Monthly Indicators

August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings in the Savannah Area REALTORS® service area increased 7.9 percent to 1,044. Pending Sales decreased 13.6 percent to 644. Inventory increased 39.4 percent to 3,302.

Median Sales Price increased 2.1 percent from $335,000 to $342,000. Days on Market increased 27.8 percent to 69. Months Supply of Inventory increased 50.0 percent to 4.8.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to $422,400.

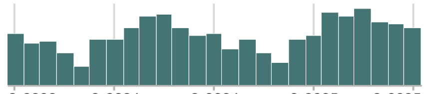
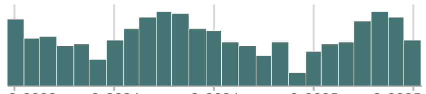
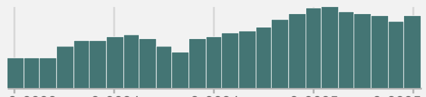
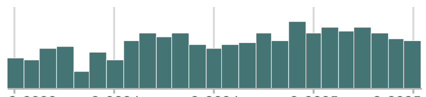
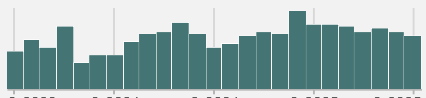
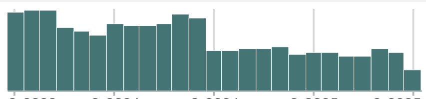
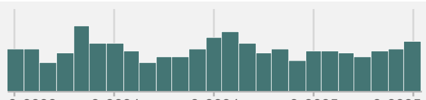
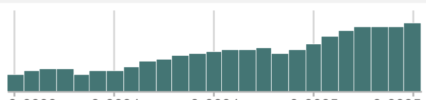
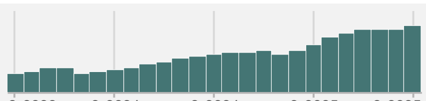
Quick Facts

- 8.2%	+ 2.1%	+ 39.4%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

Residential activity in the Savannah Area REALTORS® service area composed of residential properties. Percent changes are calculated using rounded figures.

Residential Properties Market Overview

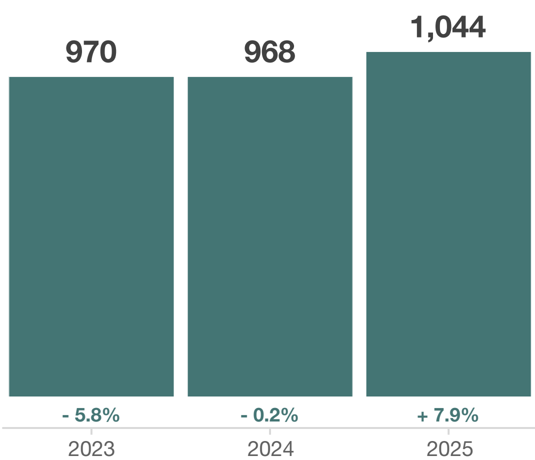
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		968	**1,044**	+ 7.9%	8,165	**8,704**	+ 6.6%
Pending Sales		745	**644**	- 13.6%	6,345	**5,876**	- 7.4%
Closed Sales		769	**706**	- 8.2%	6,235	**5,780**	- 7.3%
Days on Market Until Sale		54	**69**	+ 27.8%	51	**70**	+ 37.3%
Median Sales Price		$335,000	**$342,000**	+ 2.1%	$340,000	**$350,000**	+ 2.9%
Average Sales Price		$396,099	**$416,084**	+ 5.0%	$410,286	**$429,927**	+ 4.8%
Pct. of Orig. Price Received		96.8%	**96.0%**	- 0.8%	97.8%	**96.6%**	- 1.2%
Housing Affordability Index		94	**92**	- 2.1%	93	**89**	- 4.3%
Inventory of Homes for Sale		2,368	**3,302**	+ 39.4%	—	**—**	—
Months Supply of Inventory		3.2	**4.8**	+ 50.0%	—	**—**	—

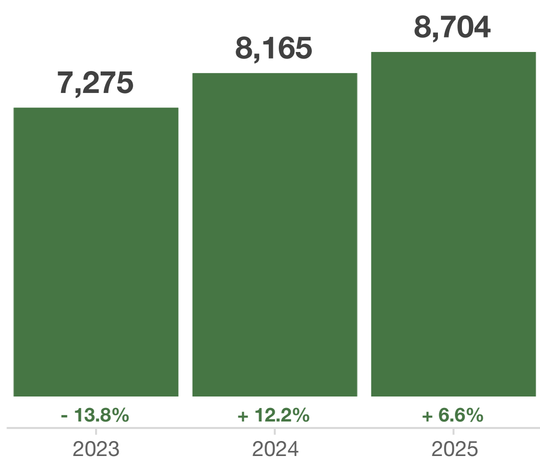
New Listings

A count of the properties that have been newly listed on the market in a given month.

August

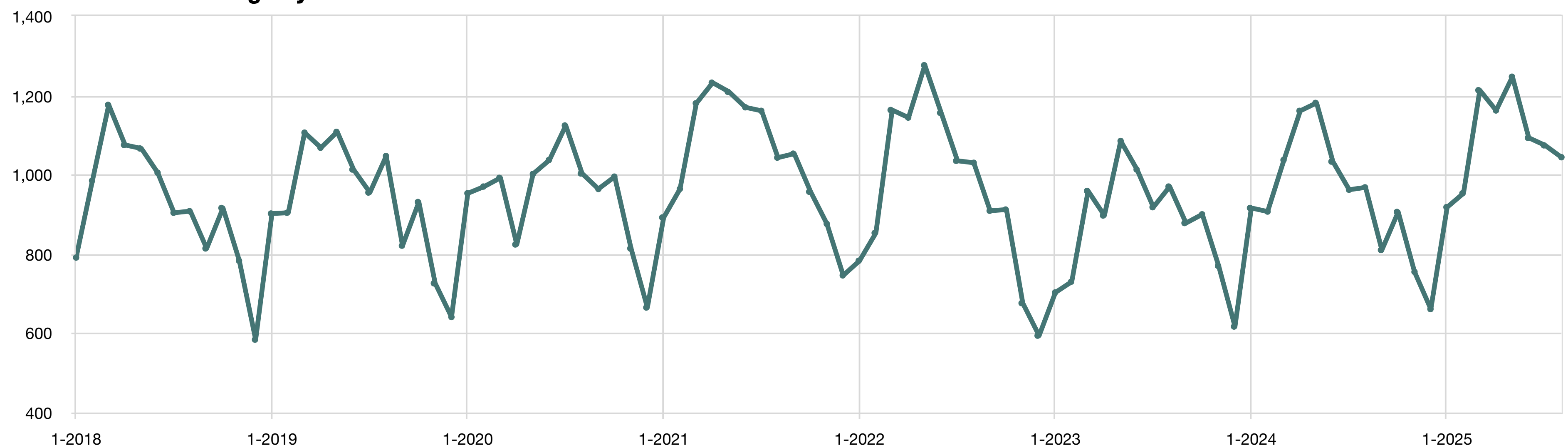


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Sep-2024	810	878	- 7.7%
Oct-2024	906	900	+ 0.7%
Nov-2024	755	770	- 1.9%
Dec-2024	661	617	+ 7.1%
Jan-2025	918	916	+ 0.2%
Feb-2025	953	907	+ 5.1%
Mar-2025	1,213	1,037	+ 17.0%
Apr-2025	1,162	1,161	+ 0.1%
May-2025	1,247	1,181	+ 5.6%
Jun-2025	1,093	1,033	+ 5.8%
Jul-2025	1,074	962	+ 11.6%
Aug-2025	**1,044**	**968**	**+ 7.9%**
12-Month Avg	986	944	+ 4.4%

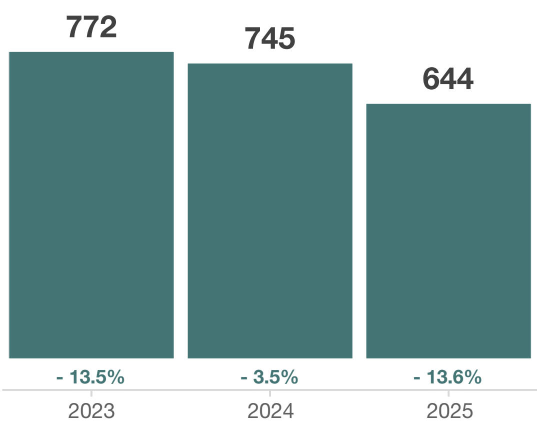
Historical New Listings by Month



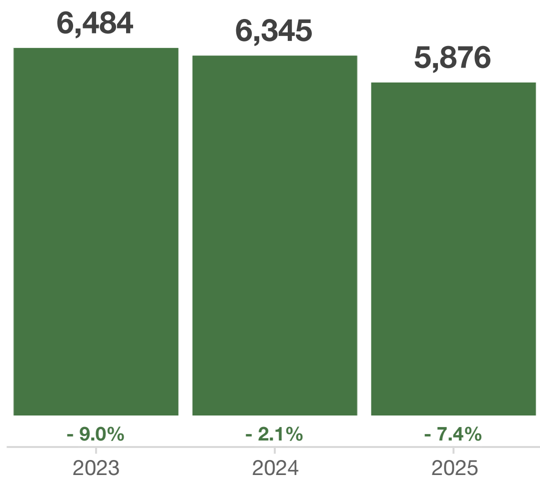
Pending Sales

A count of the properties on which offers have been accepted in a given month.

August

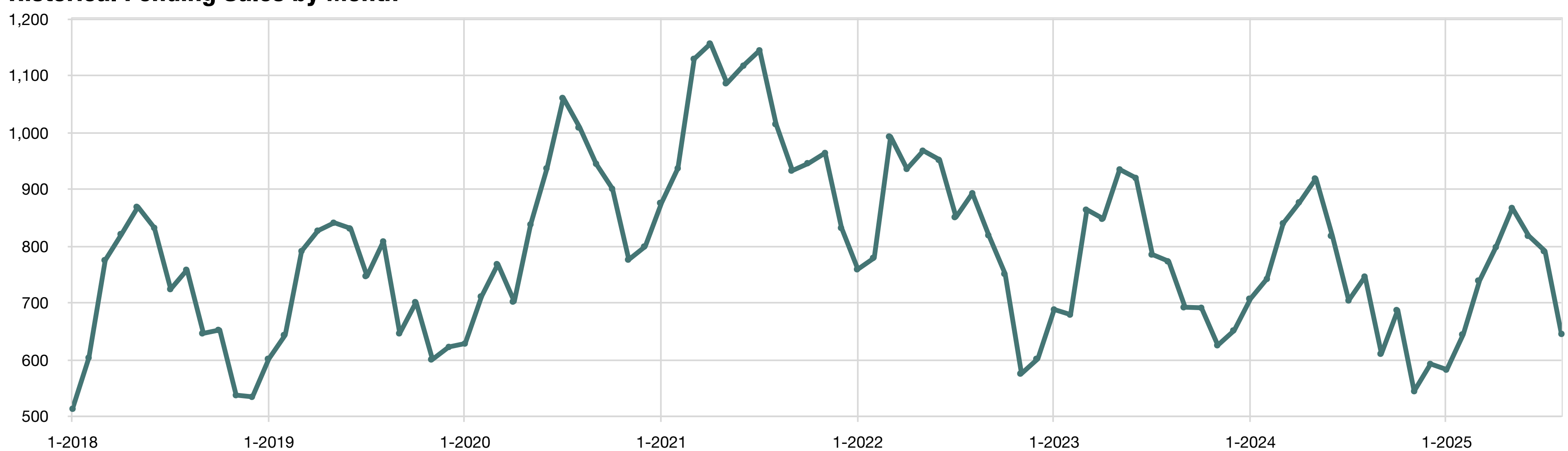


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Sep-2024	609	691	- 11.9%
Oct-2024	686	690	- 0.6%
Nov-2024	543	624	- 13.0%
Dec-2024	591	650	- 9.1%
Jan-2025	581	706	- 17.7%
Feb-2025	643	741	- 13.2%
Mar-2025	738	839	- 12.0%
Apr-2025	797	876	- 9.0%
May-2025	866	918	- 5.7%
Jun-2025	817	817	0.0%
Jul-2025	790	703	+ 12.4%
Aug-2025	**644**	**745**	**- 13.6%**
12-Month Avg	692	750	- 7.7%

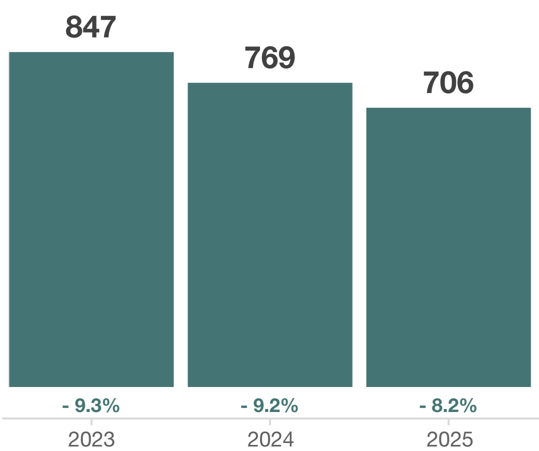
Historical Pending Sales by Month



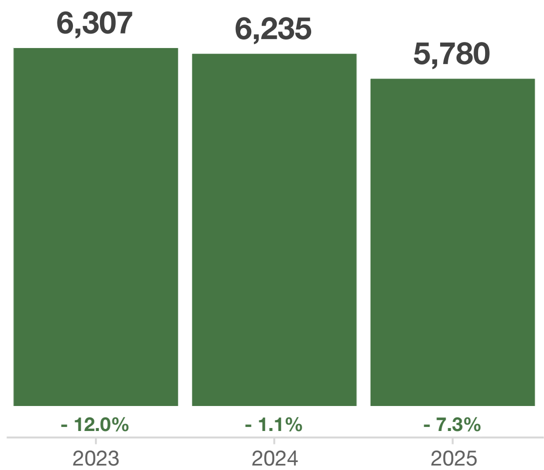
Closed Sales

A count of the actual sales that closed in a given month.

August



Year to Date



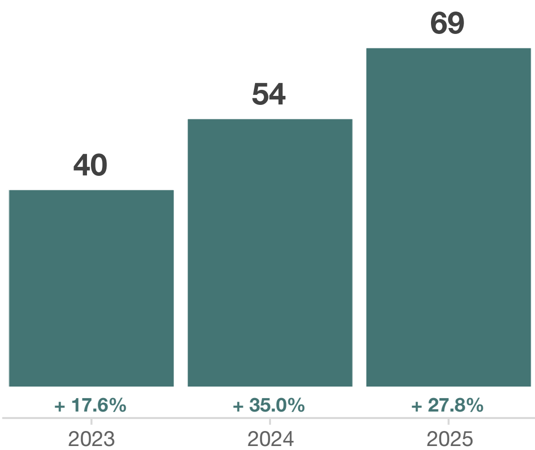
Closed Sales		Prior Year	Year-Over-Year Change
Sep-2024	693	721	- 3.9%
Oct-2024	666	727	- 8.4%
Nov-2024	610	666	- 8.4%
Dec-2024	688	683	+ 0.7%
Jan-2025	487	574	- 15.2%
Feb-2025	631	702	- 10.1%
Mar-2025	676	781	- 13.4%
Apr-2025	700	856	- 18.2%
May-2025	829	893	- 7.2%
Jun-2025	893	883	+ 1.1%
Jul-2025	858	777	+ 10.4%
Aug-2025	**706**	**769**	**- 8.2%**
12-Month Avg	703	753	- 6.6%

Historical Closed Sales by Month

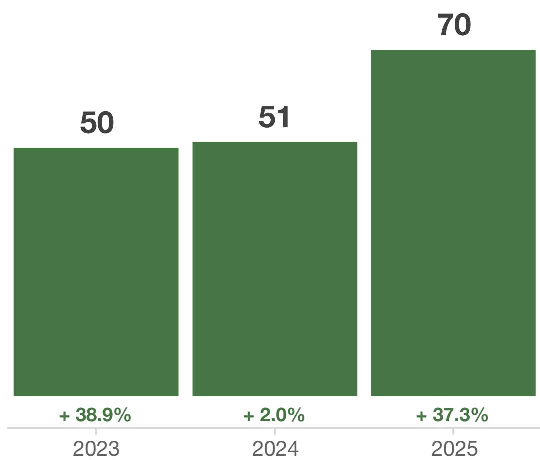
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

August



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Sep-2024	57	41	+ 39.0%
Oct-2024	58	41	+ 41.5%
Nov-2024	61	49	+ 24.5%
Dec-2024	66	51	+ 29.4%
Jan-2025	70	52	+ 34.6%
Feb-2025	74	54	+ 37.0%
Mar-2025	76	55	+ 38.2%
Apr-2025	71	53	+ 34.0%
May-2025	69	48	+ 43.8%
Jun-2025	69	45	+ 53.3%
Jul-2025	64	53	+ 20.8%
Aug-2025	**69**	**54**	**+ 27.8%**
12-Month Avg*	67	50	+ 35.1%

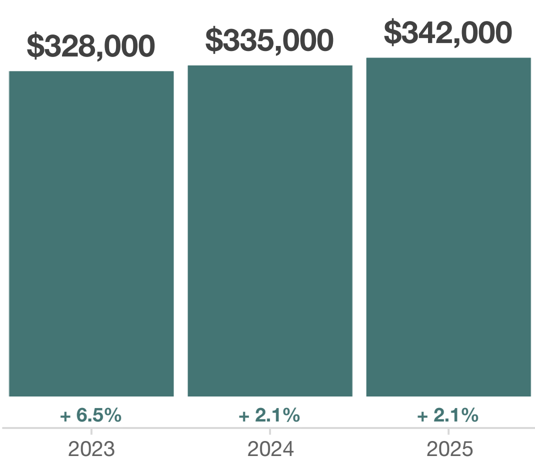
* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

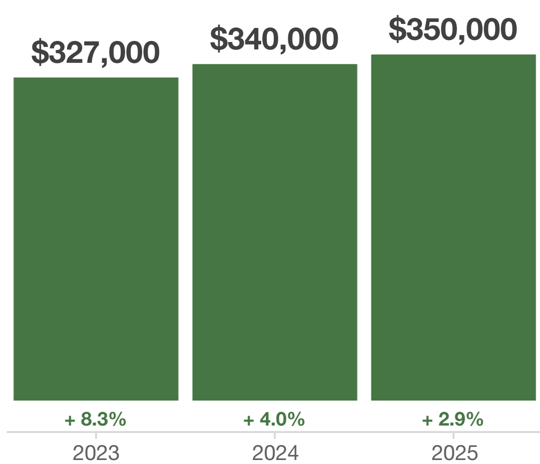
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August



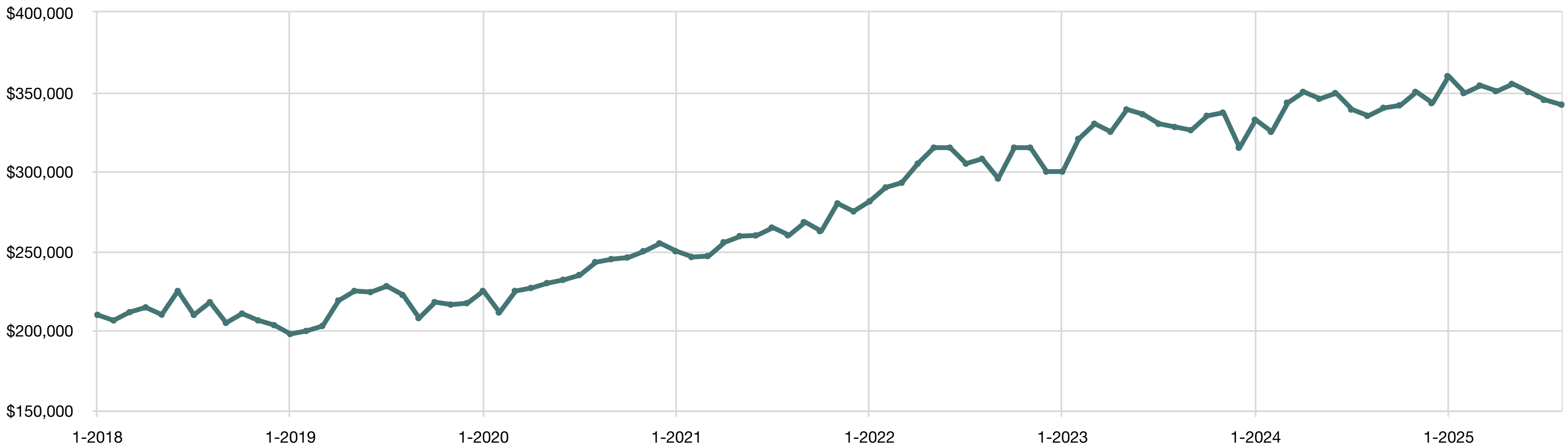
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
Sep-2024	$340,000	$325,990	+ 4.3%
Oct-2024	$341,593	$335,000	+ 2.0%
Nov-2024	$350,000	$337,000	+ 3.9%
Dec-2024	$343,000	$315,000	+ 8.9%
Jan-2025	$359,900	$332,490	+ 8.2%
Feb-2025	$349,284	$324,950	+ 7.5%
Mar-2025	$354,000	$343,235	+ 3.1%
Apr-2025	$350,500	$350,000	+ 0.1%
May-2025	$355,000	$345,700	+ 2.7%
Jun-2025	$350,000	$349,250	+ 0.2%
Jul-2025	$345,000	$338,950	+ 1.8%
Aug-2025	**$342,000**	**$335,000**	**+ 2.1%**
12-Month Avg*	$349,500	$336,990	+ 3.7%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

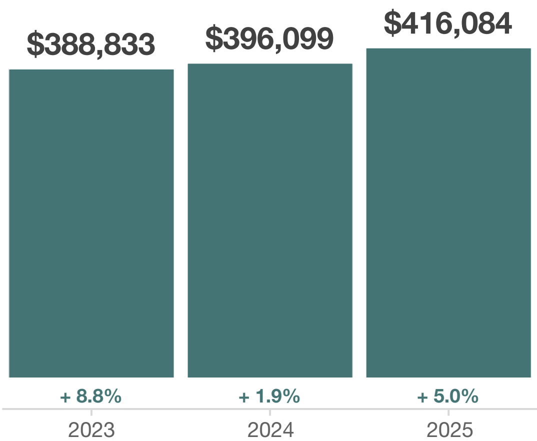
Historical Median Sales Price by Month



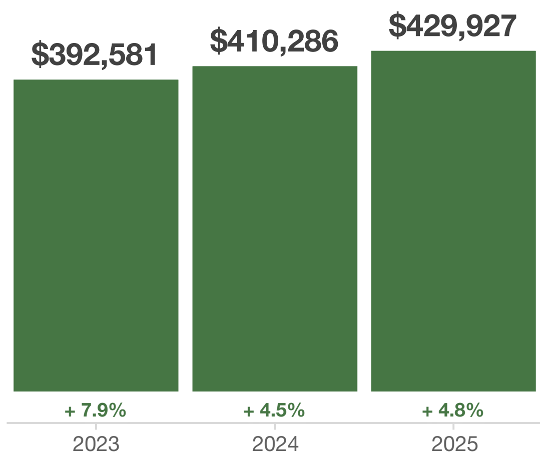
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

August



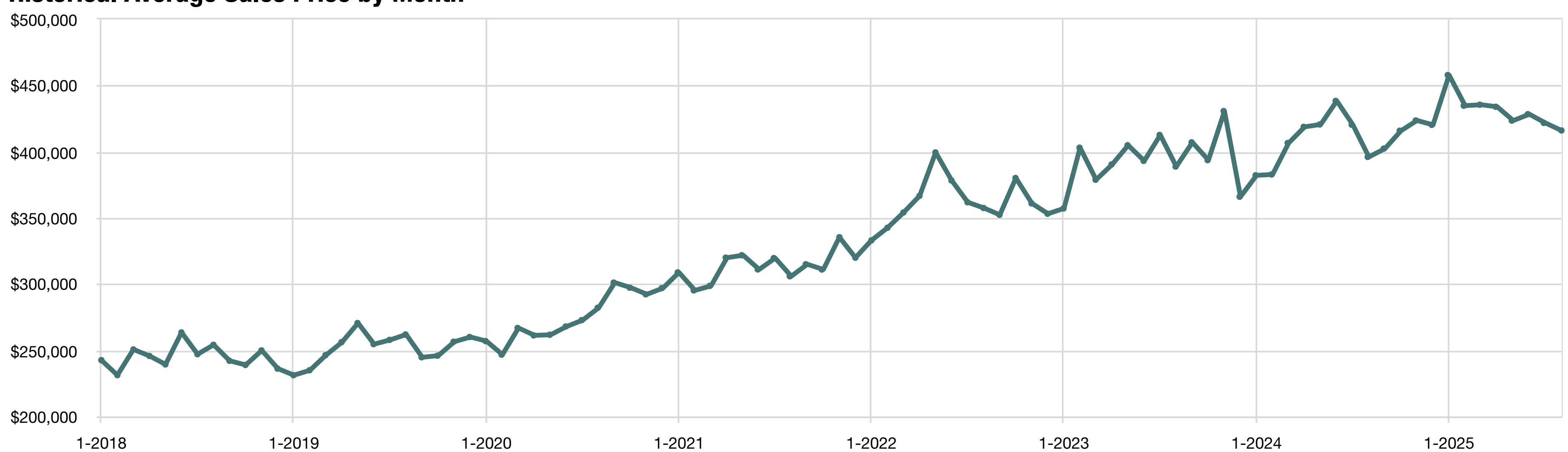
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Sep-2024	$402,341	$407,088	- 1.2%
Oct-2024	$415,864	$393,667	+ 5.6%
Nov-2024	$423,628	$430,695	- 1.6%
Dec-2024	$420,324	$366,038	+ 14.8%
Jan-2025	$457,930	$382,171	+ 19.8%
Feb-2025	$434,823	$382,859	+ 13.6%
Mar-2025	$435,522	$406,593	+ 7.1%
Apr-2025	$433,976	$418,811	+ 3.6%
May-2025	$423,542	$420,631	+ 0.7%
Jun-2025	$428,382	$438,398	- 2.3%
Jul-2025	$421,774	$420,422	+ 0.3%
Aug-2025	**$416,084**	**$396,099**	**+ 5.0%**
12-Month Avg*	$425,306	$406,844	+ 4.5%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

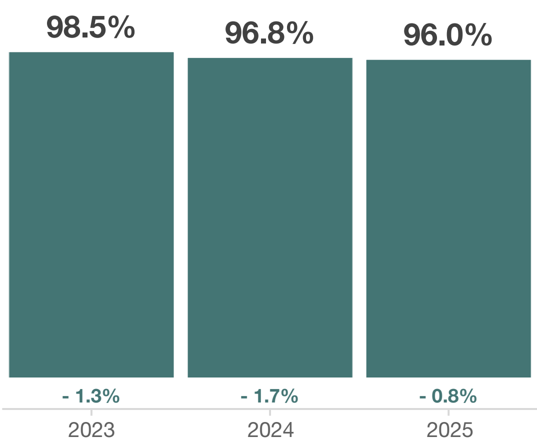
Historical Average Sales Price by Month



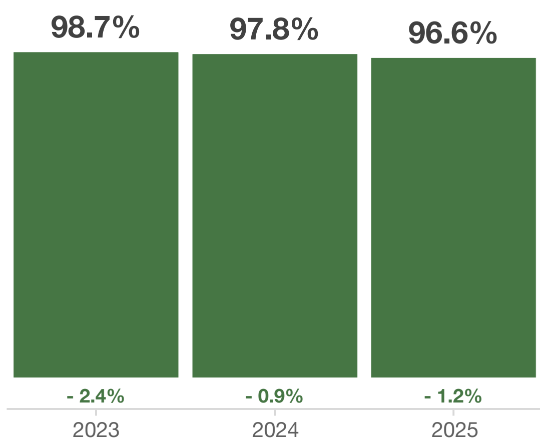
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



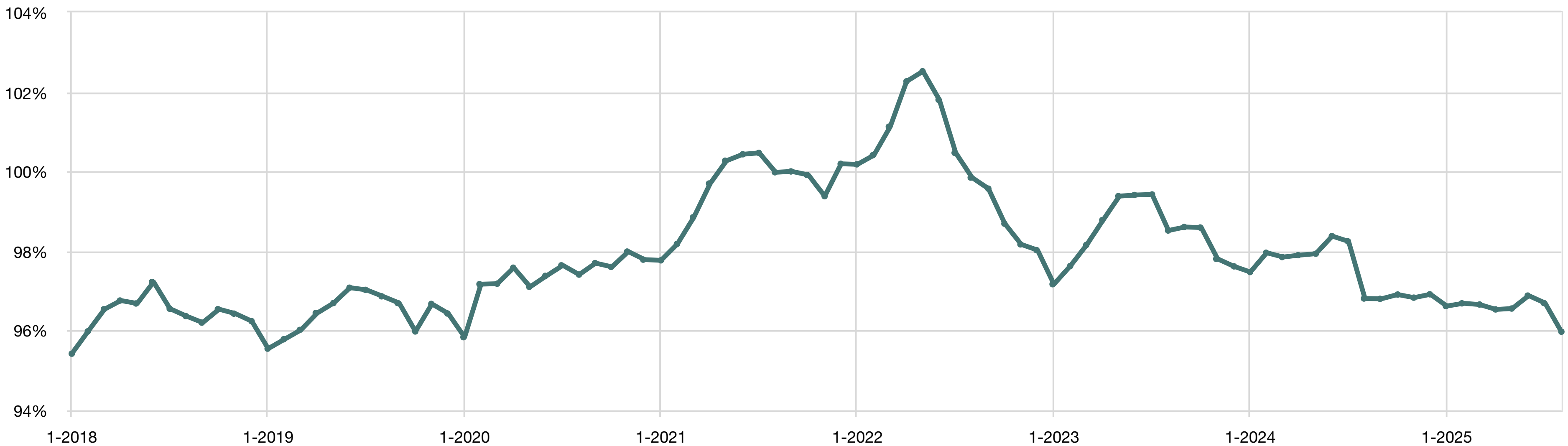
Year to Date



Pct. of Orig. Price Received		Prior Year	Year-Over-Year Change
Sep-2024	96.8%	98.6%	- 1.8%
Oct-2024	96.9%	98.6%	- 1.7%
Nov-2024	96.8%	97.8%	- 1.0%
Dec-2024	96.9%	97.6%	- 0.7%
Jan-2025	96.6%	97.5%	- 0.9%
Feb-2025	96.7%	98.0%	- 1.3%
Mar-2025	96.7%	97.9%	- 1.2%
Apr-2025	96.5%	97.9%	- 1.4%
May-2025	96.6%	97.9%	- 1.3%
Jun-2025	96.9%	98.4%	- 1.5%
Jul-2025	96.7%	98.2%	- 1.5%
Aug-2025	**96.0%**	**96.8%**	**- 0.8%**
12-Month Avg*	96.7%	97.9%	- 1.3%

* Pct. of Orig. Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

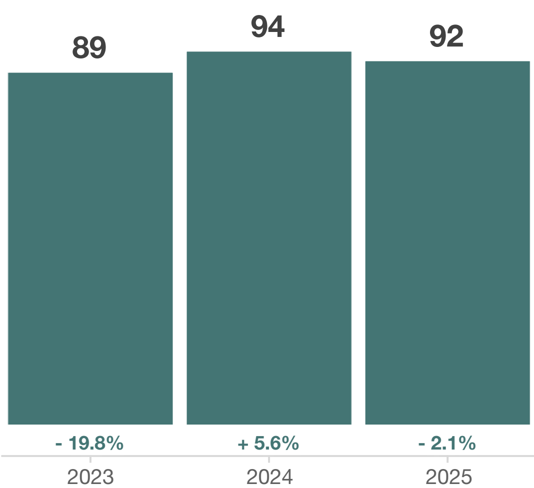
Historical Percent of Original List Price Received by Month



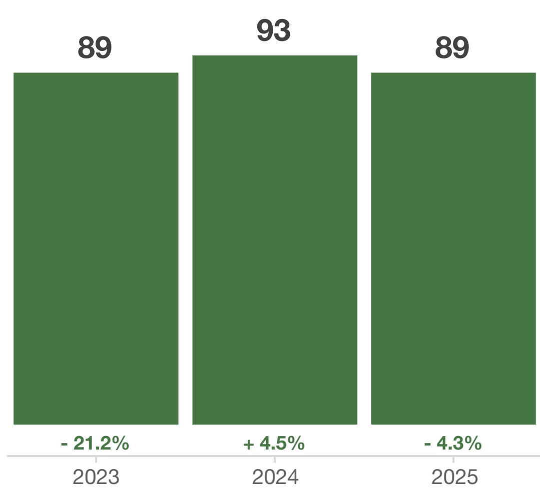
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August



Year to Date



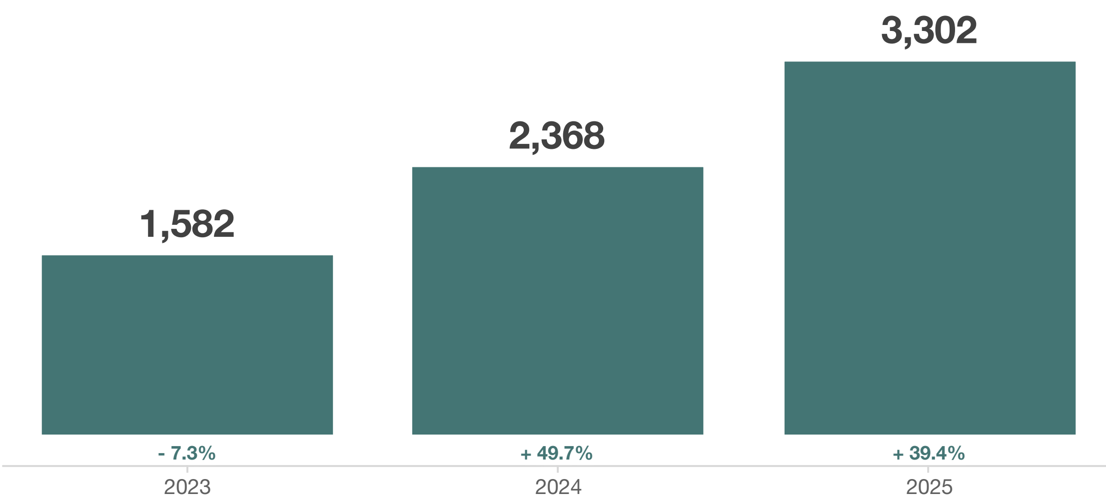
Affordability Index		Prior Year	Year-Over-Year Change
Sep-2024	96	89	+ 7.9%
Oct-2024	91	83	+ 9.6%
Nov-2024	87	87	0.0%
Dec-2024	89	99	- 10.1%
Jan-2025	84	91	- 7.7%
Feb-2025	88	91	- 3.3%
Mar-2025	88	88	0.0%
Apr-2025	87	83	+ 4.8%
May-2025	85	85	0.0%
Jun-2025	88	85	+ 3.5%
Jul-2025	89	89	0.0%
Aug-2025	**92**	**94**	**- 2.1%**
12-Month Avg	89	89	0.0%

Historical Housing Affordability Index by Month

Inventory of Homes for Sale

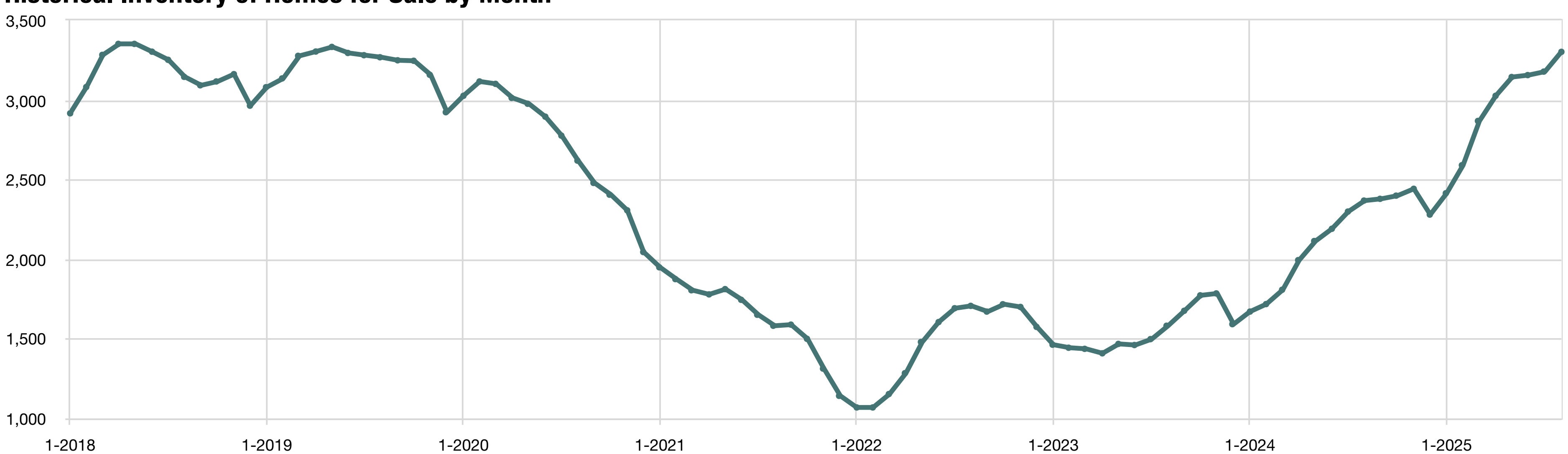
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale		Prior Year	Year-Over-Year Change
Sep-2024	2,379	1,676	+ 41.9%
Oct-2024	2,399	1,773	+ 35.3%
Nov-2024	2,442	1,785	+ 36.8%
Dec-2024	2,280	1,592	+ 43.2%
Jan-2025	2,414	1,671	+ 44.5%
Feb-2025	2,590	1,718	+ 50.8%
Mar-2025	2,868	1,808	+ 58.6%
Apr-2025	3,026	1,994	+ 51.8%
May-2025	3,144	2,114	+ 48.7%
Jun-2025	3,156	2,191	+ 44.0%
Jul-2025	3,178	2,299	+ 38.2%
Aug-2025	**3,302**	**2,368**	**+ 39.4%**
12-Month Avg	2,765	1,916	+ 44.3%

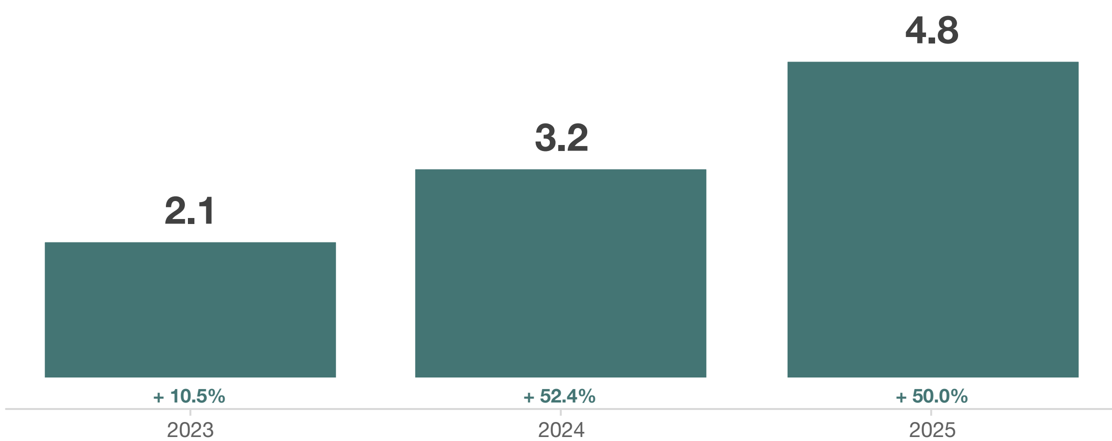
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Months Supply		Prior Year	Year-Over-Year Change
Sep-2024	3.2	2.2	+ 45.5%
Oct-2024	3.2	2.4	+ 33.3%
Nov-2024	3.3	2.4	+ 37.5%
Dec-2024	3.1	2.1	+ 47.6%
Jan-2025	3.3	2.2	+ 50.0%
Feb-2025	3.6	2.2	+ 63.6%
Mar-2025	4.1	2.4	+ 70.8%
Apr-2025	4.3	2.6	+ 65.4%
May-2025	4.5	2.8	+ 60.7%
Jun-2025	4.6	2.9	+ 58.6%
Jul-2025	4.5	3.1	+ 45.2%
Aug-2025	**4.8**	**3.2**	**+ 50.0%**
12-Month Avg*	3.9	2.5	+ 54.3%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month