#1 of 3: Ratio of Highest to Lowest County Home Value in the Market

Bryan County Leads Savannah on Home Value

ALEX Intelligence, November 14, 2026

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THE DATA

1.24x

Ratio of Highest to Lowest County Home Value in the Market (2024)

The gap between Bryan County and Effingham County reflects a growing divergence in local economic dynamics.

This 1.24x ratio—Bryan County at $343,200 versus Effingham at $276,000—marks the widest disparity among the three counties in the Savannah metro. The data, drawn from the U.S. Census Bureau's 2024 5-year estimates, shows that home values are not just rising but diverging in pace and scale across the region.

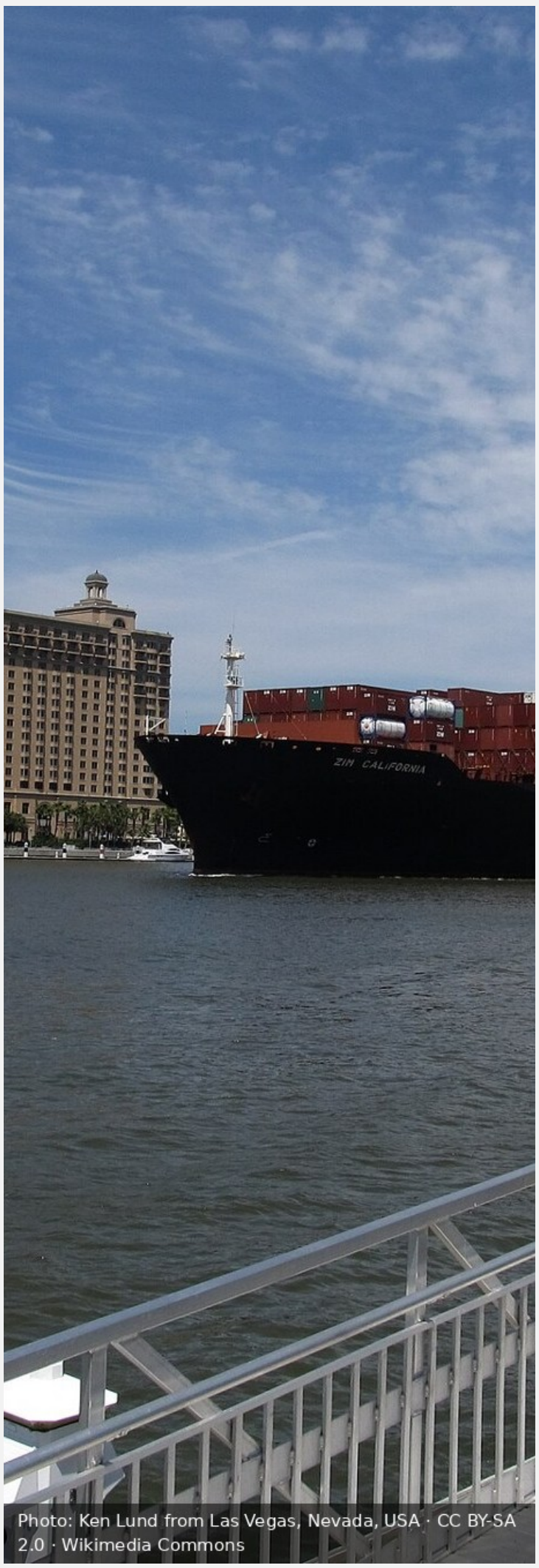


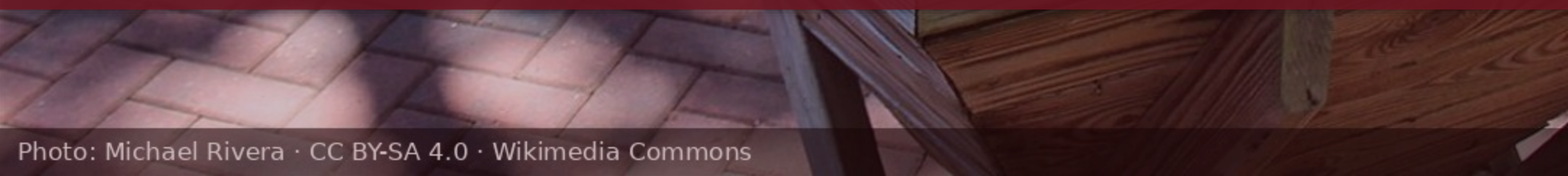
Photo: Ken Lund from Las Vegas, Nevada, USA · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-savannah-within-county-home-value

01

Bryan County Is the New Anchor

Chatham County’s stable but moderate growth suggests it is no longer the sole engine of appreciation. Effingham County, while holding steady, lacks the policy and capital alignment to close the gap. Bryan County’s leadership is not a fluke—it’s a consequence of strategic positioning.



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02

Effingham's Lag Is a Market Signal

The market is not static—Effingham's lower base means future appreciation could be steeper than in Bryan, especially if transit corridors or mixed-use zones are introduced. The divergence isn't a flaw; it's a calibration point for capital allocation.

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