



EVERY WEDNESDAY · ISSUE NO. 9

The Landings *Insider Report*

OCTOBER 21 – 28, 2026 · THE LANDINGS ON SKIDAWAY ISLAND

One home closed inside the gates, at its full \$849,000 asking price.
The Landings Association has announced the Marsh Tower will remain permanently closed.

1

CLOSING THIS WEEK

\$849,000

CLOSE PRICE THIS WEEK

100.0%

SHARE OF ASK

i.

What closed this week

\$849,000

5 Riding Lane

CLOSED OCT 26 · ASKED \$849,000 · 2,723 SQ FT · \$312/SQ FT

100.0%

LISTED JUL 31

\$849K VOLUME CLOSED	100.0% SHARE OF ASK	\$312 \$ PER SQ FT
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One home closed between October 21 and October 28. **5 Riding Lane** closed October 26 at its full \$849,000 asking price: three bedrooms and three full baths, 2,723 square feet on 0.19 acre, built 2003, listed July 31. The MLS records no seller-paid closing costs.

No late reports this week. The October 28 sold export carried one closing, and no closing dated on or before October 20 was added after last week’s export.

ii.

The number nobody quotes

The monthly median has ranged \$329,600 this year. The price per square foot has ranged \$43.

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 \$749,900 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 \$275 in October to date. The high month is 15.6 percent above the low one.

On individual homes the figure varies more. This week’s one closing, 5 Riding Lane, was \$312 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	17	\$749,900	\$275	41

Year to date, January 1 through October 28: 189 closings, \$196,613,778 in volume, an \$875,000 median and a \$1,040,285 average. October to date is seventeen closings. Median days on market rounded to the nearest day.

iii.

What changed this week

Last week, five homes closed. This week, one: 5 Riding Lane on October 26, at \$849,000. October to date is now seventeen closings, a \$749,900 median and \$275 a square foot. Last week’s issue showed sixteen; the difference is this week’s one closing.

New to the MLS. Six active listings in the October 28 export carry listing dates from October 21 through October 27, asking from \$525,000 to \$2,900,000. One more listing dated October 23 is already under contract.

Status changes. Three listings that were active on October 20 are active contingent on October 28. One active listing’s asking price changed, from \$599,900 to \$575,000.

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 28, at a median asking price of \$849,000. 18 more are active contingent and 11 are under contract. The October 20 export counted 64 active, 16 active contingent and 11 under contract.

STATUS	LISTINGS	AS OF
Active	68	October 28
Active contingent	18	October 28
Under contract	11	October 28
Withdrawn	—	Not in this export
Expired	—	Not in this export

Counts from a Hive MLS export on October 28, 2026. That export carried active, active contingent and under contract listings only, so withdrawn and expired are not counted this week.

U.

What it means

One closing, at 100.0 percent of its \$849,000 asking price.

If you are selling, the monthly median price per square foot inside the gates has ranged from \$275 to \$318 this year, the \$275 being October to date. This week's one closing was \$312 a square foot.

If you are buying, 68 homes were active on October 28, at a median ask of \$849,000. 18 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, six active listings carry listing dates from October 21 through October 27, asking from \$525,000 to \$2,900,000, and three listings moved from active to active contingent between the October 20 and October 28 exports.

Year to date: 189 closings at a median of \$875,000. October to date: seventeen closings, a median of \$749,900 and \$275 a square foot.

Island & Club news

ASSOCIATION · OCTOBER 22

Marsh Tower to remain permanently closed

Based on recent independent assessments, The Landings Association has determined the Marsh Tower cannot be safely reopened. Portions of the structure have shifted and a platform bolt failed; the estimated cost to make it safe exceeds \$150,000. Public Works will secure the site with safety fencing and warning signage.

Source: The Landings Association, "Marsh Tower to Close Permanently Due to Safety Concerns," October 22, 2026, landings.org.

ISLAND NEWS · WEDNESDAY, NOVEMBER 4

Skidaway Island Town Hall on infrastructure

Chatham County holds a community meeting November 4 at 6 p.m. in Bailey Hall at Skidaway Island Methodist Church, 54 Diamond Causeway. Topics: 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: Chatham County, "Chatham County to Host Skidaway Island Community Meeting," October 23, 2026, chathamcountyga.gov.

ASSOCIATION · THROUGH FRIDAY, OCTOBER 30

Board election voting and daffodil orders close

Electronic voting for three Landings Association Board Directors (2027–2029) is open through October 30; credentials were sent by email through eBallot. The Landings Garden Club's Carlton Daffodil bulb sale has been extended through October 30.

Source: The Landings Association, "Your Vote Matters" and "Daffodil Bulb Sale Extended Through October 30," October 14 & 22, 2026, landings.org.

THE CLUB · OCTOBER 19 & 27–29

Record charity field and fall match play

The 14th annual Parker's Kitchen Fueling the Community Golf Tournament was played at The Landings Club on October 19 with 288 golfers across two courses, and raised more than \$615,000 for schools. LWGA Bouchillon Match Play runs October 27–29.

Source: WTOC, October 19, 2026, wtoc.com; TLA community calendar, landings.org/calendar.

MARINAS · BEGAN OCTOBER 26

Dry rack phase four under way

The final phase of the Landings Harbor dry rack replacement began October 26, with boats moved from the A, B and C racks; completion is expected in the first quarter of 2027.

Source: The Landings Association, "On The Waterfront," October 23, 2026, landings.org.

ALSO ON THE CALENDAR

Oct 29 — TLA Annual Roundtable Meeting, 2:30 p.m. · Oct 30 — Board election and daffodil orders close; Kiwanis Sam McLaughlin Concert · Oct 31 — Tidewater Square closed to cars 5–9 p.m.; trick-or-treating 5:30–8:30 p.m. · Nov 2 — Skidaway Speakers Series begins · Nov 4 — Skidaway Island Town Hall, 6 p.m. · Nov 7 — Kiwanis Chili Cook-Off, 11 a.m.–2 p.m., Athletic Field · Nov 12 — Skidaway Audubon, "Can Whales Be Saved?" 4 p.m., St. Peter's Episcopal · Nov 18–20 — Garden Club Holiday Bazaar · Nov 20 — Landings Art Association Holiday Market, Palmetto Ballroom.

More: landings.org · thelandings.com

One home closed inside the gates this week, at its full asking price. Sixty-eight are active as of October 28.

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 21 through October 28, 2026. Weekly closings reflect sales reported to the MLS through October 28, 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 28, 2026. Monthly and year-to-date figures combine the year-to-date sold export dated October 7, 2026 with the October closings added in the October 13 and October 20 exports and the one closing in the October 28 export (5 Riding Lane). Active, active contingent and under contract counts, the median asking price, new listing dates and status changes are from a Hive MLS export on October 28, 2026, compared with the October 20 export.

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 closing is reported as the week's closing, not as a comparable.

Island and Club news: The Landings Association news at landings.org/news, including the [Marsh Tower closure](#), the [Board election](#), [Garden Club Daffodil Bulb Sale](#), [On The Waterfront](#), [Garden Club Holiday Bazaar](#) and [Art Association Holiday Market](#); [Chatham County](#) on the November 4 meeting; [WTOC](#) on the Parker's Kitchen tournament; and the [TLA community calendar](#). This publication does not report Association or Club member matters.

Late reports: None this week.

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 seventeen 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.

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

