

Savannah 31406

ZIP code · GA · Georgia > Chatham County > Savannah

BALANCED MARKET

\$316K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

415

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



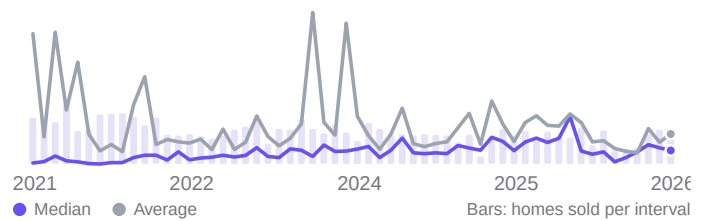
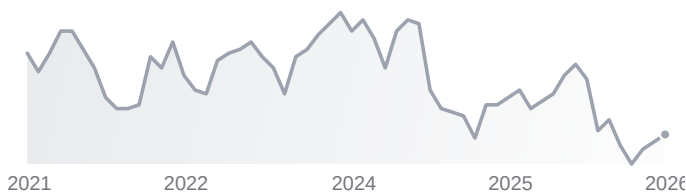
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$299K · Average \$400K

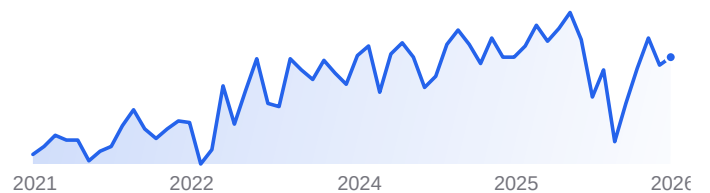
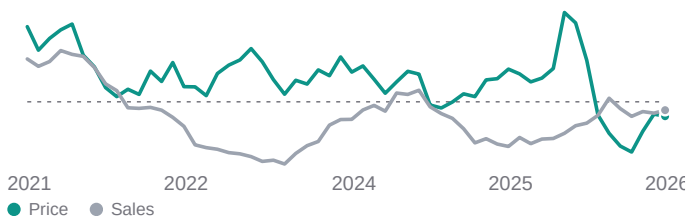


Growth (year over year)

Price -7.2% · Sales -4.2%

Price per square foot

\$211/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

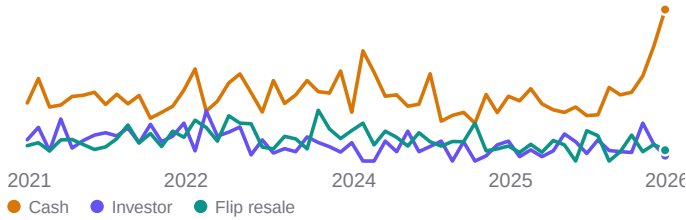
3.7%



BUYERS & OUTCOMES

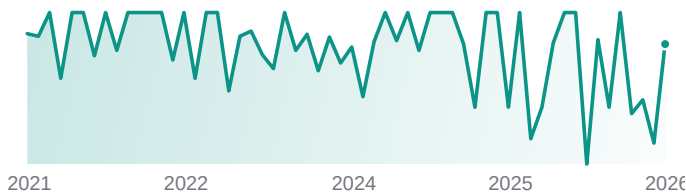
Buyer mix

Cash 80% · Investor 2.9% · Flip resale 5.7%



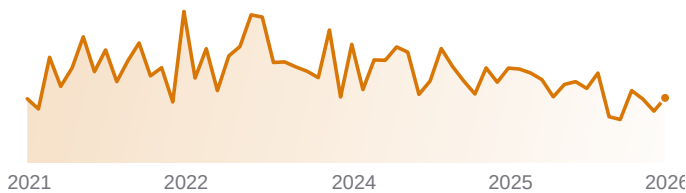
Sellers who sold at a gain

96%

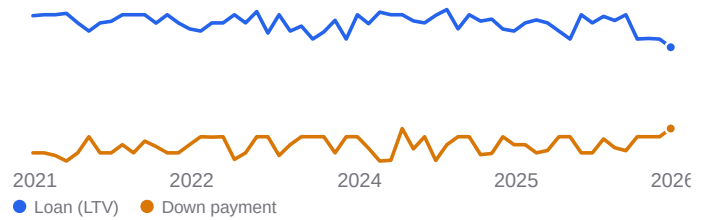


Median annualized return at resale

+6.8%

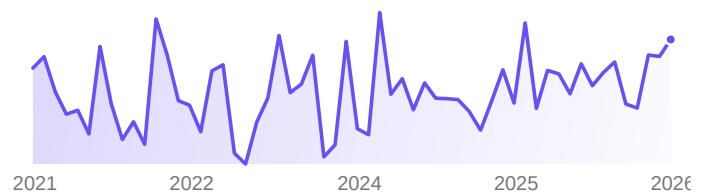


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



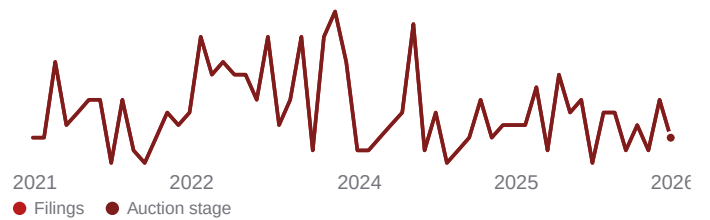
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,202
Median value (AVM)	\$300K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1975
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	35,766
Density	1,207 / mi²
Median household income	\$72K
Average household income	\$99K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	77
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	12.0%
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.