



EVERY WEDNESDAY · ISSUE NO. 7

The Landings *Insider Report*

OCTOBER 8 – 13, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

Two homes closed inside the gates, at \$450,000 and \$671,000. A new Skidaway Speakers Series begins November 2.

2

CLOSINGS THIS WEEK

\$560,500

MEDIAN CLOSE THIS WEEK

90.7%

MEDIAN SHARE OF ASK

i.

What closed this week

\$671,000	5 Magnolia Crossing CLOSED OCT 13 · ASKED \$674,900 · 2,875 SQ FT · \$233/SQ FT	99.4% LISTED SEP 2
\$450,000	262 Wiley Bottom Road CLOSED OCT 9 · ASKED \$549,000 · 2,290 SQ FT · \$197/SQ FT	82.0% LISTED AUG 20

\$1.12M VOLUME CLOSED	90.7% MEDIAN SHARE OF ASK	\$215 MEDIAN \$ PER SQ FT
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Two more October closings were reported to the MLS after last week's export: **10 Pineside Lane**, closed October 5 at \$1,325,000, and **219 Yam Gandy Road**, closed October 6 at \$585,000. Both closed before this week began, so they are counted in October to date on the next page, not in this week's two.

ii.

The number nobody quotes

The monthly median has ranged \$369,050 this year. The price per square foot has ranged \$54.

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 \$710,450 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 \$264 in October to date. The high month is 20.5 percent above the low one.

On individual homes the figure varies more. This week’s two closed at \$197 and \$233 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	10	\$710,450	\$264	42

Year to date, January 1 through October 13: 182 closings, \$190,502,278 in volume, an \$875,000 median and a \$1,046,716 average. October to date is ten closings. Median days on market rounded to the nearest day.

iii.

What changed this week

Last week, ten homes closed. This week, two: one on October 9 and one on October 13. October to date is now ten closings, a \$710,450 median and \$264 a square foot. Last week’s issue showed six; the difference is this week’s two and two closings from October 5 and 6 that were reported after last week’s export.

5 Magnolia Crossing asked \$674,900 and closed at \$671,000 on October 13, or 99.4 percent of ask. The MLS records a list date of September 2. Built in 1988, 2,875 square feet on 0.50 acre.

262 Wiley Bottom Road asked \$549,000 and closed at \$450,000 on October 9, or 82.0 percent of ask. The MLS records a list date of August 20. Built in 1979, 2,290 square feet on 0.57 acre.

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

68 homes are active inside the gates as of October 13, at a median asking price of \$844,500. 17 more are active contingent and 12 are under contract. The October 7 export counted 66 active, 18 active contingent and 13 under contract.

STATUS	LISTINGS	AS OF
Active	68	October 13
Active contingent	17	October 13
Under contract	12	October 13
Withdrawn	—	Not in this export
Expired	—	Not in this export

Counts from a Hive MLS export on October 13, 2026. That export carried active, active contingent and under contract listings only, so withdrawn and expired are not counted this week. The October 7 export counted 36 withdrawn and 2 expired.

U.

What it means

Two closings, at \$450,000 and \$671,000, at a median 90.7 percent of ask.

If you are selling, the monthly median price per square foot inside the gates has ranged from \$264 to \$318 this year, the \$264 being October to date. This week's two closed at \$197 and \$233.

If you are buying, 68 homes were active on October 13, at a median ask of \$844,500. 17 more were active contingent and 12 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, neither of this week's two closed at its final asking price. Share of ask was 82.0 and 99.4 percent.

Year to date: 182 closings at a median of \$875,000. October to date: ten closings, a median of \$710,450 and \$264 a square foot.

Island & Club news

THE LANDINGS ASSOCIATION · BEGINS MONDAY, NOVEMBER 2

The Skidaway Speakers Series

Seven neighbors will share their knowledge and experience in free, informal talks at 6:30 p.m. on the first Monday of each month in the TLA Community Room, November 2 through May 3, 2027. First up: Naval Aviator Captain Kent White on life aboard a U.S. aircraft carrier. RSVP is requested; details are on landings.org.

Source: The Landings Association, "Skidaway Speakers Series Beginning November 2," October 9, 2026, landings.org.

THE LANDINGS GOLF & ATHLETIC CLUB · OCTOBER

Kids Café, pickleball and glow golf

The Men's Fall Invitational Member/Guest runs through October 17. Then come the L9GA Kids Café Golf Tournament on October 22, the Pickleball Singles Club Championships October 24–25, Halloween Glow Golf on October 25 and LWGA Bouchillon Match Play October 27–29. Times from the Club, 912-598-8050.

Source: Club events on The Landings Association calendar, landings.org, October 13, 2026.

THE LANDINGS ASSOCIATION · PUBLIC WORKS

A gazebo for Moon River

Staff began assembling the Moon River gazebo, with staining and completion expected within two weeks. Crews cleared storm debris from Sorrelwood Crossing, Chatuachee Crossing, Landings Way North and Log Landing Road, and a storm drain inlet at Landings Way South and Westcross Road was rebuilt.

Source: The Landings Association, "Public Works...Working For You," October 9, 2026, landings.org.

THE LANDINGS ASSOCIATION · WEDNESDAY, OCTOBER 28

Dog Park closed for maintenance

The Dog Park closes October 28 for its monthly maintenance day. Recent work: a new maintenance gate between the large and small dog areas, more gate latches, two new outdoor fans and a new bench.

Source: The Landings Association, "Dog Park Improvement and Maintenance Updates," October 8, 2026, landings.org.

ISLAND NEWS · SUNDAY, DECEMBER 13

Save the date: the Oyster Roast

CCA Skidaway holds its Oyster Roast at the Landings Harbor picnic grounds. Registration opens soon.

Source: The Landings Association, "Save the Date: CCA Oyster Roast, 12/13 @ Landings Harbor Marina," October 8, 2026, landings.org.

ALSO ON THE CALENDAR

Oct 17 — Meet the Animals, 10 a.m., and Kids' Fishing Derby · Oct 20–21 — Watercolor workshop · Oct 23 — Food Truck Friday, Landings Harbor Marina · Oct 24 — Landlovers Garden Tour · Oct 26 — Catch the King · Oct 27 — TLA Board Meeting, 4 p.m. · Oct 30 — TLA Board election closes; Kiwanis Tribute to Elvis, Palmetto Ballroom · Oct 31 — Trick-or-treating, 5:30 to 8:30 p.m. · Nov 7 — Kiwanis Chili Cook-Off.

More: landings.org · landings.com

Two homes closed this week. Seven neighbors start talking November 2.

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: October 8 through October 13, 2026. Weekly closings reflect sales reported to the MLS through October 13, 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 13, 2026. Monthly and year-to-date figures combine the year-to-date sold export dated October 7, 2026 with the four October closings in the October 13 export that it did not carry (10 Pineside Lane, 219 Yam Gandy Road, 262 Wiley Bottom Road, 5 Magnolia Crossing). Active, active contingent and under contract counts and the median asking price are from a Hive MLS export on October 13, 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 two 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 [Skidaway Speakers Series](#), [Public Works update](#), [Dog Park update](#), [CCA Oyster Roast](#) and [Kiwanis](#). Club dates from the [TLA community calendar](#). This publication does not report Association or Club member matters.

Late reports: 10 Pineside Lane (closed October 5) and 219 Yam Gandy Road (closed October 6) were not in the October 7 exports. They are counted in October to date and year to date, not in this week's closings.

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 ten 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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