



EVERY WEDNESDAY · ISSUE NO. 6

The Landings *Insider Report*

SEPTEMBER 30 – OCTOBER 7, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

Ten homes closed inside the gates, from \$515,000 to \$1,566,000.

Three closed at their final asking price.

10

CLOSINGS THIS WEEK

\$752,450

MEDIAN CLOSE THIS WEEK

97.9%

MEDIAN SHARE OF ASK

i.

What closed this week

\$1,566,000	1 Delegal Road CLOSED OCT 2 · ASKED \$1,579,000 · 3,292 SQ FT · \$476/SQ FT	99.2% LISTED AUG 22
\$1,250,000	31 Sparnel Road CLOSED OCT 5 · ASKED \$1,250,000 · 2,865 SQ FT · \$436/SQ FT	100.0% LISTED JUL 27
\$975,000	5 Lakewood Retreat CLOSED SEP 30 · ASKED \$1,049,000 · 2,743 SQ FT · \$355/SQ FT	92.9% LISTED JUL 15
\$950,000	13 Breckenridge Lane CLOSED SEP 30 · ASKED \$1,095,000 · 3,667 SQ FT · \$259/SQ FT	86.8% LISTED JUL 15
\$755,000	2 Mackay Lane CLOSED OCT 7 · ASKED \$775,000 · 2,662 SQ FT · \$284/SQ FT	97.4% LISTED JUN 12
\$749,900	3 Top Gallant Circle CLOSED OCT 1 · ASKED \$749,900 · 2,350 SQ FT · \$319/SQ FT	100.0% LISTED AUG 18
\$705,000	1 Mayhaw Lane CLOSED SEP 30 · ASKED \$705,000 · 2,389 SQ FT · \$295/SQ FT	100.0% LISTED JUL 27
\$670,000	3 Mad Turkey Crossing CLOSED OCT 1 · ASKED \$730,000 · 4,152 SQ FT · \$161/SQ FT	91.8% LISTED SEP 16
\$615,000	6 Cane Patch Lane CLOSED SEP 30 · ASKED \$624,900 · 2,186 SQ FT · \$281/SQ FT	98.4% LISTED JUL 29
\$515,000	5 Franklin Court CLOSED OCT 5 · ASKED \$529,000 · 2,085 SQ FT · \$247/SQ FT	97.4% LISTED 10/24/2025

\$8.75M

VOLUME CLOSED

97.9%

MEDIAN SHARE OF ASK

\$289

MEDIAN \$ PER SQ FT

ii.

The number nobody quotes

The monthly median has ranged \$327,050 this year. The price per square foot has ranged \$31.

Most headlines about this island quote the median sale price. Since January that number has been as high as \$1,079,500 and as low as \$752,450 by month, the low being October to date.

Now look at the median price per square foot over the same months: \$293, \$300, \$306, \$287, \$289, \$318, \$292, \$287, \$295, and \$301 in October to date. The high month is 10.8 percent above the low one.

On individual homes the figure varies more. This week's ten closed between \$161 and \$476 a square foot.

MONTH	CLOSINGS	MEDIAN CLOSE	MEDIAN \$/SQ FT	MEDIAN DOM
January 2026	12	\$920,000	\$293	84
February 2026	9	\$945,000	\$300	42
March 2026	17	\$850,000	\$306	47
April 2026	16	\$882,500	\$287	71
May 2026	27	\$859,000	\$289	61
June 2026	28	\$1,079,500	\$318	47
July 2026	25	\$960,000	\$292	56
August 2026	18	\$794,500	\$287	78
September 2026	20	\$845,000	\$295	29
October to date	6	\$752,450	\$301	4

Year to date, January 1 through October 7: 178 closings, \$187,471,278 in volume, an \$877,000 median and a \$1,053,209 average. October to date is six closings. Median days on market rounded to the nearest day.

iii.

What changed this week

Last week, two homes closed. This week, ten: four on September 30 and six between October 1 and October 7. September finished at 20 closings, a \$845,000 median and \$295 a square foot. Last week’s issue showed 15 through September 29; the difference is the four September 30 closings and 41 Sparnel Road, which closed September 28 and was reported after last week’s export.

1 Delegal Road, the week’s highest, asked \$1,579,000 and closed at \$1,566,000 on October 2, or 99.2 percent of ask. Built in 1984, 3,292 square feet on 0.69 acre.

5 Franklin Court, the week’s lowest, asked \$529,000 and closed at \$515,000 on October 5, or 97.4 percent of ask. The MLS records a list date of October 24, 2025. Built in 1986, 2,085 square feet.

31 Sparnel Road, **3 Top Gallant Circle** and **1 Mayhaw Lane** closed at their final asking price.

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

66 homes are active inside the gates as of October 7, at a median asking price of \$839,500. 18 more are active contingent and 13 are under contract. The September 29 export counted 61 active and 18 active contingent.

STATUS	LISTINGS	AS OF
Active	66	October 7
Active contingent	18	October 7
Under contract	13	October 7
Withdrawn	36	October 7
Expired	2	October 7

Counts from a Hive MLS export on October 7, 2026. Withdrawn and expired are listings carrying that status in the export; two homes appear twice under separate MLS numbers. The export does not record why a listing was withdrawn or expired.

U.

What it means

Ten closings, from \$515,000 to \$1,566,000, at a median 97.9 percent of ask.

If you are selling, the monthly median price per square foot inside the gates has ranged from \$287 to \$318 this year. This week's ten closed between \$161 and \$476.

If you are buying, 66 homes were active on October 7, at a median ask of \$839,500. 18 more were active contingent and 13 under contract. 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, three of this week's ten closed at their final asking price. Share of ask ranged from 86.8 to 100 percent.

Year to date: 178 closings at a median of \$877,000. September finished at 20 closings, a median of \$845,000 and \$295 a square foot.

vi.

Island & Club news

THE LANDINGS REAL ESTATE COMPANY · LEADERSHIP

A new Executive Director

Christine Brodsky is the new Executive Director and Managing Broker of The Landings Real Estate Company. She was most recently Chief Operating Officer and Broker in Charge of Blackstream | Christie's International Real Estate in South Carolina.

Source: The Landings Real Estate Board, "The Landings Real Estate Company Welcomes New Executive Director," October 2026.

THE LANDINGS ASSOCIATION · DRAINAGE

Storm drain work, Phase 2

Southeast Pipe Survey is working through Phase 2 of the 2026 Storm Drain Project on Little Comfort Road, Seawatch Drive, Sweetgum Crossing and Mainsail Crossing, with completion expected by the end of October. Crews found four pipes on Little Comfort Road that need lining.

Source: The Landings Association, Public Works Update, The Landings Journal, October 2026.

THE LANDINGS ASSOCIATION · MONDAY, OCTOBER 26

Catch the King returns

Resident volunteers will use their phones to map marsh-edge flooding during one of the year's highest tides. TLA hosts the event with Wetlands Watch; the data supports long-range resiliency planning.

Source: The Landings Association, "General Manager's Update — October 2026," September 30, 2026, landings.org.

THE LANDINGS GOLF & ATHLETIC CLUB · OCTOBER

Member-Guest, then Halloween

The Men's Fall Invitational Member/Guest runs October 14–17, and the Georgia 65s tennis tournament October 9–11. The month closes with Pumpkin Splash on October 24, Halloween Glow Golf on October 25 and the Haunted Trail on October 30.

Source: The Landings Golf & Athletic Club, The Landings Journal, October 2026.

ISLAND NEWS · SATURDAY, OCTOBER 17

Hawks, owls and reptiles

Georgia Southern's Center for Wildlife Education brings its raptor and reptile showcase to The Landings Athletic Field, 600 Landings Way, at 10 a.m. Presented by Skidaway Audubon. Free, no registration; no pets or food.

Source: The Landings Association, "Meet the Animals: October 17," September 30, 2026, landings.org.

ALSO ON THE CALENDAR

Oct 12 — TLA Senior Staff Drop-In, 2 to 3 p.m. · Oct 24 — Landlovers Garden Tour, eight gardens, 10 a.m. to 4 p.m. · Oct 27 — TLA Board Drop-In 3 p.m., Board Meeting 4 p.m. · Oct 30 — TLA Board election voting closes, 4 p.m. · Oct 31 — Trick-or-treating, 5:30 to 8:30 p.m. · Nov 7 — Kiwanis Chili Cook-Off, Landings Athletic Field.

More: landings.org · landings.com

Ten homes closed this week. Three closed at their final asking price.

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

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Stephanie Wade Giorgio

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SOURCES AND METHOD

This issue: September 30 through October 7, 2026. Weekly closings reflect sales reported to the MLS through October 7, 2026, the date of the most recent data export. Share of ask is closed price against the final list price of record. List dates are the listing contract dates in the export.

Data source: Savannah Multi-List Corporation via Hive MLS, sold export dated October 7, 2026. Monthly and year-to-date figures are from a year-to-date sold export dated October 7, 2026, January 1 through October 7. Active, active contingent, under contract, withdrawn and expired counts and the median asking price are from a Hive MLS export on October 7, 2026.

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 ten closings are reported together as the week's closings, not as comparables.

Island and Club news: The Landings Association news at landings.org/news, including the [Public Works update](#), [Meet the Animals](#), [Landlovers Garden Tour](#) and [Kiwanis](#). [The Landings Journal, October 2026](#), for the General Manager's Update, Public Works, Club calendar and trick-or-treating hours. Executive Director announcement from The Landings Real Estate Board. This publication does not report Association or Club member matters.

Correction: Issues 1 through 5 built the monthly table from weekly exports. Those missed ten closings from early March and late September and included three sales from outside the gates. This issue uses the year-to-date export instead, so March, April, June, July and September differ from earlier issues.

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. October to date is six closings.

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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