



EVERY WEDNESDAY · ISSUE NO. 8

The Landings *Insider Report*

OCTOBER 14 – 20, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

Five homes closed inside the gates, from \$400,000 to \$1,395,000
— three of them above \$1 million. Chatham County holds a
Skidaway Island Town Hall on infrastructure November 4.

5

CLOSINGS THIS WEEK

\$1,060,000

MEDIAN CLOSE THIS WEEK

98.2%

MEDIAN SHARE OF ASK

i.

What closed this week

\$1,395,000	3 Springpine Lane CLOSED OCT 15 · ASKED \$1,395,000 · 3,727 SQ FT · \$374/SQ FT	100.0% LISTED JUL 24
\$1,125,000	202 Wiley Bottom Road CLOSED OCT 19 · ASKED \$1,199,000 · 3,930 SQ FT · \$286/SQ FT	93.8% LISTED JUL 27
\$1,060,000	6 Tomochichi Lane CLOSED OCT 14 · ASKED \$1,075,000 · 4,056 SQ FT · \$261/SQ FT	98.6% LISTED JUL 15
\$637,500	4 Willoughby Lane CLOSED OCT 15 · ASKED \$649,000 · 2,359 SQ FT · \$270/SQ FT	98.2% LISTED SEP 10
\$400,000	8 Franklin Creek Road North CLOSED OCT 15 · ASKED \$465,000 · 1,905 SQ FT · \$210/SQ FT	86.0% LISTED JUN 12

\$4.62M VOLUME CLOSED	98.2% MEDIAN SHARE OF ASK	\$270 MEDIAN \$ PER SQ FT
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One more October closing was reported to the MLS after last week's export: **15 Marina Drive**, closed October 13 at \$645,000 (\$699,000 ask, 2,342 square feet, \$275 a square foot). Because it closed on October 13 rather than after last week's export date, it is counted in October to date on the next page, not in this week's five.

ii.

The number nobody quotes

The monthly median has ranged \$369,050 this year. The price per square foot has ranged \$45.

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 \$273 in October to date. The high month is 16.5 percent above the low one.

On individual homes the figure varies more. This week's five closed between \$210 and \$374 a square foot, at a median of \$270.

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	16	\$710,450	\$273	41

Year to date, January 1 through October 20: 188 closings, \$195,764,778 in volume, an \$875,000 median and a \$1,041,302 average. October to date is sixteen closings. Median days on market rounded to the nearest day.

iii.

What changed this week

Last week, two homes closed. This week, five: one on October 14, three on October 15, and one on October 19. October to date is now sixteen closings, a \$710,450 median and \$273 a square foot. Last week's issue showed ten; the difference is this week's five plus one closing from October 13 (15 Marina Drive at \$645,000) reported after last week's export.

Above \$1 million. **3 Springpine Lane** closed at its full \$1,395,000 asking price on October 15 (3,727 sq ft on 0.36 acre, built 1995, listed July 24). **202 Wiley Bottom Road** asked \$1,199,000 and closed at \$1,125,000 on October 19, or 93.8 percent of ask (3,930 sq ft on 0.96 acre, built 2011, listed July 27, with \$1,000 in seller-paid closing costs). **6 Tomochichi Lane** asked \$1,075,000 and closed at \$1,060,000 on October 14, or 98.6 percent of ask (4,056 sq ft on 0.48 acre, built 2003, listed July 15, with \$10,000 in seller-paid closing costs).

Under \$700,000. **4 Willoughby Lane** asked \$649,000 and closed at \$637,500 on October 15, or 98.2 percent of ask (2,359 sq ft on 0.51 acre, built 1986, listed September 10). **8 Franklin Creek Road North** asked \$465,000 and closed at \$400,000 on October 15, or 86.0 percent of ask (1,905 sq ft on 0.15 acre, built 1986, listed June 12).

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

64 homes are active inside the gates as of October 20, at a median asking price of \$839,500. 16 more are active contingent and 11 are under contract. The October 13 export counted 68 active, 17 active contingent and 12 under contract.

STATUS	LISTINGS	AS OF
Active	64	October 20
Active contingent	16	October 20
Under contract	11	October 20
Withdrawn	—	Not in this export
Expired	—	Not in this export

Counts from a Hive MLS export on October 20, 2026. That export carried active, active contingent and under contract listings only, so withdrawn and expired are not counted this week.

v.

What it means

Five closings, from \$400,000 to \$1,395,000, at a median 98.2 percent of ask.

If you are selling, the monthly median price per square foot inside the gates has ranged from \$273 to \$318 this year, the \$273 being October to date. This week's five closed between \$210 and \$374 a square foot, at a median of \$270.

If you are buying, 64 homes were active on October 20, at a median ask of \$839,500. 16 more were active contingent and 11 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, four of this week's five closings brought between 93.8 and 100.0 percent of their final asking price, led by 3 Springpine Lane at 100.0 percent (\$1,395,000).

Year to date: 188 closings at a median of \$875,000. October to date: sixteen closings, a median of \$710,450 and \$273 a square foot.

vi.

Island & Club news

ISLAND NEWS · WEDNESDAY, NOVEMBER 4

Skidaway Island Town Hall on infrastructure

At The Landings Association's request, Chatham County is holding an island-wide Town Hall on Wednesday, November 4 at 6 p.m. at Skidaway Island Methodist Church. County officials will share updates and timelines for the Green Island Road Path, the Diamond Causeway Path, the four-way traffic light in front of the Main Gate, and the Lake Street intersection upgrades.

Source: The Landings Association, "Save the Date: Skidaway Island Town Hall, Nov. 4, 6 p.m.," October 16, 2026, landings.org.

ASSOCIATION · OCTOBER 30 & NOVEMBER 2

ARC Guideline revisions & Admin Building walk-in hours

Community Development staff and the Architectural Review Committee have proposed updates to the ARC Guidelines covering accessory structures, variance rules for cart paths and guest parking pads in setbacks, electrified wildlife fencing, generator noise, exterior lighting, and foundation plantings; comments go to cdd@landings.org by October 30. Beginning November 2, the Administration Building front desk is open for walk-ins Monday, Tuesday, and Thursday, 8 a.m. to 5 p.m., with staff available by phone, email, and appointment all five weekdays.

Source: The Landings Association, "Help Shape the Updated ARC Guidelines" and "Administration Building Office Hours Changing Beginning November 2," October 16, 2026, landings.org.

THE CLUB · OCTOBER 22 – 29

Franklin Creek pickleball expansion & fall tournament slate

The Landings Golf & Athletic Club's nearly \$6 million Franklin Creek Campus Expansion Project — expanding from 15 to 22 lighted DecoTurf pickleball courts, adding 72 car and 33 golf cart spaces, and building the new Pickleball Pavilion — reaches its October construction milestone. On the schedule: L9GA Kids Café Golf Tournament (Oct. 22), Pickleball Singles Club Championships (Oct. 24–25), Halloween Glow Golf Par 3 (Oct. 25), and LWGA Bouchillon Match Play (Oct. 27–29).

Source: The Landings Golf & Athletic Club, thelandings.com, and TLA community calendar, landings.org/calendar.

MARINAS & ISLAND · OCTOBER 24 – 31

Landings Harbor dry rack phase four, daffodil bulbs & Halloween

Final phase four of the Landings Harbor dry rack replacement begins October 26 (ground racks assembled; completion late January 2027), with dry rack spaces for boats under 26 feet at Landings Harbor and wet slips at Delegal Creek Marina open for resident lease. Landings Garden Club Carlton Daffodil bulb orders (\$20 for 12 bulbs at landingsgardenclub.com) close October 24. On Halloween night, October 31, Tidewater Square closes to cars 5 to 9 p.m. while golf carts remain permitted.

Source: The Landings Association, "On The Waterfront," "Landings Garden Club Daffodil Bulb Sale," and "Tidewater Square to be Closed to Vehicle Traffic Halloween," October 14 & 16, 2026, landings.org.

ALSO ON THE CALENDAR

Oct 23 — Food Truck Friday, Landings Harbor Marina · Oct 24 — Landlovers Garden Tour & Garden Club daffodil orders close · Oct 26 — Catch the King & Harbor dry rack phase four begins · Oct 27 — TLA Board Meeting, 4 p.m. · Oct 28 — Dog Park maintenance closure · Oct 30 — TLA Board election & ARC comments close; Kiwanis Sam McLaughlin "Tribute to Elvis" Concert, Palmetto Clubhouse · Oct 31 — Tidewater Square closed to cars 5–9 p.m.; trick-or-treating 5:30–8:30 p.m. · Nov 4 — Skidaway Island Town Hall, 6 p.m., Methodist Church · Nov 7 — Kiwanis Chili Cook-Off · Nov 8 — Savannah Wind Symphony 50th Season opener, 3 p.m., GSU Armstrong.

More: landings.org · thelandings.com

Five homes closed inside the gates this week — three of them above \$1 million, and four at 93.8 to 100 percent of ask.

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: October 14 through October 20, 2026. Weekly closings reflect sales reported to the MLS through October 20, 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 20, 2026. Monthly and year-to-date figures combine the year-to-date sold export dated October 7, 2026 with the four October closings added in the October 13 export and the six October closings added in the October 20 export (15 Marina Drive, 6 Tomochichi Lane, 3 Springpine Lane, 4 Willoughby Lane, 8 Franklin Creek Road North, 202 Wiley Bottom Road). Active, active contingent and under contract counts and the median asking price are from a Hive MLS export on October 20, 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 five 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 Island Town Hall](#), [ARC Guidelines review](#), [Administration Building office hours](#), [On The Waterfront](#), [Garden Club Daffodil Bulb Sale](#), [Halloween at Tidewater Square](#), [Kiwanis events](#) and [Savannah Wind Symphony](#). Club news and dates from thelandings.com and the [TLA community calendar](#). This publication does not report Association or Club member matters.

Late reports: 15 Marina Drive (closed October 13 at \$645,000) was not in the October 13 sold export. It is counted in October to date and year to date, not in this week's five 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 sixteen 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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