

Savannah 31408

ZIP code · GA · Georgia · Chatham County · Savannah

BALANCED MARKET

\$292K

MEDIAN SALE PRICE

+50.2%

1-YR CHANGE

66

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

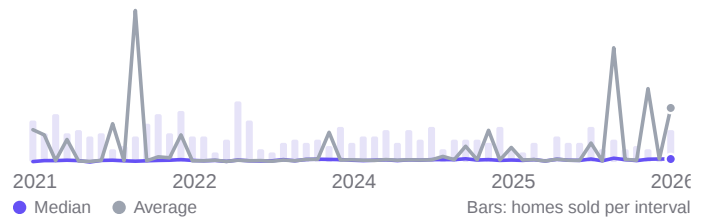
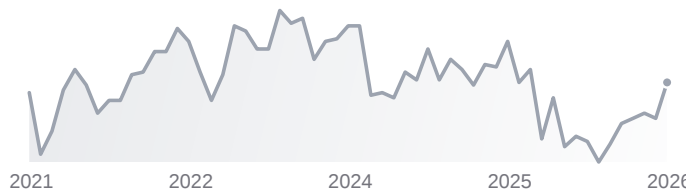
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$300K · Average \$4.4M

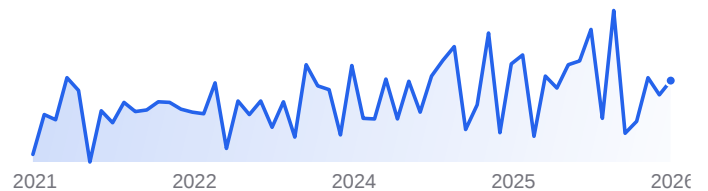
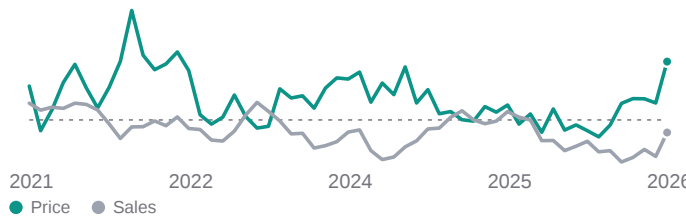


Growth (year over year)

Price +50.2% · Sales -10.8%

Price per square foot

\$158/ft²



Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

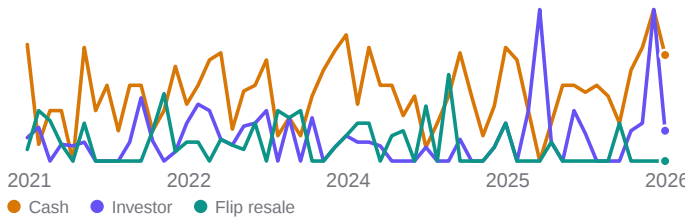
3.2%



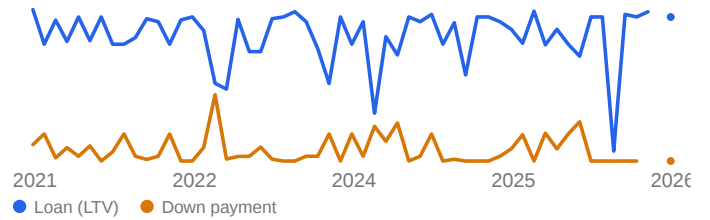
BUYERS & OUTCOMES

Buyer mix

Cash 70% · Investor 20% · Flip resale 0%

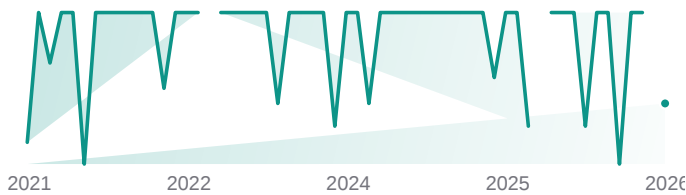


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



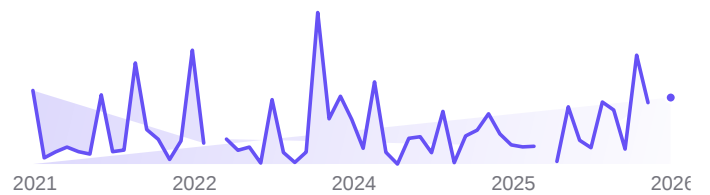
Sellers who sold at a gain

80%



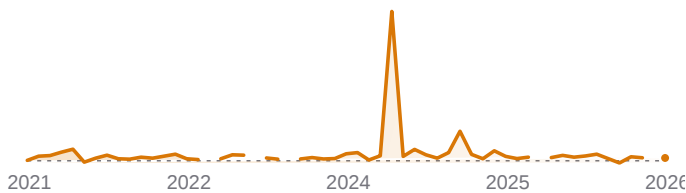
Typical hold before selling

8.1 yrs



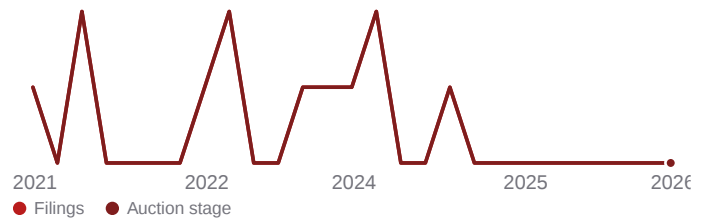
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,072
Median value (AVM)	\$227K
Median size	1,394 ft²
Median bedrooms	3
Median year built	1964
Single family	91%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.2%
Owner occupied	58%
Company owned	18%
Median loan-to-value	27%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	10,700
Density	479 / mi²
Median household income	\$59K
Average household income	\$66K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	83
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	10.1%
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.