



EVERY WEDNESDAY · ISSUE NO. 4

The Landings *Insider Report*

SEPTEMBER 16 – 22, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

Three homes closed inside the gates. Each was listed in the MLS and went contingent between 3 and 24 days later.

3

CLOSINGS THIS WEEK

\$1,220,000

MEDIAN CLOSE THIS WEEK

95.7%

MEDIAN SHARE OF ASK

i.

What closed this week

Three homes closed between September 17 and September 18, at a median of \$1,220,000 — and a median 95.7 cents on every dollar asked.

A light week by count, and a wide one by price: from \$610,000 to \$1,837,725. All three carried recorded MLS market time before they went contingent, and all three closed below their final asking price.

\$1,837,725	127 Waterway Drive · Lagoon CLOSED SEP 17 · ASKED \$1,995,000 · 5,000 SQ FT · \$368/SQ FT	92.1% 14 DAYS
\$1,220,000	3 Pineside Lane CLOSED SEP 18 · ASKED \$1,274,900 · 3,432 SQ FT · \$355/SQ FT	95.7% 7 DAYS
\$610,000	4 Hathaway Lane CLOSED SEP 18 · ASKED \$624,900 · 2,196 SQ FT · \$278/SQ FT	97.6% 49 DAYS

\$3.67M VOLUME CLOSED	95.7% MEDIAN SHARE OF ASK	\$355 MEDIAN \$ PER SQ FT
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All three closings reported to Savannah Multi-List between September 16 and September 22, 2026. Percentages compare closed price to the final list price of record. Three closings is a week, not a trend — the six-month figures on the next page are the ones to read.

ii.

The number nobody quotes

The monthly median has ranged \$315,500 since March. The price per square foot has ranged \$36.

Most headlines about this island quote the median sale price. Since March that number has been as high as \$1,110,000 and as low as \$794,500 by month. Read alone, it looks like a market lurching around.

Now look at the median price per square foot over the same months: \$304, \$289, \$289, \$323, \$292, \$287, and \$321 in September to date. The high month sits about twelve percent above the low one.

That is the point. The median tells you which homes happened to sell that month. Price per square foot tells you what buyers paid for space inside the gates. Across these seven months the monthly median ranged from \$794,500 to \$1,110,000, a spread of \$315,500; price per square foot ranged from \$287 to \$323, a spread of \$36.

One caution: on any single house, price per square foot can vary widely with the home itself, its view and its condition. This week alone ran from \$278 to \$368. Read it across many sales, not one.

MONTH	CLOSINGS	MEDIAN CLOSE	MEDIAN \$/SQ FT	MEDIAN DOM
March 2026	8	\$1,025,000	\$304	51
April 2026	17	\$885,000	\$289	72
May 2026	27	\$859,000	\$289	61
June 2026	29	\$1,110,000	\$323	47
July 2026	26	\$951,621	\$292	59
August 2026	18	\$794,500	\$287	78
September to date	13	\$885,000	\$321	37

March 1 through September 22: 138 closings, \$147,734,998 in volume, an \$887,500 median and a \$1,070,543 average. The gap between that median and that average is the shape of this island.

iii.

What changed this week

Last week, two of three closings carried zero recorded days on market. This week, all three carried recorded MLS time before a contract.

127 Waterway Drive, in Moon River Landing, asked \$1,995,000 and closed at \$1,837,725 on September 17, or 92.1 percent of ask. The MLS records a list date of August 3, contingent August 6, under contract August 17, and 14 days on market. Built in 2019, 5,000 square feet on 0.55 acre; the MLS records the water as Lagoon.

3 Pineside Lane, in Oakridge on the 9th fairway, asked \$1,274,900 and closed at \$1,220,000 on September 18, or 95.7 percent of ask. Listed August 19, contingent and under contract August 26, 7 days on market. Built in 2000, 3,432 square feet.

4 Hathaway Lane, in Marshwood on the 15th hole, asked \$624,900 and closed at \$610,000 on September 18, or 97.6 percent of ask. Listed July 31, contingent August 24, 49 recorded days on market. Built in 1977, 2,196 square feet.

Not every home is in the MLS. The Landings Real Estate Company also holds office exclusives — homes for sale on this island that are not in the MLS and cannot be advertised. An agent in our office can tell you whether one fits what you are looking for.

iv.

Where the market stands today

58 homes are active inside the gates as of September 22, and 37 more are active contingent or under contract. The September 16 export counted 61 active.

STATUS	HOMES	AS OF
Active	58	September 22
Active contingent or under contract	37	September 22

Active, active contingent and under contract counts from a Hive MLS search on September 22, 2026; median asking prices were not pulled this week.

v.

What it means

Three closings, three recorded listing periods, and a range of outcomes by address: from 92.1 to 97.6 percent of ask.

If you are selling, the median tells you which homes sold, not what yours is worth. Price per square foot inside the gates has run between \$287 and \$323 a month since March. This week's three ran from \$278 to \$368. That range is where a conversation about value starts, not where it ends.

If you are buying, 37 homes were active contingent or under contract on September 22, against 58 active. The MLS is also not the whole island: office exclusives are for sale that cannot be advertised. Seeing those takes a conversation with an agent who knows they exist.

If you are watching, this week's three homes went contingent 3, 7 and 24 days after they were listed.

What the record shows this year: value per square foot in a narrow band, a wide range of outcomes by address, and this week, three homes that each spent recorded time in the MLS before a buyer agreed.

Island & Club news

THE LANDINGS ASSOCIATION · COMMUNITY SAFETY

Update on the Skidaway theft investigation

Chatham County Police believe the recent theft cases on the island are related and are pursuing leads. Current charges connect to incidents in The Landings on April 12. Residents are asked to lock vehicles and homes and report suspicious activity to Community Safety (912-598-1982, Option 2) and CCPD (912-650-6101).

Source: The Landings Association, "Update on Skidaway Theft Investigation," September 22, 2026, landings.org.

THE LANDINGS ASSOCIATION · THE LANDINGS CLUB · SEPT 30 & OCT 12

Candidate nights for both boards

TLA's Meet the Board Candidates evening is Wednesday, September 30 at 6:30 p.m. in the Palmetto Club's Azalea Room; Club membership is not required to attend. The Club's Board of Governors Meet the Candidates Night is Monday, October 12 in the Palmetto Ballroom, doors at 6 p.m., program at 6:30. Club voting runs online October 12 through November 3.

Source: The Landings Association, landings.org; The Landings Club member communications, September 22, 2026.

LANDINGS MARINAS · OCTOBER 26

Dry rack project enters its final phase

Phase four of the Landings Harbor dry rack project is tentatively set to begin October 26, with completion expected by the end of January 2027. Separately, replacing the underground fuel tanks at Delegal Creek Marina with an above-ground tank goes to the Board for final approval this month.

Source: The Landings Association, "On The Waterfront," September 17, 2026, landings.org.

UGA SKIDAWAY INSTITUTE · GRAY'S REEF · OCTOBER 10

Skidaway Marine Science Day

The campus-wide open house on the north end of the island runs Saturday, October 10, 10 a.m. to 3 p.m., free. The UGA Aquarium opens without admission, and Gray's Reef National Marine Sanctuary's research vessel Gannet will be open for tours.

Source: Gray's Reef National Marine Sanctuary calendar, graysreef.noaa.gov; UGA Marine Extension and Georgia Sea Grant.

THE LANDINGS ASSOCIATION · DEADLINES

Committee applications and Catch the King

TLA is accepting applications for its committees through November 6. The second annual Catch-the-King tidal mapping event, where volunteers map the year's highest tide by cell phone, is October 26.

Source: The Landings Association, landings.org.

ALSO ON THE CALENDAR

Oct 15 — Dreyfus-Ashby wine dinner, Palmetto Ballroom · Oct 17 — CCA Skidaway Kids' Fishing Derby, Kids' Fishing Lagoon · Oct 17 — Rise Against Hunger packing event, Skidaway Island Methodist Church · Dec 13 — CCA Oyster Roast and Pig Pickin', Landings Harbor picnic grounds. At the gates: Stop. Wait. Verify. Proceed.

More: landings.org · landingsclub.com

All three of this week's closings went contingent within 24 days of listing. That is what the record shows.

STEPHANIE WADE GIORGIO · THE LANDINGS INSIDER

YOUR ADDRESS, NOT THE MARKET

Let's talk about *your* house.

This page tells you what the island did. A conversation tells you what your house would do.

- A written, no-obligation read on your address
- What actually closed on your street this year
- What your home would bring this season
- What is quietly for sale that you cannot search for

REQUEST YOURS

or call or text [912.272.2049](tel:912.272.2049)



Stephanie Wade Giorgio

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SOURCES AND METHOD

This issue: September 16 through September 22, 2026. Weekly closings reflect sales reported to the MLS through September 22, 2026, the date of the most recent data export. Each home was checked against its full MLS detail sheet for display permissions, water type and contract dates.

Data source: Savannah Multi-List Corporation via Hive MLS, export dated September 22, 2026. Monthly and six-month figures cover closings from March 1 through September 22, 2026, and combine the September 22, September 16 and September 8, 2026 exports. Active, active contingent and under contract counts are from a Hive MLS search on September 22, 2026.

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

Island and Club news: The Landings Association news at landings.org/news, including the [theft investigation update](#), [Meet the Candidates](#), [On The Waterfront](#), [committee applications](#) and [Catch the King](#). Marine Science Day from the [Gray's Reef calendar](#). Club items reflect The Landings Club member communications dated September 22, 2026, summarized as community calendar information only. This publication does not report Association or Club member matters.

Note on accuracy: Days-on-market figures are as reported to the MLS and do not account for listings withdrawn and relisted. Medians are used throughout rather than averages. A three-closing week is too small to read as a trend.

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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