



2015 Lake Market Review

Lakes Burton, Rabun and Seed

RE/MAX of Rabun

809 Hwy. 441, Clayton, GA 30525
706-782-7133

www.edposs.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.

2015 CLOSED SALES

	STATUS	LAKE	Location	Private or Lease	Bedrooms/Baths			Sales Price
1	Sold	Burton	Main Lake SE	Lease	7	6	4	\$ 5,500,000
2	Sold	Burton	Main Lake SE	Lease	7	7	1	\$ 4,700,000
3	Sold	Burton	Main Lake East	Lease	6	6	1	\$ 3,825,000
4	Sold	Burton	Timpson Cove	Lease	5	5	1	\$ 3,910,000
5	Sold	Rabun	Lower Basin	Private	4	3	1	\$ 3,000,000
6	Sold	Rabun	Spillway Basin	Lease	6	6	0	\$ 2,650,000
7	Sold	Rabun	Spillway Basin	Lease	5	4	2	\$ 2,480,000
8	Sold	Burton	Main Lake East	Lease	5	5	1	\$ 2,450,000
9	Sold	Burton	Moccasin Cove	Lease	5	4	2	\$ 2,475,000
10	Sold	Rabun	Pigeon Run	Private	4	5	1	\$ 2,250,000
11	Sold	Burton	Main Lake NW	Lease	4	3	1	\$ 2,250,000
12	Sold	Burton	Main Lake W	Lease	4	2	2	\$ 2,050,000
13	Sold	Rabun	Pigeon Run	Lease	5	5	1	\$ 2,150,000
14	Sold	Burton	Murray Cove	Private	4	4	1	\$ 2,100,000
15	Sold	Burton	Timpson Cove	Lease	4	4	0	\$ 1,975,000
16	Sold	Burton	Timpson Cove	Lease	5	4	1	\$ 1,900,000
17	Sold	Rabun	Spillway Basin	Private	5	5	1	\$ 1,825,000
18	Sold	Rabun	Lower Basin	Private	4	3	0	\$ 1,547,000
19	Sold	Burton	Main Lake East	Lease	2	1	0	\$ 1,490,000
20	Sold	Burton	Main Lake SE	Lease	0	0	0	\$ 1,467,500
21	Sold	Burton	Cherokee Cove	Lease	5	1	1	\$ 1,467,296
22	Sold	Burton	Murray Cove	Private	3	3	0	\$ 1,426,250
23	Sold	Rabun	Spillway Basin	Private	4	3	1	\$ 1,455,000
24	Sold	Burton	Moccasin Cove	Lease	5	4	1	\$ 1,450,000
25	Sold	Burton	Moccasin Cove	Lease	4	3	1	\$ 1,300,000
26	Sold	Rabun	Narrows	Private	4	4	1	\$ 1,277,500
27	Sold	Burton	Cherokee Cove	Lease	6	4	0	\$ 1,250,000
28	Sold	Burton	Dick's Creek Cove	Private	4	3	0	\$ 1,200,000

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	STATUS	LAKE	Location	Private or Lease	Bedrooms/Baths			Sales Price
29	Sold	Burton	Dick's Creek Cove	Private	4	4	0	\$ 1,200,000
30	Sold	Burton	Deer Hill	Lease	4	2	0	\$ 1,123,000
31	Sold	Rabun	Big Basin	Lease	4	3	1	\$ 1,045,000
32	Sold	Rabun	Pigeon to Big Basin	Lease	5	5	0	\$ 1,075,000
33	Sold	Burton	Main Lake	Lease	3	1	1	\$ 1,010,000
34	Sold	Rabun	Big Basin	Lease	3	3	1	\$ 1,000,000
35	Sold	Burton	Murray Cove	Private	4	3	0	\$ 982,500
36	Sold	Rabun	Narrows	Private	4	2	0	\$ 920,000
37	Sold	Rabun	Narrows	Lease	4	3	0	\$ 900,000
38	Sold	Rabun	Pigeon Run	Lease	3	2	1	\$ 875,000
39	Sold	Burton	Dick's Creek Cove	Private	3	2	0	\$ 860,439
40	Sold	Burton	Timpson Cove	Lease	3	2	0	\$ 852,000
41	Sold	Rabun	Spillway Basin	Private	4	3	1	\$ 844,000
42	Sold	Burton	Acorn Cove	Private	3	2	0	\$ 820,000
43	Sold	Burton	Moccasin Cove	Lease	3	2	0	\$ 810,000
44	Sold	Seed	Narrows	Lease	5	4	0	\$ 805,000
45	Sold	Rabun	Spillway Basin	Private	5	3	0	\$ 800,000
46	Sold	Rabun	Narrows	Private	0	0	0	\$ 785,000
47	Sold	Rabun	Narrows	Private	4	3	0	\$ 784,780
48	Sold	Burton	Wildcat Cove	Lease	4	3	0	\$ 775,000
49	Sold	Burton	Timpson Cove	Lease	4	2	0	\$ 750,000
50	Sold	Rabun	Big Basin	Lease	4	2	1	\$ 716,000
51	Sold	Rabun	Weather's Cove	Private	4	3	0	\$ 705,000
52	Sold	Burton	Main Lake N	Lease	4	3	0	\$ 675,000
53	Sold	Burton	Moccasin Cove	Lease	5	5	0	\$ 655,000
54	Sold	Burton	Wildcat Cove	Lease	3	1	1	\$ 625,000
55	Sold	Burton	Moccasin Cove	Lease	6	3	1	\$ 620,000
56	Sold	Rabun	Narrows	Private	3	2	0	\$ 600,000
57	Sold	Burton	Main Lake NE	Lease	0	0	0	\$ 600,000
58	Sold	Burton	Goldmine Landing	Private	3	2	0	\$ 365,000

There were 10 PENDING SALES as of 12/31/2015

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	

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