2025 against 2024 — #1 of 3: One-Year Change in One-Unit Homes Permitted (2025)

Savannah leads Georgia in new construction permits per capita

Source: Best In Georgia Real Estate™ · Published November 18, 2026

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THE DATA

9.9%

One-Year Change in One-Unit Homes Permitted (2025)

Savannah's new construction permit volume per capita is the highest in Georgia for 2026.

This reflects strong private investment in residential and mixed-use development, driven by urban renewal and a growing population. The pace suggests sustained demand for housing, especially in walkable, historic districts with access to downtown amenities. Unlike Atlanta and Augusta-Aiken, which show stagnation in permit issuance, Savannah’s growth is both broad and consistent across neighborhoods.



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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-savannah-permits-market-change

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Density is driving value

Savannah’s high permit volume per capita isn’t just about quantity—it’s about strategic density. New projects are clustering in walkable zones with public transit access, historic preservation overlays, and mixed-use zoning. This is creating a premium for locations that combine character with modern convenience, boosting land values faster than in more sprawl-oriented markets like Augusta-Aiken or Atlanta’s outer suburbs.

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Public-private momentum

The city's recent infrastructure upgrades—like the Daffin Park Signature Playground and downtown revitalization—signal sustained public investment that's aligned with private development. This synergy is accelerating project timelines and reducing regulatory friction. Unlike in other Southern cities where permitting delays stall projects, Savannah's streamlined process is enabling faster delivery, making it a magnet for developers seeking predictable, high-velocity returns.

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