



Moving to *Savannah*



David Whalley
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YOUR GUIDE FOR MOVING TO SAVANNAH



DAVID WHALLEY
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A LITTLE BIT ABOUT ME



DAVID WHALLEY

REALTOR®

Hello! Nice to meet you. I'm your dedicated real estate agent in Savannah, Georgia. With a focus on exceptional value and client satisfaction, I go the extra mile to deliver outstanding results. My unique performance-based approach eliminates long-term contracts, ensuring shared risk and transparency. Through constant communication, my clients are well-informed and empowered throughout the process.

"Real estate is more than a career to me, it is my passion and has been my life for the past decade. Getting to help people with the sale of their home is such an honor and a pleasure for me."

-David

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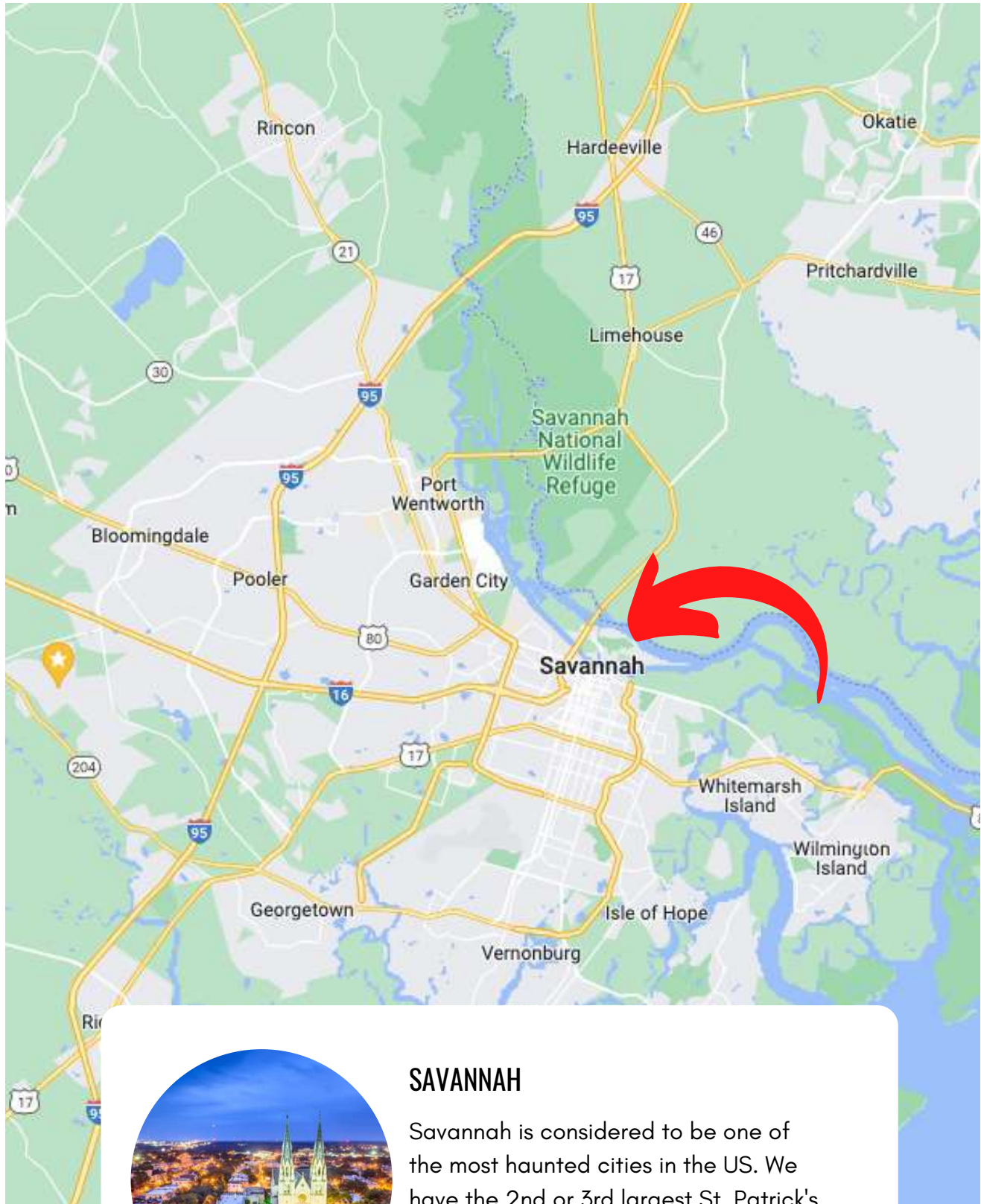
@davidwhalleyrealtor

A LITTLE BIT ABOUT SAVANNAH



- Located in Chatham County, Georgia
- Population of 147,780 (2020 Census)
- Fifth-largest city in Georgia
- Colonial Capital of Georgia
- Located on the Savannah River approximately 20 miles from the Atlantic Ocean
- Founded by General James Oglethorpe in 1733
- Well known for historic architecture and beautiful coastal landscapes
- Savannah has some of the largest salt marshes on the east coast
- We have long tropical summers and short mild winters making outdoor activities fun to do all year long
- Savannah attracts many Hollywood movie productions and you can see filming throughout the year in different spots in the city

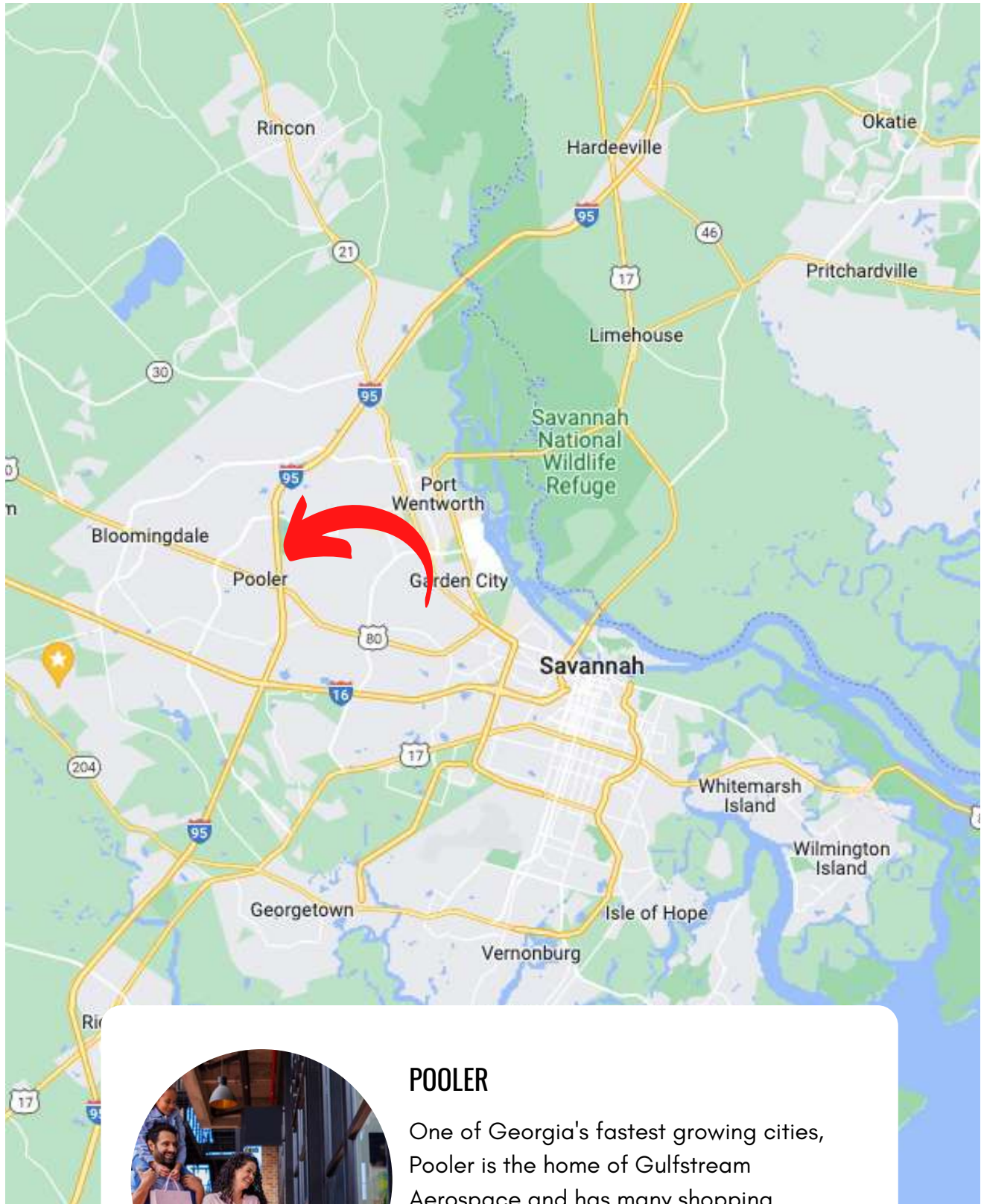
WHAT'S AROUND SAVANNAH



SAVANNAH

Savannah is considered to be one of the most haunted cities in the US. We have the 2nd or 3rd largest St. Patrick's Day Parade in the US! River Street and Broughton Street are some of the most popular shopping areas.

WHAT'S AROUND POOLER

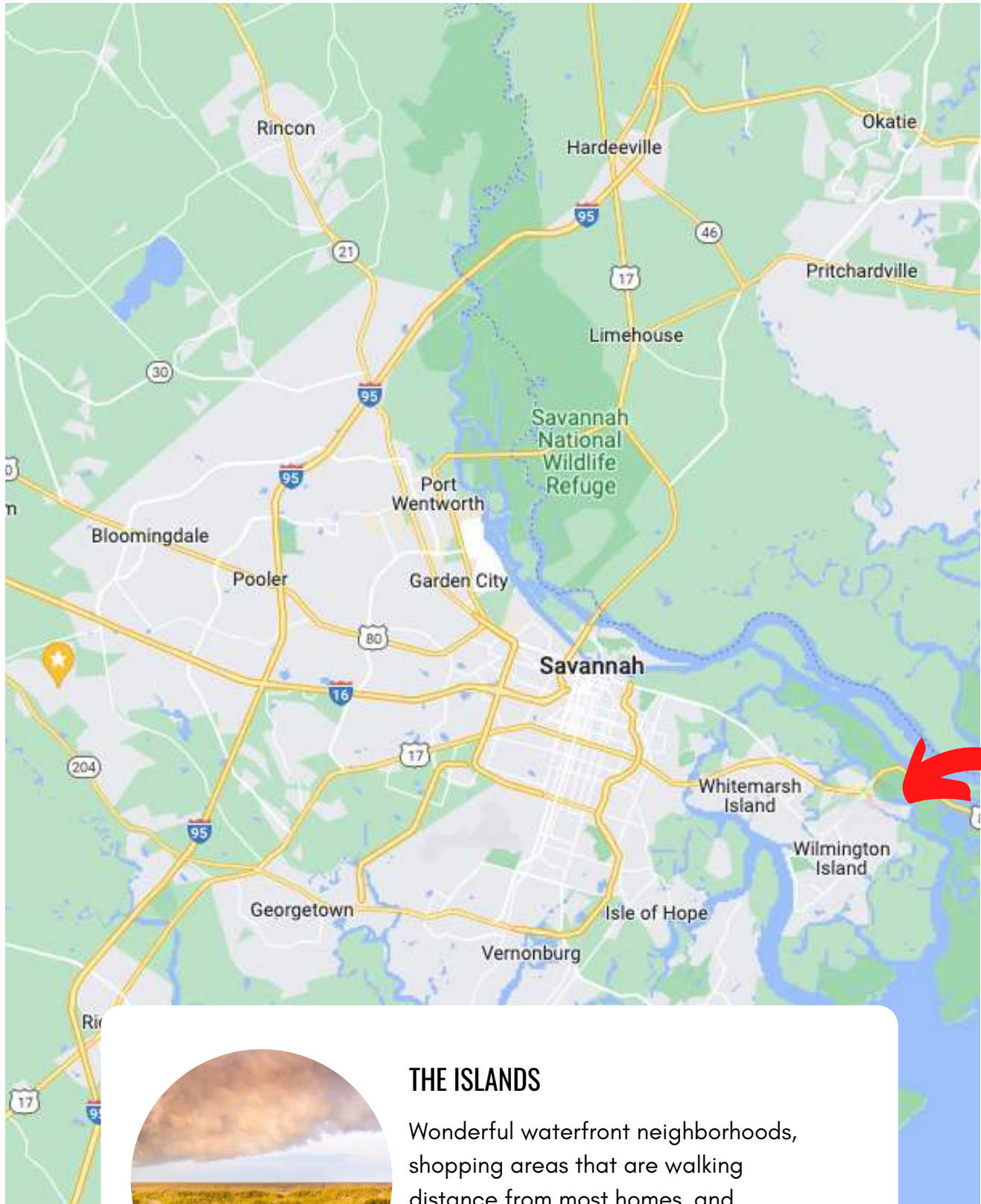


POOLER

One of Georgia's fastest growing cities, Pooler is the home of Gulfstream Aerospace and has many shopping areas that folks from all around the area frequent.

20-30 MIN DRIVE TO SAVANNAH

WHAT'S AROUND THE ISLANDS



THE ISLANDS

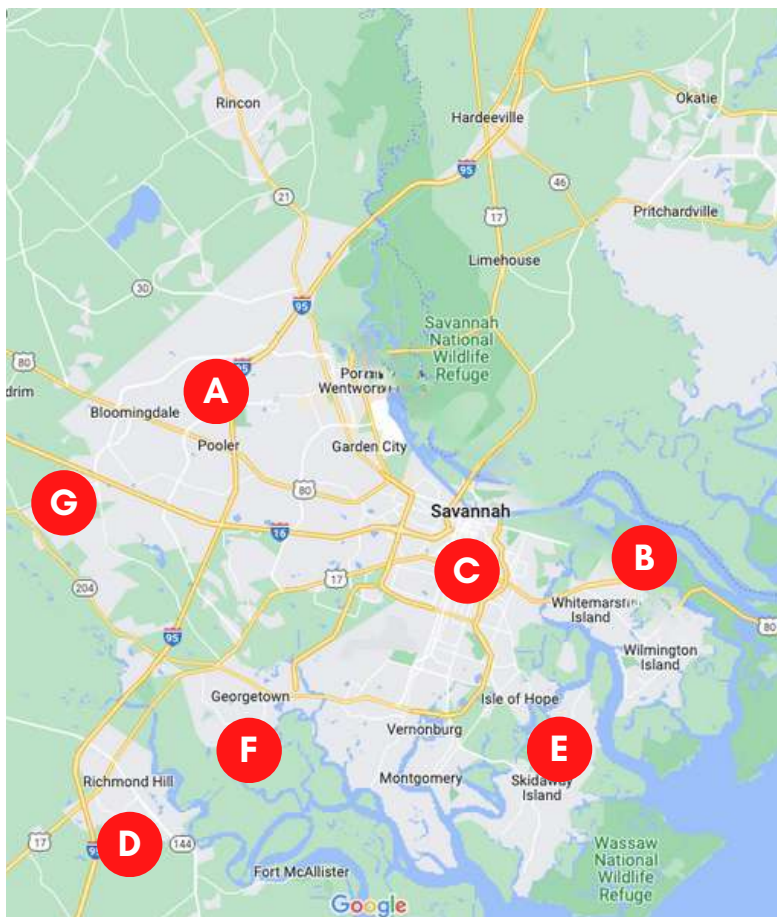
Wonderful waterfront neighborhoods, shopping areas that are walking distance from most homes, and excellent access to inshore waters for family fun!

15-20 MIN DRIVE FROM SAVANNAH

NOT SURE WHERE YOU WANNA BE IN THE SAVANNAH AREA?

Consider these questions to help you decide your ideal location:

1. Would you prefer to be near the interstate for easy access to shopping areas or the Port?
2. Will you be commuting to a job or school?
3. Do you have a specific school zone in mind?
4. Would you like to be close to the beach, close to downtown, or close to the interstate?
5. Would you like to live in a single-family home, a condo, a townhouse, an HOA community, or out in the country?
6. Would you rather have a bigger backyard and more space, or a fabulous location but not as much square footage?
7. What's more important: a great view or a convenient location?



- A** For a quick commute to downtown
- B** Centrally located to beach and downtown
- C** Downtown living
- D** For a quick commute to the military bases
- E** Golf Course Homes and marsh views
- F** Easy access to shopping
- G** Bigger lots and country living

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



HISTORIC DOWNTOWN

- Great walkability
- Close to some of the top restaurants in the area
- Historic homes and new homes are side-by-side and provide a wonderful place to enjoy the city

ZIP CODE:

31401

AVERAGE PRICE:

\$500K-1M

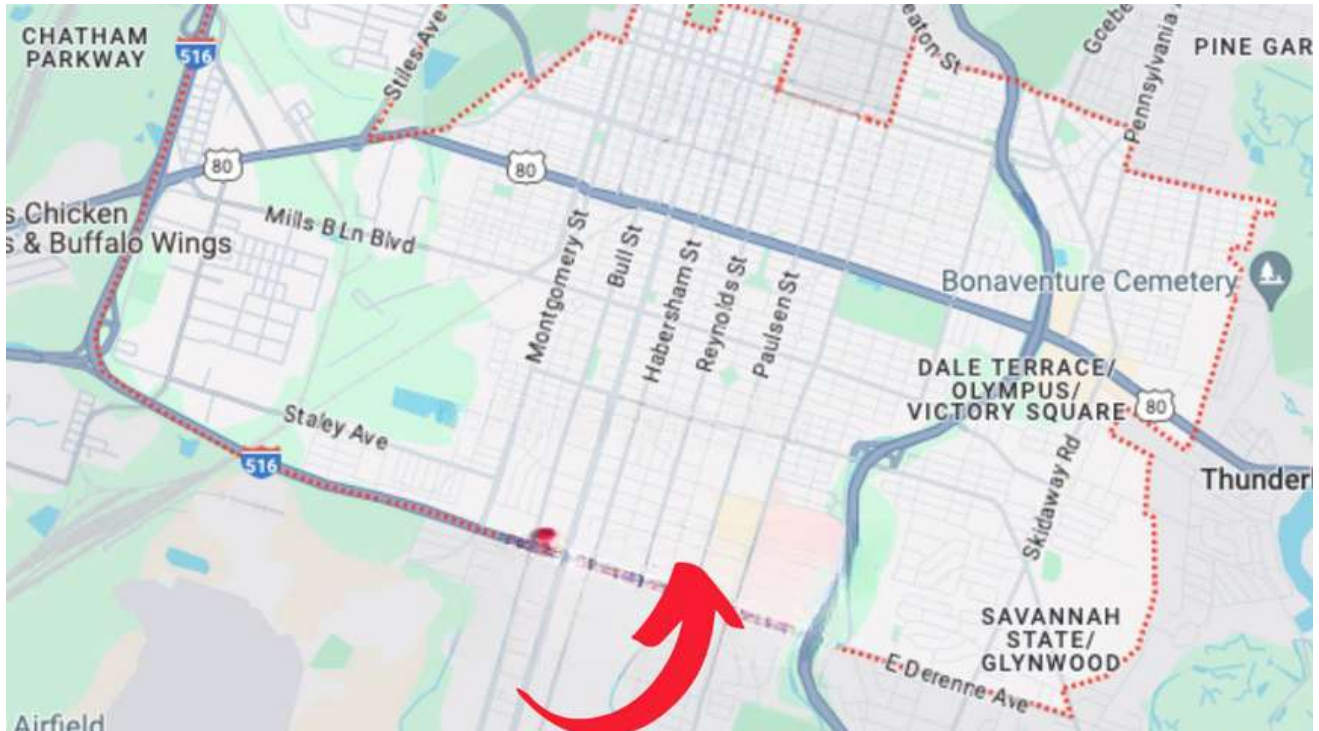
A FEW NEIGHBORHOODS:

Historic District, Victorian District, Beach Institute

AVG PRICE PER SQFT:

\$400/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



MIDTOWN

- Close to the major shopping areas
- Mid-century homes and smaller neighborhood feel
- People love the access to everything without the downtown tourist traffic

ZIP CODE:

31404, 31405

AVERAGE PRICE:

\$350k

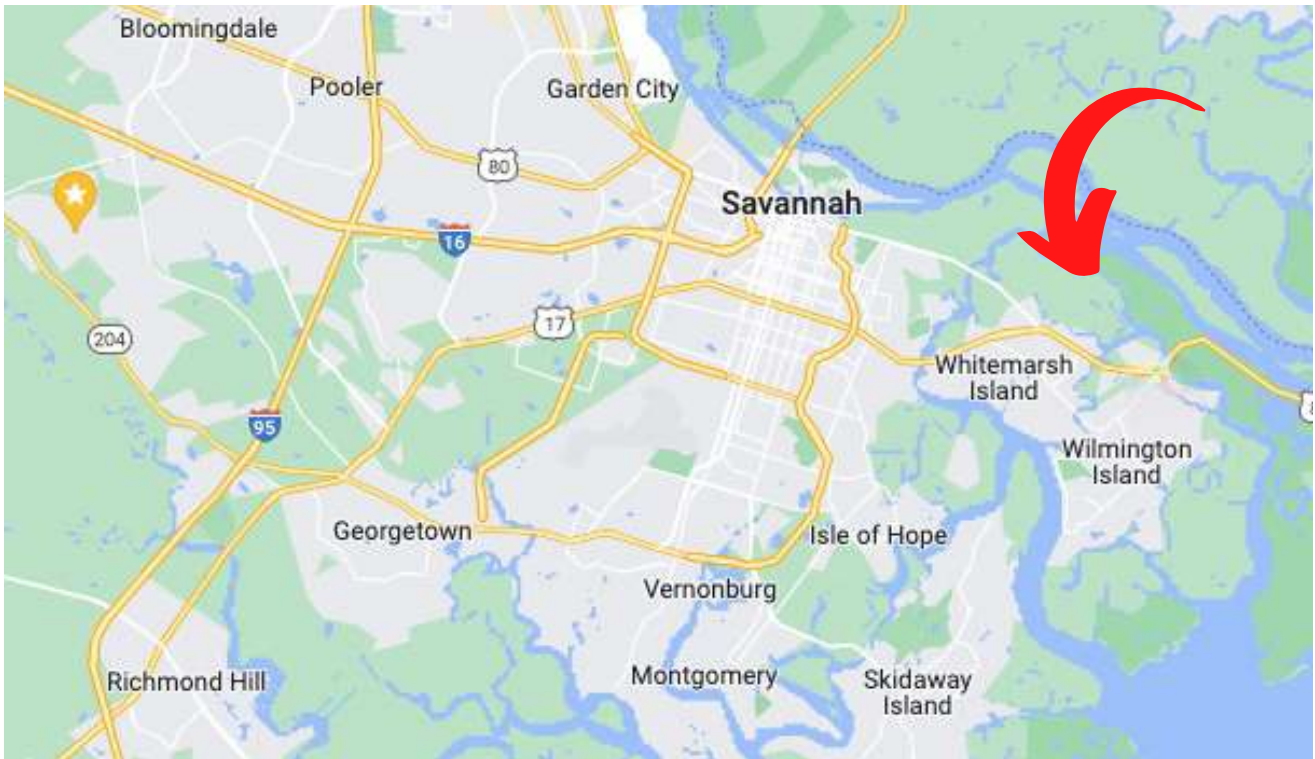
A FEW NEIGHBORHOODS:

Ardsley Park, Kensington Park, Habersham Woods

AVG PRICE PER SQFT:

\$225/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



THE ISLANDS

- Close to the beach and water without the price tag of Tybee Island
- Mostly residential area, very little traffic
- Folks love the community feel and the feeling of separation from the crowds

ZIP CODE:

31410

AVERAGE PRICE:

\$450K-\$750K

A FEW NEIGHBORHOODS:

Wilmington Park, Talahi Island, Yacht Club Area, Long Point

AVG PRICE PER SQFT:

\$250/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



SKIDAWAY ISLAND AND THE LANDINGS



- Some of the best golf courses and amenities in the area
- Close knit neighborhoods and restricted access in the Landings (gated)
- People love that you can take a golf cart most everywhere and you don't even need a car

ZIP CODE:

31411, 31406

AVERAGE PRICE:

\$750K-1.5M

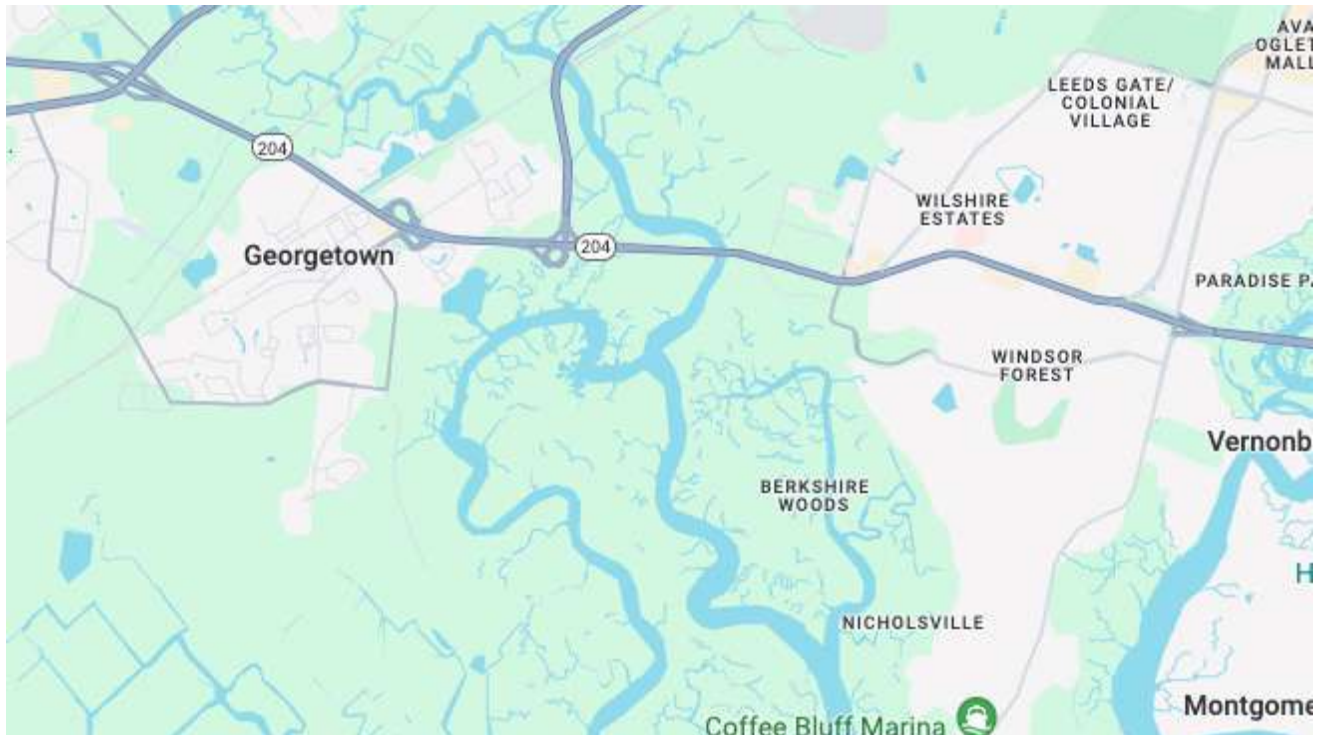
A FEW NEIGHBORHOODS:

The Landings, Isle of Hope, Burnside Island, Moon River District

AVG PRICE PER SQFT:

\$300/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



SOUTHSIDE

- Close to the interstate and easy access to Hunter Army Airfield
- Lots of planned communities with bigger parks for outdoor fun
- People love the easy access to the major highways for commuting

ZIP CODE:

31419

AVERAGE PRICE:

\$325-450K

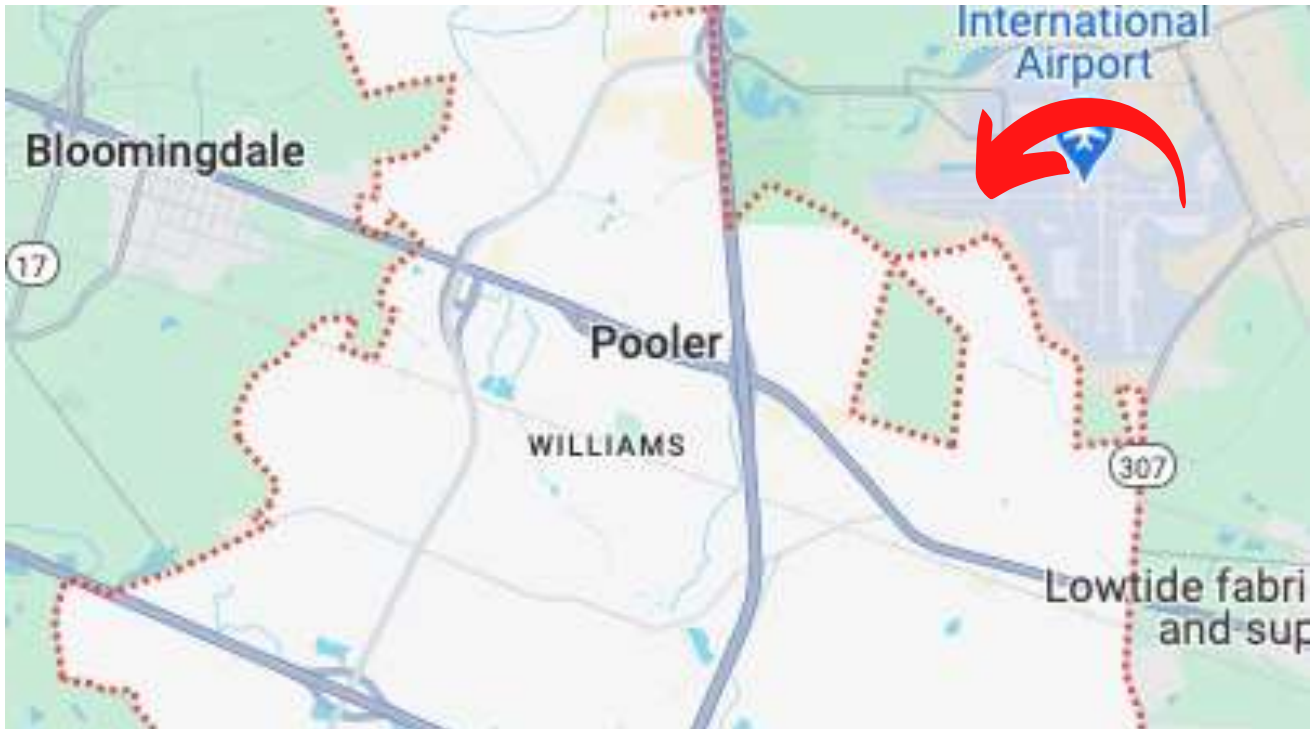
A FEW NEIGHBORHOODS:

Georgetown, Windsor Forest, Coffee Bluff

AVG PRICE PER SQFT:

\$175/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



POOLER



- Major shopping areas are super close along with the Outlet Mall
- Newer houses and new construction communities = more modern homes
- Folks love all the amenities, stores, and restaurants without the drive to Savannah

ZIP CODE:

31322

AVERAGE PRICE:

\$400-500K

A FEW NEIGHBORHOODS:

Old Pooler, Godley Station, The Highlands

AVG PRICE PER SQFT:

\$175/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



EFFINGHAM COUNTY

- More rural living and spacious lots for homes
- If you want acreage and a big yard or space this is the spot
- People love the country feel and the prices are generally much lower than anywhere else

ZIP CODE:

31326, 31329,
31312

AVERAGE PRICE:

\$300K - \$450K

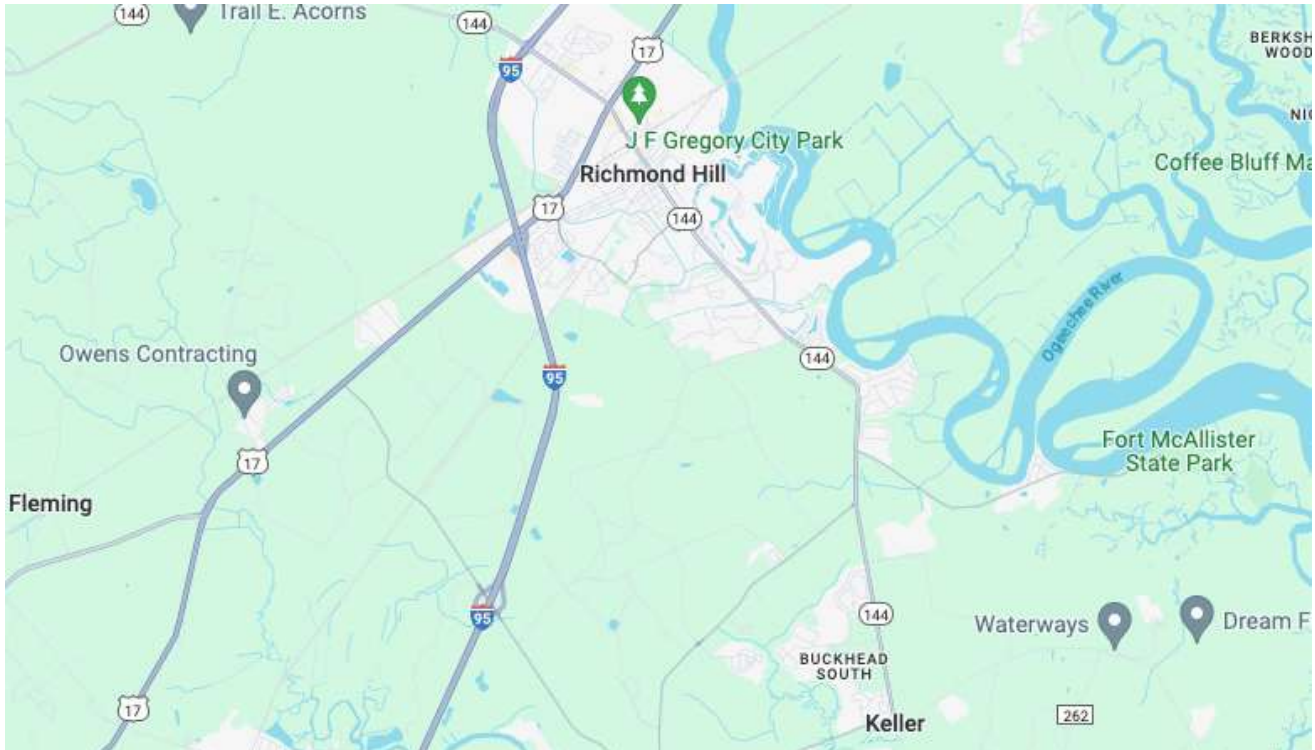
A FEW NEIGHBORHOODS:

Rincon, Springfield, Guyton

AVG PRICE PER SQFT:

\$160/sqft

WHICH AREA OF SAVANNAH IS RIGHT FOR YOU?



RICHMOND HILL

- Close to Fort Stewart without being right next to base
- Luxury homes and family homes are both available and lots of new construction options
- People love the eclectic local restaurants and small town vibe

ZIP CODE:

31324

AVERAGE PRICE:

\$500K

A FEW NEIGHBORHOODS:

The Waterways, Ford Field and River Club, Buckhead, Strathy Hall

AVG PRICE PER SQFT:

\$200/sqft

WHY I LOVE THE SAVANNAH AREA



I love the proximity to the beach and the unhurried and community feel that Tybee Island has. No major corporate chains, and very eclectic.

LIGHTHOUSE @ TYBEE ISLAND

We love to go on trail walks at all the parks and historic sites around the area. It's hard to pick just one favorite!

ENTRANCE @ WORMSLOE



You can't beat the fact we have a fantastic historic downtown and we love going on walks there. Whether it's to check out a new restaurant or a festival happening on River Street. History lives here every day.

RIVER STREET DOWNTOWN

OUR FAVORITE THINGS TO DO



- Tybee Island – Go spend a day at the beach, check out the Marine Science Center, and play in the ocean.
- Dolphin Tours – Head to Captain Derek’s for a dolphin tour or sunset cruise from Lazaretto Creek out into the mouth of the Savannah River. Always a family fav.
- Ghost Tours – Go see the haunted side of Savannah. Pick a tour company and learn why Savannah is considered one of the most haunted US cities.
- Starland Yard – A unique collection of containers (yes like on a ship) make up the outside with booths, food, games, and food trucks. A great spot to chill out in the evenings!
- The Savannah Bananas – A show with a little bit of baseball thrown in. Crazy to think our small stadium team is now a national sensation!
- Forsyth Park – One of the reasons Savannah is so loved is all our parks. Check out a festival, a race, or just hang out and have a picnic in this huge grassy park with our famous fountain.
- Fishing Tours – The inshore marshes have some great fish to catch. Be prepared for a few bugs and a great time catching Reds, Sheepshead, and lots of otherse

OUR FAVORITE RESTAURANTS



- Raw Ingredients (sushi is amazing)
- Salt Island Fish and Beer
- Two Tides Brewing
- Starland Yard
- Churchills
- Treylor Park Hitch
- Bubba Gumbos Seafood
- B&D Burgers
- The Wyld
- Pirate House (Chatham Punch!)
- Big Bon Bodega (get there early)
- Auspicious Bakery
- Friendship Coffee Company
- Alvin Ords (HUGE sandwiches)
- Olde Pink House
- Sandfly BBQ
- Love's Seafood (Forrest Gump spot)
- Screamin' Mimi's Pizza
- Huckapoos Pizza (best dive spot)
- Cotton & Rye
- Crystal Beer Parlor (get the pretzels)
- Green Truck (amazing burgers)
- Leopold's Ice Cream (the wait is worth it)

YOUR RESOURCE FOR ALL THINGS SAVANNAH



Savannah has been my home for over 5 years. I moved here from Virginia to get back to the coast and all the joy Savannah brings after we lived here in 2012. I love everything about this city and the residents who make it so special. It would be an honor to introduce you to the city I love so dearly!

If you have any questions, from neighborhoods to restaurants - I'm here for you! Don't hesitate to reach out anytime.

Call/Text: 912.755.0068

Email: david@thewhalleygroup.com

Search for homes now: www.thewhalleygroup.com



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Follow me on Instagram for the latest real estate news and the hottest new listings, restaurant reviews, our family's favorite local spots, and more!

@DAVIDWHALLEYREALTOR

