Prices are adjusting. Demand is holding.

A summary of residential values, prices, sales volume and inventory for the Port Wentworth 31407 market as of August 31, 2026, drawn from the ICSC Marketplaces IQ market activity report generated through Realtors Property Resource on September 22, 2026.

$325,190
MEDIAN SOLD PRICE, AUGUST, DOWN 6.0% IN 12 MONTHS

$333,520
MEDIAN ESTIMATED VALUE, UP 2.1% IN 12 MONTHS

4.73
MONTHS OF INVENTORY, A SELLER'S MARKET ON RPR'S SCALE

89
MEDIAN DAYS IN RPR, UP 59% IN ONE MONTH

Three prices, moving three different ways

RPR's valuation model puts the median home at $333,520, up 2.1 percent over twelve months, 6.6 percent over twenty-four and 9.6 percent over thirty-six. Actual closings tell a flatter story: the median sold price is down 6.0 percent from $345,990 a year ago and up only 4.9 percent over three years. Asking prices have come down furthest. The median list price of $320,000 is 15.2 percent below its level three years ago and now sits below both the model's estimate and the sold median. Read together, sellers have adjusted from 2023 asking prices, and homes priced to today's market are closing at 98.8 percent of ask.

Measure	Current	1 month	3 months	12 months	24 months	36 months
Median estimated value	$333,520	+1.1%	+1.2%	+2.1%	+6.6%	+9.6%
Median sold price	$325,190	−1.5%	−4.1%	−6.0%	+1.9%	+4.9%
Median list price	$320,000	−1.5%	−3.0%	−10.0%	−9.9%	−15.2%

Volume is steady, and inventory is flat

Roughly 500 homes closed over the twelve months to August 2026, about 42 a month, from a low of 23 in January to highs of 59 in March and May. Active listings have held in a narrow band, moving from 193 in September 2025 to 213 in August 2026, about 10 percent, with a spring peak of 234 in April. August recorded 37 sales against 213 listings. The rise in median days on market to 89 shows buyers are taking longer to commit, while the 98.8 percent sold-to-list ratio shows that well-priced homes still sell close to asking. The months-of-inventory figure fell 4.6 percent in August, so supply is not outrunning demand, and the pressure is on price rather than on absorption. At roughly 500 closings a year near the $325,000 median, the market carries an estimated $160 million in annual residential sales.

What closed in August, and at what price

The ten most recent closings, August 10 through 26, 2026, span $150,000 to $535,000 around a median of $314,000 and $161 per square foot, for $3.36 million in total volume. Older in-town homes mostly traded at the low end, including 1950s homes on Gordon and Darlington streets between $150,000 and $230,000, with a 1955 home on Horne Place at $394,900 as a notable exception. The newer subdivisions west of the interstate, on Brookhaven, Brookline and Willow Point, carried the upper range from about $300,000 to $535,000, and two 2020-to-2022 homes on Brookhaven Drive at $490,000 and $535,000 set the top of the market. RPR caps each activity list at ten properties, so this is the most recent slice of the month rather than the full month.

Distress signals in newer homes

Ten properties in the 31407 market carry a recorded notice of foreclosure sale from July 6 through September 10, 2026. A notice is a filing, not a completed foreclosure, and because RPR caps the category at ten records, the count is a floor and a signal rather than a trend. Their median estimated value is $379,515, above the market's median sale price, and none of the ten was built before 2006; four were built in 2022 or later. The notices cluster west of Interstate 95, in the same newer subdivisions that carry the market's highest closed prices. That points to payment strain among recent buyers at the upper end of the for-sale market rather than in the older, lower-priced stock, and it is worth watching alongside the City's residential rezoning moratorium and the 3,200 housing permits in the three-year pipeline.



Anchor Park, September 2026.

What it means. Port Wentworth's for-sale market has real depth, with about 500 closings a year, and it is correcting on price rather than stalling on volume. Buyers who price to today's market are finding sellers ready to deal, and the newer subdivisions are where the market's top end, and its strain, both show up first.

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Source: ICSC Marketplaces IQ Market Activity report for Port Wentworth, GA 31407, generated through Realtors Property Resource (RPR) on September 22, 2026, covering single family, condominium, townhouse and apartment properties, data as of August 31, 2026. Estimated values are RPR valuation model outputs and are not appraisals. Sold and list prices, sales counts and active listings are MLS data where licensed; some brokerages withhold listings from RPR. Closed and distressed samples are capped at ten properties per category. The annual sales estimate is the Department's calculation from approximate closings and the median sold price, not an RPR figure. Individual property addresses are omitted. Photo: City of Port Wentworth, 2026.