERS & OUTCOMES

Buyer mix

Cash 84% · Investor 9.7% · Flip resale 4.8%

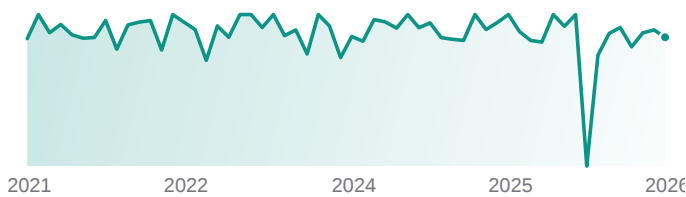


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



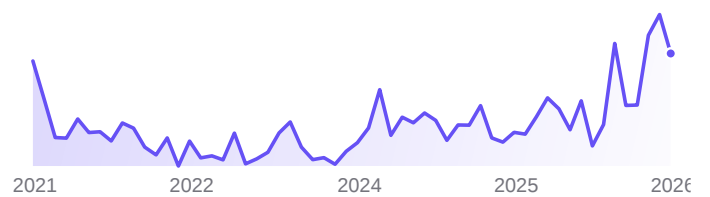
Sellers who sold at a gain

92%



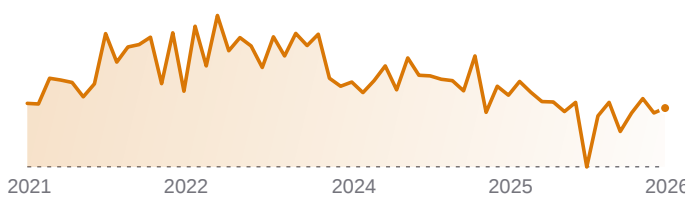
Typical hold before selling

6.3 yrs



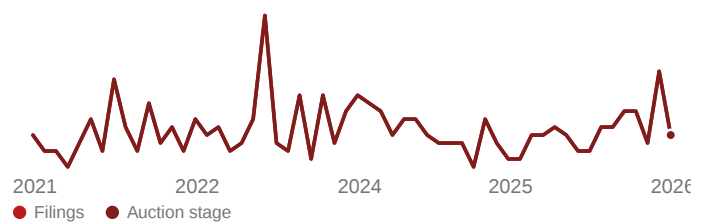
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,149
Median value (AVM)	\$327K
Median size	1,622 ft²
Median bedrooms	3
Median year built	1970
Single family	90%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	15%
Median loan-to-value	35%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	37,446
Density	1,265 / mi²
Median household income	\$71K
Average household income	\$90K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	75
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	14.9%
Unemployment	0.9%
Average temp	66°F
Annual precip	50 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.