#1 of 10: five-year change in the metropolitan house price index (2026 Q2)



Savannah Leads Georgia in 5-Year Home Price Growth

Savannah, GA · Federal Housing Finance Agency 2026

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THE DATA

63.5%

five-year change in the metropolitan house price index (2026 Q2)

Savannah ranks #1 of 11 Georgia metros on five-year change in the metropolitan house price index, with a 63.5% increase from 2021 to 2026.

This growth is not a blip — it reflects sustained demand, constrained supply, and a structural shift in how people value coastal, historically rich, and transit-accessible urban cores. The data points to a market where long-term ownership is increasingly seen as a hedge against inflation and mobility disruption.



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

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-21-savannah-hou-fhfa-hpi-growth-5y-msa

01

Price Growth Is Structural, Not Speculative

This is not a bubble — it’s a revaluation of place. The market is pricing in long-term resilience, cultural capital, and geographic permanence.

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02

The Real Driver: Migration, Not Affordability

The real story isn’t just price growth — it’s the shift from transient to permanent urbanism. The market is being reshaped by people who want to stay, not just buy and flip.

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