EVERY WEDNESDAY · ISSUE NO. 1

The Insider *Market Report*

AUGUST 26 – SEPTEMBER 2, 2026 • THE LANDINGS ON SKIDAWAY ISLAND

Seven homes closed inside the gates this week. One went in eight days. One took two hundred and ninety-four. Here is what the numbers are actually telling you.

7	$790,000	$7.06*M*
CLOSINGS THIS WEEK	MEDIAN CLOSE THIS WEEK	VOLUME CLOSED THIS WEEK

i.

What closed this week

Seven homes closed inside the gates between August 26 and August 31, at a median of $790,000.

The spread is the story. The top sale went under contract in eight days. The bottom sale sat for two hundred and ninety-four. Same island, same week.

$1,875,000	678 Landings Way South CLOSED AUG 31	8 DAYS
$1,475,000	5 Clairborn Retreat CLOSED AUG 28	157 DAYS
$1,270,000	27 Mainsail Close CLOSED AUG 27	83 DAYS
$790,000	1 Bray Lane CLOSED AUG 27	88 DAYS
$632,000	2 Romerly Road CLOSED AUG 27	36 DAYS
$537,500	201 Wiley Bottom Road CLOSED AUG 31	140 DAYS
$479,000	15 Franklin Creek Road North CLOSED AUG 28	294 DAYS

All seven closings reported to Savannah Multi-List between August 26 and August 31, 2026. Sales dated September 1 and 2 report next week.

ii.

The month behind it

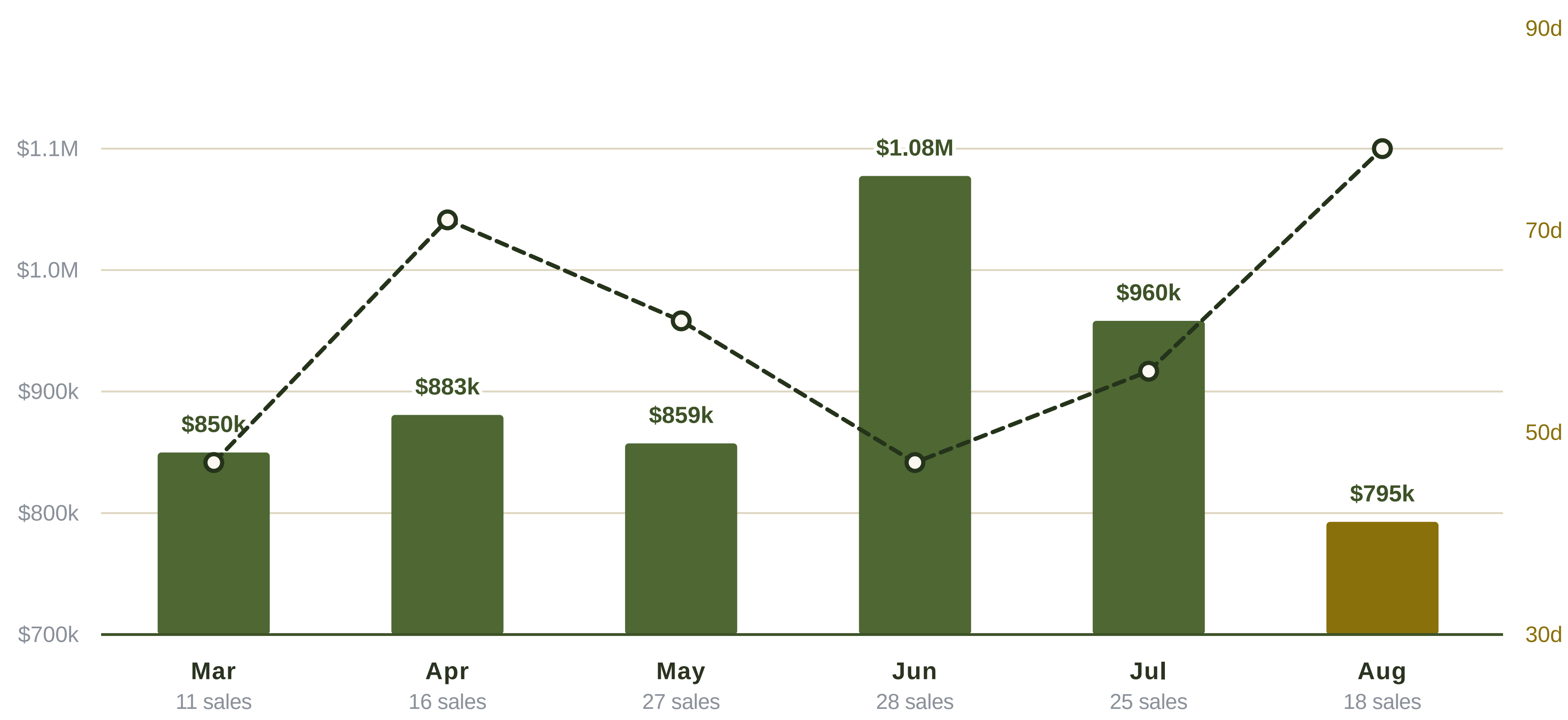
Eighteen homes closed in August at a median of $794,500.

That is the lowest monthly median since March, and it arrives directly after two of the strongest months of the year — June closed at a median of $1,079,500 and July at $960,000.

Read that sequence carefully. A drop of nearly $285,000 in the median over eight weeks looks alarming in isolation. It is not what it appears to be.

Median close price and time on market

The Landings on Skidaway Island · March through August 2026



MEDIAN CLOSE PRICE · MOST RECENT MONTH · MEDIAN DAYS ON MARKET *iii.*

What changed

Days on market climbed to 78 in August, up from 47 in June.

That is the number to watch, and it rose by two-thirds in eight weeks. It also explains the median.

August's closings included four homes that had been listed for more than 130 days. When aged inventory finally clears in a single month, it pushes the median days figure up and the median price down at the same time. Both numbers moved because the backlog moved — not because buyers stopped showing up.

$1,475,000	5 Clairborn Retreat	157 DAYS
$1,345,000	43 Cabbage Close	142 DAYS
$537,500	201 Wiley Bottom Road	140 DAYS
$610,000	302 Willeford Drive	133 DAYS

Four August closings that had been on the market more than 130 days.

MONTH	CLOSINGS	MEDIAN CLOSE	MEDIAN DAYS
March 2026	11	$850,000	47
April 2026	16	$882,500	71
May 2026	27	$859,000	61
June 2026	28	$1,079,500	47
July 2026	25	$960,000	56
August 2026	**18**	**$794,500**	**78**

SIX-MONTH TOTALS — 125 CLOSINGS · MEDIAN $880,000 · AVERAGE $1,047,386 *iv.*

Where the market stands today

ACTIVE LISTINGS	UNDER CONTRACT
58	**35**
MEDIAN ASK $799,500	CONTRACT OR CONTINGENT
MONTHS OF INVENTORY	WITHDRAWN OR EXPIRED
2.8	**33**
AT ROUGHLY 21 SALES A MONTH	SIX-MONTH WINDOW

Anything under six months of inventory is generally considered a seller's market. At 2.8 months, the island is still tight — and active asking prices are holding at $799,500, essentially flat against where homes are actually closing.

The 33 withdrawn and expired listings are the quiet number in this report. Those are sellers who came to market, did not find a buyer at their price, and left. That figure is more than a quarter of everything that sold.

v.

What it means

The headline number fell. The market did not.

A $794,500 median in a month where nearly a quarter of closings were homes that had been sitting since spring tells you about the backlog, not about demand. Inventory is under three months and asking prices have not moved.

The real signal is the split, and this week put it on a single page. 678 Landings Way South closed at $1,875,000 in eight days. 15 Franklin Creek Road North closed at $479,000 after two hundred and ninety-four. Five August closings went in fourteen days or less, including both homes above $1.8 million. Meanwhile the homes that missed on price the first time averaged more than 130 days before they closed, and thirty-three others never closed at all.

Next issue: Wednesday, September 9. Every Wednesday, what closed inside the gates the week before.

There is no middle path on this island right now. Price it right and it goes in two weeks. Price it high and you pay for it in months.

STEPHANIE WADE GIORGIO · THE LANDINGS INSIDER

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Stephanie Wade Giorgio

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SOURCES AND METHOD

This issue: August 26 through September 2, 2026. Weekly closings reflect sales reported to the MLS through August 31, 2026, the date of the most recent data export.

Data source: Savannah Multi-List Corporation via CoreLogic Matrix, export dated September 2, 2026. Monthly and six-month figures cover closings from March 6 through August 31, 2026.

Geography: Single-family, townhouse and condominium properties inside The Landings, including Moon River Landing and Marshview Landing. Excludes South Harbor and Modena.

Ownership structure: The Landings Real Estate Company is a wholly owned subsidiary of The Landings Association, established by property owner vote in 1998, with the Association as sole shareholder, as published by The Landings Company and described in The Landings community FAQ.

Note on accuracy: Days-on-market figures are as reported to the MLS and do not account for listings withdrawn and relisted. Ten of the 125 closings recorded zero days on market, indicating pre-marketed or off-market sales. Median figures are used throughout rather than averages, because a small number of high-value sales distorts the average on an island this size.

Information is deemed reliable but not guaranteed and is subject to change. Buyers and sellers may select any licensed real estate agent. Equal Housing Opportunity.

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