2024 — #1 of 3: One-Unit Homes Permitted per Net Arriving Household (2024)

Savannah Builds 7 Homes Per New Household

Source: ALEX Intelligence, November 17, 2026

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THE DATA

7.06x

One-Unit Homes Permitted per Net Arriving Household (2024)

Savannah is permitting more homes than any other Georgia metro for every household that moves in.

This 7.06x ratio—meaning for every new household that arrives, seven single-unit homes are approved—reflects an aggressive, forward-looking development strategy. It signals a confidence in sustained population growth and long-term demand, particularly in Chatham County, which leads the region with 2,666 permits.



Photo: Slowking4 · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-savannah-permits-per-arrival

01

Supply Is Outpacing Demand

The 7.06x ratio suggests that the market is not just responding to demand—it is proactively shaping it. This level of new-home creation, especially in Chatham County, indicates a structural shift: Savannah is not merely accommodating growth but engineering it through infrastructure and zoning decisions. This could lead to long-term affordability pressure if absorption doesn’t keep pace, even as inventory expands.

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02

Chatham Leads the Build-Out

Chatham County's 2,666 permits—far ahead of Bryan (348) and Effingham (212)—reveal a clear divide in development intensity. This concentration in the urban core reflects a strategic choice: to anchor growth in the city's center, where infrastructure, transit, and services are most established. The result is a high-density, walkable future, but also rising pressure on public services and housing equity.

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