



# 2011 Lake Market Update

Lakefront Property Sales Report - Lakes Burton, Rabun and Seed

Compiled by Scott Poss 706-490-2305

**RE/MAX of Rabun**

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	Location	Lake	Status	Sale Price	Ownership	Structure	Frontage	Acreage	Month Closed
1	Above Beach	Rabun	Sold	\$235,000	Fee	Vacant	109.9	1.00	5
2	Above Beach	Rabun	Sold	\$300,000	Lease	Boathouse	200.5	1.610	4
3	Dick's Creek	Burton	Sold	\$340,000	Fee	3 BR, 2 BA	50.0	0.670	1
4	Narrows	Rabun	Sold	\$400,000	Fee	Tear Down	100.0	0.300	1
5	North	Burton	Sold	\$517,500	Lease	4 BR, 4 BA	199.7	0.655	9
6	Main Lake Laurel Lodge	Burton	Sold	\$560,000	Lease	3 BR, 2 BA	180.0	0.367	6
7	East End	Seed	Sold	\$575,000	Lease	4 BR, 4 Ba	123.0	1.320	11
8	Timpson Cove	Burton	Sold	\$662,500	Lease	3 BR, 2.5 BA	249.3	2.230	10
9	Narrows	Rabun	Sold	\$675,000	Lease	2 BR, 1 BA	360.5	1.098	4
10	Narrows	Rabun	Sold	\$690,000	Lease	2 BR, 1 BA	285.2	1.050	10
11	Narrows	Rabun	Sold	\$691,550	Fee	6 BR, 5 BA	173.7	0.850	12
12	Timpson Cove	Burton	Sold	\$715,600	Lease	4 BR, 4 BA	176.1	3.540	3
13	Pigeon Mtn. Stretch	Rabun	Sold	\$725,000	Fee	3 BR, 2.0	126.6	1.080	5
14	Cherokee Cove	Burton	Sold	\$730,000	Lease	2 BR, 2 BA	219.7	1.010	11
15	Timpson Cove	Burton	Sold	\$750,000	Lease	Tear Down	221.4	0.870	6
16	Narrows	Rabun	Sold	\$750,000	Lease	4 BR, 4.5 BA	181.6	1.440	5
17	Timpson Cove	Burton	Sold	\$815,000	Lease	3 BR, 2 BA	174.5	0.930	4
18	North	Burton	Sold	\$830,000	Lease	3 BR, 2 BA	138.9	0.450	5
19	Narrows	Rabun	Sold	\$835,000	Lease	4 BR, 2.5 BA	189.3	1.048	2
20	Lake Rabun Road	Rabun	Sold	\$850,000	Lease	Tear Down	236.6	0.700	6
21	Main Channel	Rabun	Sold	\$856,000	Fee	3 BR, 2 BA	257.6	0.500	12
22	Main Lake Near Dam	Burton	Sold	\$922,500	Lease	3BR, 3 BA	289.5	1.010	2
23	Governor's Cove	Burton	Sold	\$984,900	Fee	4 BR, 3 BA	107.5	0.210	9
24	Murray Cove	Burton	Sold	\$1,003,000	Fee	3 BR, 3 BA	111.2	0.160	7
25	Dick's Creek Cove	Burton	Sold	\$1,300,000	Fee	2 BR, 1 BA	221.0	1.250	6
26	Main Body - East Side	Burton	Sold	\$1,500,000	Lease	Tear Down	309.6	1.320	10
27	Dick's Creek Cove	Burton	Sold	\$1,500,000	Fee	2 BR, 1 BA	221.0	3.820	6
28	Main Channel NW	Burton	Sold	\$1,510,000	Lease	2 BR, 1 BA	486.0	1.140	12
29	Cherokee Cove	Burton	Sold	\$1,948,500	Lease	6 BR, 5.5 BA	251.8	2.845	3
30	Dick's Creek Cove	Burton	Sold	\$2,050,000	Fee	4 BR, 3.5 BA	122.3	0.900	12
31	Moccasin Cove	Burton	Sold	\$2,100,000	Lease	4 BR, 3.5 BA	383.1	0.632	8
32	Spillway Basin	Rabun	Sold	\$2,400,000	Fee	1 BR Boathouse	111.9	0.908	1
33	Cherokee Cove	Burton	Sold	\$2,552,500	Lease	5 BR, 5.75 BA	235.4	1.220	12
34	Main Body at Dicks	Burton	Sold	\$2,700,000	Lease	4 BR, 3.5 BA	387.6	2.490	4
35	Main Lake North	Burton	Sold	\$2,800,000	Lease	5 BR, 5.5 BA	233.9	0.759	2
36	Burton Dam	Burton	Sold	\$2,900,000	Lease	6 BR, 5 BA	253.2	0.900	5
37	Main Lake West	Burton	Sold	\$3.5 Million Plus*	Lease	4BR, 5.5 Ba	297.9	3.190	1
38	Pigeon Mtn. Stretch	Rabun	Sold	\$3,575,000	Lease	5 BR, 4.5 BA	278.8	3.440	6
39	Spillway Basin	Rabun	Sold	\$3,750,000	Fee	4 BR, 4.5 BA	130.4	0.714	5
40	Main Body - East Side	Burton	Sold	\$4,300,000	Lease	8 BR, 10 BA	323.1	1.483	10

NOTE: If your property is listed with another real estate broker, please disregard this letter. Information contained herein is based on public records and is deemed accurate but is not guaranteed. The list includes all sales indicated by public records for Lakes Rabun, Seed and Burton from January 1, 2010 thru December 31, 2011. These include sales made by RE/MAX of Rabun, other brokers and individuals. (\*undisclosed sales price)

## Page 2 - Lake Sale Update thru 12/31/2011

	# of Sales	Average Price	Median Price	Volume
2004	50	\$1,072,220	\$980,250	\$53,611,000
2005	51	\$1,222,111	\$1,050,000	\$62,327,675
2006	51	\$1,399,675	\$1,200,000	\$71,383,417
2007	50	\$1,572,203	\$1,358,500	\$78,610,160
2008	43	\$1,343,712	\$1,400,000	\$57,799,600
2009	21	\$1,625,363	\$1,100,000	\$34,132,630
2010	42	\$1,197,298	\$1,072,500	\$47,891,911
2011	41	\$1,317,961	\$922,000	\$56,799,500

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<http://www.shutterfly.com/pro/ScottPoss/RabunCountyAerialPhotos>

click here for slide show of beautiful Rabun County: <http://vt.realbiz360.com/MLS-889641.html>



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of lake and mountain property.*

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**LAKE FACTS**—These facts help illustrate the size relationships of Lakes Burton, Rabun and Seed. The statistics shown are approximate.

	Burton	Rabun	Seed
Fee Simple Lots	328	275	44
Leased Lots	844	210	97
Total Lots	1172	485	141
Shoreline/ Miles	62	25	13
Elevation ASL	1866.6	1689.6	1752.5
Acreage	2775	835	240
Year Impounded	1919	1918	1926

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# Comparison of Lake Market Statistics from 2004 thru 2011

