Skidaway Island — #1 of 10: Median Home Value

Skidaway Island leads Georgia in home value

Source: ALEX Intelligence, 2026

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THE DATA

$803,700

Median Home Value (2024)

Skidaway Island's median home value is nearly double that of the next highest city in the Savannah metro.

This figure reflects the deepening premium for island living, where proximity to the marsh, privacy, and low-density development create a unique value proposition. The gap between Skidaway and the next tier suggests a structural shift in buyer preferences toward exclusivity over proximity to downtown.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-savannah-home-value-place-mkt

01

Island living is the new equity engine

Skidaway Island’s dominance is not a fluke—it’s a signal. This suggests that in Savannah’s market, geographic isolation is no longer a drawback—it’s a premium. As housing demand grows, this island’s scarcity of new development and natural buffers may be the single most valuable asset in the metro.



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02

The value divide is widening

The gap between Skidaway Island and the next highest city—Wilmington Island at $404,900—is nearly $400K. This isn't just a price difference; it's a market bifurcation. While the rest of the metro sees moderate growth, Skidaway's value trajectory suggests a separate, high-end ecosystem is forming. This isn't just about location—it's about perceived permanence, environmental exclusivity, and regulatory insulation from suburban expansion.

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