

Rabun County Market Review 04-25-2017

Single Family Detached	10/25/2015 - 04/25/2016	10/25/2016 - 04/25/2017	Percent Difference	
Number Properties Listed	297	262	-11.80%	
Number Properties Sold	122	156	27.90%	
Sold Price of Solds				
	Median:	\$162,000	\$185,000	14.20%
Average SP/OLP Ratio	82.40%	87.30%	5.90%	
Average Days On Market for Solds	261	186	-28.70%	

Lake Homes over 300 K	10/25/2015 - 04/25/2016	10/25/2016 - 04/25/2017	Percent Difference	
Number Properties Listed	73	66	-9.60%	
Number Properties Sold	24	26	8.30%	
Sold Price of Solds				
	Median:	\$900,000	\$835,586	-7.20%
Average SP/OLP Ratio	77.10%	87.20%	13.10%	
Average Days On Market for Solds	442	201	-54.50%	

CONDOS - TOWNHOUSES	10/25/2015 - 04/25/2016	10/25/2016 - 04/25/2017	Percent Difference	
Number Properties Listed	18	23	27.80%	
Number Properties Sold	9	12	33.30%	
Sold Price of Solds				
	Median:	\$138,250	\$130,500	-5.60%
Average SP/OLP Ratio	92.10%	90.20%	-2.00%	
Average Days On Market for Solds	316	244	-22.80%	

VACANT LOTS & SMALL TRACTS	10/25/2015 - 04/25/2016	10/25/2016 - 04/25/2017	Percent Difference	
Number Properties Listed	138	137	-0.70%	
Number Properties Sold	22	26	18.20%	
Sold Price of Solds				
	Median:	\$43,500	\$40,000	-8.00%
Average SP/OLP Ratio	70.40%	88.00%	24.90%	
Average Days On Market for Solds	296	243	-17.90%	

ACREAGE-FARMS	10/25/2015 - 04/25/2016	10/25/2016 - 04/25/2017	Percent Difference	
Number Properties Listed	13	9	-30.80%	
Number Properties Sold	4	3	-25.00%	
Sold Price of Solds				
	Median:	\$85,000	\$170,000	100.00%
Average SP/OLP Ratio	69.70%	36.70%	-47.30%	
Average Days On Market for Solds	280	581	107.50%	

Lakes Burton, Rabun and Seed

2017 Lake Home Sales thru 04-25-2017

Location	Lake	SQFT+-	BR	Baths	1/2 baths	Sale Price
Main Lake NE	Lake Burton	4584	5	4	3	\$ 1,700,000
Murray Cove	Lake Burton	3142	4	2	1	\$ 1,610,000
Dick's Creek Cove	Lake Burton	3442	4	4	1	\$ 1,395,000
Murray Cove	Lake Burton	3720	3	2	1	\$ 900,000
Main Lake NW	Lake Burton	2402	3	2	0	\$ 910,000
Crow Creek	Seed Lake	2204	3	3	0	\$ 846,171
Lake Rabun Beach	Lake Rabun	1872	4	3	0	\$ 750,000
Dick's Creek Cove	Lake Burton	748	2	1	0	\$ 625,000
Crow Creek	Seed Lake	3048	5	4	0	\$ 590,000
Narrows	Lake Rabun	Boathouse				\$ 490,000
Crow Creek	Seed Lake	2688	4	4	0	\$ 545,000
Crow Creek	Seed Lake	1856	3	1	0	\$ 450,000

UNDER CONTRACT as of 04-25-2017

Location	Lake	SQFT+-	BR	Baths	1/2 baths	List Price
Main Body West	Lake Burton	3346	5	4	2	\$ 1,995,000
Moccasin Cove	Lake Burton	1431	4	2	0	\$ 1,395,000
Main Lake NE	Lake Burton	2081	2	2	0	\$ 1,195,000
Main Lake at Billy Goat	Lake Burton	1728	2	2	0	\$ 1,195,000
Murray Cove	Lake Burton	2546	3	2	0	\$ 1,162,500
Murray Cove	Lake Burton	5233	5	4	0	\$ 1,098,000
Wildcat Cove	Lake Burton	3476	3	3	1	\$ 1,029,000
Spillway Basin	Lake Rabun	2496	3	2	2	\$ 975,000
Crow Creek	Seed Lake	2942	5	3	0	\$ 795,000
Pigeon to Big Basin Run	Lake Rabun	2304	4	3	0	\$ 699,000
Rabun Beach	Lake Rabun	2141	4	3	0	\$ 574,900

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.

Sales by Price Range - Period Comparison - Winter 2015-16 vs Winter 2016-17

