Local Market Update – October 2026

A Research Tool Provided by Georgia Association of REALTORS

Savannah

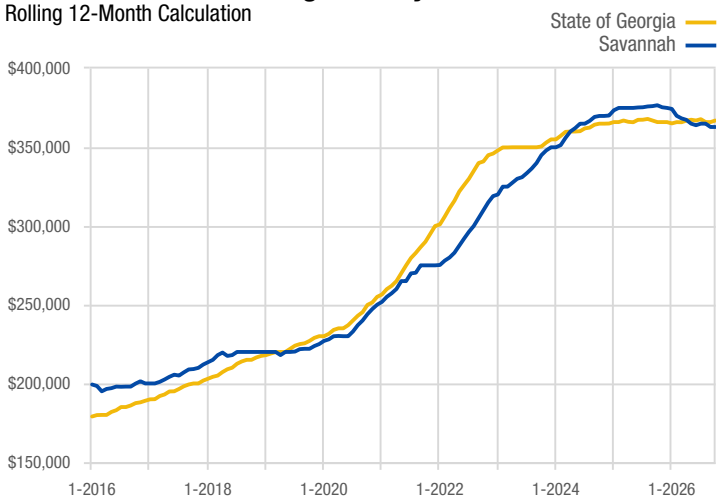
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	409	**340**	- 16.9%	4,123	**4,107**	- 0.4%
Pending Sales	271	**211**	- 22.1%	2,764	**2,621**	- 5.2%
Closed Sales	282	**229**	- 18.8%	2,747	**2,578**	- 6.2%
Days on Market Until Sale	60	**75**	+ 25.0%	63	**77**	+ 22.2%
Median Sales Price*	$374,500	**$380,000**	+ 1.5%	$379,000	**$365,000**	- 3.7%
Average Sales Price*	$486,218	**$482,551**	- 0.8%	$501,843	**$477,429**	- 4.9%
Percent of List Price Received*	97.6%	**96.8%**	- 0.8%	97.9%	**97.3%**	- 0.6%
Inventory of Homes for Sale	1,177	**1,406**	+ 19.5%	—	**—**	—
Months Supply of Inventory	4.3	**5.6**	+ 30.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	81	**88**	+ 8.6%	741	**829**	+ 11.9%
Pending Sales	34	**43**	+ 26.5%	451	**393**	- 12.9%
Closed Sales	32	**43**	+ 34.4%	452	**386**	- 14.6%
Days on Market Until Sale	95	**108**	+ 13.7%	78	**102**	+ 30.8%
Median Sales Price*	$367,500	**$259,900**	- 29.3%	$297,500	**$290,000**	- 2.5%
Average Sales Price*	$521,028	**$368,926**	- 29.2%	$482,257	**$431,606**	- 10.5%
Percent of List Price Received*	95.4%	**97.0%**	+ 1.7%	97.3%	**96.3%**	- 1.0%
Inventory of Homes for Sale	281	**358**	+ 27.4%	—	**—**	—
Months Supply of Inventory	6.5	**9.4**	+ 44.6%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

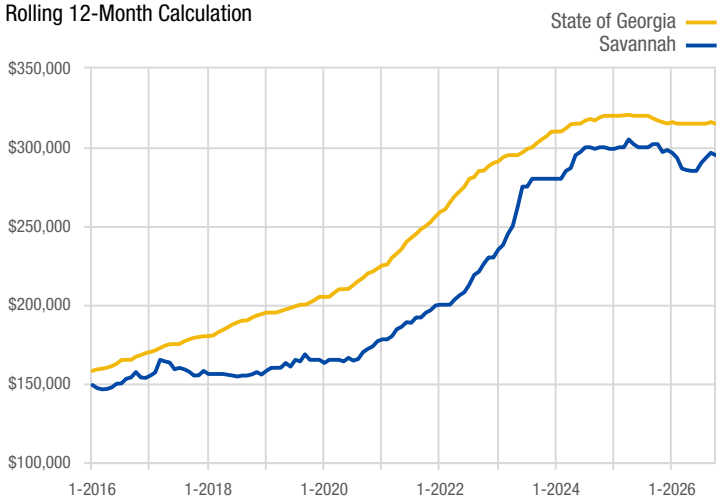
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 16, 2026. All data from the multiple listing services in the state of Georgia. Report © 2026 ShowingTime Plus, LLC.