



EVERY WEDNESDAY · ISSUE NO. 5

The Landings *Insider Report*

SEPTEMBER 23 – 29, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

Two homes closed inside the gates. One went contingent 3 days after it was listed. The other, 317 days after.

2

CLOSINGS THIS WEEK

\$552,500

MEDIAN CLOSE THIS WEEK

95.5%

MEDIAN SHARE OF ASK

i.

What closed this week

Two homes closed between September 23 and September 25, at a median of \$552,500 — and a median 95.5 cents on every dollar asked.

One is a 3,655-square-foot single-family home on a corner lot. The other is a 1,536-square-foot end-unit townhouse; the MLS records the water as Lagoon. They are different product types and are not used as comparables for each other. Both closed below their final asking price.

\$575,000	1 Quahog Lane CLOSED SEP 25 · ASKED \$625,000 · 3,655 SQ FT · \$157/SQ FT	92.0% 347 DAYS
\$530,000	4 Franklin Creek Road North · Lagoon CLOSED SEP 23 · ASKED \$535,000 · 1,536 SQ FT · \$345/SQ FT · TOWNHOUSE	99.1% 13 DAYS

\$1.11M VOLUME CLOSED	95.5% MEDIAN SHARE OF ASK	\$251 MEDIAN \$ PER SQ FT
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Both closings reported to Savannah Multi-List between September 23 and September 29, 2026. Percentages compare closed price to the final list price of record. Two closings is a week, not a trend. Monthly figures since March are on the next page.

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.

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 is 12.5 percent above the low one.

Across these seven months, the monthly median sale price ranged from \$794,500 to \$1,110,000, a spread of \$315,500. The monthly median price per square foot ranged from \$287 to \$323, a spread of \$36.

On individual homes the figure varies more. This week’s two closed at \$157 and \$345 a square foot.

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	15	\$850,000	\$321	37

March 1 through September 29: 140 closings, \$148,839,998 in volume, an \$885,000 median and a \$1,063,143 average.

iii.

What changed this week

Last week, three homes went contingent between 3 and 24 days after listing. This week, one went contingent 3 days after listing and one 317 days after.

4 Franklin Creek Road North, an end-unit townhouse in Franklin Creek, asked \$535,000 and closed at \$530,000 on September 23, or 99.1 percent of ask. The MLS records a list date of August 21, contingent August 24, under contract September 3, and 13 days on market. Built in 1985, 1,536 square feet, two bedrooms; the MLS records the water as Lagoon.

1 Quahog Lane asked \$625,000 and closed at \$575,000 on September 25, or 92.0 percent of ask. The MLS records a list date of October 13, 2025, contingent August 26, 2026, and 347 days on market. A single-story ranch built in 1987, 3,655 square feet on a 0.60-acre corner lot.

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. I can show you one that matches your criteria.

iv.

Where the market stands today

61 homes are active inside the gates as of September 29, at a median asking price of \$839,000, and 18 more are active contingent. The September 22 search counted 58 active.

STATUS	HOMES	AS OF
Active	61	September 29
Active contingent	18	September 29

Active and active contingent counts from a Hive MLS export on September 29, 2026. Under contract listings were not in this week’s export, so the contingent count is not compared with last week’s combined figure.

U.

What it means

Two closings, one single-family home and one townhouse, at 92.0 and 99.1 percent of ask.

If you are selling, the monthly median price per square foot inside the gates has ranged from \$287 to \$323 since March. This week's two closed at \$157 and \$345.

If you are buying, 61 homes were active on September 29, at a median ask of \$839,000, and 18 more were active contingent. The Landings Real Estate Company also holds office exclusives, which are not in the MLS and cannot be advertised. I can show you one that matches your criteria.

If you are watching, this week's two homes went contingent 3 days and 317 days after they were listed.

March 1 through September 29: 140 closings at a median of \$885,000. September to date: 15 closings at a median of \$850,000 and \$321 a square foot.

Island & Club news

THE LANDINGS ASSOCIATION · TONIGHT, SEPTEMBER 30

Meet the Board Candidates

TLA's Nominating Committee hosts its Meet the Board Candidates evening tonight at 6:30 p.m. in the Palmetto Club's Azalea Room. Club membership is not required to attend. Candidate bios are posted on landings.org.

Source: The Landings Association, "Save-The-Date: September 30, TLA's Meet The Candidates Evening," September 24, 2026, landings.org.

CHATHAM COUNTY · MCWHORTER DRIVE

Why the speed limit changed

The County intended to lower the limit from 50 to 40 mph only between Diamond Causeway and Westridge Road, ahead of a planned traffic signal at Diamond Causeway, McWhorter and Green Island Road. A missing 50 mph sign near Westridge made the lower limit look longer; new signage goes up once utility locates are done.

Source: The Landings Association, "Why Did the Speed Limit Change on McWhorter Drive?" September 23, 2026, landings.org.

LANDINGS PUBLIC WORKS · LAGOONS AND PATHS

Grass carp for 28 lagoons

Public Works stocked 28 freshwater lagoons with sterile triploid grass carp to help control aquatic vegetation. Crews also cleared sightlines at the Franklin Creek Tunnel and filled drop-offs along community path edges.

Source: The Landings Association, "Public Works...Working For You," September 24, 2026, landings.org.

LANDINGS MARINAS · ON THE WATER

Sailing Club boats move to wash racks

With the dry rack storage project complete, all Landings Sailing Club boats will sit on wash racks. Phase four of the Landings Harbor dry rack project is tentatively set to begin October 26. For anglers, a South Atlantic red snapper pilot season runs October 9 through 22.

Source: The Landings Association, "Landings Sailing Club," "On The Waterfront" and "Fall Red Snapper Fishing Season Announced," September 23–24, 2026, landings.org.

ISLAND NEWS · SATURDAY, OCTOBER 3

Fifty beds for local kids

Messiah Lutheran Church on West Ridge Road joins Sleep in Heavenly Peace to build 50 bed frames for area children, 8 a.m. to noon, rain or shine. No woodworking experience needed; materials and gear are provided.

Source: WTOC, September 29, 2026.

ALSO ON THE CALENDAR

Oct 8 — Landings Art Association Artists of the Month reception, Palmetto Gallery · Oct 10 — Skidaway Marine Science Day, 10 a.m. to 3 p.m., free · Oct 17 — Rise Against Hunger, Skidaway Island Methodist Church · Oct 18 — Basic Sailing Class · Oct 26 — Catch the King tidal mapping · Dec 13 — CCA Oyster Roast and Pig Pickin'. At the gates: Stop. Wait. Verify. Proceed.

More: landings.org · landingsclub.com

One home went contingent 3 days after it was listed. The other, 317 days after.

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 23 through September 29, 2026. Weekly closings reflect sales reported to the MLS through September 29, 2026, the date of the most recent data export. Each home was checked against its full MLS detail sheet, printed September 29, 2026, for display permissions, water type, product type and contract dates.

Data source: Savannah Multi-List Corporation via Hive MLS, sold export dated September 29, 2026. Monthly and six-month figures cover closings from March 1 through September 29, 2026, and combine the September 29, September 22, September 16 and September 8, 2026 exports. Active and active contingent counts and the median asking price are from a Hive MLS export on September 29, 2026; under contract listings were not included in it.

Geography: Single-family, townhouse and condominium properties inside The Landings, including Moon River Landing and Marshview Landing. Excludes South Harbor and Modena. This week's two closings are different product types, a single-family home and a townhouse, and are reported together only as the week's closings, not as comparables.

Island and Club news: The Landings Association news at landings.org/news, including [Meet the Candidates](#), [McWhorter Drive](#), [Public Works](#), [Landings Sailing Club](#), [red snapper season](#) and [Artists of the Month](#). Bed build from [WTOC](#). Marine Science Day from [UGA Marine Extension and Georgia Sea Grant](#). 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 two-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.

Stephanie Wade Giorgio

REALTOR®

The Landings Insider

Mobile 912.272.2049 · Office 912.598.3225

sgiorgio@thelandings.com

One Landings Way North · Savannah, GA 31411

thelandingsinsider.com



SCAN FOR THE INSIDER



THE LANDINGS
REAL ESTATE COMPANY

The Landings Real Estate Company

One Landings Way North
Savannah, GA 31411

