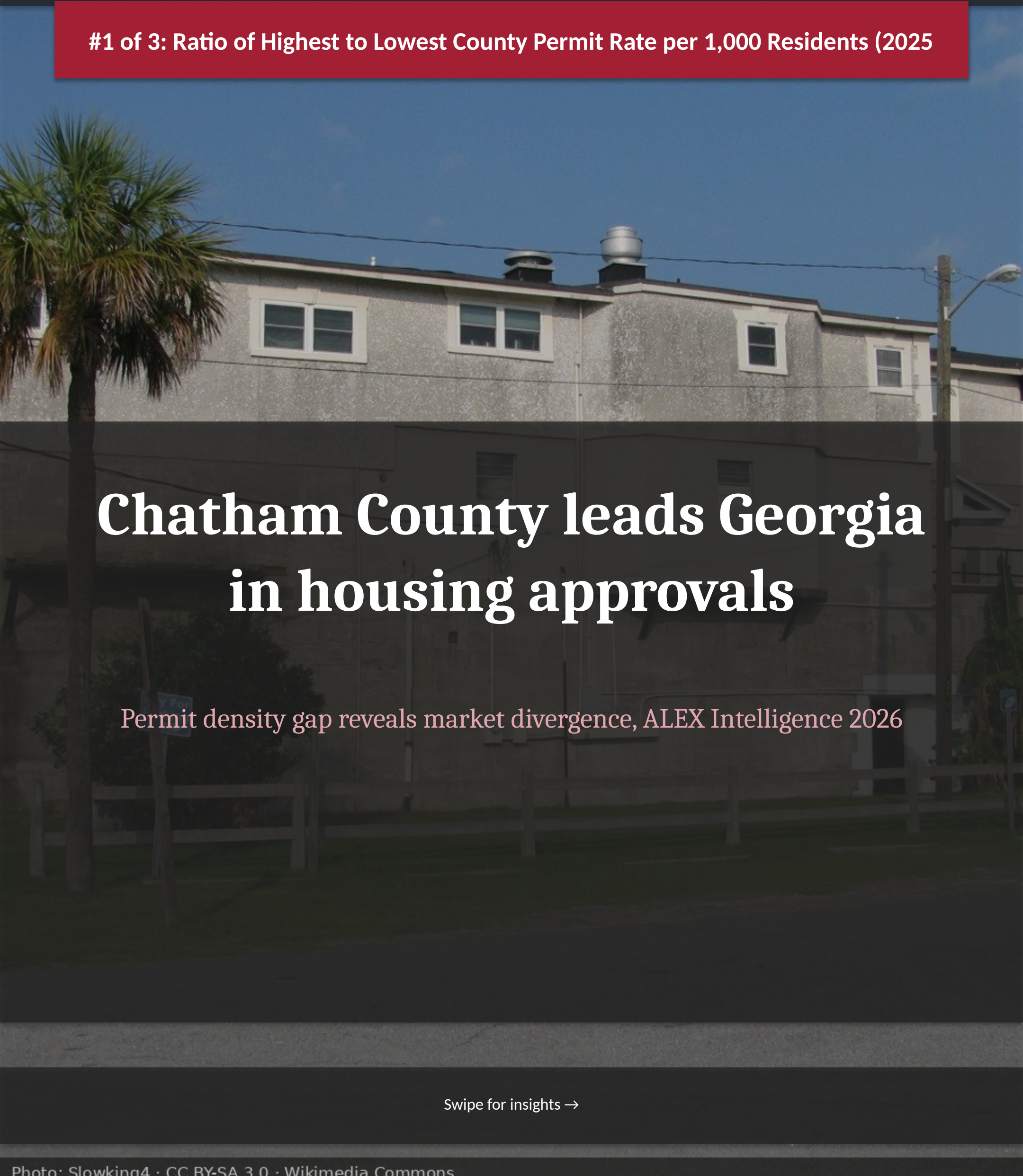
#1 of 3: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025



Chatham County leads Georgia in housing approvals

Permit density gap reveals market divergence, ALEX Intelligence 2026

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THE DATA

2.89x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Chatham County's rate is 2.89 times higher than Effingham County's, the widest disparity in the Savannah metro.

This gap reflects a deepening divergence in development momentum across the Savannah region. Chatham County is not just building more homes—it is building them at a rate that suggests a structural shift in land use, zoning enforcement, and municipal planning. Meanwhile, Effingham County's slower pace may signal a more cautious approach to growth, potentially preserving rural character but limiting housing supply expansion.



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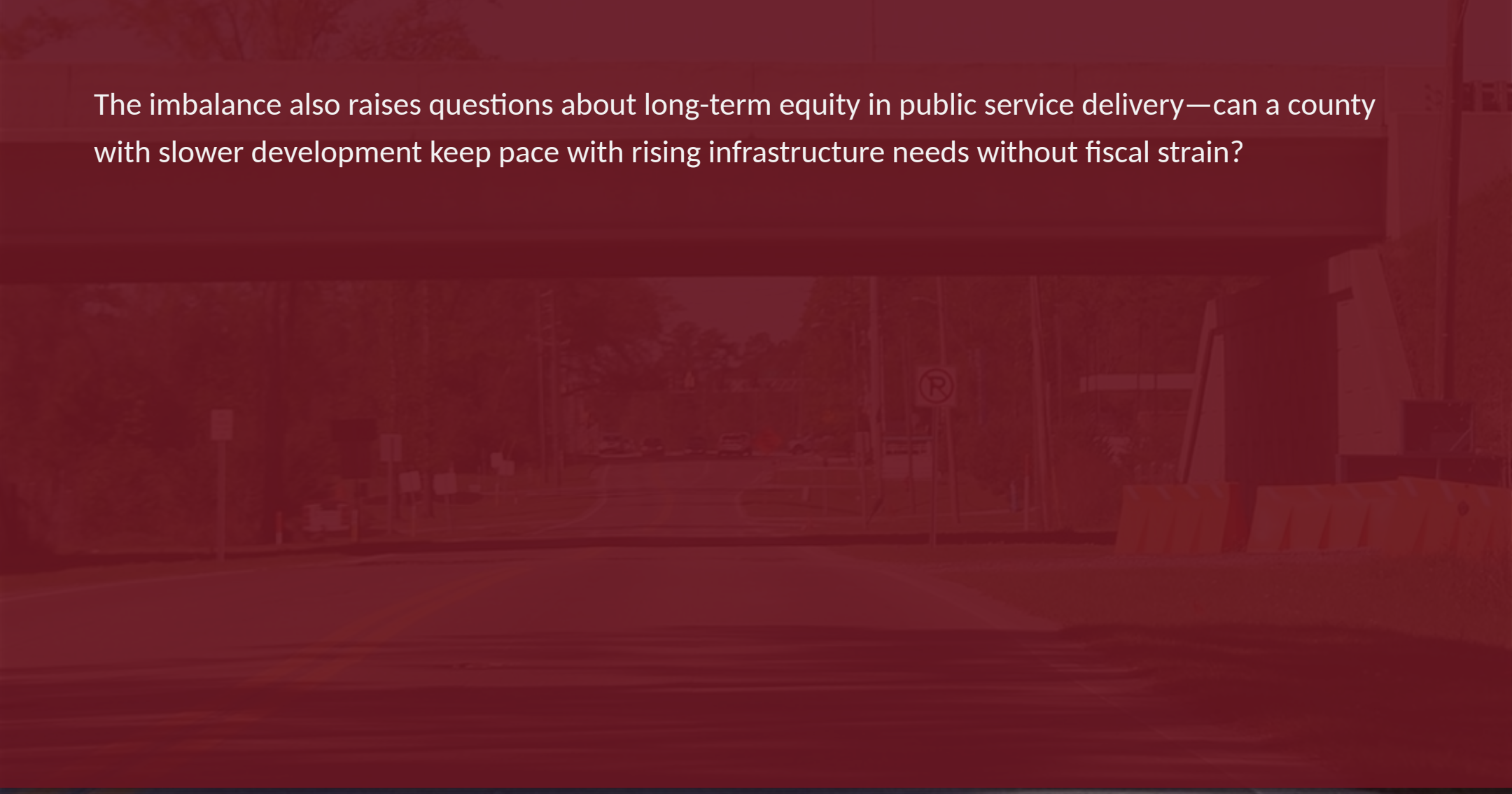
Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-savannah-permits-county-spread

01

The market is splitting at the county level

The imbalance also raises questions about long-term equity in public service delivery—can a county with slower development keep pace with rising infrastructure needs without fiscal strain?



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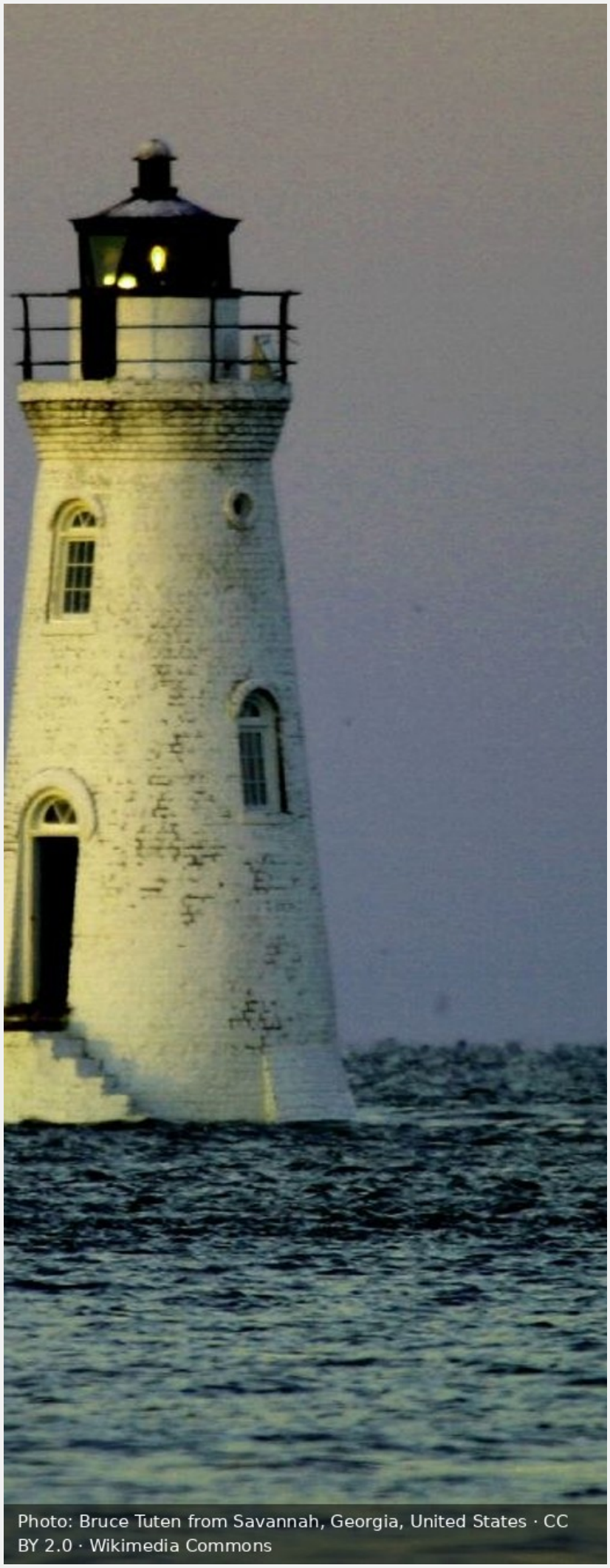

Photo: Bruce Tuten from Savannah, Georgia, United States · CC BY 2.0 · Wikimedia Commons

02

Permit density predicts future supply and price

The disparity implies that Chatham County may see more competitive pricing and greater affordability in the short-to-medium term, while Effingham County could become a premium niche for those prioritizing space and low density—despite potential long-term price appreciation.

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