



# 2016 Lake Market Review

## Lakes Burton, Rabun, Seed, Yonah and Tallulah

**RE/MAX of Rabun**  
 809 Hwy. 441, Clayton, GA 30525  
[www.possrealty.com](http://www.possrealty.com)

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 and include sales made by RE/MAX of Rabun, other brokers and individuals. Effective Date Dec 30, 2016

	Lake	Location	Ownership	Sq.Ft. Fin-ished	Bedrooms	Baths	1/2 Baths	Mo Closed	Sold Price
1	Rabun	Spillway Basin	Fee Simple	7,476	4	4	2	Oct	\$3,700,000
2	Burton	Behind Billy Goat Island	Lease	3,680	5	4	1	July	\$3,540,000
3	Burton	Main Lake and Timpson	Lease	4,283	7	6	1	July	\$3,250,000
4	Rabun	Spillway Basin	Fee Simple	6,150	5	5	0	Dec	\$3,200,000
5	Rabun	Pigeon and Lookers	Fee Simple	3,897	4	3	0	Sept	\$2,900,000
6	Burton	Main Lake SW	Fee Simple	5,636	6	6	1	Dec	\$2,541,300
7	Burton	Main Lake NW	Lease	2,900	4	4	0	June	\$2,400,000
8	Burton	Main Lake NE	Lease	4,500	5	5	1	Sept	\$2,122,700
9	Rabun	Pigeon Mountain Curve	Lease	2,486	4	3	1	Aug	\$2,075,000
10	Burton	Main Lake NW	Lease	4,778	4	3	2	June	\$1,900,000
11	Burton	Behind Hogg Island	Lease	3,624	6	5	0	Oct	\$1,820,000
12	Rabun	Pigeon Mountain to Big Basin	Lease	1,898	5	3	0	July	\$1,610,000
13	Rabun	Spillway Basin	Lease	3,638	4	3	0	Feb	\$1,550,000
14	Burton	Main Lake East	Lease	3,084	5	4	1	Nov	\$1,525,000
15	Rabun	Near Hall's	Fee Simple	4,470	5	4	0	Aug	\$1,475,000
16	Burton	Moccasin Cove	Lease	1,669	3	3	0	Oct	\$1,465,000
17	Rabun	off Presshaven	Lease	3,498	3	3	0	Oct	\$1,444,000
18	Burton	Dick's Creek Cove	Lease	1,484	3	1	1	July	\$1,380,000
19	Burton	Moccasin Point Main Lake W	Lease	2,392	5	4	0	Sept	\$1,340,000
20	Burton	Main Lake East	Lease	2,356	4	4	0	Sept	\$1,325,000
21	Rabun	Across from Hall's	Fee Simple	1,986	3	2	1	May	\$1,223,500
22	Burton	Main Basin at Dick's Creek	Lease	2,016	3	1	1	Aug	\$1,200,000
23	Rabun	Pigeon Run	Fee Simple	2,906	5	3	0	Dec	\$1,178,000
24	Burton	Moccasin Cove	Lease	3,616	6	4	0	Apr	\$1,176,000
25	Burton	North End	Lease	1,536	3	3	0	Nov	\$1,149,900
26	Burton	Dick's Creek Cove	Fee Simple	3,032	4	3	0	Apr	\$1,100,000
27	Rabun	Narrows East	Fee Simple	3,120	4	3	1	Feb	\$1,090,000
28	Burton	Cherokee Cove	Lease	2,739	3	2	1	Oct	\$1,077,500
29	Burton	Burton Mountain	Lease	3,131	6	4	0	July	\$1,043,800
30	Burton	Murray Cove	Fee Simple	1,080	3	1	0	June	\$1,000,000
31	Burton	Dick's Creek Cove	Fee Simple	2,432	3	3	0	Apr	\$975,000
32	Rabun	Big Basin	Fee Simple	2,424	3	2	0	Jan	\$950,000
33	Burton	Main Lake NW	Lease	900	2	1	0	June	\$950,000
34	Burton	Cherokee Cove	Lease	1,012	2	2	0	Jan	\$940,000
35	Burton	Main Lake at Moccasin	Lease	1,440	3	2	0	Oct	\$925,000
36	Rabun	Spillway Basin	Fee Simple	1,849	4	2	0	July	\$925,000
37	Rabun	Narrows	Lease	2,505	4	3	0	Mar	\$900,000
38	Burton	Murray Cove	Lease	Tear Down	2	1	0	Dec	\$850,000
39	Rabun	Big Basin	Lease	2,701	4	3	0	July	\$850,000
40	Burton	Main Lake W	Lease	Tear Down				July	\$840,000

Sources: Public Record and Georgia MLS Data

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	Lake	Location	Ownership	Sq.Ft. Finished	Bedrooms	Baths	1/2 Baths	Mo Closed	Sold Price
41	Burton	North End	Lease	1,344	4	2	0	June	\$825,000
42	Burton	Main Lake near Acorn	Lease	700	2	2	0	Nov	\$825,000
43	Rabun	Narrows	Fee Simple	4,572	4	3	1	Oct	\$820,000
44	Burton	Wildcat Cove	Lease	2,112	4	3	1	Oct	\$810,000
45	Burton	Timpson Cove	Lease	1,380	3	2	0	July	\$809,000
46	Burton	Main Lake W	Lease	1,948	5	2	0	Oct	\$785,000
47	Rabun	Rabun Beach Area	Fee Simple	1,677	3	2	0	Dec	\$760,000
48	Burton	Timpson Cove	Lease	2,730	4	3	1	Feb	\$755,000
49	Rabun	Near Hall's	Lease	2,727	4	3	1	Sept	\$750,000
50	Burton	Main Lake SW	Fee Simple	1,260	3	2	0	Dec	\$725,000
51	Burton	Dick's Creek Cove	Fee Simple	1,344	4	2	0	Sept	\$715,000
52	Burton	Dick's Creek Cove	Fee Simple	2,124	3	3	1	Dec	\$661,500
53	Burton	Timpson Creek	Fee Simple	2,226	2	2	0	May	\$650,000
54	Burton	North End	Lease	1,024	3	2	0	May	\$627,500
55	Seed	Mid Lake	Lease	4,566	3	3	2	Aug	\$587,000
56	Rabun	Rabun Beach Area	Fee Simple	Comm	0	0	0	July	\$500,000
57	Burton	North End	Lease	2,896	3	1	1	Feb	\$480,000
58	Seed	Mid Lake	Lease	2,592	3	3	0	Jan	\$470,000
59	Rabun	Narrows	Fee Simple	Boat Hse	BH			June	\$435,000
60	Rabun	Weather's Cove	Fee Simple	2,416	3	3	0	May	\$399,000
61	Rabun	West End Near Seed	Lease	3,504	4	3	1	Sept	\$350,000



Aerial photos of the lakes and surrounding area at [www.skypop.smugmug.com](http://www.skypop.smugmug.com)

Year	# 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	42	\$1,385,341	\$922,000	\$ 56,799,500
2012	41	\$952,737	\$850,000	\$ 39,062,219
2013	57	\$1,040,776	\$842,500	\$ 60,365,010
2014	41	\$1,002,742	\$964,250	\$ 41,150,905
2015	58	\$1,506,867	\$1,161,500	\$ 87,398,265

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

	Burton	Rabun	Seed	Totals
Fee Simple Lots	328	275	44	647
Leased Lots	844	210	97	1151
Total Lots	1172	485	141	1798
Shoreline (miles)	62	25	13	100
Elevation ASL	1866.6	1689.6	1752.5	
Acreage	2775	835	240	3850
Year Impounded	1919	1915	1926	

Lake Yonah has 325 acres, 9 miles of shoreline and 85 lots, all of which are Georgia Power Lease Lots. For more information see <http://georgiapowerlakes.com/>

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