



# **LAKE REAL ESTATE MARKET REPORT**

**WINTER 2024**

Chapter 1

Available Lake Homes and Land Report

Produced by

**LAKEHOMES.COM**

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## Lake Real Estate Market Report

The Lake Real Estate Market Report consists of 3 chapters, each chapter is an individual report that provides a unique window into the lake markets.

**Chapter 1: Available Lake Homes and Land Report** focuses on the aggregate lake listings of homes and land available for shown lakes. This is where you want to look to find the number of listings on a given lake or for a given state. It can help answer questions such as:

- Which lakes have the most homes or land for sale?
- What is the average price for a home or land on a given lake?
- How do people look for property (phones, tablets, desktops)?
- Where can I find a house in my price range?
- Where do potential out-of-state buyers come from?

**Chapter 2: Sold Lake Homes and Land Report** is an evolving report with information we believe is insightful. We consider this report to be valuable but incomplete for some markets because some MLSs do not release sold property data. This report can provide the average lake property's asking price and final sale price and can help answer questions such as:

- What is the average difference between asking and sold price?
- What price range is selling the most on a given lake?
- Which lakes have the greatest percentage difference between asking and sold price?

**Chapter 3: Available Lake Market State Maps** provides maps of lake real estate properties for sale across multiple states.

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Members of the news media may call to speak with either the authors of this proprietary report or with any of our local lake market experts in any of the states represented in this report.

[LakeHomes.com](https://www.lakehomes.com) analysts can often provide customized analyses based on this report data upon request. Requests should be made to [marketing@lakehomes.com](mailto:marketing@lakehomes.com).

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## CEO's Market Insights

As we head into 2025, the U.S. residential housing market remains in an unofficial recession. However, barring an unknowable black swan event, there will not be a collapse nor a boom in real estate in the next two (or more) years.

Looking at our data, however, I expect 2025 to be an improved real estate market overall. I also expect lake real estate and other discretionary homes **to move faster than most primary residential markets.**

We have access to a better understanding of discretionary homes, such as lake homes, than any other company in the country.

Lake Homes Realty is the nation's leader in lake real estate. As such, we have data about thousands of lake real estate markets across the country. LakeHomes.com (yes, that's our website) has millions of visitors, and as they engage with us online and in person, we have another one-of-a-kind understanding of these consumer and market trends.

I talk regularly with our licensed real estate agents across the country. They are the local experts in lake real estate, and this adds to our understanding of market direction (and opportunities).

That all said, here is my (current) opinion of the current and upcoming U.S. lake real estate markets.

1. I am expecting 2025 will have **at least a 15% increase** in year-over-year number of transactions for lake real estate compared to 2024. The primary reasons are:
  - a. The 2024 election and holiday **distractions will be over.** Owners and buyers of discretionary homes, such as lake homes, will refocus in 2025 on real estate.
  - b. **Demand has not diminished** (and won't) for appropriately priced lake homes. Buyers just want a larger selection of property at what they see as **practical prices.**
  - c. **More owners will become ready to complete a sale,** as they **become more practical** versus their "overly aspirational" pricing of 2024. In other words, they will be more serious about actually selling their lake home instead of dreaming (falsely) of a big profit.

After waiting (some for years), a compounding of factors will **drive many owners to finally get serious about selling.**

These factors are varied but include many "Ds."

The "Ds" include death, debt, dreams and distraction (as they move on to a new lifestyle), disability and dementia (aging homeowners no longer suited for lake activities), downsizing (increasingly common in this owner demographic), distance (tired of the drive to this second home), and divorce and diamonds (ending and new marriages often call for a different home).

2. Lake real estate will continue to see **little-to-no impact from mortgage interest rate drops** (or increases). **Why?** Lake homes buyers often pay cash (particularly for second homes).

Over 50% of our transactions nationwide **do not involve a mortgage.** In addition, buyers who can afford these properties and desire a mortgage can often get the best rates anyways.

**"I call it "Phantom Inventory" as it is listed but not sellable as priced."**

3. 2024 saw a meaningful **increase in the number of lake properties for sale** nationwide. This is not what it may first appear.

This inventory increase is **not a sign of a more vibrant market**. All of 2024 saw a continued strong (but practical) demand for lake real estate. Our data shows that appropriately priced lake property sells quickly and at very close to list price, sometimes even slightly above list price.

Yet inventory grew significantly because of owners overpricing their homes. These are the homes that grew the inventory. **I call it “Phantom Inventory” as it is listed but not sellable as priced**. Discretionary home buyers are not interested in overpaying; thus, we saw an overall stalemate for 2024 on transactions leading to the growth of the Phantom Inventory.

**This sets the stage for increased transactions in 2025** as owners adjust prices into ranges buyers will find reasonable enough to start negotiations and complete transactions.

4. The **NAR commission lawsuit settlement’s impact on lake real estate** will take months to reveal itself. My expectation is the **impact will be less for lake real estate**, and other discretionary properties, than for primary residential homes.

Lake homes buyers and sellers are financially able to pay for quality real estate services and are accustomed to using expert guidance. They don’t hire the cheapest attorneys or seek the cheapest doctors. They understand that a true expert in any financial transaction can more than cover their costs.

This does not mean every agent serving a lake market will succeed. And those agents who do not bring genuine value shouldn’t survive.

5. I regularly harp on this point and now do so again. As in the past years, **no amount of marketing can overcome overpricing**. Properties listed in MLSs and websites like LakeHomes.com are exposed to buyers.

So, failure to earn offers is almost never because of a market exposure problem. Buyers will simply not even take time to ask about properties that are not at least within a negotiable price. Their time is more valuable than that, so they wait. And wait. And wait. Sometimes for years.

Need more localized information? Our local licensed real estate agents at your lake are THE local lake real estate experts! They understand the nuances and surprises that await buyers and sellers at each lake and are glad to patiently guide lake home buyers and sellers, even if it takes months or years.

Want more information? Please visit LakeHomes.com when you feel it is time to buy or sell a lake property. We are THE best source of lake market information on your lake and your dream lake!

- G



**Glenn S. Phillips**

**CEO**

## Report Methodology

LakeHomes.com is the website and public information tool of Lake Homes Realty. Lake Homes Realty is a full-service real estate brokerage licensed in 38 states and is currently a member of 168 Multiple Listing Services (MLS). Thirty-five of these states are covered in this report. States that are not included in this report have data that has not yet been evaluated.

This report is based on real estate property for sale based on listing data collected in December of 2024, including value (i.e., list price) and volume of listings in the 35 states covered in this report.

When calculating the “Most Expensive” and “Most Affordable” rankings, any lake with fewer than 10 home listings or (10 small land/lot listings or fewer than 5 large, 10 acres or more, land/lot listings) currently available for sale were eliminated from the report to increase the reliability of the average listings. Lakes with less than one total acre were not included in acreage price averages. The several state graphics include only lakes with one or more or two or more million-dollar homes. ZIP codes with four or fewer listings were not included in ZIP code analyses.

Many states share at least one large lake with another state, and to best represent their market size, the inventory for the entire lake market is included in the market size rankings. These lakes are noted throughout the report (\*). Because prices in some states are inherently different than their neighboring states, combined inventory of border lakes is not used for “Most Expensive” and “Most Affordable” rankings, which are calculated using only property in the given state.

Market and Listing totals include all currently listed property, not just the total of the top lakes listed in this report.

All other comparisons, including website traffic, were determined using data from LakeHomes.com for the 4-month period ending December 12, 2024.

Data is collected from each MLS on a daily basis for each home and land/lot listing available for sale. Through proprietary algorithms of LakeHomes.com, it is determined which MLS listings are lake homes and lake property.

For reporting purposes, lake homes and lake land are any home or land/lot listing adjacent to a recognized inland body of water, has a view of any of these lakes, has designated access to a lake, or is within a community that considers itself a lake-focused community or development.

The data is comprehensive for each MLS of which the firm is a member, however additional MLS are periodically added. This can increase the total amount of data collected and can slightly influence comparative measurements with past and future lake market reports.

New data and MLS sources are periodically added, and the lake algorithms frequently adjusted to accurately include only lake property and lake-associated property. This can result in the periodic addition or removal of active listings.

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# Overall Top 10s

## Largest Markets

1. Lake Norman, NC	\$1,180,414,243	6. Lake Of The Ozarks, MO	\$799,378,389
2. Puget Sound, WA	\$1,151,975,777	7. Lake Michigan, MI	\$759,543,195
3. Lake Washington, WA	\$1,020,340,672	8. Lake Lanier, GA	\$728,539,455
4. Lake Michigan, IL	\$922,794,026	9. Lake Travis, TX	\$697,719,058
5. Lewisville Lake, TX	\$887,377,968	10. Lake LBJ, TX	\$681,716,547

## Largest Home Markets

1. Puget Sound, WA	\$1,023,403,556
2. Lake Norman, NC	\$993,366,118
3. Lake Washington, WA	\$945,740,672
4. Lake Michigan, IL	\$903,445,952
5. Lewisville Lake, TX	\$780,401,717
6. Lake Of The Ozarks, MO	\$665,172,583
7. Lake Lanier, GA	\$595,328,028
8. Lake Michigan, MI	\$572,065,697
9. Lake LBJ, TX	\$557,182,459
10. Lake Travis, TX	\$528,013,516

## Largest Land Markets

1. Lake Michigan, MI	\$187,477,498
2. Lake Norman, NC	\$187,048,125
3. Lake Travis, TX	\$169,705,542
4. Lake Of The Ozarks, MO	\$134,205,806
5. Lake Lanier, GA	\$133,211,427
6. Puget Sound, WA	\$128,572,221
7. Lake LBJ, TX	\$124,369,088
8. Canyon Lake, TX	\$118,741,123
9. Lake Austin, TX	\$108,402,150
10. Table Rock Lake, AR/MO*	\$108,098,606

## Most Expensive Homes

1. Lake Vedra, FL	\$4,613,740
2. Lake Washington, WA	\$3,940,586
3. Lake Champlain - Addison Area, VT	\$3,470,336
4. Lake Butler, FL	\$3,321,225
5. Flathead Lake, MT	\$2,960,648
6. Lake Austin, TX	\$2,941,947
7. Whitefish Lake, MT	\$2,910,030
8. Lake Down, FL	\$2,901,300
9. Lake Minnetonka, MN	\$2,788,351
10. Lake Michigan - Petoskey Area, MI	\$2,758,691

## Most Affordable Homes

1. Spanish Lake, MO	\$107,700
2. Lake Catherine, FL	\$131,981
3. Bateman Lake, LA	\$145,751
4. Lake Michoud, LA	\$148,955
5. Lake Buchanan, FL	\$160,004
6. Pymatuning Lake, PA	\$168,224
7. Cranes Roost, FL	\$169,144
8. College Hill Reservoir, VA	\$169,894
9. Bivans Arm, FL	\$170,843
10. Como Lake, FL	\$180,283

## Most Listings

Lake Of The Ozarks, MO	1,649	Canyon Lake, TX	1,164
Lewisville Lake, TX	1,370	Lake Michigan, IL	1,039
Table Rock Lake, AR/MO*	1,244	Cedar Creek Lake, TX	1,031
Lake Norman, NC	1,226	Lake Ray Hubbard, TX	989
Puget Sound, WA	1,190	Lake Livingston, TX	970

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

### Most Homes Available

Lewisville Lake, TX	1,269
Lake Michigan, IL	1,007
Lake Of The Ozarks, MO	1,007
Lake Norman, NC	955
Lake Ray Hubbard, TX	879
Puget Sound, WA	824
Lake Lanier, GA	667
Old Hickory Lake, TN	626
Lake Conroe, TX	621
Table Rock Lake, AR/MO*	564

### Most Land Available

Table Rock Lake, AR/MO*	680
Lake Of The Ozarks, MO	642
Canyon Lake, TX	635
Lake Livingston, TX	530
Cedar Creek Lake, TX	455
Lake Eufaula, OK	414
Lake Hartwell, GA/SC*	387
Lake LBJ, TX	383
Lewis Smith Lake, AL	377
Lake Cumberland, KY	374

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Washington, WA	\$5,933,963
2. Lady Bird Lake, TX	\$4,694,715
3. Lake Austin, TX	\$3,373,556
4. Butterfly Lake, FL	\$2,126,155
5. Cass Lake, MI	\$1,437,840
6. Lake Chelan, WA	\$1,255,511
7. Payette Lake, ID	\$1,128,714
8. Lake Michigan - New Buffalo-Sawyer Area, MI	\$1,059,721
9. Clear Lake, TX	\$1,030,230
10. Hancock Bays, FL	\$772,226

#### Listings of 10 Acres or More

1. J. Percy Priest Lake, TN	\$179,406
2. Lewisville Lake, TX	\$150,119
3. Lake Harris, FL	\$128,322
4. Wilson Lake, AL	\$127,142
5. Lake Travis, TX	\$108,528
6. Lake Murray, SC	\$80,064
7. Lake Norman, NC	\$77,218
8. Flathead Lake, MT	\$76,661
9. Lake Taneycomo, MO	\$75,491
10. Lake Lanier, GA	\$74,992

### Most Affordable Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Chanute, AR	\$9,316
2. Birch Lake, OK	\$10,599
3. Harry S Truman Reservoir, MO	\$11,137
4. Tink Wig Lake, PA	\$11,952
5. Lake Lago, AR	\$12,345
6. Stockton Lake, MO	\$12,527
7. Lake Omaha, AR	\$13,130
8. Lake Desoto, AR	\$16,215
9. Lake Lancer, MI	\$17,811
10. Bull Shoals Lake, MO	\$17,882

#### Listings of 10 Acres or More

1. Bull Shoals Lake, MO	\$4,354
2. Neely Henry Lake, AL	\$4,928
3. Tenkiller Lake, OK	\$5,660
4. Lake Norfolk, AR	\$5,865
5. Richard B. Russell Lake, GA	\$6,002
6. Great Sacandaga Lake, NY	\$6,188
7. Leesville Lake, VA	\$6,534
8. Kentucky Lake, TN	\$6,602
9. Bull Shoals Lake, AR	\$6,638
10. Harry S Truman Reservoir, MO	\$6,704

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

# Top-Ranked By State

## Largest Markets

Alabama:	Lewis Smith Lake	\$290,882,065
Arkansas:	Table Rock Lake*	\$465,568,152
Colorado:	Welch Reservoir	\$28,208,333
Connecticut:	Candlewood Lake	\$74,132,466
Florida:	Lake Harris	\$137,887,236
Georgia:	Lake Lanier	\$728,539,455
Idaho:	Coeur d'Alene Lake	\$354,735,640
Illinois:	Lake Michigan	\$922,794,026
Indiana:	Lake Michigan	\$50,513,998
Iowa:	West Okoboji Lake	\$106,366,301
Kentucky:	Kentucky Lake*	\$110,795,398
Louisiana:	Lake Pontchartrain	\$185,173,983
Maryland:	Deep Creek Lake	\$124,520,097
Massachusetts:	Back Bay Fens	\$31,388,800
Michigan:	Lake Michigan	\$759,543,195
Minnesota:	Lake Minnetonka	\$377,970,486
Mississippi:	Ross R Barnett Reservoir	\$58,647,549
Missouri:	Lake Of The Ozarks	\$799,378,389
Montana:	Flathead Lake	\$280,549,399
Nebraska:	Waterford Lake	\$28,322,930
New Hampshire:	Lake Winnepesaukee	\$260,575,487
New Jersey:	Delaware River	\$183,733,934
New York:	Lake Champlain*	\$229,952,340
North Carolina:	Lake Norman	\$1,180,414,243
North Dakota:	Lake Sakakawea	\$12,060,649
Oklahoma:	Grand Lake	\$282,065,422
Pennsylvania:	Lake Wallenpaupack	\$59,823,190
South Carolina:	Lake Wylie*	\$348,869,328
Tennessee:	Old Hickory Lake	\$538,300,447
Texas:	Lewisville Lake	\$887,377,968
Vermont:	Lake Champlain*	\$229,952,340
Virginia:	Smith Mountain Lake	\$244,459,024
Washington:	Puget Sound	\$1,151,975,777
West Virginia:	Cheat Lake	\$24,153,842
Wisconsin:	Lake Saint Croix - Afton	\$20,847,800

## Most Listings

Alabama:	Lewis Smith Lake	564
Arkansas:	Table Rock Lake*	1,244
Colorado:	Franklin Lake	27
Connecticut:	Candlewood Lake	89
Florida:	Lake Tarpon	255
Georgia:	Lake Lanier	884
Idaho:	Coeur d'Alene Lake	240
Illinois:	Lake Michigan	1,039
Indiana:	Lake Michigan	133
Iowa:	West Okoboji Lake	55
Kentucky:	Lake Cumberland	567
Louisiana:	Lake Pontchartrain	387
Maryland:	Deep Creek Lake	160
Massachusetts:	Back Bay Fens	26
Michigan:	Lake Michigan	800
Minnesota:	Other Northern Metro Area Lakes	166
Mississippi:	Ross R Barnett Reservoir	180
Missouri:	Lake Of The Ozarks	1,649
Montana:	Flathead Lake	138
Nebraska:	Iron Horse Lake	52
New Hampshire:	Lake Winnepesaukee	217
New Jersey:	Delaware River	585
New York:	Lake Champlain*	292
North Carolina:	Lake Norman	1,226
North Dakota:	Lake Sakakawea	42
Oklahoma:	Lake Eufaula	674
Pennsylvania:	Lake Wallenpaupack	156
South Carolina:	Lake Hartwell*	730
Tennessee:	Old Hickory Lake	727
Texas:	Lewisville Lake	1,370
Vermont:	Lake Champlain*	292
Virginia:	Smith Mountain Lake	426
Washington:	Puget Sound	1,190
West Virginia:	Cheat Lake	53
Wisconsin:	Prairie Lake - Prairie Lake	64

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

## Largest Home Markets

Alabama:	Lake Martin	\$200,276,555
Arkansas:	Table Rock Lake*	\$357,469,546
Colorado:	Welch Reservoir	\$24,625,333
Connecticut:	Candlewood Lake	\$65,881,266
Florida:	Lake Butler	\$126,206,543
Georgia:	Lake Lanier	\$595,328,028
Idaho:	Coeur d'Alene Lake	\$281,781,750
Illinois:	Lake Michigan	\$903,445,952
Indiana:	Lake Michigan	\$38,847,099
Iowa:	West Okoboji Lake	\$106,366,301
Kentucky:	Kentucky Lake*	\$73,604,638
Louisiana:	Lake Pontchartrain	\$153,758,493
Maryland:	Deep Creek Lake	\$116,584,297
Massachusetts:	Back Bay Fens	\$31,388,800
Michigan:	Lake Michigan	\$572,065,697
Minnesota:	Lake Minnetonka	\$337,390,486
Mississippi:	Ross R Barnett Reservoir	\$47,792,739
Missouri:	Lake Of The Ozarks	\$665,172,583
Montana:	Flathead Lake	\$239,812,500
Nebraska:	Waterford Lake	\$28,322,930
New Hampshire:	Lake Winnepesaukee	\$205,771,198
New Jersey:	Delaware River	\$169,568,162
New York:	Lake Champlain*	\$197,186,790
North Carolina:	Lake Norman	\$993,366,118
North Dakota:	Lake Sakakawea	\$8,225,949
Oklahoma:	Grand Lake	\$174,818,660
Pennsylvania:	Lake Wallenpaupack	\$56,181,192
South Carolina:	Lake Wylie*	\$323,422,311
Tennessee:	Old Hickory Lake	\$448,494,927
Texas:	Lewisville Lake	\$780,401,717
Vermont:	Lake Champlain*	\$197,186,790
Virginia:	Smith Mountain Lake	\$161,887,020
Washington:	Puget Sound	\$1,023,403,556
West Virginia:	Cheat Lake	\$20,803,242
Wisconsin:	Lake Saint Croix - Afton	\$17,502,800

## Most Homes Available

Alabama:	Lewis Smith Lake	186
Arkansas:	Table Rock Lake*	564
Colorado:	Franklin Lake	26
Connecticut:	Candlewood Lake	72
Florida:	Lake Tarpon	245
Georgia:	Lake Lanier	667
Idaho:	Coeur d'Alene Lake	128
Illinois:	Lake Michigan	1,007
Indiana:	Lake Michigan	75
Iowa:	West Okoboji Lake	55
Kentucky:	Lake Cumberland	179
Louisiana:	Lake Pontchartrain	280
Maryland:	Deep Creek Lake	121
Massachusetts:	Back Bay Fens	26
Michigan:	Lake Michigan	488
Minnesota:	Other Northern Metro Area Lakes	129
Mississippi:	Ross R Barnett Reservoir	104
Missouri:	Lake Of The Ozarks	1,007
Montana:	Flathead Lake	81
Nebraska:	Waterford Lake	49
New Hampshire:	Lake Winnepesaukee	155
New Jersey:	Delaware River	532
New York:	Lake Champlain*	214
North Carolina:	Lake Norman	955
North Dakota:	Lake Sakakawea	11
Oklahoma:	Grand Lake	334
Pennsylvania:	Pocono Country Place	115
South Carolina:	Lake Wylie*	421
Tennessee:	Old Hickory Lake	626
Texas:	Lewisville Lake	1,269
Vermont:	Lake Champlain*	214
Virginia:	Smith Mountain Lake	155
Washington:	Puget Sound	824
West Virginia:	Cheat Lake	24
Wisconsin:	Lake Superior	17

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

## Largest Land Markets

Alabama:	Lewis Smith Lake	\$95,196,398
Arkansas:	Table Rock Lake*	\$108,098,606
Colorado:	Lake Granby	\$9,500,000
Connecticut:	Candlewood Lake	\$6,431,200
Florida:	Lake Harris	\$64,894,600
Georgia:	Lake Lanier	\$133,211,427
Idaho:	Coeur d'Alene Lake	\$72,953,890
Illinois:	Lake Michigan	\$19,348,074
Indiana:	Lake Michigan	\$11,666,899
Iowa:	Sun Valley Lake	\$1,977,700
Kentucky:	Kentucky Lake*	\$37,190,760
Louisiana:	Lake Pontchartrain	\$31,415,490
Maryland:	Deep Creek Lake	\$7,935,800
Massachusetts:	Prospect Lake	\$3,740,000
Michigan:	Lake Michigan	\$187,477,498
Minnesota:	Lake Minnetonka	\$40,580,000
Mississippi:	Ross R Barnett Reservoir	\$10,854,810
Missouri:	Lake Of The Ozarks	\$134,205,806
Montana:	Flathead Lake	\$40,736,899
Nebraska:	Ritz Lake	\$7,260,000
New Hampshire:	Lake Winnepesaukee	\$32,082,589
New Jersey:	Delaware River	\$14,165,772
New York:	Lake Champlain*	\$21,015,750
North Carolina:	Lake Norman	\$187,048,125
North Dakota:	Lake Sakakawea	\$3,834,700
Oklahoma:	Grand Lake	\$74,289,839
Pennsylvania:	Lake Wallenpaupack	\$3,641,998
South Carolina:	Lake Keowee	\$85,304,458
Tennessee:	Old Hickory Lake	\$89,805,520
Texas:	Lake Travis	\$169,705,542
Vermont:	Lake Champlain*	\$21,015,750
Virginia:	Smith Mountain Lake	\$82,572,004
Washington:	Puget Sound	\$128,572,221
West Virginia:	Cheat Lake	\$3,350,600
Wisconsin:	Lake Superior	\$6,004,900

## Most Land Available

Alabama:	Lewis Smith Lake	377
Arkansas:	Table Rock Lake*	680
Colorado:	Circle 2 Ranch Reservoir Number 1	14
Connecticut:	Candlewood Lake	15
Florida:	Lake Weohyakapka (Walk in Water)	98
Georgia:	Lake Hartwell*	387
Idaho:	Coeur d'Alene Lake	112
Illinois:	Lake Thunderbird	52
Indiana:	Lake Michigan	58
Iowa:	Sun Valley Lake	16
Kentucky:	Lake Cumberland	374
Louisiana:	Toledo Bend Reservoir*	108
Maryland:	Deep Creek Lake	39
Massachusetts:	Aucoot Cove Marshes	5
Michigan:	Lake Michigan	312
Minnesota:	Other Detroit Lakes Area Lakes	79
Mississippi:	Ross R Barnett Reservoir	76
Missouri:	Table Rock Lake*	680
Montana:	Flathead Lake	57
Nebraska:	Ritz Lake	49
New Hampshire:	Lake Winnepesaukee	46
New Jersey:	Delaware River	53
New York:	Lake Champlain*	67
North Carolina:	Lake Norman	271
North Dakota:	Lake Sakakawea	31
Oklahoma:	Lake Eufaula	414
Pennsylvania:	Indian Mountain Lakes	73
South Carolina:	Lake Hartwell*	387
Tennessee:	Kentucky Lake*	336
Texas:	Canyon Lake	635
Vermont:	Lake Champlain*	67
Virginia:	Smith Mountain Lake	271
Washington:	Puget Sound	366
West Virginia:	Cheat Lake	29
Wisconsin:	Prairie Lake - Prairie Lake	63

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

**Most Expensive Homes\*\***

Alabama:	Lake Martin	\$1,137,452
Arkansas:	Loch Lomond	\$1,096,950
Colorado:	Welch Reservoir	\$2,462,533
Connecticut:	Highland Lake	\$1,077,308
Florida:	Lake Vedra	\$4,613,740
Georgia:	Lake Blue Ridge	\$2,074,360
Idaho:	Payette Lake	\$2,342,472
Illinois:	Lake Michigan	\$897,166
Indiana:	Geist Reservoir	\$843,051
Iowa:	West Okoboji Lake	\$1,933,933
Kentucky:	Herrington Lake	\$546,983
Louisiana:	Prien Lake	\$825,134
Maryland:	Deep Creek Lake	\$963,507
Massachusetts:	Back Bay Fens	\$1,207,262
Michigan:	Lake Michigan - Petoskey Area	\$2,758,691
Minnesota:	Lake Minnetonka	\$2,788,351
Mississippi:	Oxford Region Lakes	\$1,185,353
Missouri:	Lake Of The Ozarks	\$664,216
Montana:	Flathead Lake	\$2,960,648
Nebraska:	Bluewater Lake	\$1,373,741
New Hampshire:	Sunapee Lake	\$1,959,729
New Jersey:	Lake Mohawk	\$827,362
New York:	Skaneateles Lake	\$2,209,842
North Carolina:	Lake Toxaway	\$2,721,720
North Dakota:	Lake Sakakawea	\$817,095
Oklahoma:	Lake Texoma	\$596,797
Pennsylvania:	Springton Reservoir	\$1,566,071
South Carolina:	Lake Keowee	\$1,559,332
Tennessee:	Fort Loudoun Lake	\$1,258,569
Texas:	Lake Austin	\$2,941,947
Vermont:	Lake Champlain - Addison Area	\$3,470,336
Virginia:	Smith Mountain Lake	\$1,044,432
Washington:	Lake Washington	\$3,940,586
West Virginia:	Cheat Lake	\$866,802
Wisconsin:	Lake Saint Croix - Afton	\$1,458,567

**Most Affordable Homes\*\***

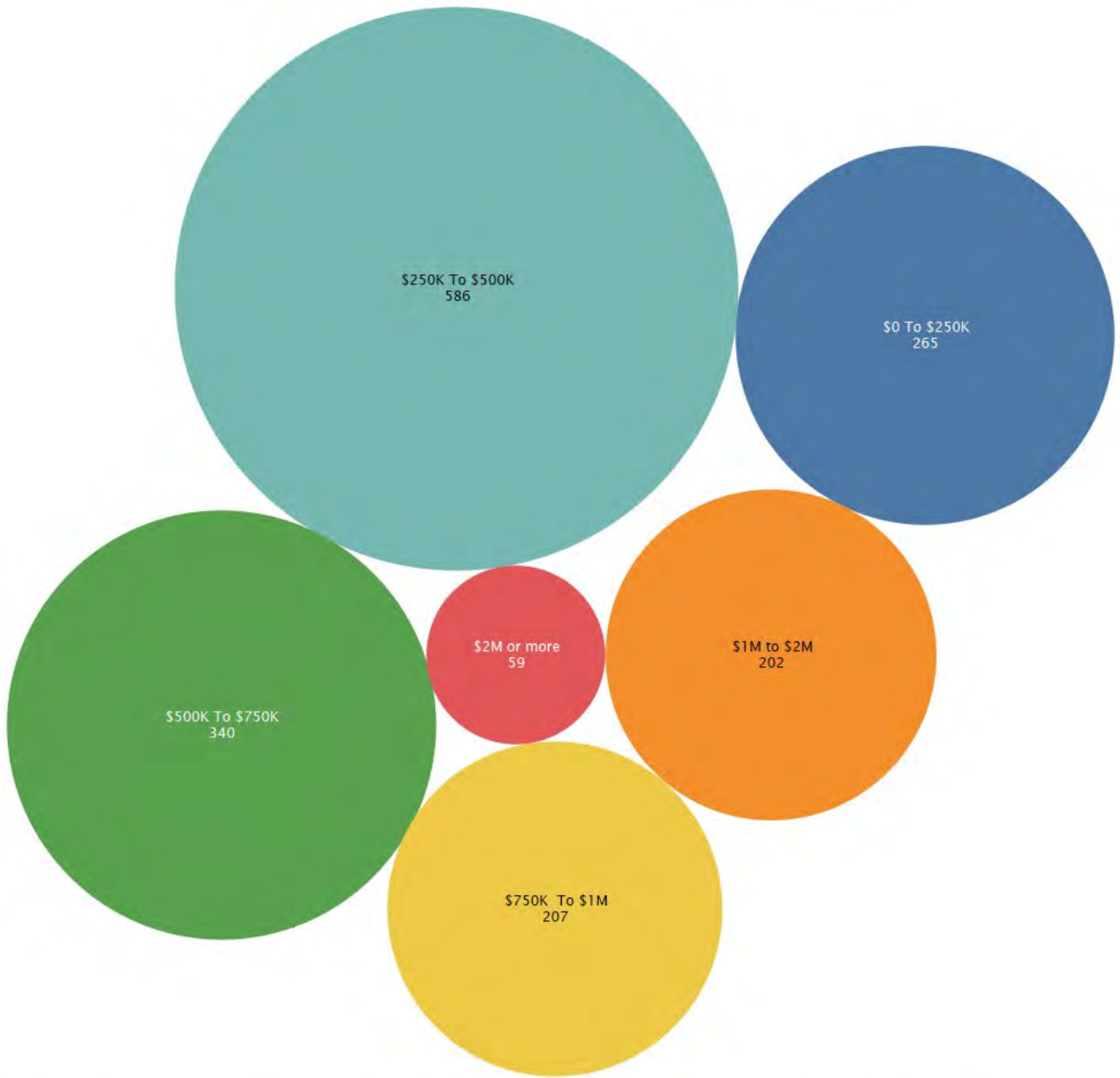
Alabama:	Waterford Lake - Calera	\$245,730
Arkansas:	Lake Desoto	\$216,032
Colorado:	Quincy Reservoir	\$490,473
Connecticut:	Lake Forest	\$426,792
Florida:	Lake Catherine	\$131,981
Georgia:	Savannah River - Augusta	\$228,813
Idaho:	Twin Lakes	\$698,900
Illinois:	Big Shadow Lake	\$182,818
Indiana:	Lake George	\$260,908
Iowa:	East Okoboji Lake	\$564,151
Kentucky:	Lake Cumberland	\$396,211
Louisiana:	Bateman Lake	\$145,751
Maryland:	Lake Walker	\$251,670
Massachusetts:	Lake Quinsigamond	\$596,491
Michigan:	Voorheis Lake	\$218,938
Minnesota:	Cokato Lake	\$122,292
Mississippi:	Ross R Barnett Reservoir	\$459,546
Missouri:	Spanish Lake	\$107,700
Montana:	Noxon Reservoir	\$625,167
Nebraska:	Lake Galleria	\$300,804
New Hampshire:	Little Pea Porridge Pond	\$529,444
New Jersey:	Holiday Lake	\$250,969
New York:	Iroquois Lake	\$203,127
North Carolina:	Oak Hollow Lake	\$273,582
North Dakota:	Lake Sakakawea	\$817,095
Oklahoma:	Tenkiller Lake	\$324,485
Pennsylvania:	Pymatuning Lake	\$168,224
South Carolina:	Lake Moultrie	\$366,113
Tennessee:	Lake Catherine	\$328,461
Texas:	Meadow Lake	\$292,698
Vermont:	Lake Champlain - Swanton Area	\$538,915
Virginia:	College Hill Reservoir	\$169,894
Washington:	Clear Lake - Yelm	\$425,483
West Virginia:	Alpine Lake	\$311,675
Wisconsin:	Bridge Lake	\$367,729

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states

\*\* This figure represents the average list price specific to each market.

## ALABAMA

Price Breakdown by Number of Homes in the Alabama Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Alabama

The total Alabama market fell from \$1.9 billion in fall 2024 to \$1.6 billion resulting in a \$300 million decrease.

## Largest Markets

1. Lewis Smith Lake	\$290,882,065	18.3%	6. Wilson Lake	\$84,509,874	5.3%
2. Lake Martin	\$231,189,853	14.6%	7. Weiss Lake	\$63,098,089	4.0%
3. Lake Guntersville	\$144,866,595	9.1%	8. Pickwick Lake*	\$62,172,449	3.9%
4. Lake Tuscaloosa	\$107,226,405	6.7%	9. Neely Henry Lake	\$49,706,297	3.1%
5. Logan Martin Lake	\$87,807,308	5.5%	10. Lake Eufaula*	\$45,117,648	2.8%

**Total Alabama Market: \$1,592,380,450**

## Largest Home Markets

1. Lake Martin	\$200,276,555	16.8%
2. Lewis Smith Lake	\$191,885,667	16.1%
3. Lake Guntersville	\$98,471,895	8.3%
4. Lake Tuscaloosa	\$84,395,805	7.1%
5. Logan Martin Lake	\$68,119,312	5.7%
6. Wilson Lake	\$51,486,249	4.3%
7. Weiss Lake	\$46,764,240	3.9%
8. Pickwick Lake*	\$45,429,199	3.8%
9. Neely Henry Lake	\$34,459,200	2.9%
10. Greystone Lake II	\$32,950,000	2.8%

**Total Alabama Home Market: \$1,189,235,445**

## Largest Land Markets

1. Lewis Smith Lake	\$95,196,398	23.8%
2. Lake Guntersville	\$46,394,700	11.6%
3. Wilson Lake	\$33,023,625	8.3%
4. Lake Martin	\$30,913,298	7.7%
5. Lake Tuscaloosa	\$22,830,600	5.7%
6. Logan Martin Lake	\$19,687,996	4.9%
7. Lake Eufaula*	\$17,359,500	4.3%
8. Pickwick Lake*	\$16,743,250	4.2%
9. Weiss Lake	\$16,333,849	4.1%
10. Neely Henry Lake	\$15,247,097	3.8%

**Total Alabama Land Market: \$399,345,005**

Lake Martin still occupies the #1 spot on the Largest Home Markets.

## Most Expensive Home Markets\*\*

1. Lake Martin	\$1,137,452
2. Lewis Smith Lake	\$1,070,819
3. Wilson Lake	\$1,050,740
4. Greystone Lake II	\$998,485
5. Lake Tuscaloosa	\$888,377

## Most Affordable Home Markets\*\*

1. Waterford Lake - Calera	\$245,730
2. Alabama River	\$276,161
3. Lake Heather	\$339,384
4. Northwood Lake	\$356,846
5. Catoma Lake	\$395,030

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\*The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.



### Most Listings

1. Lewis Smith Lake	564	15.0%	6. Lake Tuscaloosa	204	5.4%
2. Lake Guntersville	311	8.3%	7. Neely Henry Lake	192	5.1%
3. Logan Martin Lake	301	8.0%	8. Pickwick Lake*	172	4.6%
4. Lake Martin	267	7.1%	9. Wilson Lake	157	4.2%
5. Weiss Lake	258	6.9%	10. Lay Lake	127	3.4%

**Total Alabama Listings: 3,764**

### Most Homes Available

1. Lewis Smith Lake	186	10.6%
2. Lake Martin	177	10.1%
3. Logan Martin Lake	160	9.1%
4. Lake Guntersville	127	7.2%
5. Weiss Lake	100	5.7%
6. Lake Tuscaloosa	95	5.4%
7. Lake Eufaula*	76	4.3%
8. Pickwick Lake*	74	4.2%
9. Neely Henry Lake	72	4.1%
10. Lay Lake	51	2.9%

**Total Alabama Home Listings: 1,753**

### Most Land Available

1. Lewis Smith Lake	377	18.8%
2. Lake Guntersville	184	9.2%
3. Weiss Lake	158	7.9%
4. Logan Martin Lake	141	7.0%
5. Neely Henry Lake	120	6.0%
6. Lake Tuscaloosa	109	5.4%
7. Wilson Lake	108	5.4%
8. Pickwick Lake*	98	4.9%
9. Lake Martin	90	4.5%
10. Lake Wedowee	82	4.1%

**Total Alabama Land Listings: 2,010**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Wilson Lake	\$256,585
2. Lake Martin	\$246,278
3. Lake Cameron	\$195,582
4. Lake Guntersville	\$179,843
5. Lake Tuscaloosa	\$143,372
6. Lewis Smith Lake	\$129,085
7. Weiss Lake	\$108,073
8. Shoal Creek	\$101,294

#### Listings of 10 Acres or More

1. Wilson Lake	\$127,142
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Million Dollar Lakes	\$21,723
2. Alabama River	\$33,909
3. Lay Lake	\$41,176
4. Highland Lake	\$52,575
5. Neely Henry Lake	\$57,022
6. Lake Eufaula	\$64,143
7. Logan Martin Lake	\$69,846
8. Carrington Lake	\$70,726

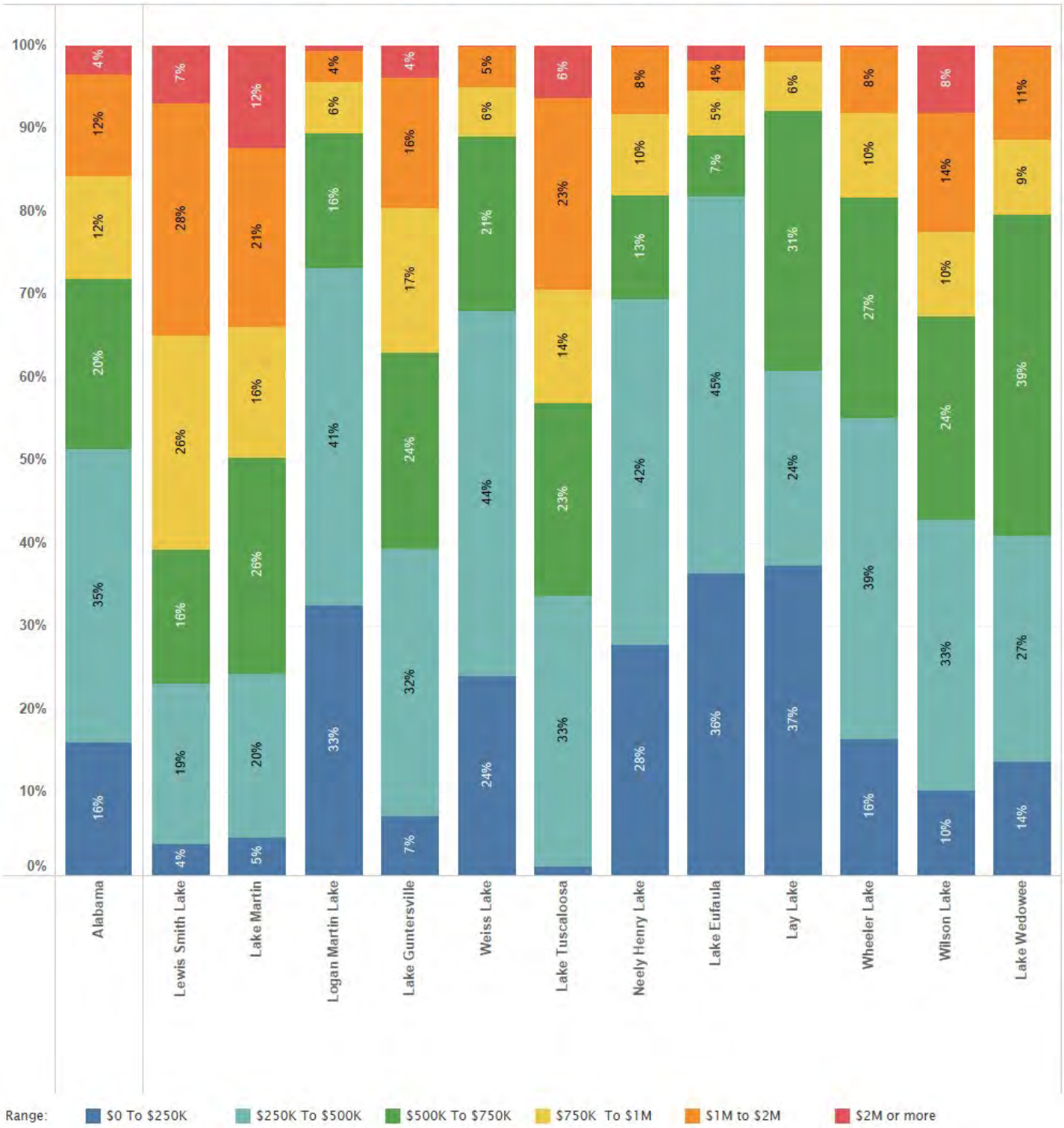
#### Listings of 10 Acres or More

1. Neely Henry Lake	\$4,928
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\*The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

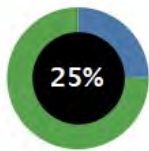
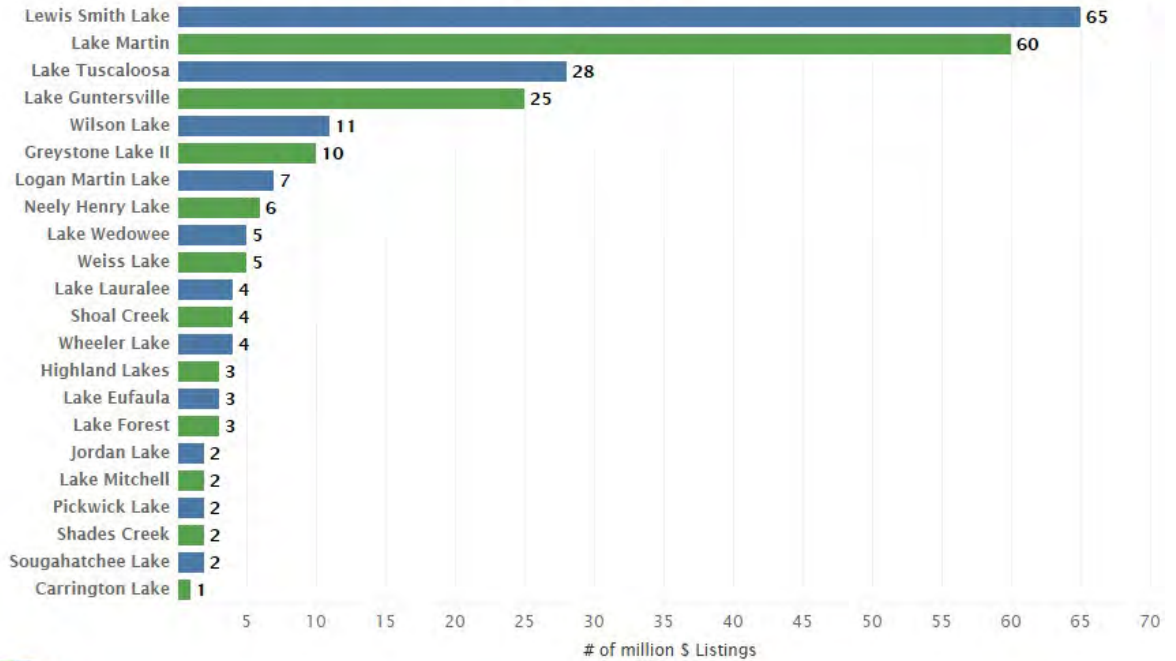
Price Breakdown by Percentage of Homes in the Alabama Market 2024Q4



\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

## Luxury Lake Real Estate in Alabama

Where Are The Million-Dollar Listings? 2024Q4

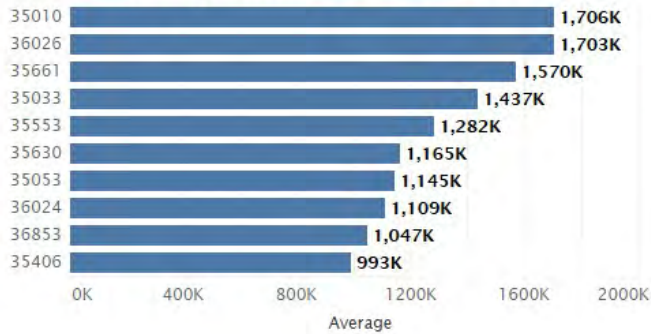


of \$1M+ Homes in Alabama are on Lewis Smith Lake

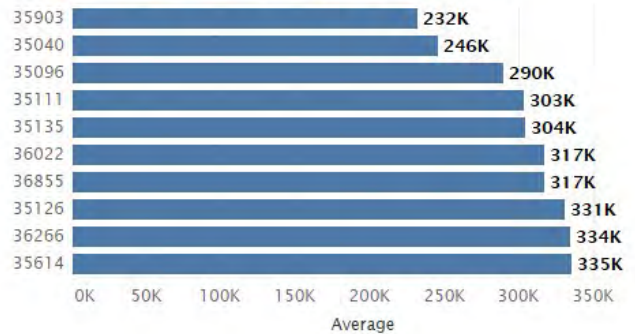
Total Number of \$1M+ Homes

261

Most Expensive ZIP Codes 2024Q4

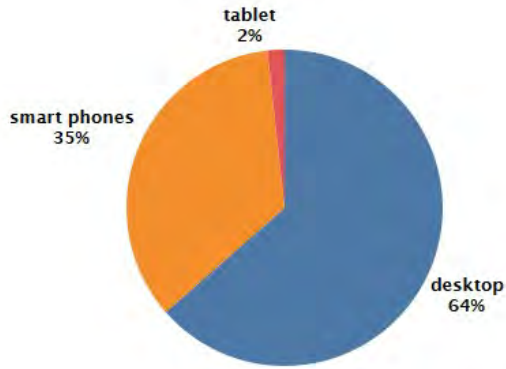


Most Affordable ZIP Codes 2024Q4

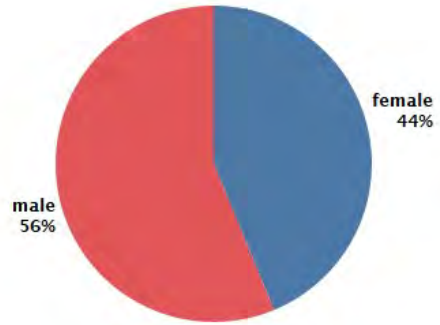


## Who's Shopping Alabama Lake Real Estate

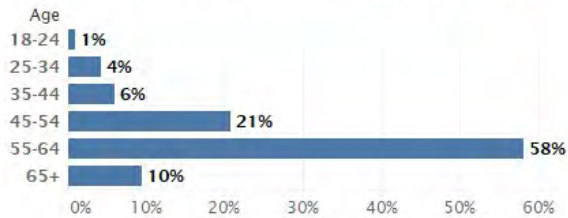
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of AL searching for AL lake property!

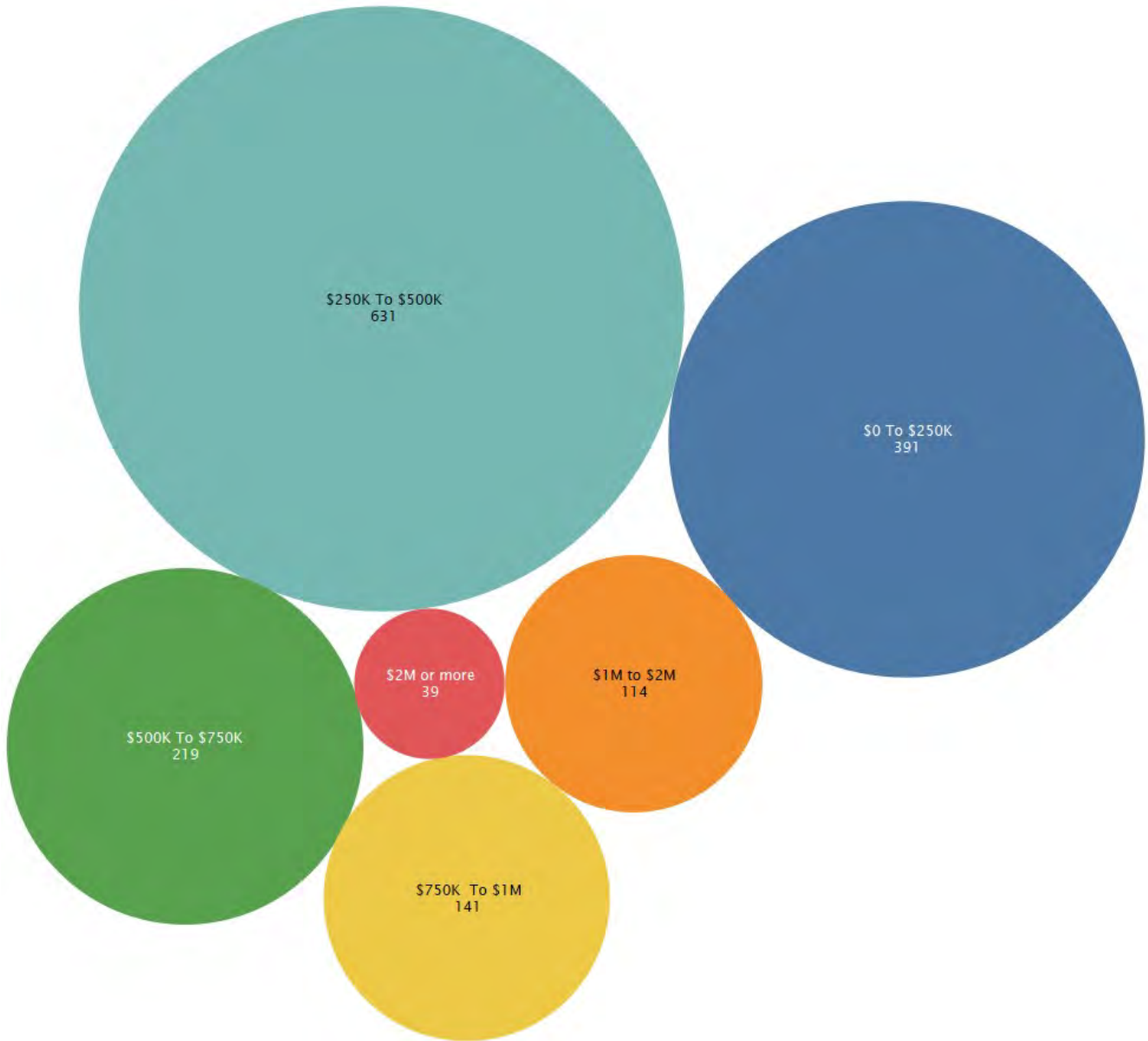
Number 2-10 metros are:

- Miami, FL
- New Orleans, LA
- Orlando, FL
- Columbus, GA
- Jacksonville, FL
- Newnan, GA
- Marietta, GA
- Niceville, FL
- Cabot, AR



## ARKANSAS

Price Breakdown by Number of Homes in the Arkansas Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Arkansas

The total Arkansas market rose from \$1.5 billion in fall 2024 to \$1.56 billion resulting in a \$60 million increase.

## Largest Markets

1. Table Rock Lake*	\$465,568,152	30.1%	6. Bull Shoals Lake*	\$67,700,935	4.3%
2. Beaver Lake	\$244,539,666	15.8%	7. Lake Norfolk	\$32,151,200	2.1%
3. Lake Hamilton	\$242,398,822	15.6%	8. Hurricane Lake	\$22,098,215	1.4%
4. Greers Ferry Lake	\$97,873,522	6.3%	9. Little Red River	\$21,864,199	1.4%
5. Loch Lomond	\$70,836,943	4.6%	10. Lake Catherine	\$20,190,700	1.3%

**Total Arkansas Market: \$1,557,596,652**

## Largest Home Markets

1. Table Rock Lake*	\$357,469,546	29.3%
2. Lake Hamilton	\$206,476,725	16.9%
3. Beaver Lake	\$180,691,150	14.8%
4. Greers Ferry Lake	\$68,540,198	5.6%
5. Loch Lomond	\$52,653,594	4.3%
6. Bull Shoals Lake*	\$49,551,796	4.1%
7. Hurricane Lake	\$20,784,015	1.7%
8. Lake Norfolk	\$19,786,400	1.6%
9. Little Red River	\$17,477,999	1.4%
10. Diamante Country Club	\$16,492,478	1.3%

**Total Arkansas Home Market: \$1,222,112,926**

## Largest Land Markets

1. Table Rock Lake*	\$108,098,606	33.1%
2. Beaver Lake	\$63,848,516	19.5%
3. Lake Hamilton	\$35,922,097	11.0%
4. Greers Ferry Lake	\$29,333,324	9.0%
5. Loch Lomond	\$18,183,349	5.6%
6. Bull Shoals Lake*	\$13,344,339	4.1%
7. Lake Norfolk	\$8,705,900	2.7%
8. Little Red River	\$4,386,200	1.3%
9. Kirk Lake	\$3,749,644	1.1%
10. Lake Catherine	\$3,703,600	1.1%

**Total Arkansas Land Market: \$327,020,026**

The Bull Shoals market rose from \$43 million in fall 2024 to \$67 million resulting in a \$24 million increase.

## Most Expensive Home Markets\*\*

1. Loch Lomond	\$1,096,950
2. Beaver Lake	\$936,224
3. Lake Hamilton	\$676,401
4. Lake Ouachita	\$666,056
5. Lake Norfolk	\$612,856

## Most Affordable Home Markets\*\*

1. Lake Desoto	\$216,032
2. Lake Cherokee	\$223,805
3. Lakewood Lake Number One	\$255,167
4. Lake Thunderbird	\$266,418
5. Wingate Lake	\$270,717

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

### Most Listings

1. Table Rock Lake*	1,244	27.5%	6. Diamante Country Club	114	2.5%
2. Greers Ferry Lake	541	11.9%	7. Loch Lomond	97	2.1%
3. Lake Hamilton	453	10.0%	8. Lake Catherine	83	1.8%
4. Beaver Lake	404	8.9%	9. Little Red River	78	1.7%
5. Bull Shoals Lake*	274	6.0%	10. Lake Balboa	77	1.7%
<b>Total Arkansas Listings:</b>				<b>4,543</b>	

### Most Homes Available

1. Table Rock Lake*	564	26.6%
2. Lake Hamilton	314	14.8%
3. Beaver Lake	193	9.1%
4. Greers Ferry Lake	168	7.9%
5. Bull Shoals Lake*	127	6.0%
6. Loch Lomond	48	2.3%
7. Hurricane Lake	41	1.9%
8. Lake Catherine	37	1.7%
9. Little Red River	35	1.7%
10. Lake Desoto	33	1.6%

**Total Arkansas Home Listings: 2,117**

### Most Land Available

1. Table Rock Lake*	680	28.2%
2. Greers Ferry Lake	373	15.5%
3. Beaver Lake	211	8.7%
4. Lake Hamilton	139	5.8%
5. Bull Shoals Lake*	138	5.7%
6. Diamante Country Club	85	3.5%
7. Lake Chanute	57	2.4%
8. Lake Coronado	53	2.2%
9. Lake Omaha	50	2.1%
10. Loch Lomond	49	2.0%

**Total Arkansas Land Listings: 2,414**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Hurricane Lake	\$233,618
2. Lake Hamilton	\$200,085
3. Lake Maumelle	\$122,663
4. Lake Avalon	\$106,199
5. Loch Lomond	\$86,256
6. Little Red River	\$85,079
7. Lake Catherine	\$81,791
8. Beaver Lake	\$65,298

#### Listings of 10 Acres or More

1. Lake Hamilton	\$71,912
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Lake Chanute	\$9,316
2. Lake Lago	\$12,345
3. Lake Omaha	\$13,130
4. Lake Desoto	\$16,215
5. Bull Shoals Lake	\$19,387
6. Lake Erling	\$23,841
7. Lake Thunderbird	\$23,930
8. Lakeridge Lake	\$25,737

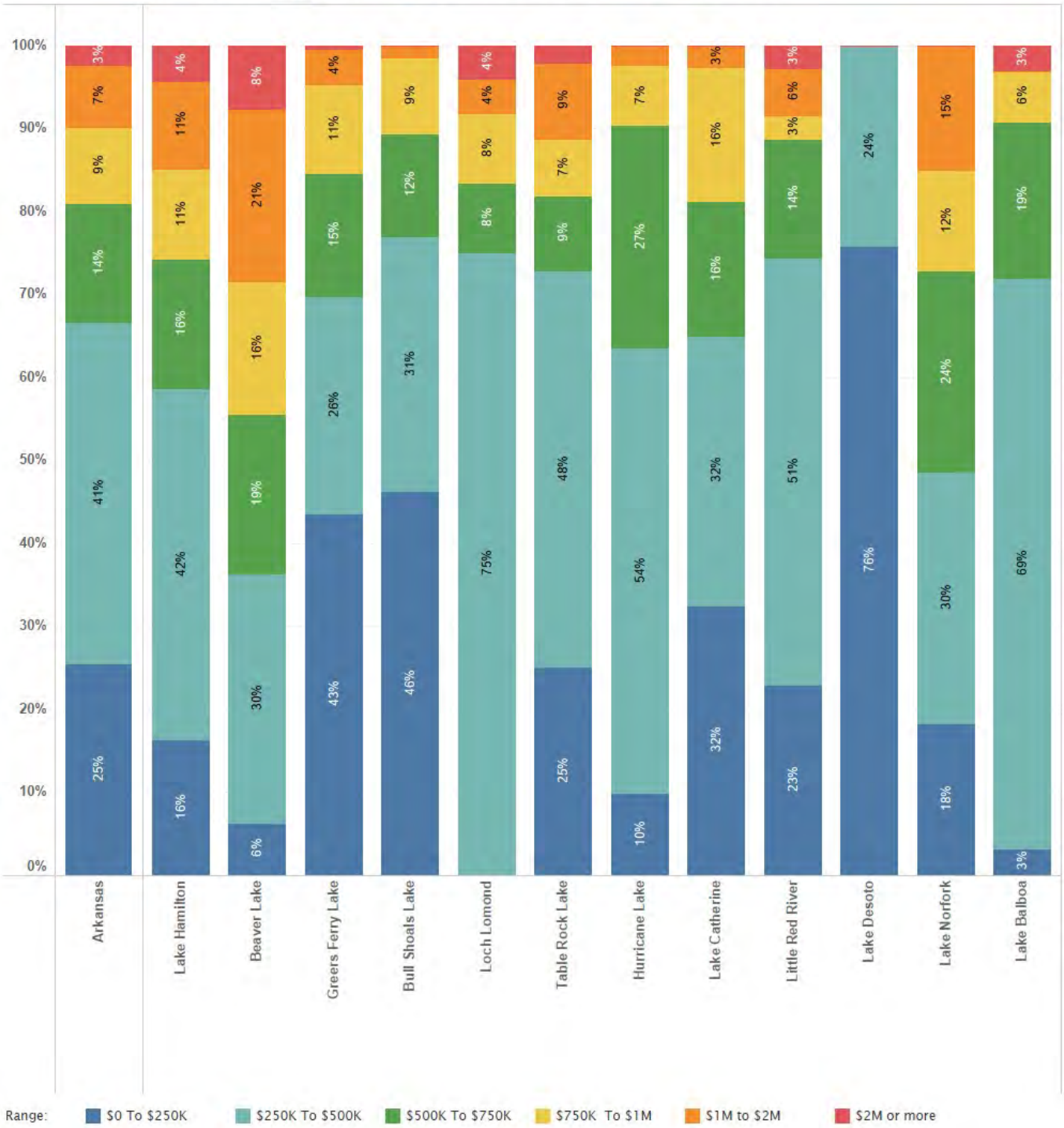
#### Listings of 10 Acres or More

1. Lake Norfolk	\$5,865
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* No lake meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the Arkansas Market 2024Q4

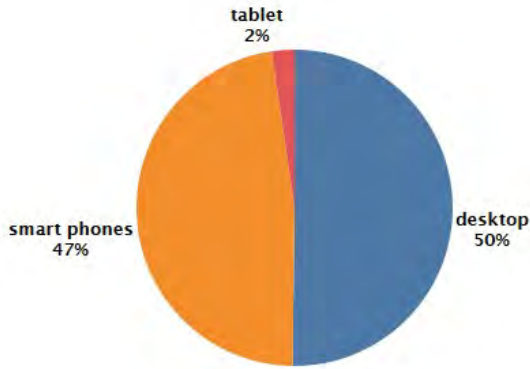


**LAKE HOMES.COM**  
**REALTY**

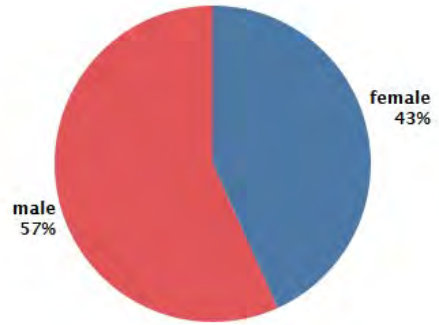


## Who's Shopping Arkansas Lake Real Estate

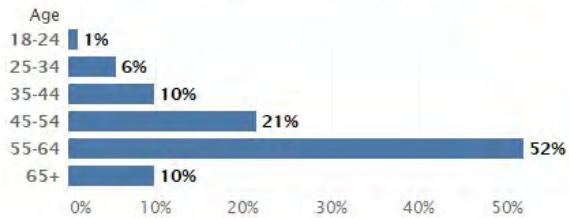
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of AR searching for AR lake property!

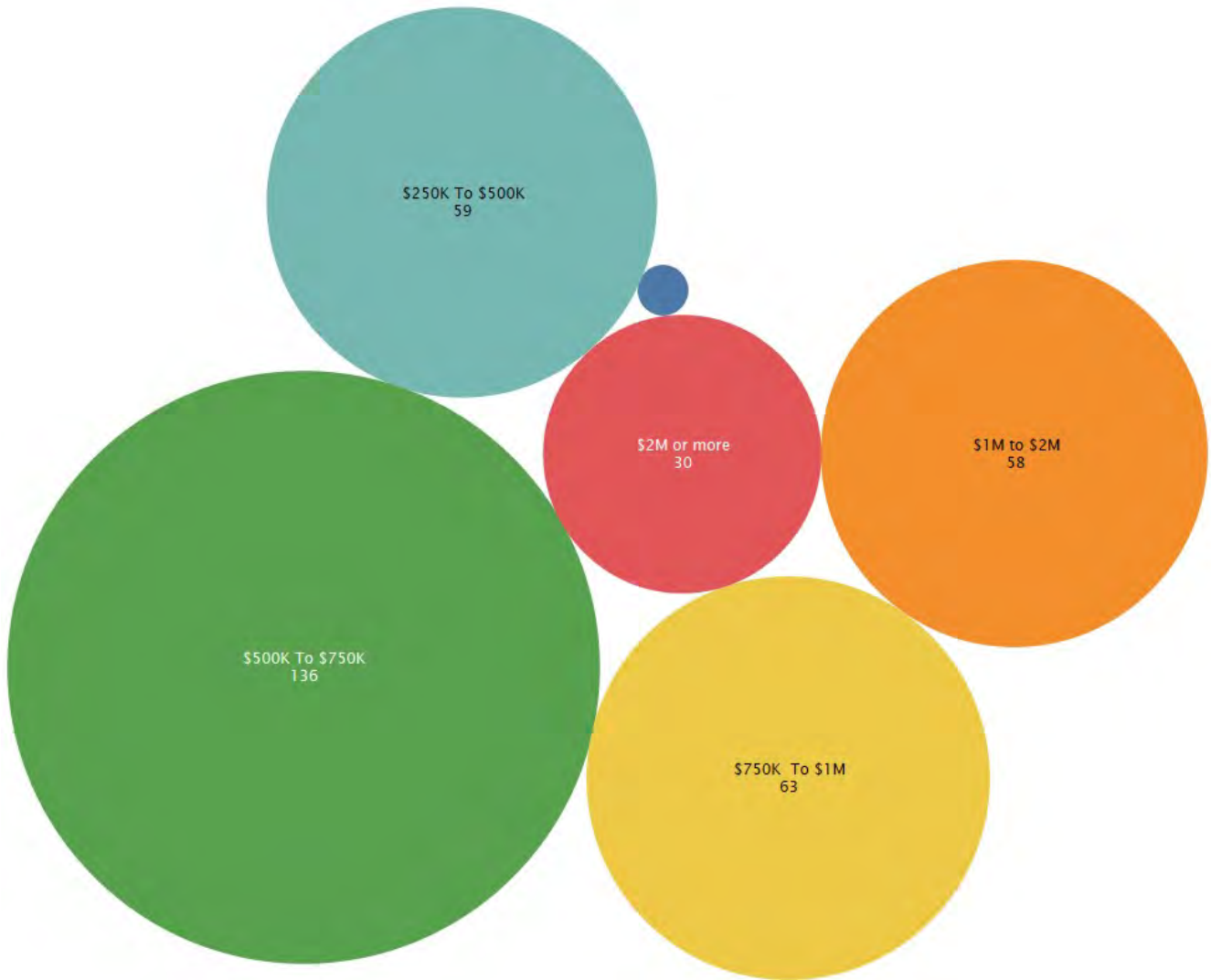
#### Number 2-10 metros are:

- New Orleans, LA
- Miami, FL
- Shreveport, LA
- Le Mars, IA
- Audubon, IA
- Orlando, FL
- Lafayette, LA
- Vernon, AL
- Breaux Bridge, LA



## COLORADO

Price Breakdown by Number of Homes in the Colorado Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Colorado

The total Colorado market declined from \$612 million in fall 2024 to \$402 million resulting in a \$210 million decrease.

## Largest Markets

1. Welch Reservoir	\$28,208,333	7.0%	6. Franklin Lake	\$13,752,698	3.4%
2. Lonetree Reservoir	\$21,164,199	5.3%	7. Lake Granby	\$12,674,000	3.1%
3. Sloan Lake	\$18,725,000	5.6%	8. Kitchel Lake	\$12,369,000	3.7%
4. Timnath Reservoir	\$16,460,500	4.1%	9. Harper Lake	\$9,447,000	2.3%
5. Smith Lake	\$16,128,000	4.9%	10. Upper Twin Lake	\$9,100,000	2.3%

**Total Colorado Market:**

**\$402,404,169**

## Largest Home Markets

1. Welch Reservoir	\$24,625,333	7.4%
2. Lonetree Reservoir	\$19,594,199	5.9%
3. Sloan Lake	\$18,725,000	5.6%
4. Smith Lake	\$16,128,000	4.9%
5. Timnath Reservoir	\$15,880,500	4.8%
6. Franklin Lake	\$13,652,698	4.1%
7. Kitchel Lake	\$12,369,000	3.7%
8. Loveland Reservoir	\$8,914,550	2.7%
9. Harper Lake	\$8,687,000	2.6%
10. Nelson Reservoir	\$6,330,000	1.9%

**Total Colorado Home Market:**

**\$331,475,330**

## Largest Land Markets

1. Lake Granby	\$9,500,000	13.4%
2. Circle 2 Ranch Reservoir Number 1	\$8,392,241	11.8%
3. Chapman Reservoir	\$6,707,000	9.5%
4. Upper Twin Lake	\$5,625,000	7.9%
5. Welch Reservoir	\$3,583,000	5.1%
6. Hayden Lake	\$3,500,000	4.9%
7. Shadow Mountain Lake	\$2,938,000	4.1%
8. Lake Rhoda	\$2,865,000	4.0%
9. Robert Benson Lake	\$2,560,000	3.6%
10. Horseshoe Lake	\$2,390,000	3.4%

**Total Colorado Land Market:**

**\$70,928,839**

## Most Expensive Home Markets\*\*

1. Welch Reservoir	\$2,462,533
2. Lonetree Reservoir	\$1,959,420
3. Sloan Lake	\$1,560,417
4. Timnath Reservoir	\$1,221,577
5. Kitchel Lake	\$883,500

## Most Affordable Home Markets\*\*

1. Quincy Reservoir	\$490,473
2. Franklin Lake	\$525,104
3. Loveland Reservoir	\$685,735
4. Kitchel Lake	\$883,500
5. Timnath Reservoir	\$1,221,577

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Franklin Lake	27	6.1%	6. Loveland Reservoir	13	3.7%
2. Welch Reservoir	19	4.3%	7. Lonetree Reservoir	12	2.7%
3. Circle 2 Ranch Reservoir Number 1	14	14.1%	7. Sloan Lake	12	3.5%
3. Kitchel Lake	14	4.0%	9. Quincy Reservoir	11	3.2%
3. Timnath Reservoir	14	3.1%	10. Fox Acres Number 2 Reservoir	10	2.2%
<b>Total Colorado Listings:</b>				<b>446</b>	

### Most Homes Available

1. Franklin Lake	26	7.5%
2. Kitchel Lake	14	4.0%
3. Loveland Reservoir	13	3.7%
3. Timnath Reservoir	13	3.7%
5. Sloan Lake	12	3.5%
6. Quincy Reservoir	11	3.2%
7. Lonetree Reservoir	10	2.9%
7. Welch Reservoir	10	2.9%
9. Boyd Lake	8	2.3%
10. Law Reservoir	7	2.0%

**Total Colorado Home Listings: 347**

### Most Land Available

1. Circle 2 Ranch Reservoir Number 1	14	14.1%
2. Welch Reservoir	9	9.1%
3. Fox Acres Number 2 Reservoir	8	8.1%
4. Chapman Reservoir	7	7.1%
5. Lake Quivira	5	5.1%
6. Shadow Mountain Lake	4	4.0%
7. Lake Rhoda	3	3.0%
7. Panhandle Reservoir	3	3.0%
7. Robert Benson Lake	3	3.0%
7. Sanchez Reservoir	3	3.0%

**Total Colorado Land Listings: 99**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Circle 2 Ranch Reservoir Number 1	\$225,295
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#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Circle 2 Ranch Reservoir Number 1	\$225,295
--------------------------------------	-----------

#### Listings of 10 Acres or More

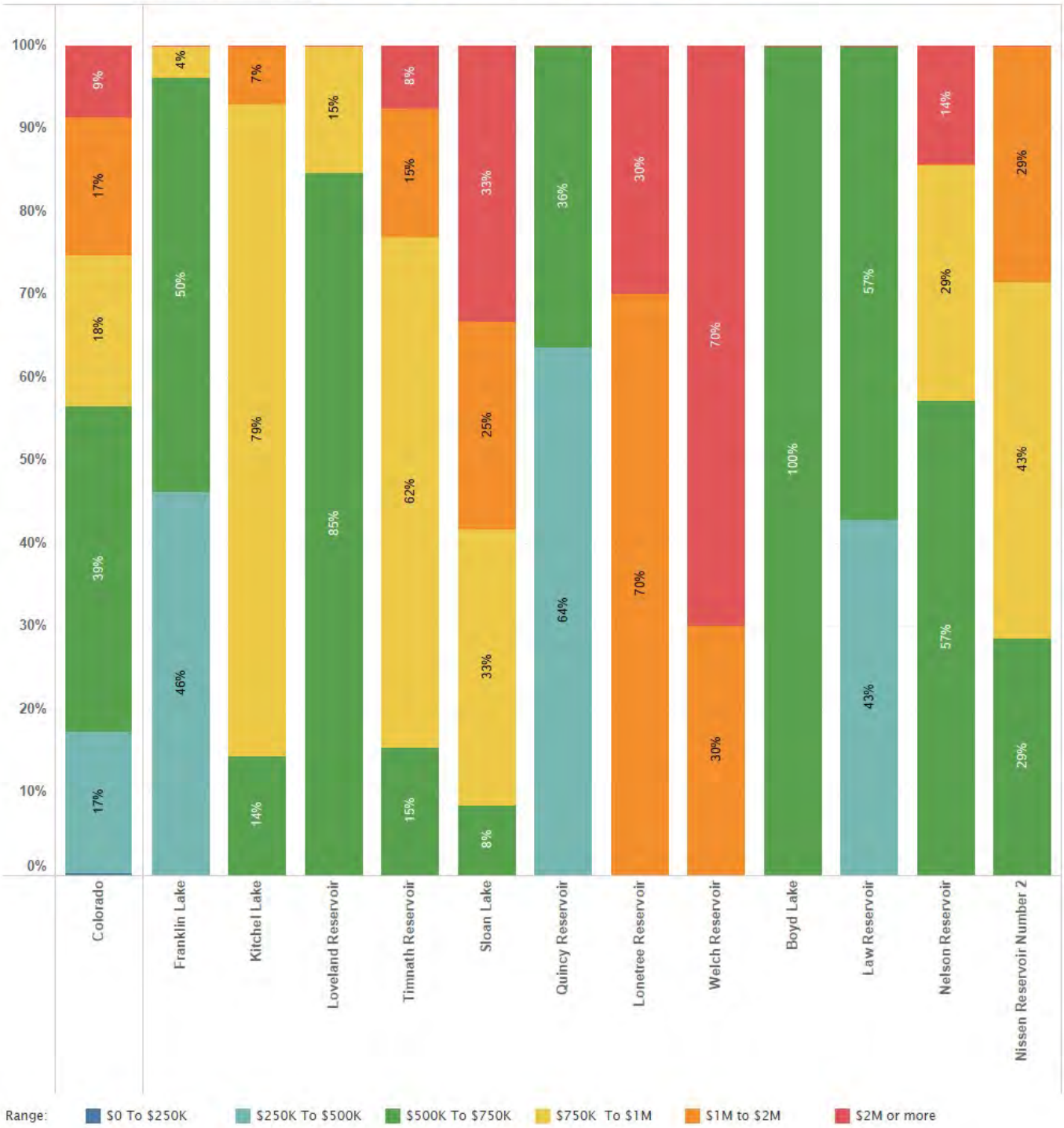
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

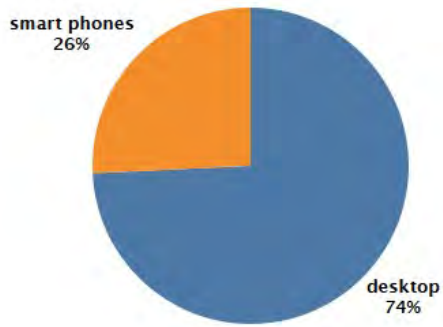
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Colorado Market 2024Q4

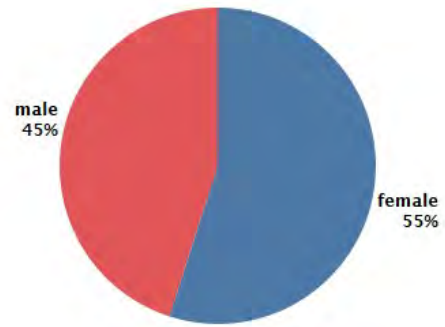


## Who's Shopping Colorado Lake Real Estate

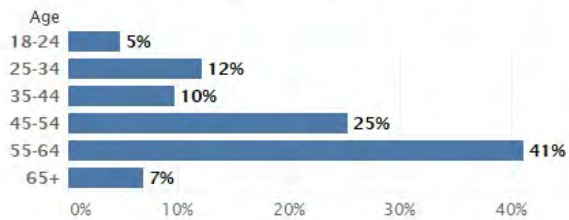
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4

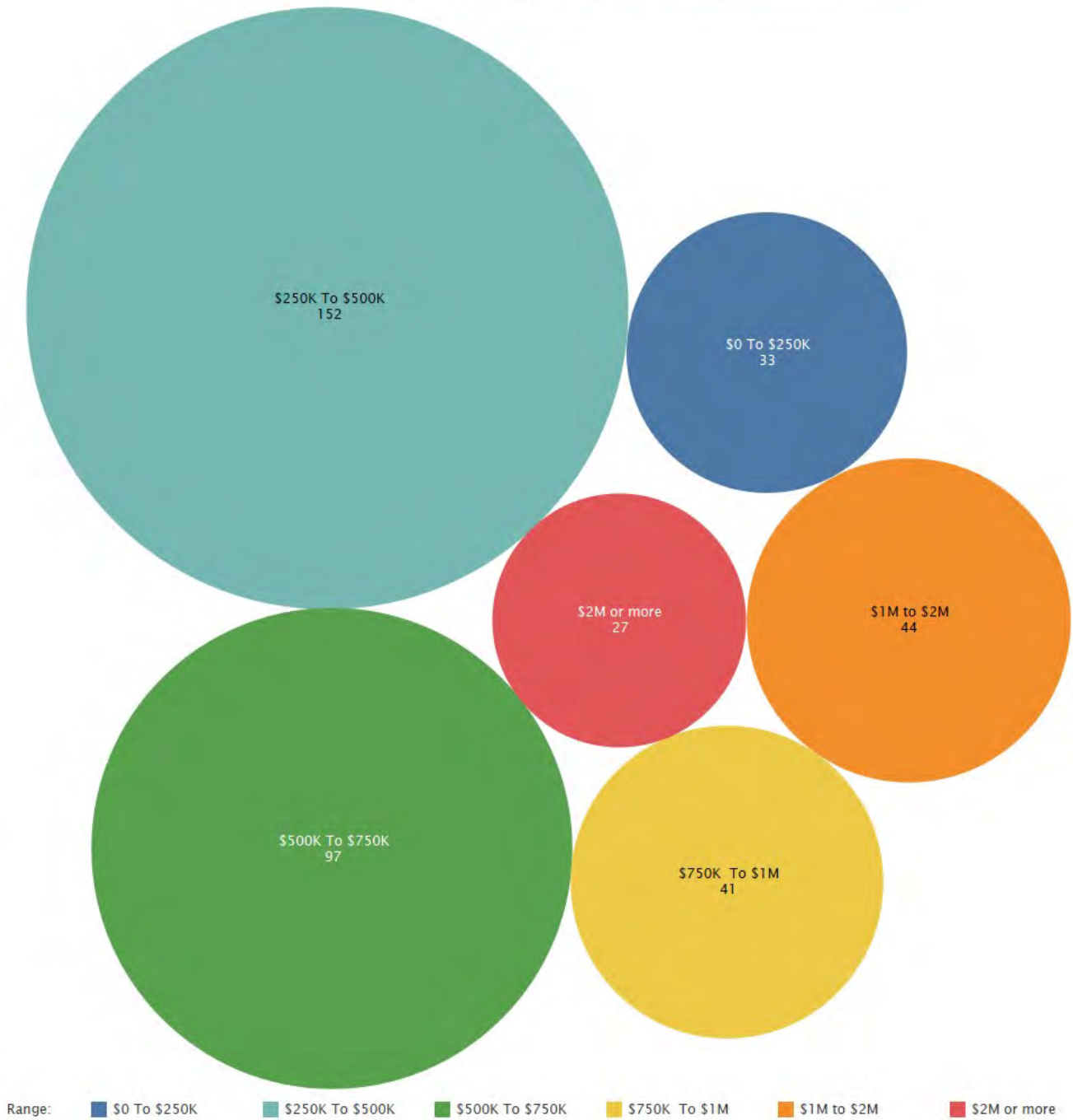


What Age Groups are Shopping 2024Q4



## CONNECTICUT

Price Breakdown by Number of Homes in the Connecticut Market 2024Q4



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# Connecticut

The total Connecticut market declined from \$481 million in fall 2024 to \$366 million resulting in a \$115 million decrease.

## Largest Markets

1. Candlewood Lake	\$74,132,466	20.2%
2. Lake Waramaug	\$22,630,000	6.5%
3. Lake Zoar	\$22,086,095	6.3%
4. Lake Lillinonah	\$19,454,400	5.6%
5. Highland Lake	\$16,440,700	4.5%

**Total Connecticut Market: \$366,440,793**

## Most Listings

1. Candlewood Lake	89	17.5%
2. Lake Zoar	38	7.8%
3. Lake Forest	28	6.7%
4. Highland Lake	21	4.1%
4. Lake Lillinonah	21	4.3%

**Total Connecticut Listings: 509**

## Largest Home Markets

1. Candlewood Lake	\$65,881,266	20.4%
2. Lake Waramaug	\$22,200,000	6.9%
3. Lake Zoar	\$21,482,095	6.6%
4. Lake Lillinonah	\$18,336,500	5.7%
5. Highland Lake	\$12,927,700	4.0%

**Total Connecticut Home Market: \$323,198,970**

## Most Homes Available

1. Candlewood Lake	72	18.2%
2. Lake Zoar	34	8.6%
3. Lake Forest	26	6.6%
4. Lake Lillinonah	18	4.5%
5. Cedar Lake	12	3.0%

**Total Connecticut Home Listings: 396**

## Largest Land Markets

1. Candlewood Lake	\$6,431,200	25.6%
2. Rogers Lake	\$2,675,000	10.7%
3. Shenipsit Lake	\$1,550,000	6.2%
4. Bashan Lake	\$1,420,000	5.7%
5. Lake Lillinonah	\$1,117,900	4.5%

**Total Connecticut Land Market: \$25,079,024**

## Most Land Available

1. Candlewood Lake	15	16.3%
2. Staffordville Reservoir	6	6.5%
3. Highland Lake	5	5.4%
3. Wangumbaug Lake	5	5.4%
5. Crystal Lake	4	4.3%

**Total Connecticut Land Listings: 92**

## Most Expensive Home Markets\*\*

1. Highland Lake	\$1,077,308
2. Lake Lillinonah	\$1,018,694
3. Candlewood Lake	\$915,018
4. Lake Zoar	\$631,826
5. Cedar Lake	\$503,192

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Candlewood Lake	\$247,956
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### Listings of 10 Acres or More

\*\*\*

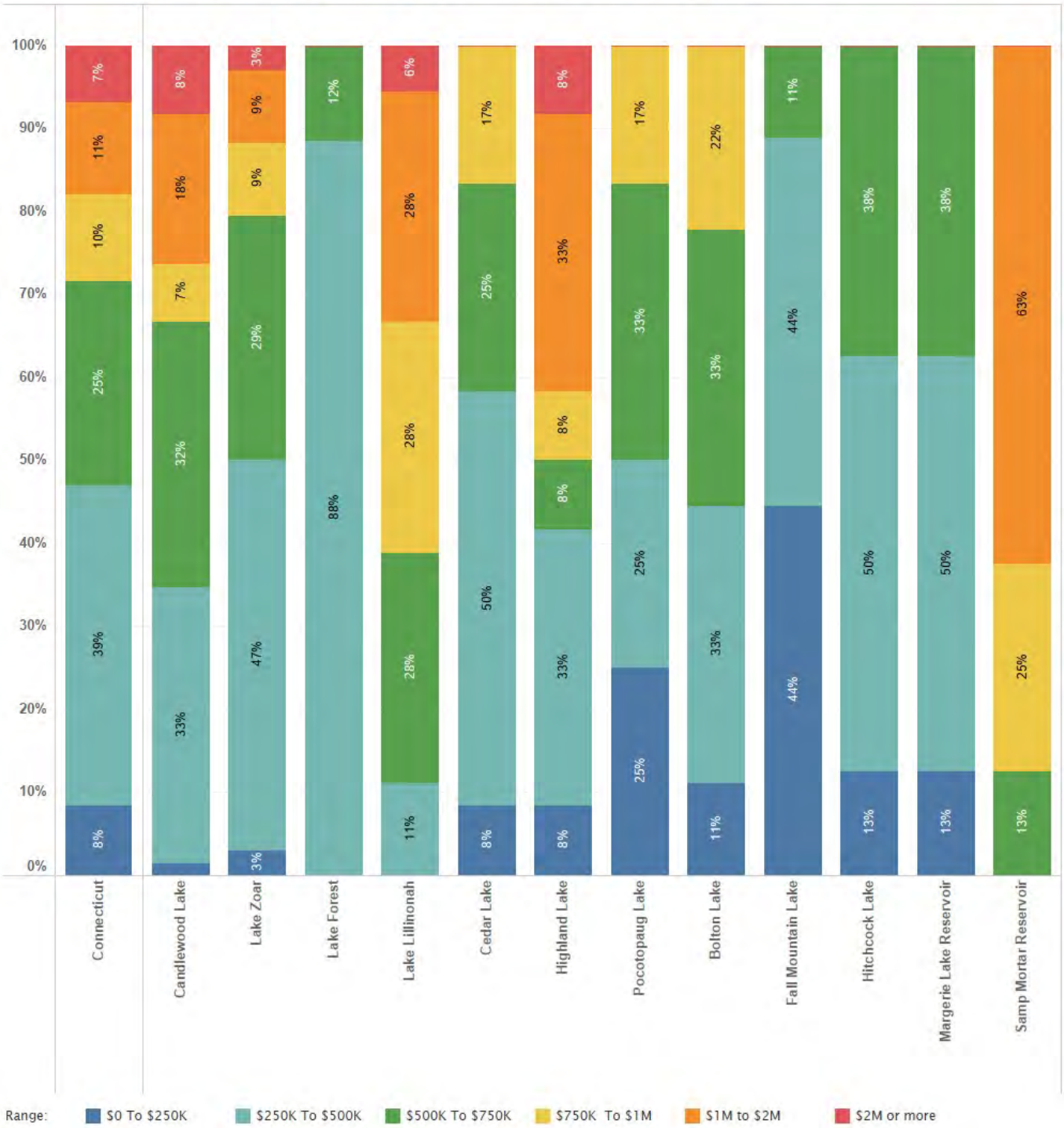
\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

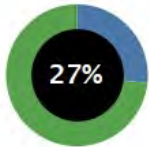
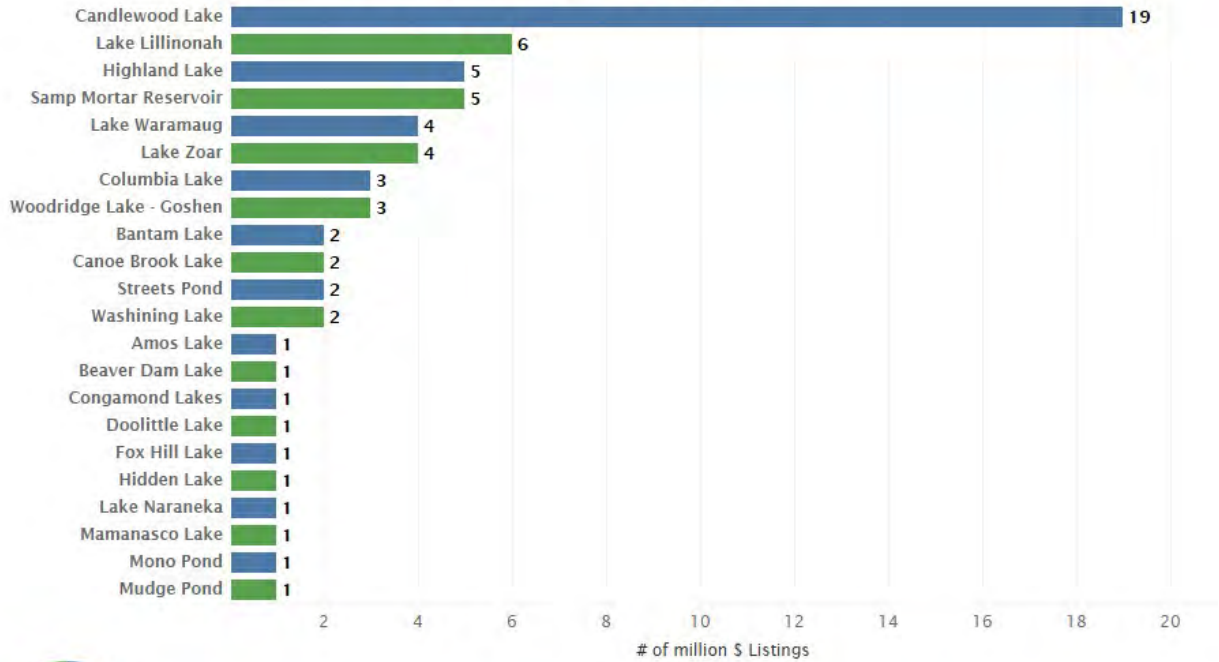


Price Breakdown by Percentage of Homes in the Connecticut Market 2024Q4



## Luxury Lake Real Estate in Connecticut

Where Are The Million-Dollar Listings? 2024Q4

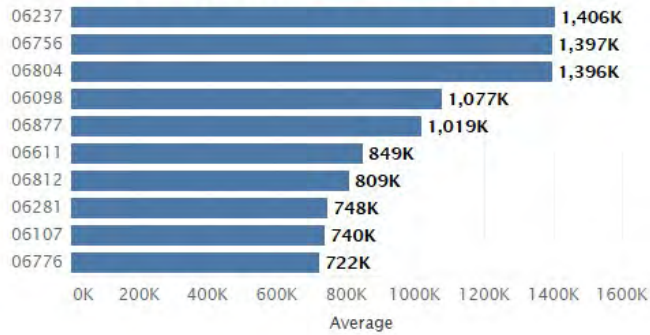


27% of \$1M+ Homes in Connecticut are on Candlewood Lake

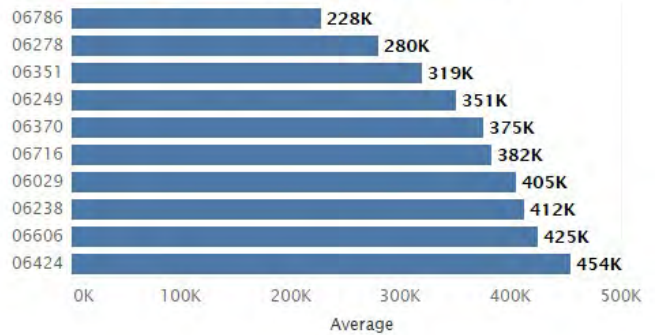
Total Number of \$1M+ Homes

71

Most Expensive ZIP Codes 2024Q4

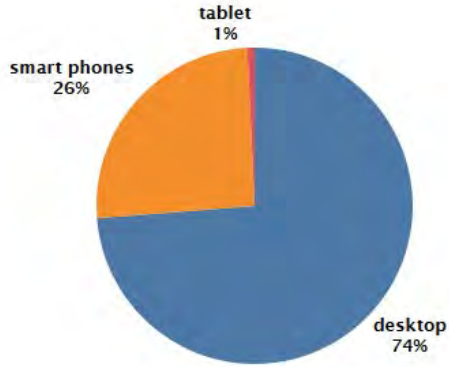


Most Affordable ZIP Codes 2024Q4

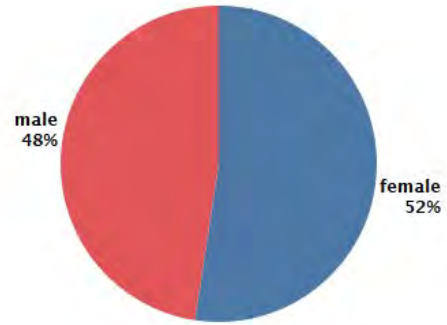


## Who's Shopping Connecticut Lake Real Estate

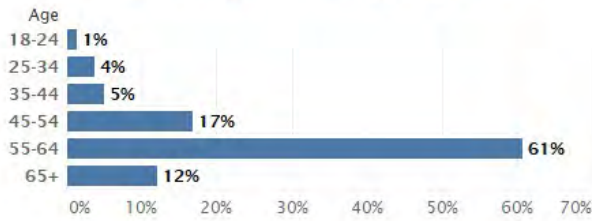
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Miami FL

is the Number 1 metro area outside of CT searching for CT lake property!

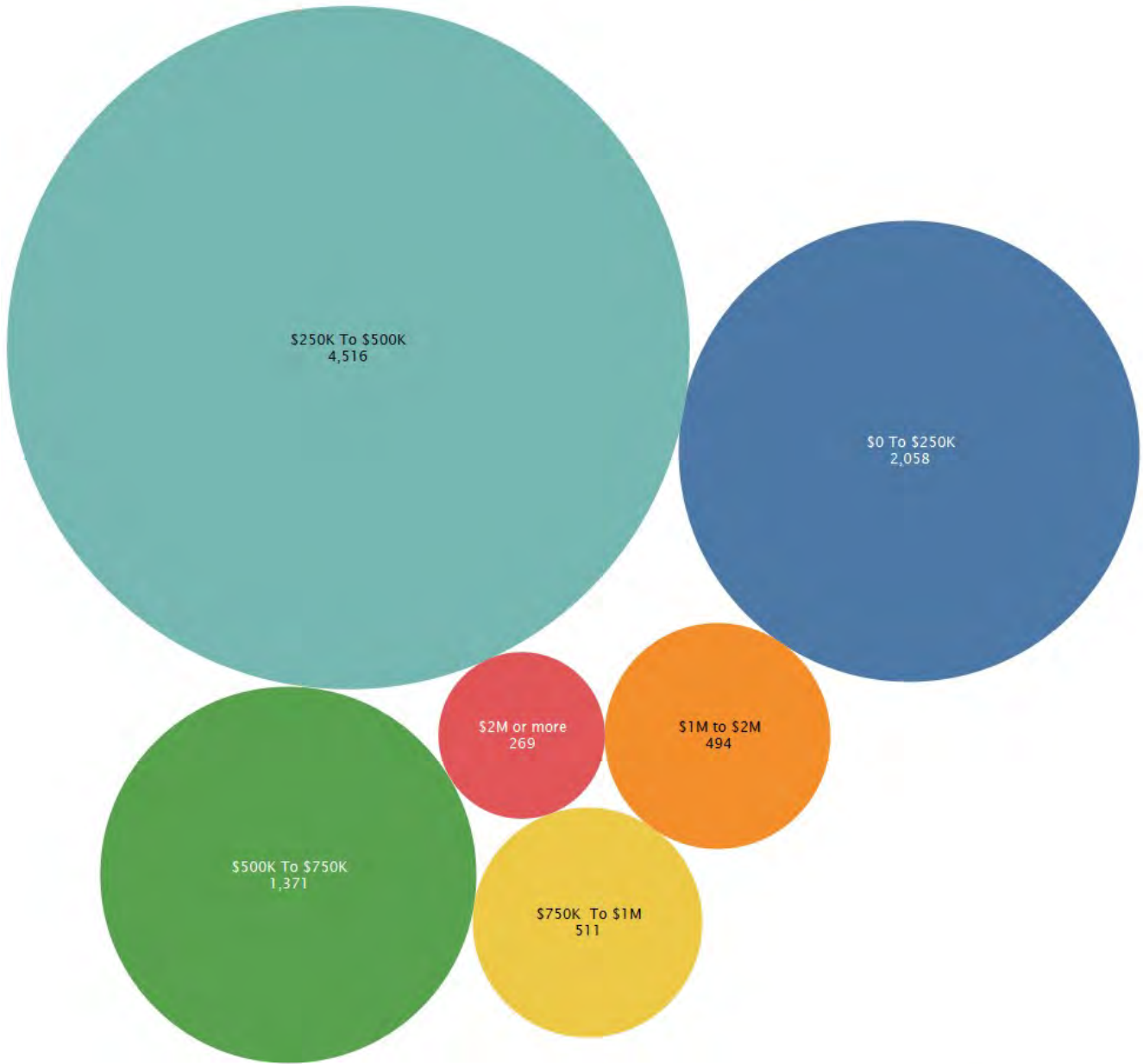
#### Number 2-10 metros are:

- Atlanta, GA
- Ocala, FL
- Orlando, FL
- Richmond Hill, GA
- Bradenton, FL
- La Grange, KY
- Alachua, FL
- Charleston, ME
- Lexington, KY



## FLORIDA

Price Breakdown by Number of Homes in the Florida Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Florida

The total Florida market declined from \$6.1 billion in fall 2024 to \$5.8 billion resulting in a \$ 300 million decrease.

## Largest Markets

1. Lake Harris	\$137,887,236	2.4%	6. Lake Maitland	\$104,291,081	1.8%
2. Lake Butler	\$136,181,543	2.3%	7. John's Lake	\$101,488,995	1.8%
3. Lake Apopka	\$114,518,477	2.0%	8. Reedy Creek Swamp	\$96,691,314	1.7%
4. Lake Tarpon	\$114,072,755	2.0%	9. Davenport Creek Swamp	\$85,169,633	1.5%
5. Butler Chain Of Lakes	\$108,504,873	1.9%	10. Lake Down	\$76,207,500	1.3%

**Total Florida Market: \$5,797,329,713**

## Largest Home Markets

1. Lake Butler	\$126,206,543	2.5%
2. Lake Tarpon	\$109,586,856	2.2%
3. Butler Chain Of Lakes	\$104,715,873	2.1%
4. Lake Maitland	\$98,059,081	1.9%
5. John's Lake	\$96,964,098	1.9%
6. Lake Apopka	\$96,376,725	1.9%
7. Reedy Creek Swamp	\$94,814,714	1.9%
8. Davenport Creek Swamp	\$82,936,444	1.6%
9. Lake Harris	\$72,992,636	1.4%
10. Lake Down	\$72,532,500	1.4%

**Total Florida Home Market: \$5,081,694,636**

## Largest Land Markets

1. Lake Harris	\$64,894,600	9.1%
2. Lake Ashton	\$29,940,000	4.2%
3. Lake Griffin	\$19,015,000	2.7%
4. Lake Apopka	\$18,141,752	2.5%
5. Lake Dora	\$13,754,390	1.9%
6. Crooked Lake - Four Corners	\$13,100,000	1.8%
7. Okahumpka Swamp	\$12,505,000	1.7%
8. Heron Lagoon	\$12,198,000	1.7%
9. Hickorynut Lake	\$12,000,000	1.7%
10. Lake Duval	\$10,525,000	1.5%

**Total Florida Land Market: \$715,635,077**

## Most Expensive Home Markets\*\*

1. Lake Vedra	\$4,613,740
2. Lake Butler	\$3,321,225
3. Lake Down	\$2,901,300
4. Butler Chain Of Lakes	\$2,685,022
5. Lake Sue	\$2,679,846

## Most Affordable Home Markets\*\*

1. Lake Catherine	\$131,981
2. Lake Buchanan	\$160,004
3. Cranes Roost	\$169,144
4. Bivans Arm	\$170,843
5. Como Lake	\$180,283

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Tarpon	255	2.3%	6. Lake Weohyakapka (Walk in Water)	136	1.2%
1. Reedy Creek Swamp	255	2.3%	7. Lake Dora	134	1.2%
3. Davenport Creek Swamp	198	1.8%	8. Lake Marion	129	1.2%
4. Lake Harris	181	1.6%	9. Lake Tohopekaliga	121	1.1%
5. Lake Seminole	162	1.5%	10. Indian Head Swamp	119	1.1%

**Total Florida Listings: 11,156**

### Most Homes Available

1. Lake Tarpon	245	2.7%
2. Reedy Creek Swamp	236	2.6%
3. Davenport Creek Swamp	178	1.9%
4. Lake Seminole	160	1.7%
5. Lake Harris	156	1.7%
6. Lake Dora	112	1.2%
7. John's Lake	111	1.2%
8. Lake Jackson - Sebring	109	1.2%
9. Old Lake Davenport	108	1.2%
10. Lake Tohopekaliga	102	1.1%

**Total Florida Home Listings: 9,219**

### Most Land Available

1. Lake Weohyakapka (Walk in Water)	98	5.1%
2. Lake Marion	88	4.5%
3. Lake Reedy	41	2.1%
4. Lake June	39	2.0%
5. Lake Istokpoga	32	1.7%
6. Lake Apopka	31	1.6%
7. Blackwater River	28	1.4%
7. Lake Monroe	28	1.4%
9. Lake Alfred	26	1.3%
10. Grassy Lake - Lake Placid	25	1.3%

**Total Florida Land Listings: 1,937**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Butterfly Lake	\$2,126,155
2. Hancock Bays	\$772,226
3. Clearwater Lake - Polk City	\$764,336
4. Mud Lake - Lakeland	\$717,037
5. Weeki Wachee Swamp	\$657,940
6. Graham Swamp	\$476,743
7. Lake Van - Auburndale	\$437,202
8. Lake Tohopekaliga	\$407,713

#### Listings of 10 Acres or More

1. Lake Harris	\$128,322
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Black Sink Prairie	\$23,274
2. Lake Lucy - Interlachen	\$29,648
3. Grassy Lake - Interlachen	\$31,279
4. Davenport Creek Swamp	\$32,600
5. Trout Lake - Interlachen	\$37,188
6. Long Lake - Webster	\$52,190
7. Lake Reedy	\$52,302
8. Lake Rosalie	\$52,521

#### Listings of 10 Acres or More

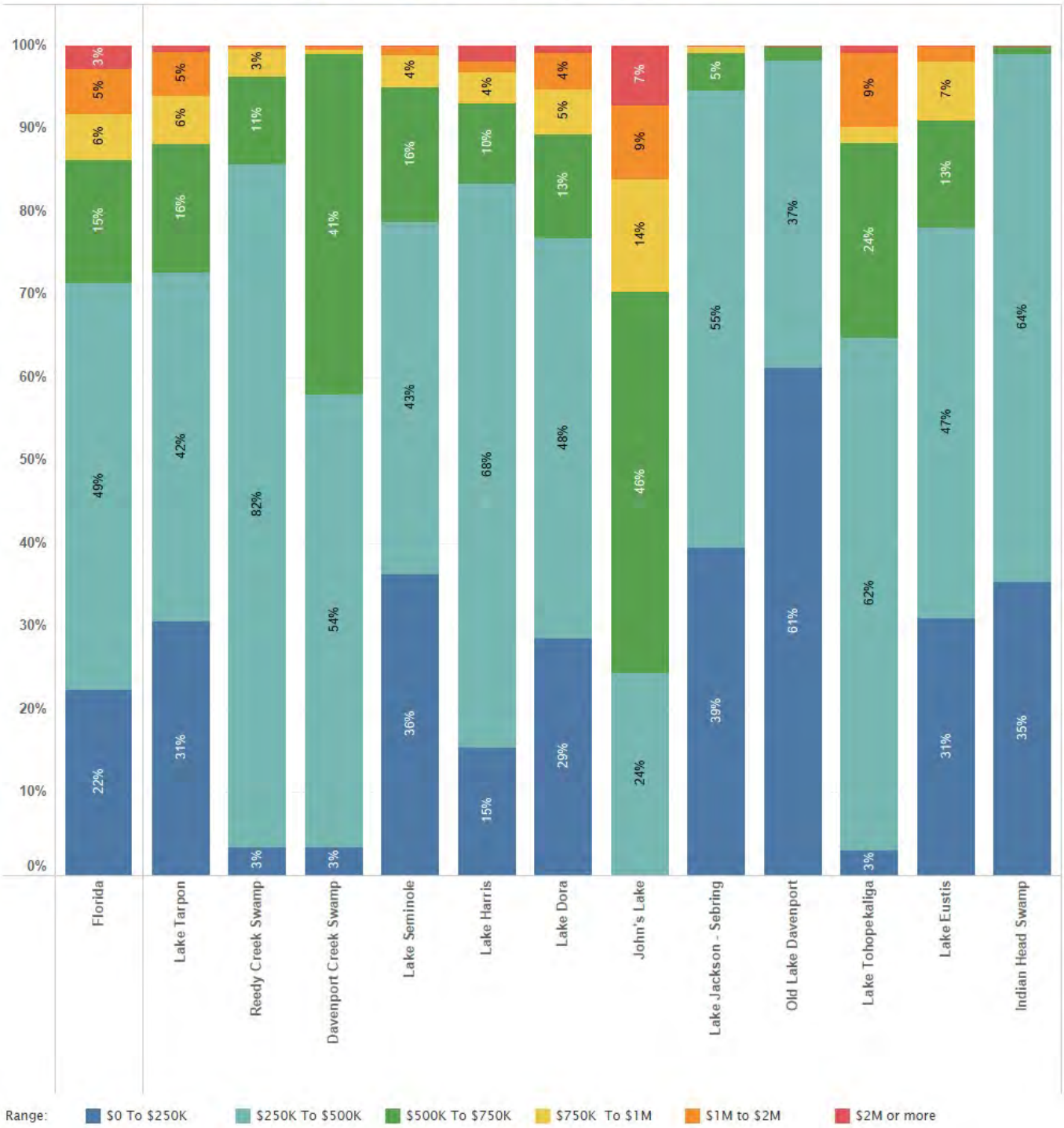
1. Halford Lake	\$23,799
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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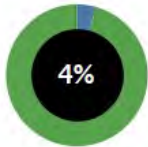
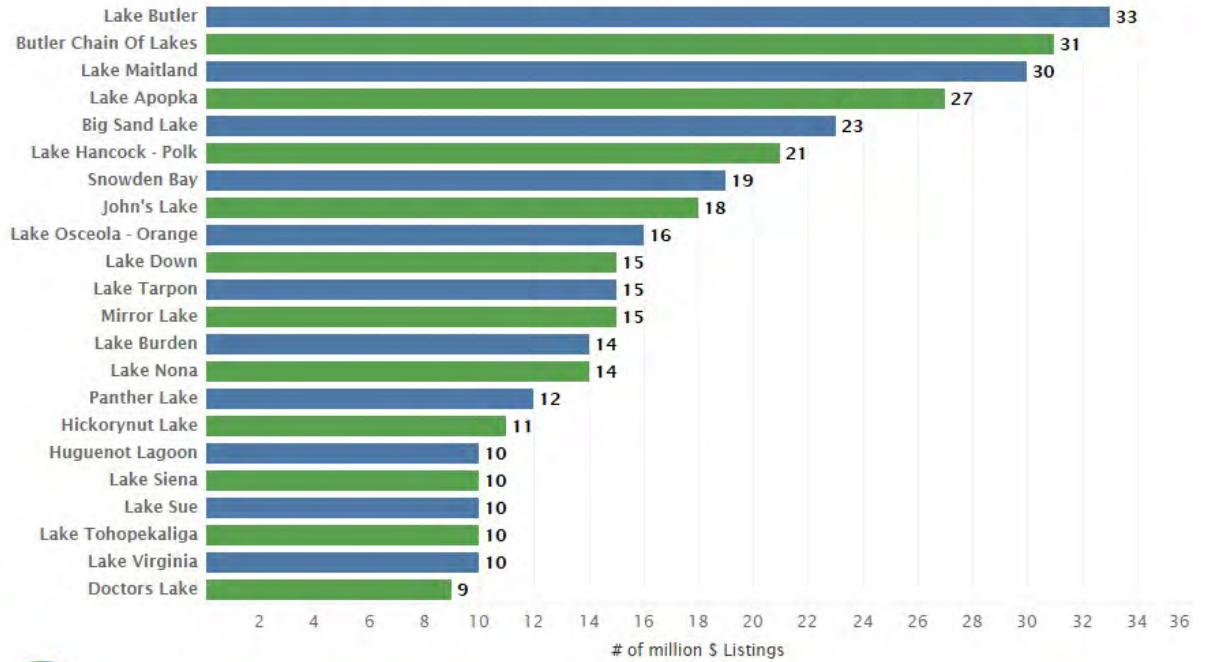
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Florida Market 2024Q4



## Luxury Lake Real Estate in Florida

### Where Are The Million-Dollar Listings? 2024Q4

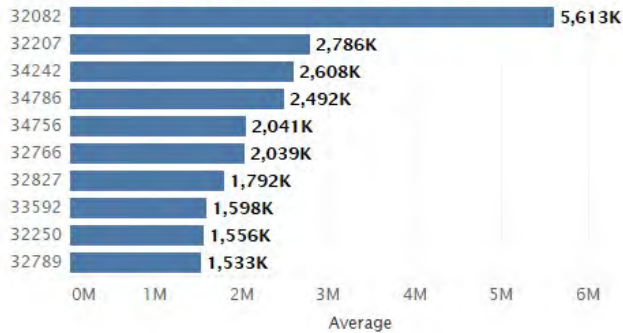


of \$1M+ Homes in Florida are on Lake Butler

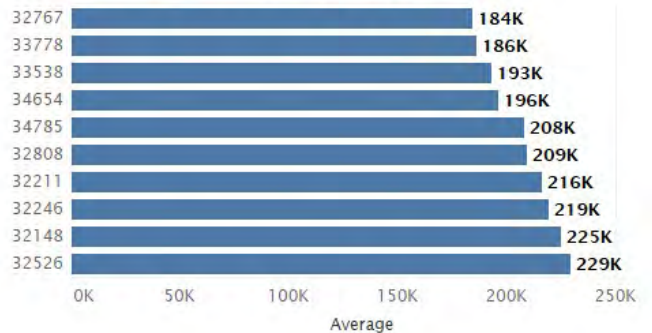
Total Number of \$1M+ Homes

763

### Most Expensive ZIP Codes 2024Q4



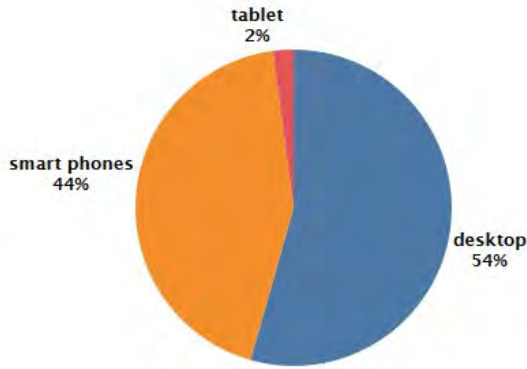
### Most Affordable ZIP Codes 2024Q4



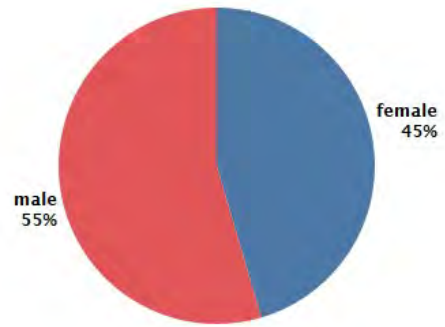


## Who's Shopping Florida Lake Real Estate

How are shoppers connecting 2024Q4



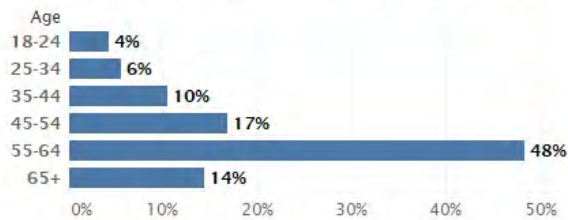
Male/Female Visitors 2024Q4



### Atlanta GA

is the Number 1 metro area outside of FL searching for FL lake property!

What Age Groups are Shopping 2024Q4



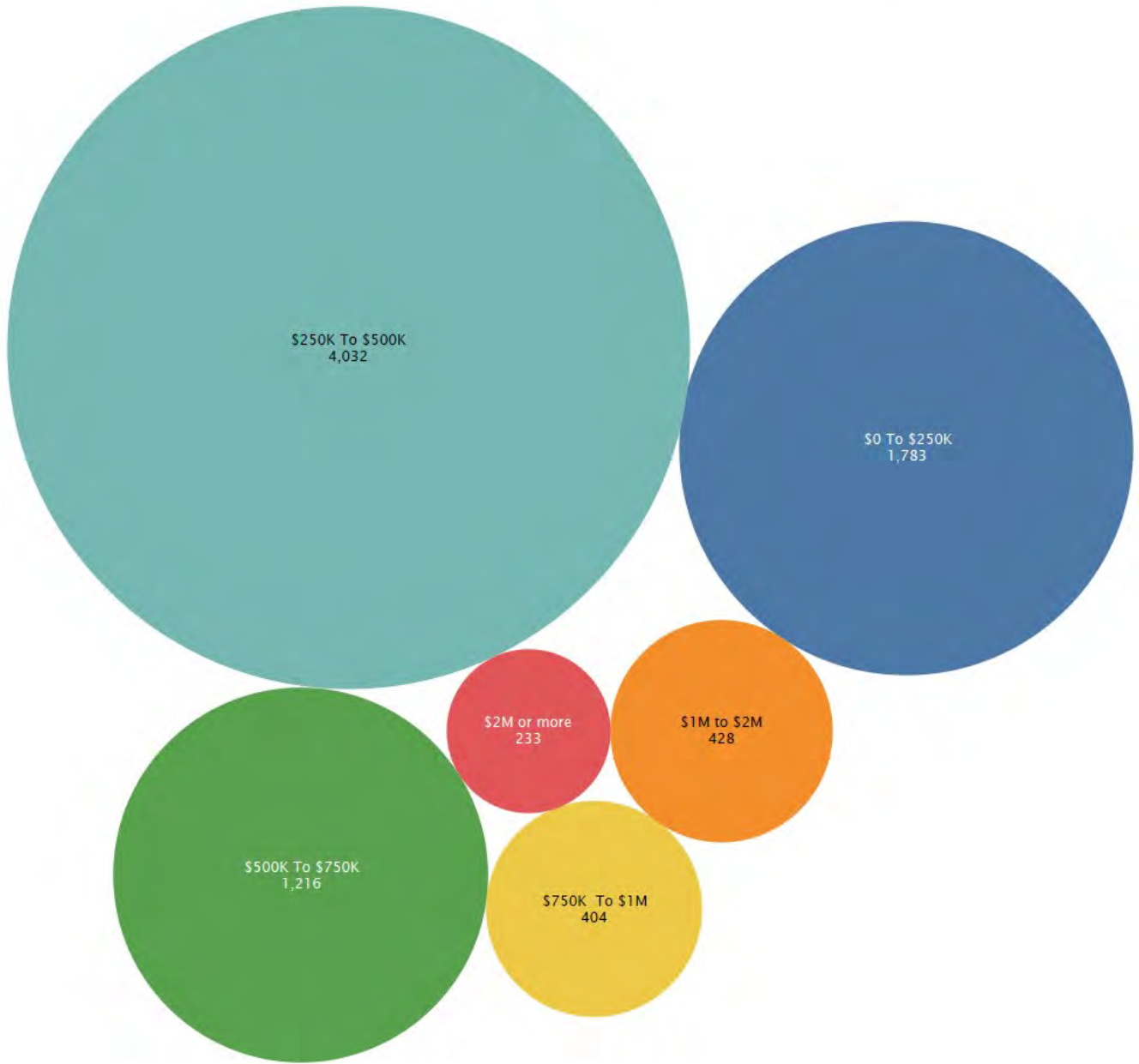
Number 2-10 metros are:

- Birmingham, AL
- Rumford, ME
- Cairo, GA
- Hinesville, GA
- Louisville, KY
- New Orleans, LA
- Calhoun, GA
- La Grange, KY
- Eatonton, GA



## FLORIDA CENTRAL

Price Breakdown by Number of Homes in the Florida Central Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M To \$2M ■ \$2M or more



# Florida-Central

The total Florida-Central market declined from \$5.3 billion in fall 2024 to \$5.0 billion resulting in a \$300 million decrease.

## Largest Markets

1. Lake Harris	\$137,887,236	2.7%
2. Lake Butler	\$136,181,543	2.7%
3. Lake Apopka	\$114,518,477	2.3%
4. Lake Tarpon	\$114,072,755	2.3%
5. Butler Chain Of Lakes	\$108,504,873	2.2%

**Total Florida Central Market:** \$5,021,770,943

## Most Listings

1. Lake Tarpon	255	2.7%
1. Reedy Creek Swamp	255	2.7%
3. Davenport Creek Swamp	198	2.1%
4. Lake Harris	181	1.9%
5. Lake Seminole	162	1.7%

**Total Florida Central Listings:** 9,474

## Largest Home Markets

1. Lake Butler	\$126,206,543	2.9%
2. Lake Tarpon	\$109,586,856	2.5%
3. Butler Chain Of Lakes	\$104,715,873	2.4%
4. Lake Maitland	\$98,059,081	2.2%
5. John's Lake	\$96,964,098	2.2%

**Total Florida Central Home Market:** \$4,396,814,815

## Most Homes Available

1. Lake Tarpon	245	3.0%
2. Reedy Creek Swamp	236	2.9%
3. Davenport Creek Swamp	178	2.2%
4. Lake Seminole	160	2.0%
5. Lake Harris	156	1.9%

**Total Florida Central Home Listings:** 8,096

## Largest Land Markets

1. Lake Harris	\$64,894,600	10.4%
2. Lake Ashton	\$29,940,000	4.8%
3. Lake Griffin	\$19,015,000	3.0%
4. Lake Apopka	\$18,141,752	2.9%
5. Lake Dora	\$13,754,390	2.2%

**Total Florida Central Land Market:** \$624,956,128

## Most Land Available

1. Lake Weohyakapka (Walk in Water)	98	7.1%
2. Lake Marion	88	6.4%
3. Lake Reedy	41	3.0%
4. Lake June	39	2.8%
5. Lake Istokpoga	32	2.3%

**Total Florida Central Land Listings:** 1,378

## Most Expensive Home Markets\*\*

1. Lake Butler, FL	\$3,321,225
2. Lake Down, FL	\$2,901,300
3. Butler Chain Of Lakes, FL	\$2,685,022
4. Lake Sue, FL	\$2,679,846
5. Heron Lagoon, FL	\$2,607,707

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Butterfly Lake	\$2,126,155
2. Hancock Bays	\$772,226
3. Clearwater Lake - Polk City	\$764,336
4. Mud Lake - Lakeland	\$717,037
5. Weeki Wachee Swamp	\$657,940

### Listings of 10 Acres or More

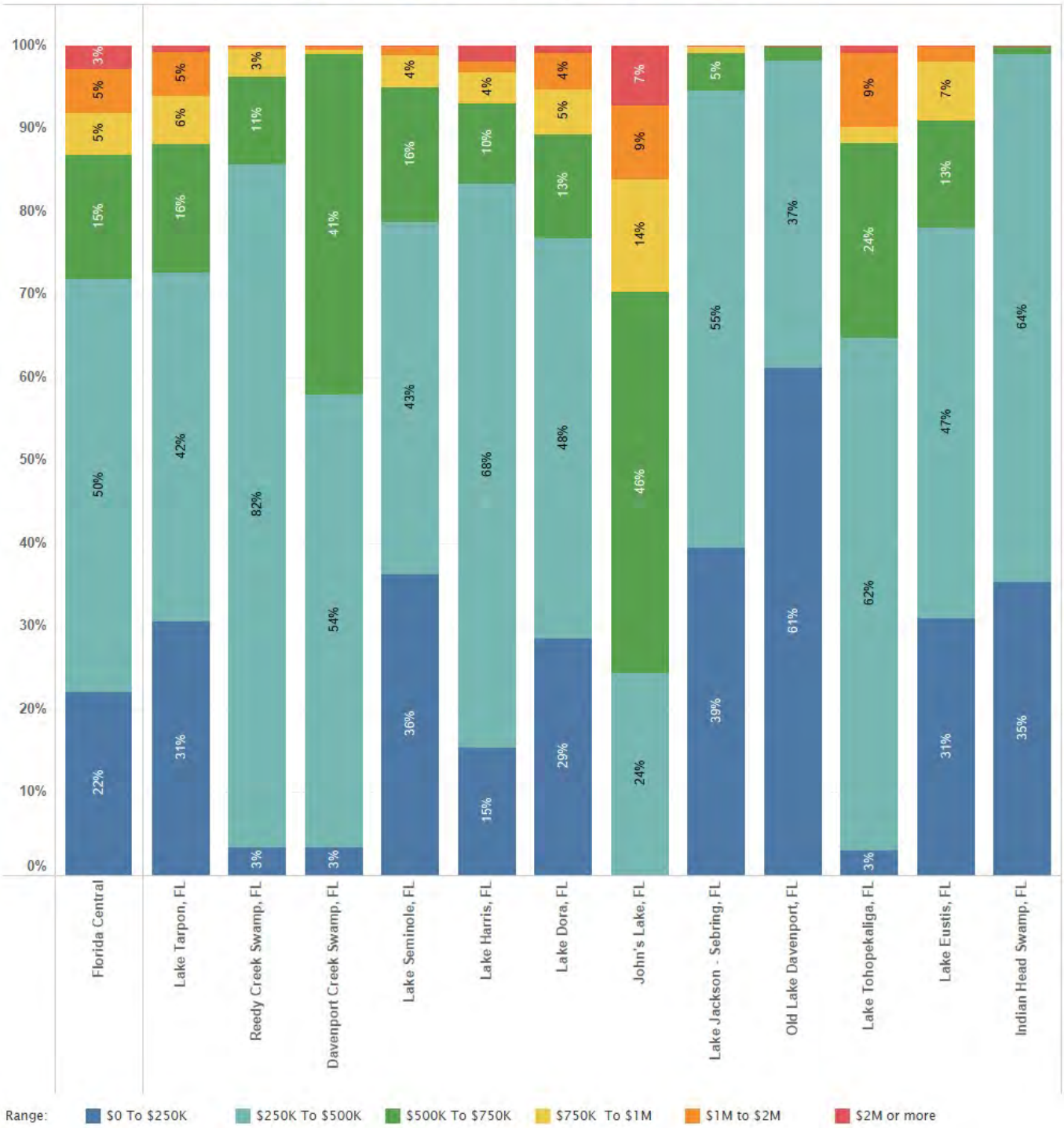
1. Lake Harris	\$128,322
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

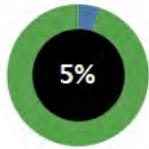
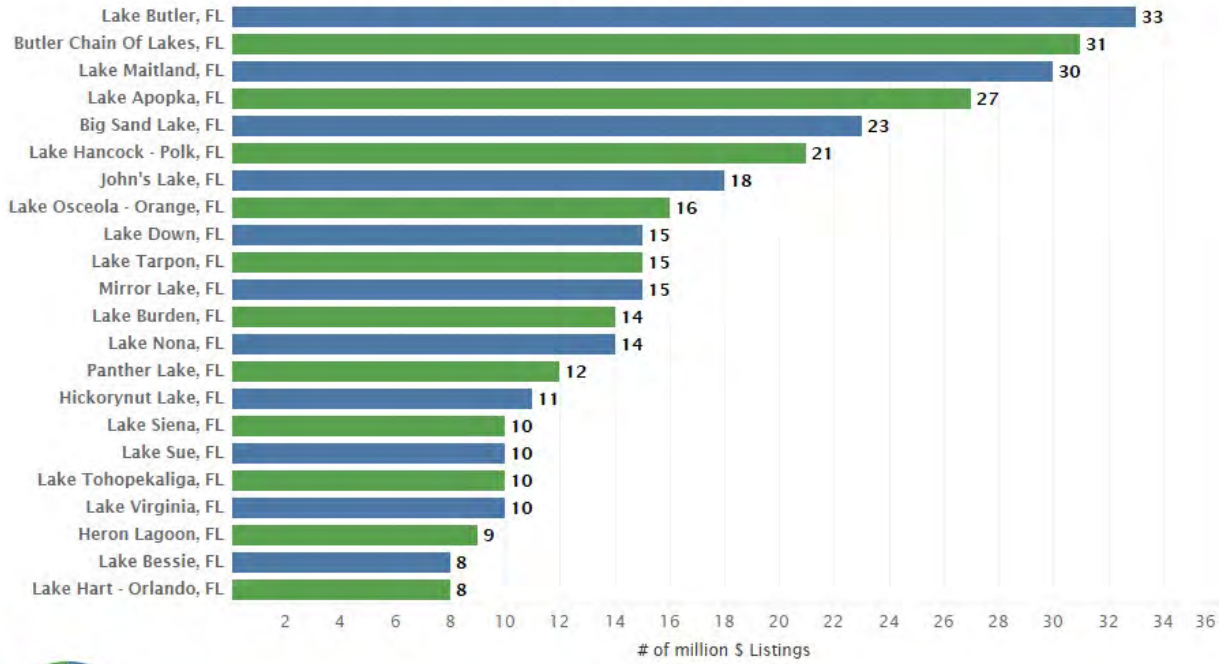
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Florida Central Market 2024Q4



## Luxury Lake Real Estate in Florida Central

Where Are The Million-Dollar Listings? 2024Q4

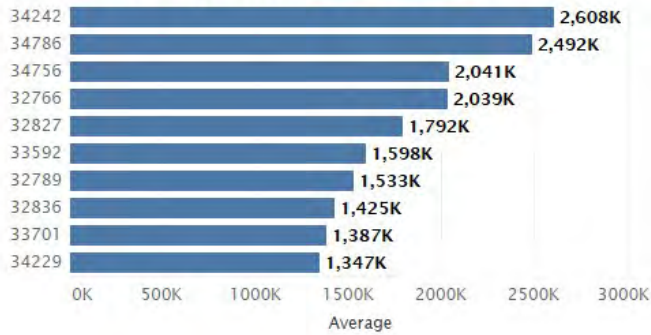


of \$1M+ Homes in Florida Central are on Lake Butler

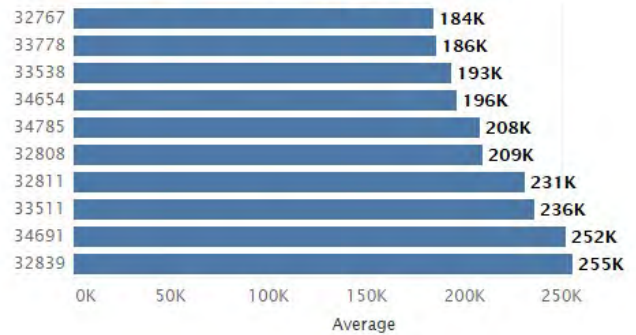
Total Number of \$1M+ Homes

661

Most Expensive ZIP Codes 2024Q4

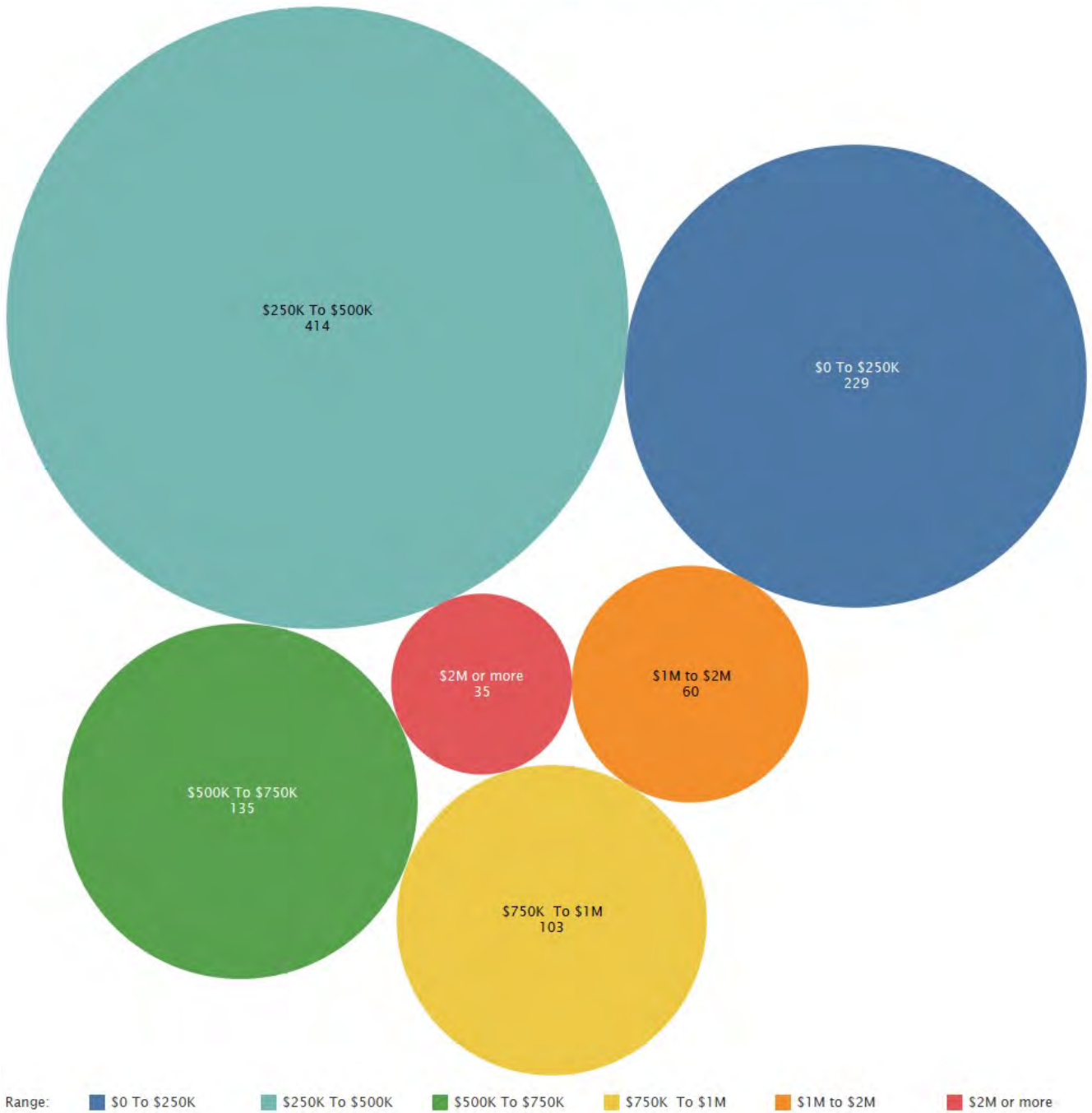


Most Affordable ZIP Codes 2024Q4



## FLORIDA NE

Price Breakdown by Number of Homes in the Florida NE Market 2024Q4



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**REALTY**

# Florida-NE

The total Florida-NE market declined from \$713 million in fall 2024 to \$703 million resulting in a \$10 million decrease.

## Largest Markets

1. Lake Ponte Vedra	\$60,742,999	9.7%
2. Lake Vedra	\$51,437,400	7.3%
3. Snowden Bay	\$48,269,939	7.7%
4. Huguenot Lagoon	\$44,042,399	7.1%
5. Doctors Lake	\$39,659,049	5.6%

**Total Florida NE Market: \$703,422,888**

## Most Listings

1. Lake Weir	76	5.1%
2. Saint Johns River	68	4.6%
3. Marshall Swamp	57	3.8%
4. Doctors Lake	48	3.2%
4. Snowden Bay	48	4.9%

**Total Florida NE Listings: 1,481**

## Largest Home Markets

1. Lake Ponte Vedra	\$60,742,999	9.7%
2. Snowden Bay	\$48,269,939	7.7%
3. Lake Vedra	\$46,137,400	7.4%
4. Huguenot Lagoon	\$44,042,399	7.1%
5. Doctors Lake	\$35,784,049	5.7%

**Total Florida NE Home Market: \$623,177,539**

## Most Homes Available

1. Lake Weir	62	6.4%
2. Saint Johns River	58	5.9%
3. Snowden Bay	48	4.9%
4. Doctors Lake	44	4.5%
5. Lake Sparkle	34	3.5%

**Total Florida NE Home Listings: 976**

## Largest Land Markets

1. Lake Duval	\$10,525,000	13.1%
2. Silver Lake - Flagler Beach	\$8,086,000	10.1%
3. Saint Johns River	\$5,467,399	6.8%
4. Lake Vedra	\$5,300,000	6.6%
5. Black Branch Swamp	\$5,160,200	6.4%

**Total Florida NE Land Market: \$80,245,349**

## Most Land Available

1. Black Sink Prairie	24	4.8%
1. Marshall Swamp	24	4.8%
3. Georges Lake	22	4.4%
4. Lake Ocklawaha	18	3.6%
5. Lake Weir	14	2.8%

**Total Florida NE Land Listings: 505**

## Most Expensive Home Markets\*\*

1. Lake Vedra, FL	\$4,613,740
2. Huguenot Lagoon, FL	\$1,376,325
3. Snowden Bay, FL	\$1,005,624
4. Maria Sanchez Lake, FL	\$954,910
5. Cedar Head, FL	\$945,354

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Saint Johns River	\$226,300
2. Lake Ocklawaha	\$124,426
3. Marshall Swamp	\$105,432
4. Lake Weir	\$103,001
5. Lake Grandin	\$69,161

### Listings of 10 Acres or More

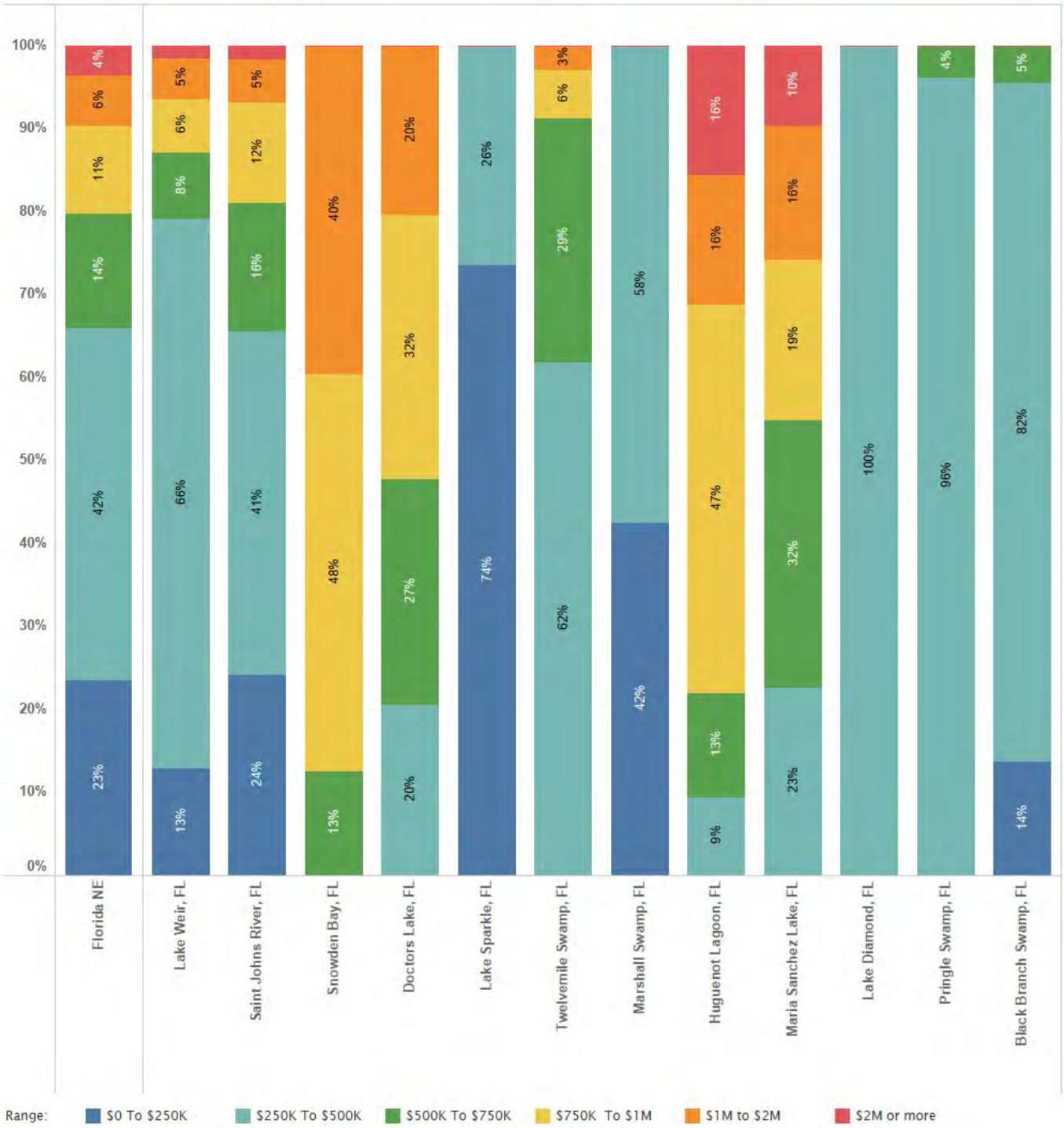
1. Halford Lake	\$23,799
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

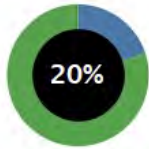
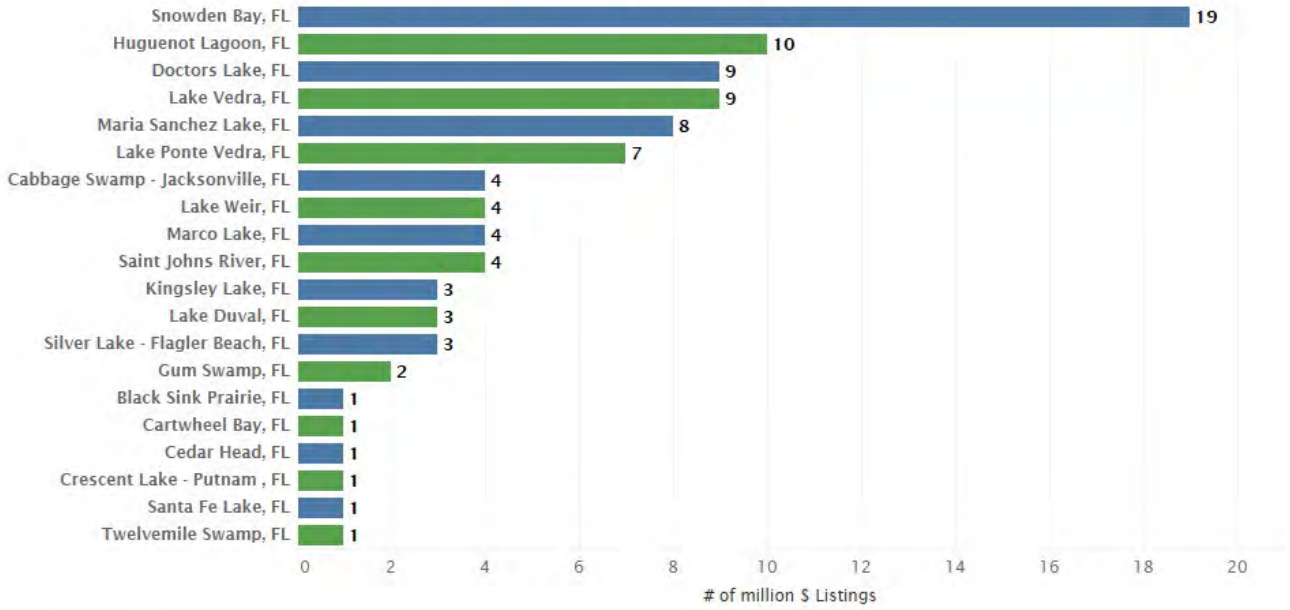
Price Breakdown by Percentage of Homes in the Florida NE Market 2024Q4





## Luxury Lake Real Estate in Florida NE

Where Are The Million-Dollar Listings? 2024Q4

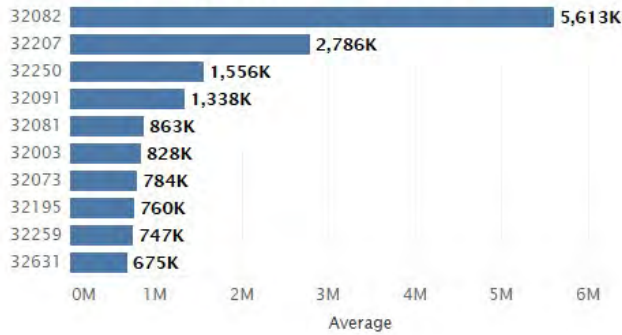


20% of \$1M+ Homes in Florida NE are on Snowden Bay

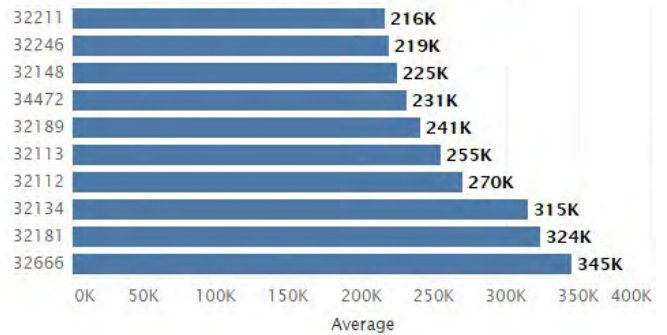
Total Number of \$1M+ Homes

95

Most Expensive ZIP Codes 2024Q4

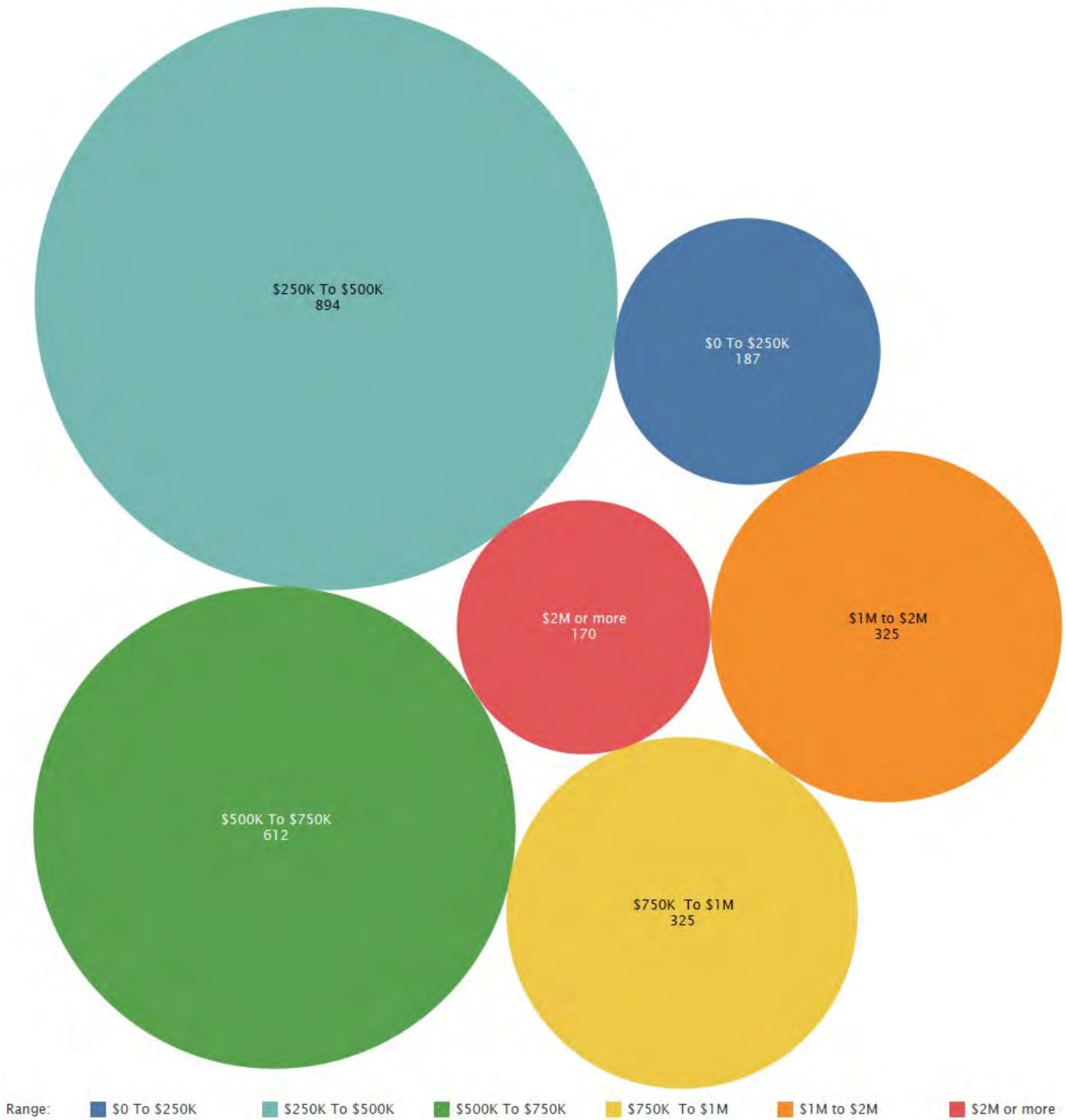


Most Affordable ZIP Codes 2024Q4



## GEORGIA

Price Breakdown by Number of Homes in the Georgia Market 2024Q4



# Georgia

The total Georgia market declined from \$3 billion in fall 2024 to \$2.7 billion resulting in a \$300 million decrease.

## Largest Markets

1. Lake Lanier	\$728,539,455	27.4%	6. Lake Blue Ridge	\$95,384,398	3.6%
2. Lake Oconee	\$515,585,254	19.4%	7. Chatuge Lake*	\$82,731,677	3.1%
3. Lake Hartwell*	\$274,568,468	10.3%	8. Lake Burton	\$60,308,857	2.3%
4. Lake Sinclair	\$140,757,722	5.3%	9. Jackson Lake	\$52,304,474	2.0%
5. Lake Allatoona	\$137,187,106	5.2%	10. Clarks Hill Lake*	\$49,003,235	1.8%

**Total Georgia Market:**

**\$2,656,679,381**

## Largest Home Markets

1. Lake Lanier	\$595,328,028	26.9%
2. Lake Oconee	\$448,535,655	20.3%
3. Lake Hartwell*	\$201,990,605	9.1%
4. Lake Sinclair	\$120,572,536	5.4%
5. Lake Allatoona	\$117,560,206	5.3%
6. Lake Blue Ridge	\$85,048,749	3.8%
7. Chatuge Lake*	\$61,066,678	2.8%
8. Lake Burton	\$54,557,762	2.5%
9. Jackson Lake	\$47,576,474	2.1%
10. Hickory Log Creek Reservoir	\$43,885,565	2.0%

**Total Georgia Home Market:**

**\$2,214,309,484**

## Largest Land Markets

1. Lake Lanier	\$133,211,427	30.1%
2. Lake Hartwell*	\$72,577,863	16.4%
3. Lake Oconee	\$67,049,599	15.2%
4. Chatuge Lake*	\$21,664,999	4.9%
5. Lake Sinclair	\$19,900,186	4.5%
6. Lake Allatoona	\$19,626,900	4.4%
7. Walter F. George Lake*	\$17,359,500	3.9%
8. Clarks Hill Lake*	\$16,567,075	3.7%
9. Lake Blue Ridge	\$10,335,649	2.3%
10. Lake Nottely	\$8,587,698	1.9%

**Total Georgia Land Market:**

**\$442,084,897**

24% of all homes listed on Lake Lanier are valued at \$1 million or more.

## Most Expensive Home Markets\*\*

1. Lake Blue Ridge	\$2,074,360
2. Windward Lake	\$1,668,575
3. Lake Burton	\$1,653,266
4. Lake Oconee	\$1,238,168
5. Lake Kedron	\$1,007,733

## Most Affordable Home Markets\*\*

1. Savannah River - Augusta	\$228,813
2. Norris Lake	\$312,664
3. High Falls Lake	\$346,415
4. Walter F. George Lake	\$409,340
5. Lake Tobesofkee	\$425,923

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

## Most Listings

1. Lake Lanier	884	18.9%	6. Lake Allatoona	217	4.6%
2. Lake Hartwell*	730	15.6%	7. Chatuge Lake*	202	4.3%
3. Lake Oconee	495	10.6%	8. Lake Nottely	150	3.2%
4. Lake Sinclair	313	6.7%	9. Big Canoe	134	2.9%
5. Clarks Hill Lake*	249	5.3%	10. Jackson Lake	126	2.7%

**Total Georgia Listings:**

**4,673**

## Most Homes Available

1. Lake Lanier	667	23.7%
2. Lake Oconee	363	12.9%
3. Lake Hartwell*	343	12.2%
4. Lake Sinclair	191	6.8%
5. Lake Allatoona	188	6.7%
6. Chatuge Lake*	88	3.1%
6. Jackson Lake	88	3.1%
8. Walter F. George Lake*	76	2.7%
9. Hickory Log Creek Reservoir	75	2.7%
10. Lake Arrowhead	74	2.6%

**Total Georgia Home Listings:**

**2,815**

## Most Land Available

1. Lake Hartwell*	387	20.8%
2. Lake Lanier	217	11.7%
3. Clarks Hill Lake*	190	10.2%
4. Lake Oconee	132	7.1%
5. Lake Sinclair	121	6.5%
6. Chatuge Lake*	114	6.1%
7. Lake Nottely	97	5.2%
8. Big Canoe	78	4.2%
9. Bent Tree	58	3.1%
10. Lake Tobesofkee	53	2.9%

**Total Georgia Land Listings:**

**1,857**

## Most Expensive Land Per Acre

### Listings of Less Than 10 Acres

1. Lake Blue Ridge	\$337,478
2. Lake Oconee	\$255,159
3. Lake Lanier	\$233,497
4. Lake Blackshear	\$201,706
5. Lake Allatoona	\$199,507
6. Lake Hartwell	\$177,406
7. Lake Tara	\$149,014
8. Lake Burton	\$126,035

### Listings of 10 Acres or More

1. Lake Lanier	\$74,992
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## Most Affordable Land per Acre

### Listings of Less Than 10 Acres

1. Richard B. Russell Lake	\$18,203
2. Bent Tree	\$24,223
3. Carters Lake	\$33,735
4. Lake Laceola	\$40,340
5. Clarks Hill Lake	\$41,588
6. Lake Nottely	\$54,046
7. Big Canoe	\$54,723
8. West Point Lake	\$59,889

### Listings of 10 Acres or More

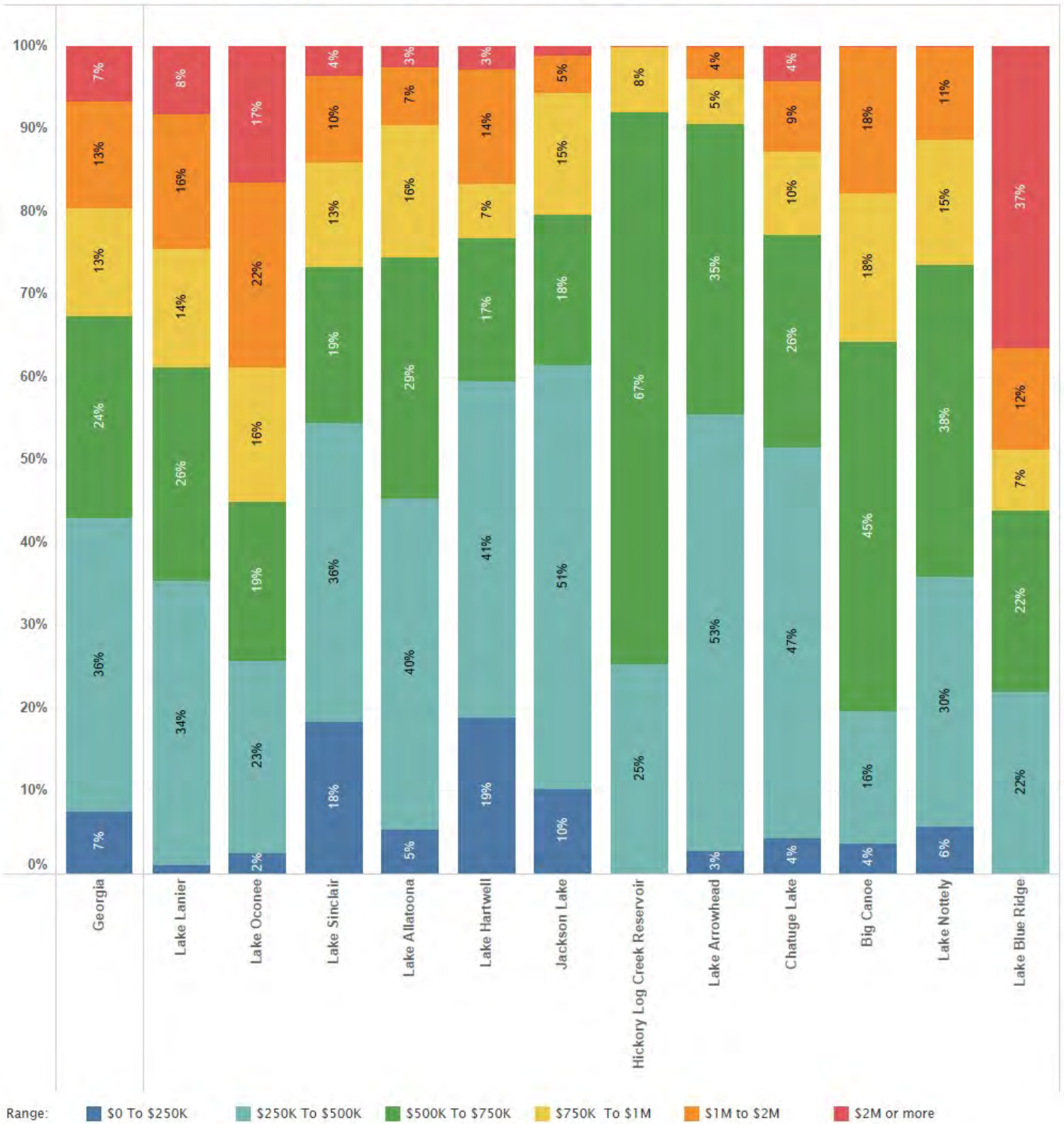
1. Richard B. Russell Lake	\$6,002
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

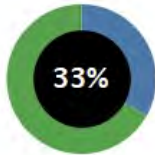
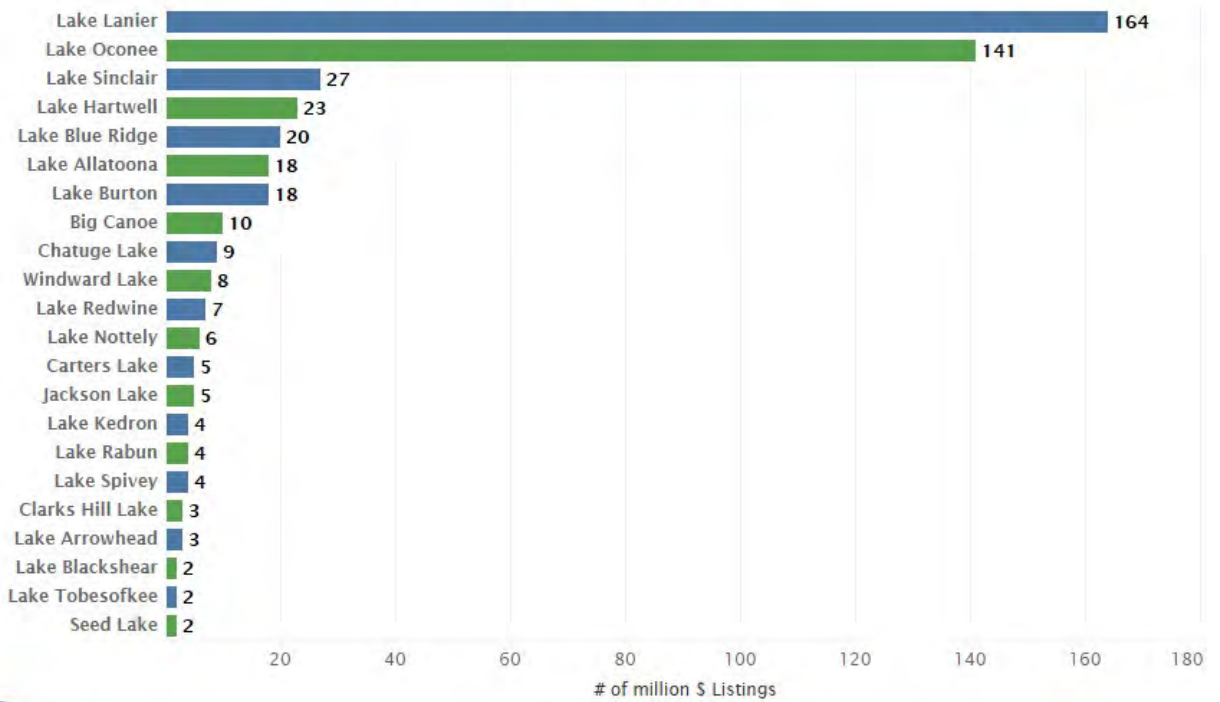
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Georgia Market 2024Q4



## Luxury Lake Real Estate in Georgia

### Where Are The Million-Dollar Listings? 2024Q4

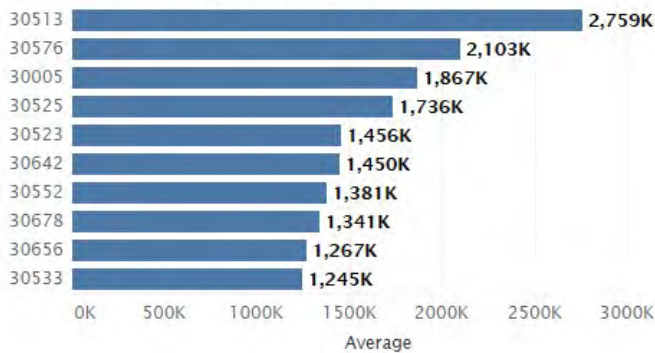


33% of \$1M+ Homes in Georgia are on Lake Lanier

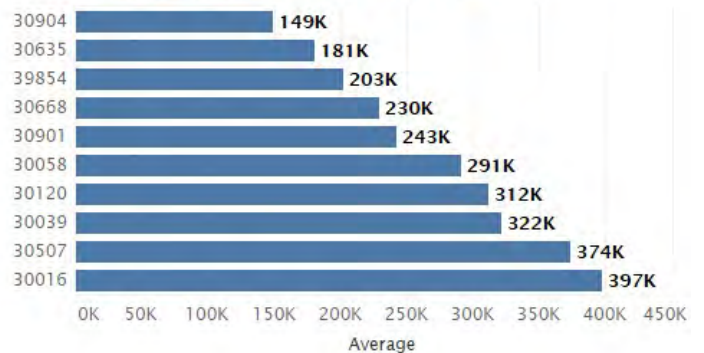
Total Number of \$1M+ Homes

495

### Most Expensive ZIP Codes 2024Q4



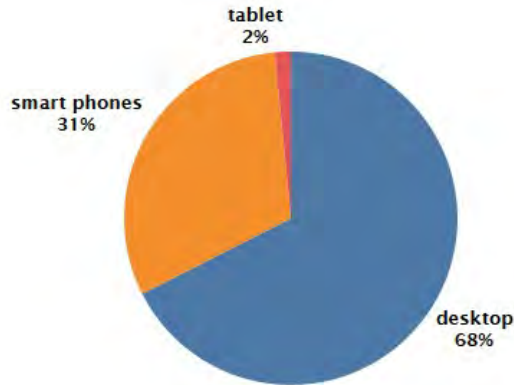
### Most Affordable ZIP Codes 2024Q4



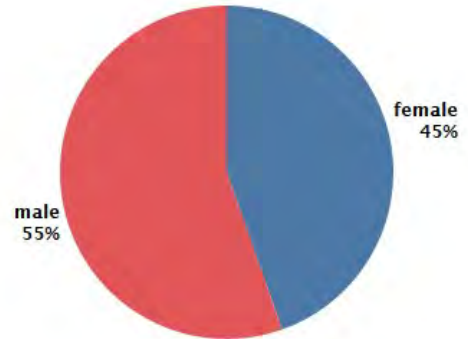
**LAKE HOMES**.COM  
**REALTY**

## Who's Shopping Georgia Lake Real Estate

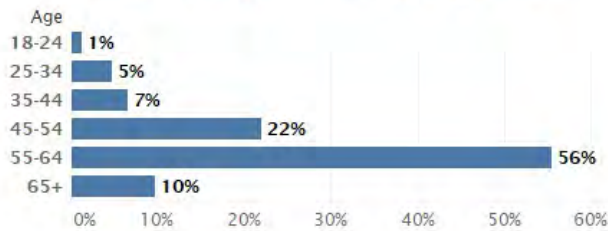
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Miami FL

is the Number 1 metro area outside of GA searching for GA lake property!

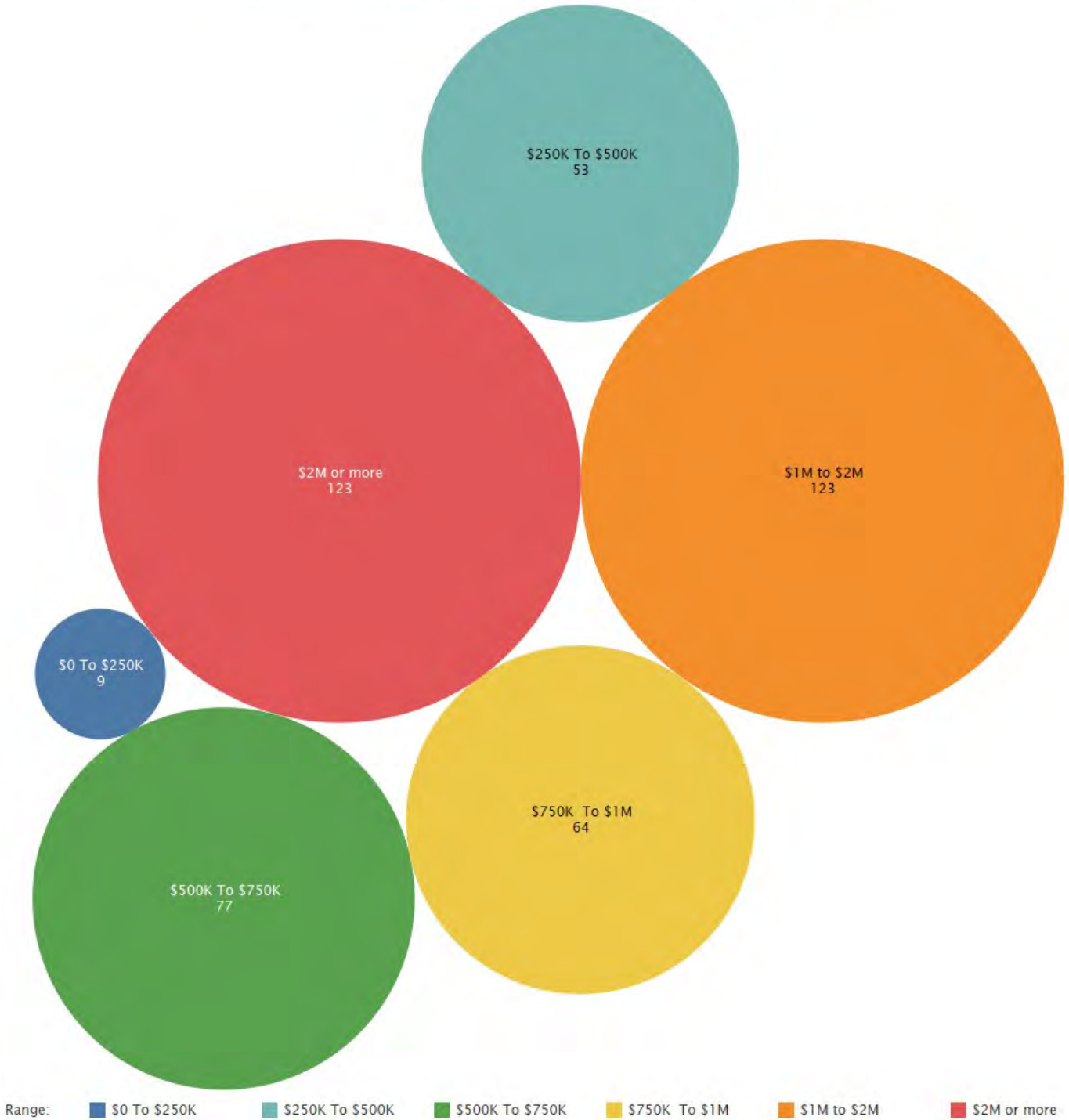
#### Number 2-10 metros are:

- Birmingham, AL
- Orlando, FL
- Jacksonville, FL
- Tampa, FL
- Davenport, FL
- Tallahassee, FL
- Ocala, FL
- Cape Coral, FL
- Jacksonville Beach, FL



## IDAHO

Price Breakdown by Number of Homes in the Idaho Market 2024Q4



**LAKE HOMES**  
**REALTY**



# Idaho

The total Idaho market declined from \$1.7 billion in fall 2024 to \$1 billion resulting in an \$700 million decrease.

## Largest Markets

1. Coeur d'Alene Lake	\$354,735,640	34.5%
2. Lake Pend Oreille	\$242,520,143	23.2%
3. Spokane River	\$91,612,185	8.9%
4. Pend Oreille River	\$77,790,930	7.4%
5. Payette Lake	\$66,653,547	6.5%

**Total Idaho Market: \$1,046,653,543**

## Most Listings

1. Coeur d'Alene Lake	240	30.4%
2. Lake Pend Oreille	185	23.1%
3. Pend Oreille River	71	8.9%
4. Lake Cascade	61	7.7%
5. Spokane River	42	5.3%

**Total Idaho Listings: 802**

## Largest Home Markets

1. Coeur d'Alene Lake	\$281,781,750	35.9%
2. Lake Pend Oreille	\$170,777,445	21.8%
3. Payette Lake	\$58,561,797	7.5%
4. Hayden Lake	\$58,503,500	7.5%
5. Pend Oreille River	\$58,211,930	7.4%

**Total Idaho Home Market: \$783,971,005**

## Most Homes Available

1. Coeur d'Alene Lake	128	28.5%
2. Lake Pend Oreille	88	19.6%
3. Pend Oreille River	40	8.9%
4. Spokane River	34	7.6%
5. Lake Cascade	30	6.7%

**Total Idaho Home Listings: 449**

## Largest Land Markets

1. Coeur d'Alene Lake	\$72,953,890	29.7%
2. Lake Pend Oreille	\$61,047,198	24.9%
3. Spokane River	\$38,854,900	15.8%
4. Lake Cascade	\$19,792,000	8.1%
5. Pend Oreille River	\$18,880,000	7.7%

**Total Idaho Land Market: \$245,323,138**

## Most Land Available

1. Coeur d'Alene Lake	112	32.9%
2. Lake Pend Oreille	88	25.9%
3. Lake Cascade	31	9.1%
4. Pend Oreille River	30	8.8%
5. Hayden Lake	14	4.1%

**Total Idaho Land Listings: 340**

## Most Expensive Home Markets\*\*

1. Payette Lake	\$2,342,472
2. Hayden Lake	\$2,340,140
3. Coeur d'Alene Lake	\$2,216,865
4. Lake Pend Oreille	\$1,996,170
5. Spokane River	\$1,641,200

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Payette Lake	\$1,128,714
2. Hayden Lake	\$546,100
3. Coeur d'Alene Lake	\$380,430
4. Lake Pend Oreille	\$343,834
5. Lake Cascade	\$231,497

### Listings of 10 Acres or More

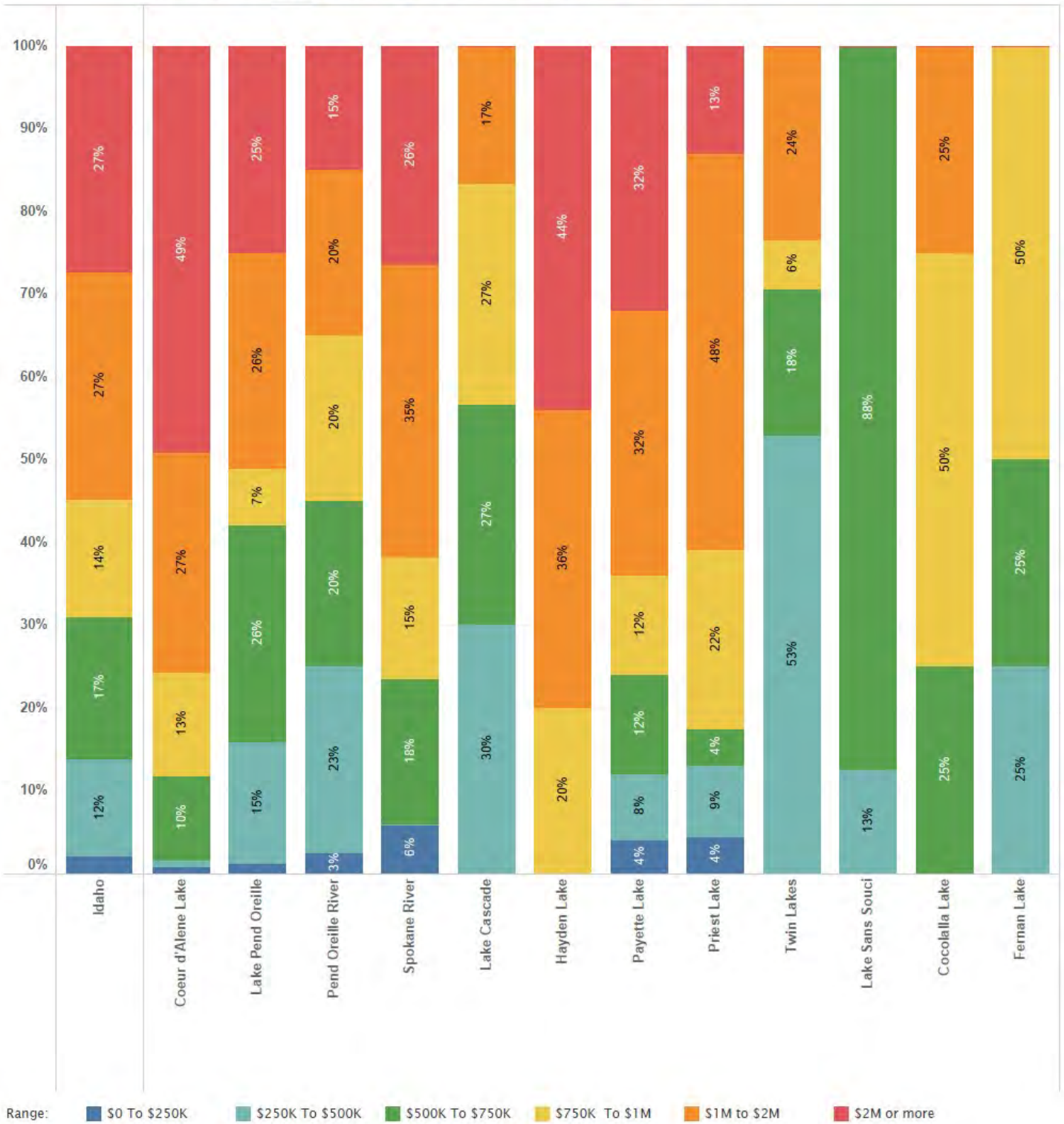
1. Coeur d'Alene Lake	\$64,439
2. Lake Pend Oreille	\$47,045
3. Chatcolet Lake	\$10,509

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

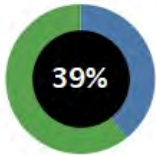
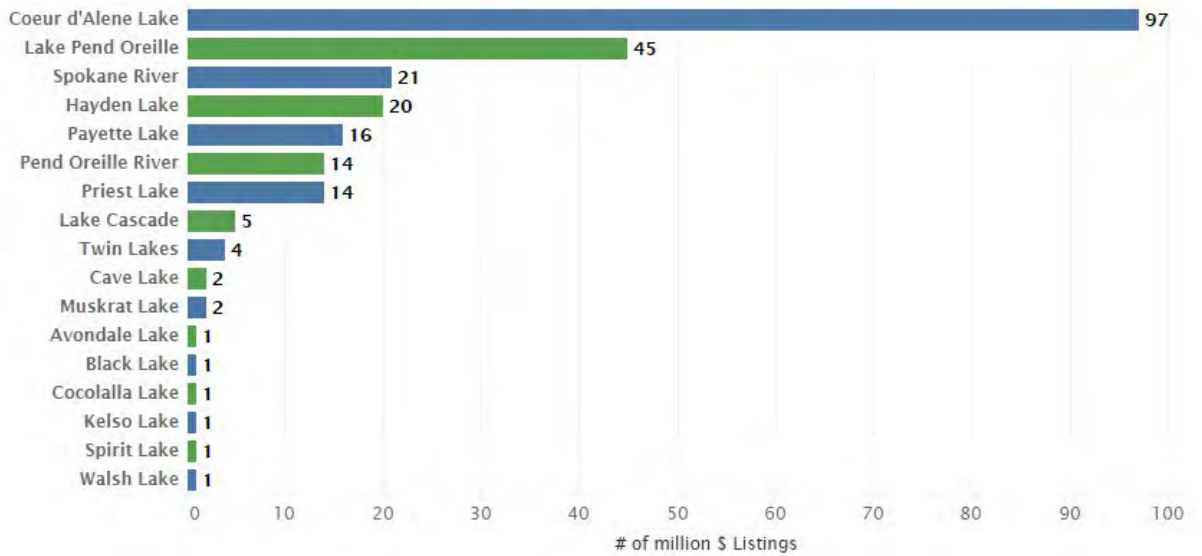
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Idaho Market 2024Q4



## Luxury Lake Real Estate in Idaho

### Where Are The Million-Dollar Listings? 2024Q4

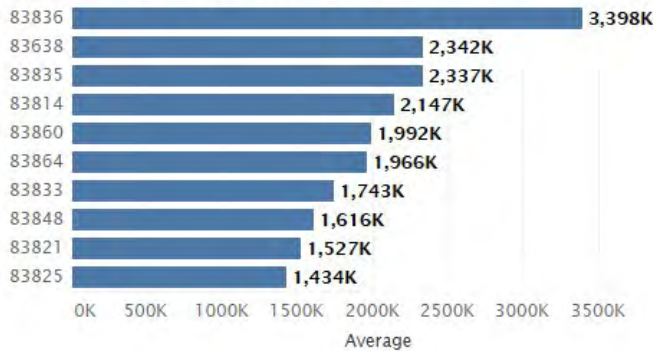


of \$1M+ Homes in Idaho are on Coeur d'Alene Lake

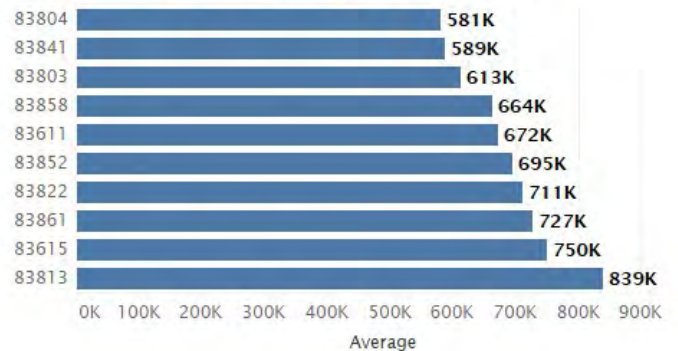
Total Number of \$1M+ Homes

246

### Most Expensive ZIP Codes 2024Q4

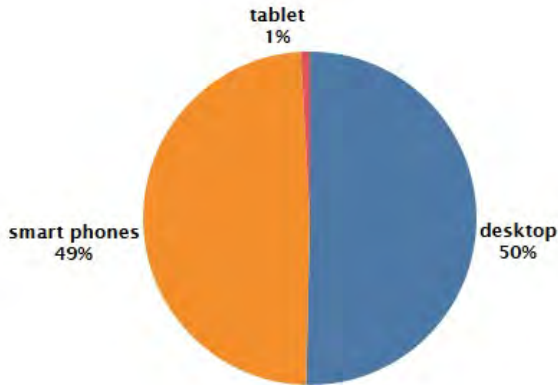


### Most Affordable ZIP Codes 2024Q4

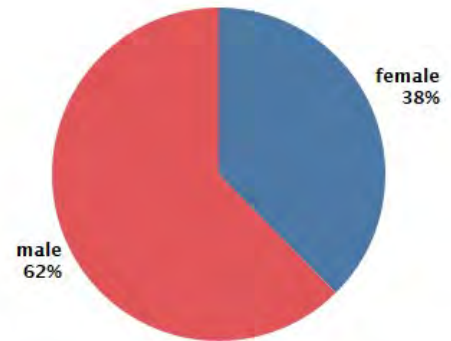


## Who's Shopping Idaho Lake Real Estate

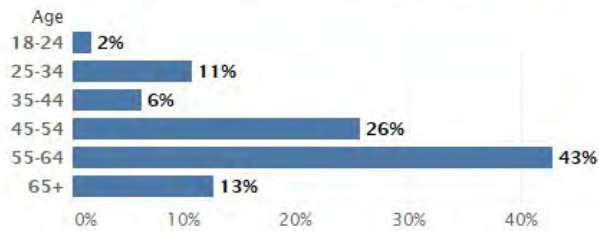
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of ID searching for ID lake property!

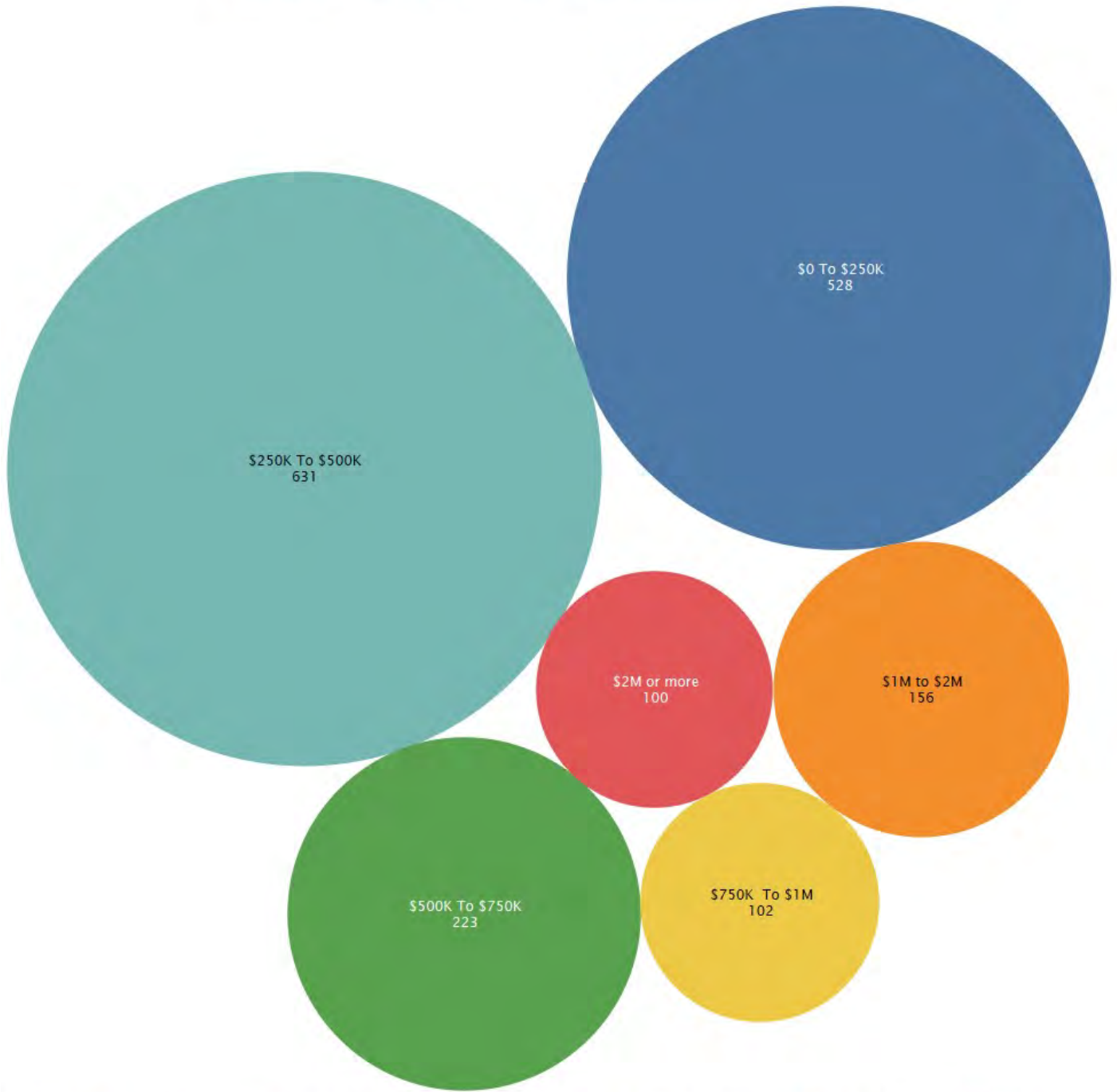
Number 2-10 metros are:

- Miami, FL
- Birmingham, AL
- Louisville, KY
- St. Petersburg, FL
- Altamonte Springs, FL
- Conyers, GA
- Des Moines, IA
- Fort Lauderdale, FL
- Jupiter, FL



## ILLINOIS

Price Breakdown by Number of Homes in the Illinois Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Illinois

The total Illinois market declined from \$1.6 billion in fall 2024 to \$1.3 billion resulting in a 14% decrease.

## Largest Markets

1. Lake Michigan	\$922,794,026	71.7%
2. Lake Charles	\$12,280,805	1.0%
3. Chain O'Lakes - Fox Lake	\$12,180,798	0.9%
4. Lake Sheree	\$11,679,799	1.0%
5. Lake Of Egypt	\$11,167,999	0.9%

**Total Illinois Market: \$1,287,119,998**

## Most Listings

1. Lake Michigan	1,039	48.6%
2. Lake Thunderbird	65	3.0%
3. Lake Decatur	45	2.1%
4. Lake Of Egypt	44	2.1%
5. Spoon Lake	41	1.9%

**Total Illinois Listings: 2,138**

## Largest Home Markets

1. Lake Michigan	\$903,445,952	73.6%
2. Lake Charles	\$12,280,805	1.0%
3. Chain O'Lakes - Fox Lake	\$12,055,798	1.0%
4. Lake Sheree	\$11,679,799	1.0%
5. Quarry Lake	\$10,620,999	0.9%

**Total Illinois Home Market: \$1,227,123,382**

## Most Homes Available

1. Lake Michigan	1,007	57.7%
2. Lake Decatur	31	1.8%
3. Wonder Lake	19	1.1%
4. Chain O'Lakes - Fox Lake	18	1.0%
4. Chain O'Lakes - Pistakee Lake	18	1.0%

**Total Illinois Home Listings: 1,745**

## Largest Land Markets

1. Lake Michigan	\$19,348,074	32.2%
2. Chain O'Lakes - Dunns Lake	\$4,800,000	8.0%
3. Peoria Lake	\$2,705,000	4.5%
4. Historic Hills Pond	\$2,394,800	4.0%
5. Keene Lake	\$1,899,900	3.2%

**Total Illinois Land Market: \$59,996,616**

## Most Land Available

1. Lake Thunderbird	52	13.2%
2. Spoon Lake	35	8.9%
3. Lake Michigan	32	8.1%
4. Lake Of Egypt	26	6.6%
5. Lake Wildwood	17	4.3%

**Total Illinois Land Listings: 393**

## Most Expensive Home Markets\*\*

1. Lake Michigan	\$897,166
2. Lake Sara	\$756,518
3. Chain O'Lakes - Fox Lake	\$669,767
4. Baker Lake	\$601,494
5. Lake Of Egypt	\$531,072

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Beyers Lake	\$82,263
2. Lake Thunderbird	\$74,985
3. Lake Decatur	\$69,837
4. Lake Of Egypt	\$56,740
5. Lost Lake	\$22,064

### Listings of 10 Acres or More

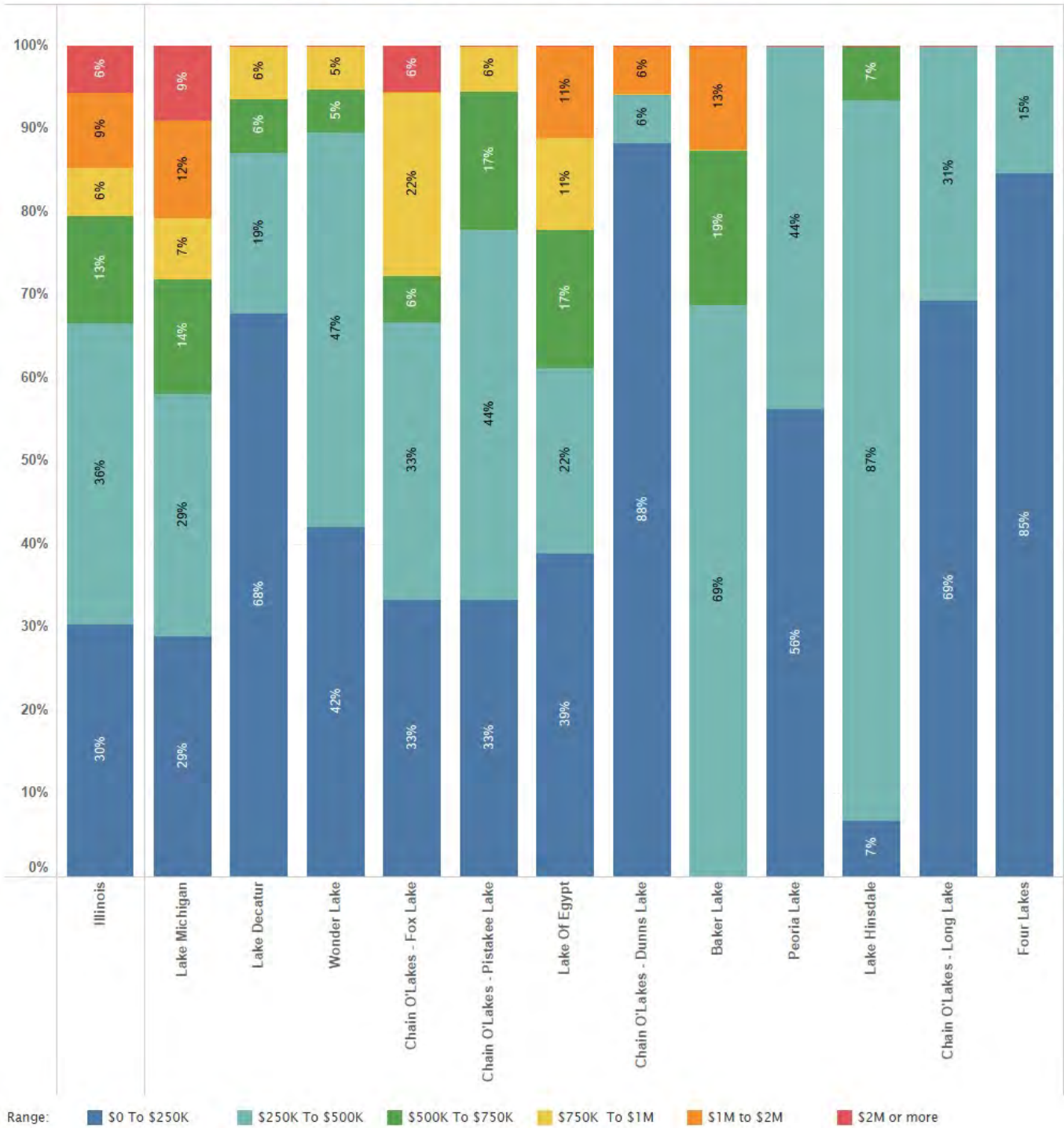
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

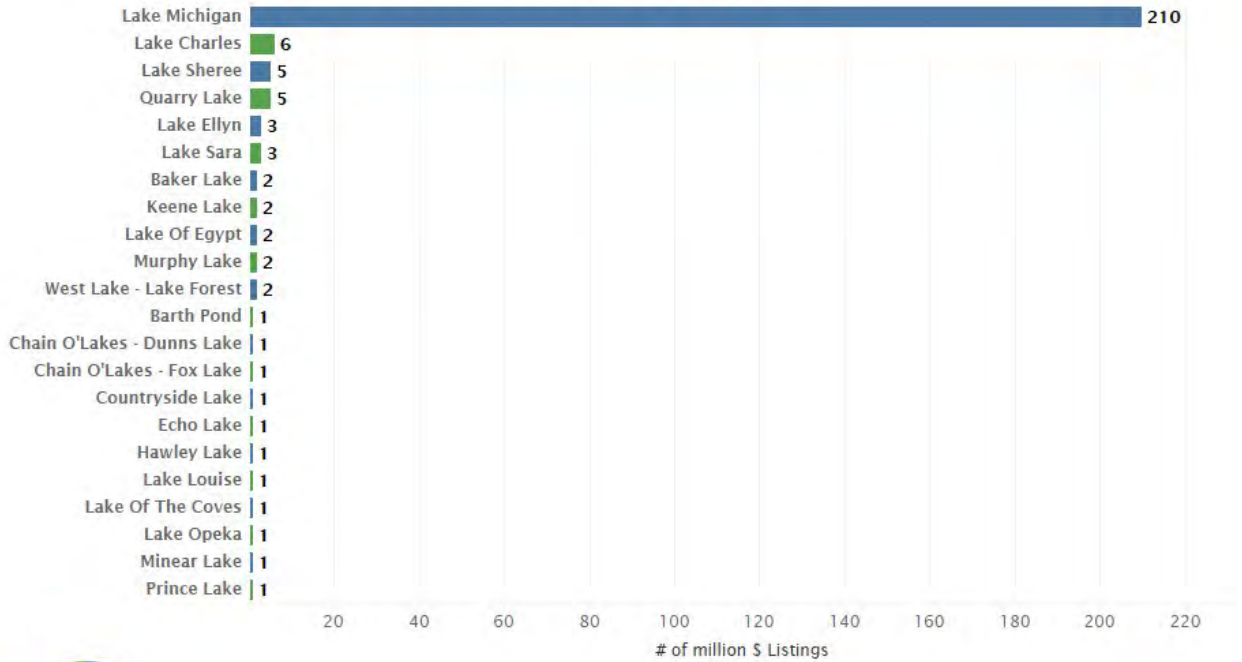
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Illinois Market 2024Q4



## Luxury Lake Real Estate in Illinois

### Where Are The Million-Dollar Listings? 2024Q4

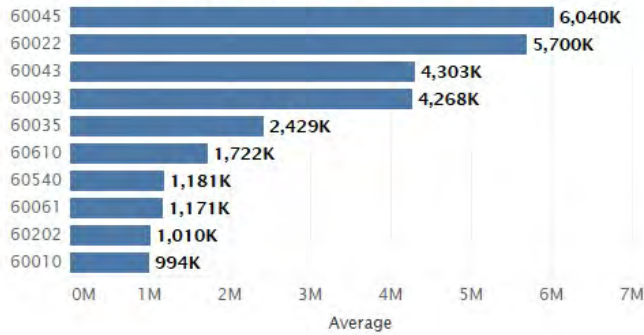


of \$1M+ Homes in Illinois are on Lake Michigan

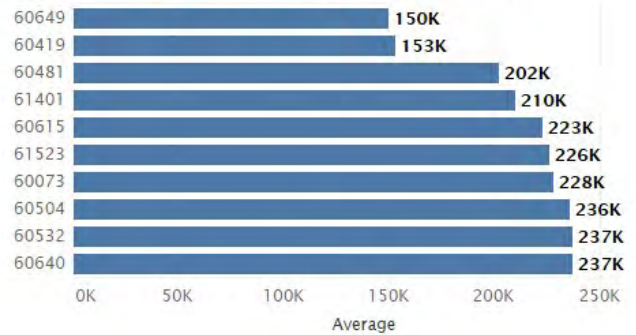
Total Number of \$1M+ Homes

256

### Most Expensive ZIP Codes 2024Q4



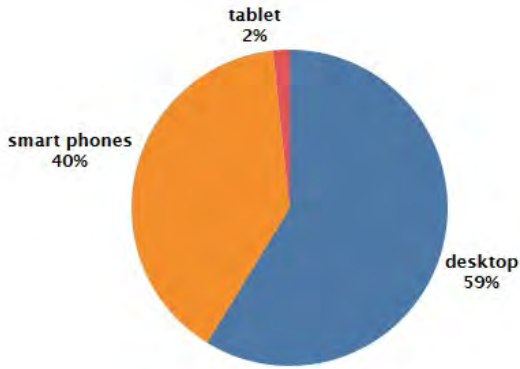
### Most Affordable ZIP Codes 2024Q4



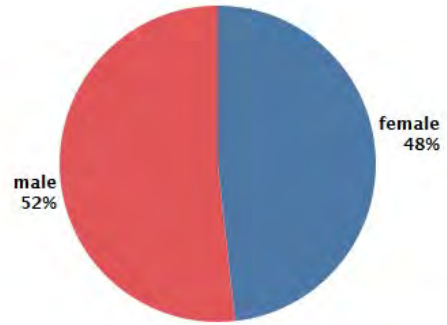


## Who's Shopping Illinois Lake Real Estate

How are shoppers connecting 2024Q4



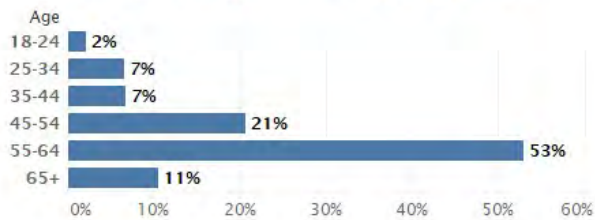
Male/Female Visitors 2024Q4



### St. Louis MO

is the Number 1 metro area outside of IL searching for IL lake property!

What Age Groups are Shopping 2024Q4



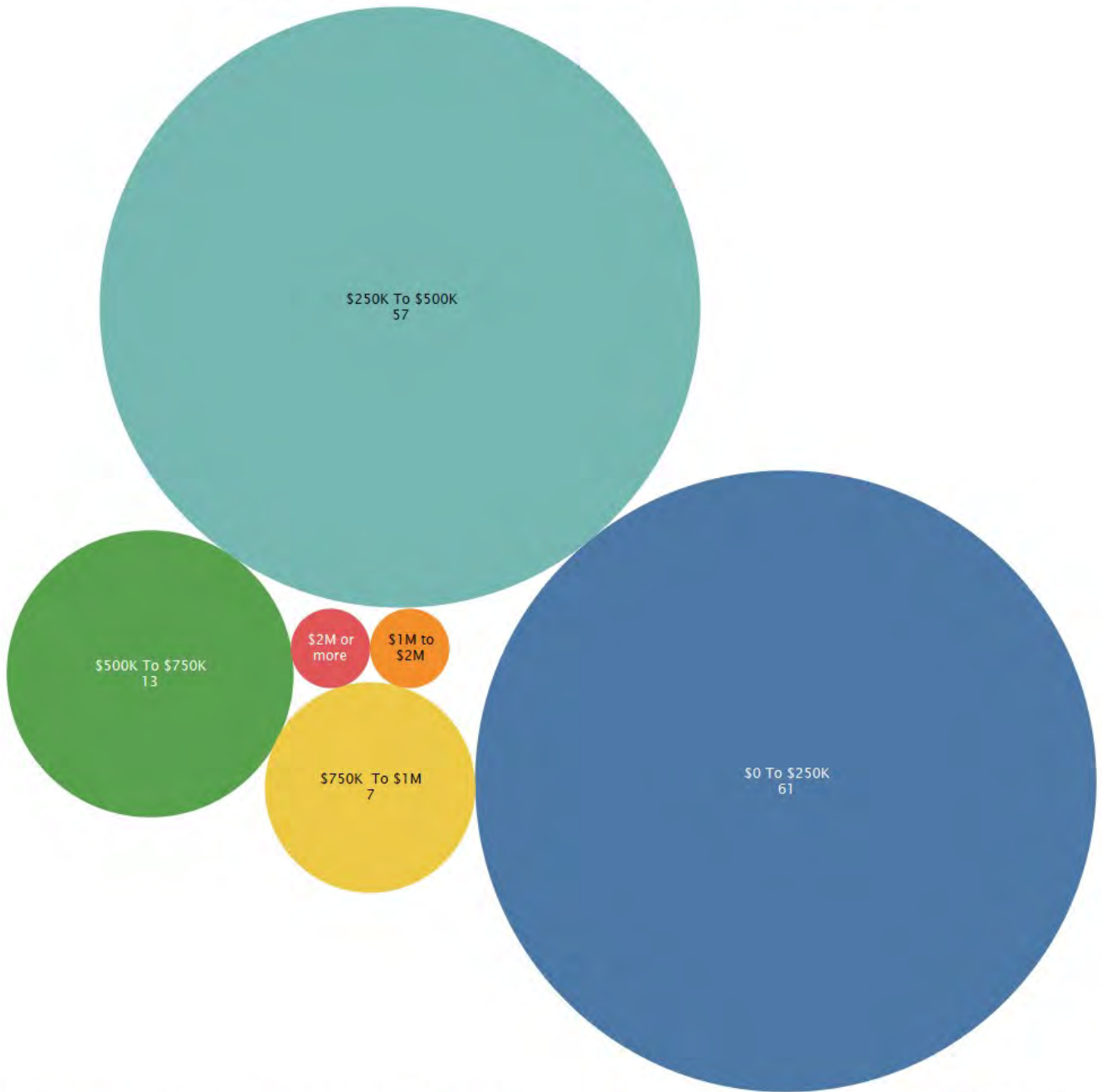
#### Number 2-10 metros are:

- Milwaukee, WI
- Minneapolis, MN
- Indianapolis, IN
- Kansas City, MO
- Boston, MA
- Pawnee City, NE
- Hammond, IN
- Eau Claire, WI
- Marinette, WI



## CHAINOLAKES

Price Breakdown by Number of Homes in the ChainOLakes Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Chain O' Lakes

The total Chain O' Lakes market declined from \$64 million in fall 2024 to \$58 million resulting in a 9% decrease.

## Largest Markets

1. Chain O'Lakes - Fox Lake	\$12,180,798	21.0%
2. Chain O'Lakes - Dunns Lake	\$8,474,400	14.6%
3. Chain O'Lakes - Pistakee Lake	\$6,978,500	12.0%
4. Chain O'Lakes - Lake Marie	\$3,327,900	5.7%
5. Chain O'Lakes - Lake Catherine	\$3,318,600	5.7%

**Total ChainOLakes Market: \$58,049,326**

## Most Listings

1. Chain O'Lakes - Pistakee Lake	24	13.0%
2. Chain O'Lakes - Fox Lake	20	10.9%
3. Chain O'Lakes - Dunns Lake	18	9.8%
3. Chain O'Lakes - Long Lake	18	9.8%
5. Chain O'Lakes - Nippersink Lake	14	7.6%

**Total ChainOLakes Listings: 184**

## Largest Home Markets

1. Chain O'Lakes - Fox Lake	\$12,055,798	24.3%
2. Chain O'Lakes - Pistakee Lake	\$6,482,150	13.1%
3. Chain O'Lakes - Dunns Lake	\$3,674,400	7.4%
4. Chain O'Lakes - Lake Catherine	\$3,274,600	6.6%
5. Lake Antioch	\$3,029,799	6.1%

**Total ChainOLakes Home Market: \$49,569,746**

## Most Homes Available

1. Chain O'Lakes - Fox Lake	18	12.9%
1. Chain O'Lakes - Pistakee Lake	18	12.9%
3. Chain O'Lakes - Dunns Lake	17	12.1%
4. Chain O'Lakes - Long Lake	13	9.3%
5. Chain O'Lakes - Channel Lake	10	7.1%

**Total ChainOLakes Home Listings: 140**

## Largest Land Markets

1. Chain O'Lakes - Dunns Lake	\$4,800,000	56.6%
2. Chain O'Lakes - Bluff Lake	\$797,900	9.4%
3. Chain O'Lakes - Lake Marie	\$793,000	9.4%
4. Chain O'Lakes - Pistakee Lake	\$496,350	5.9%
5. Chain O'Lakes - Long Lake	\$455,700	5.4%

**Total ChainOLakes Land Market: \$8,479,580**

## Most Land Available

1. Chain O'Lakes - Grass Lake	9	20.5%
2. Chain O'Lakes - Pistakee Lake	6	13.6%
3. Chain O'Lakes - Bluff Lake	5	11.4%
3. Chain O'Lakes - Long Lake	5	11.4%
5. Chain O'Lakes - Lake Marie	4	9.1%

**Total ChainOLakes Land Listings: 44**

## Most Expensive Home Markets\*\*

1. Chain O'Lakes - Fox Lake, IL	\$669,767
2. Chain O'Lakes - Pistakee Lake, IL	\$360,119
3. Chain O'Lakes - Nippersink Lake, IL	\$276,370
4. Chain O'Lakes - Channel Lake, IL	\$231,350
5. Chain O'Lakes - Long Lake, IL	\$217,323

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

\*\*\*

### Listings of 10 Acres or More

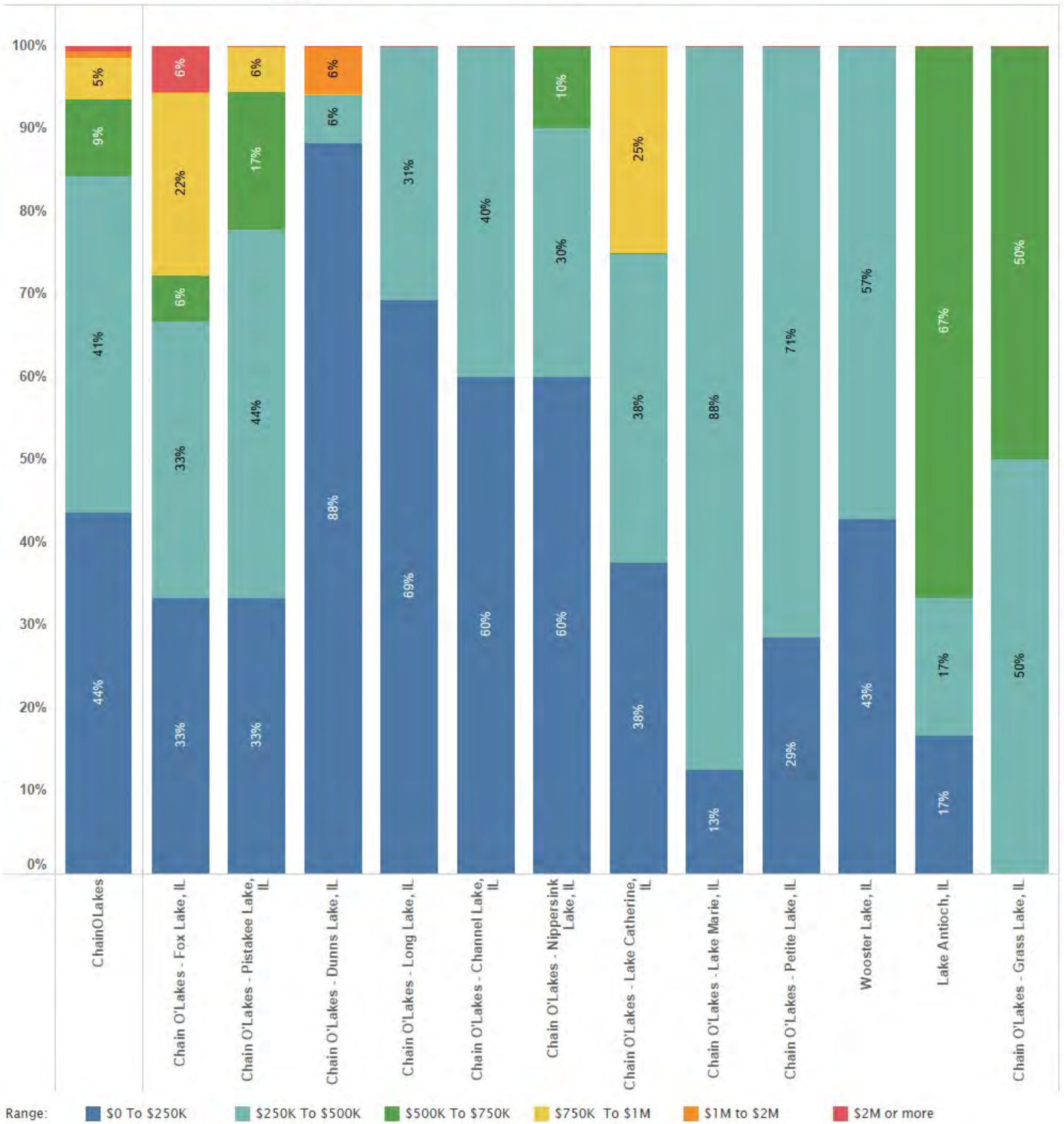
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

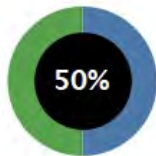
Price Breakdown by Percentage of Homes in the ChainOLakes Market 2024Q4





## Luxury Lake Real Estate in ChainOLakes

### Where Are The Million-Dollar Listings? 2024Q4

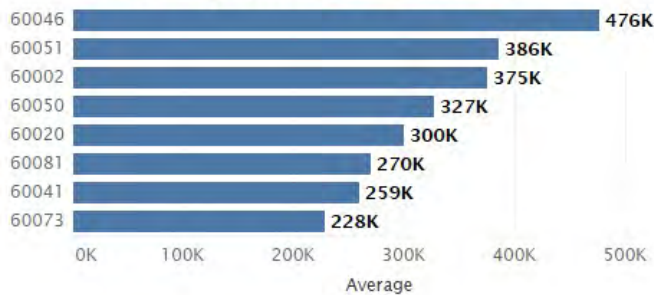


50% of \$1M+ Homes in ChainOLakes are on Chain O'Lakes - Dunns Lake

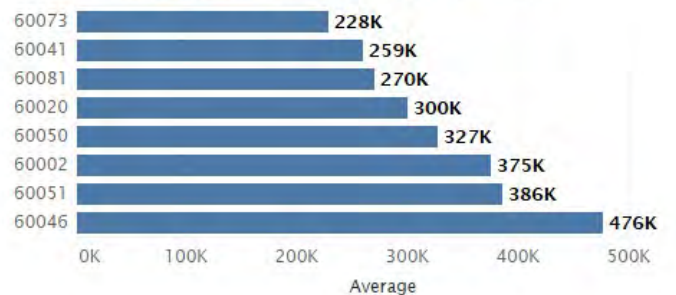
Total Number of \$1M+ Homes

2

### Most Expensive ZIP Codes 2024Q4

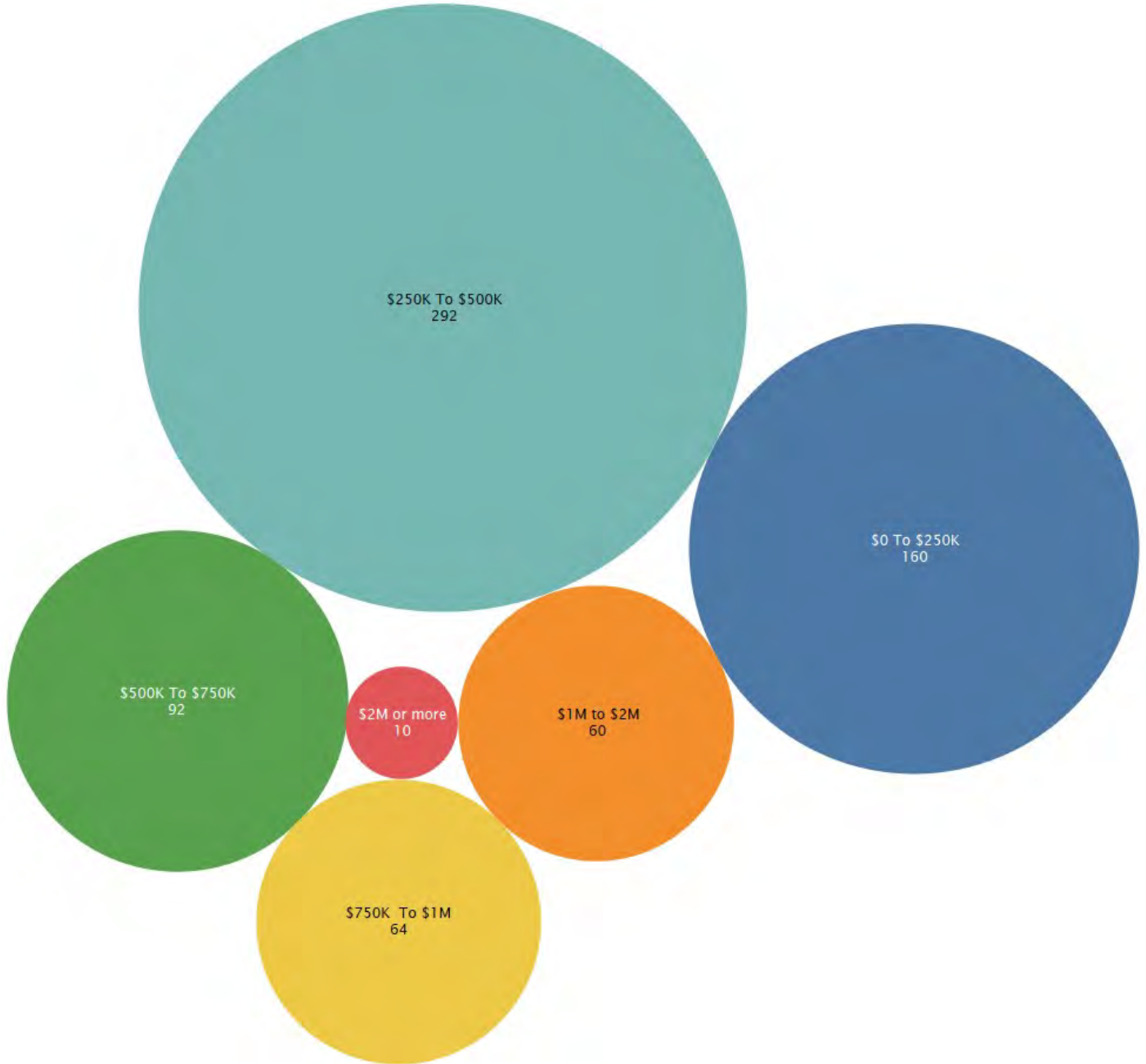


### Most Affordable ZIP Codes 2024Q4



## INDIANA

Price Breakdown by Number of Homes in the Indiana Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Indiana

The total Indiana market declined from \$473 million in fall 2024 to \$388 million resulting in a \$185 million decrease.

## Largest Markets

1. Lake Michigan	\$50,513,998	13.0%
2. Geist Reservoir	\$32,049,799	8.3%
3. Lake Wawasee	\$23,398,799	6.0%
4. Crooked Lake	\$18,648,400	4.8%
5. Morse Reservoir	\$14,076,748	3.6%

**Total Indiana Market: \$387,546,108**

## Most Listings

1. Lake Michigan	133	14.2%
2. Geist Reservoir	39	4.2%
3. Lake Wawasee	36	3.8%
4. Heritage Lake	32	3.4%
5. Big Turkey Lake	30	3.2%

**Total Indiana Listings: 936**

## Largest Home Markets

1. Lake Michigan	\$38,847,099	11.1%
2. Geist Reservoir	\$31,192,899	8.9%
3. Lake Wawasee	\$21,753,799	6.2%
4. Crooked Lake	\$18,473,400	5.3%
5. Morse Reservoir	\$13,929,248	4.0%

**Total Indiana Home Market: \$350,375,404**

## Most Homes Available

1. Lake Michigan	75	11.1%
2. Geist Reservoir	37	5.5%
3. Lake Wawasee	31	4.6%
4. Morse Reservoir	29	4.3%
5. Heritage Lake	25	3.7%

**Total Indiana Home Listings: 678**

## Largest Land Markets

1. Lake Michigan	\$11,666,899	31.4%
2. Snow Lake	\$2,500,000	6.7%
3. Cedar Lake	\$1,991,800	5.4%
4. Big Turkey Lake	\$1,709,900	4.6%
5. Lake Wawasee	\$1,645,000	4.4%

**Total Indiana Land Market: \$37,170,704**

## Most Land Available

1. Lake Michigan	58	22.5%
2. Big Turkey Lake	27	10.5%
3. Cedar Lake	14	5.4%
4. Bischoff Reservoir	10	3.9%
5. Sweetwater Lake	9	3.5%

**Total Indiana Land Listings: 258**

## Most Expensive Home Markets\*\*

1. Geist Reservoir	\$843,051
2. Hamilton Lake	\$837,050
3. Tipton Lakes	\$820,806
4. Crooked Lake	\$803,191
5. Lake Wawasee	\$701,735

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Lake Michigan	\$409,774
2. Big Turkey Lake	\$326,504
3. Cedar Lake	\$256,062
4. Bischoff Reservoir	\$113,921

### Listings of 10 Acres or More

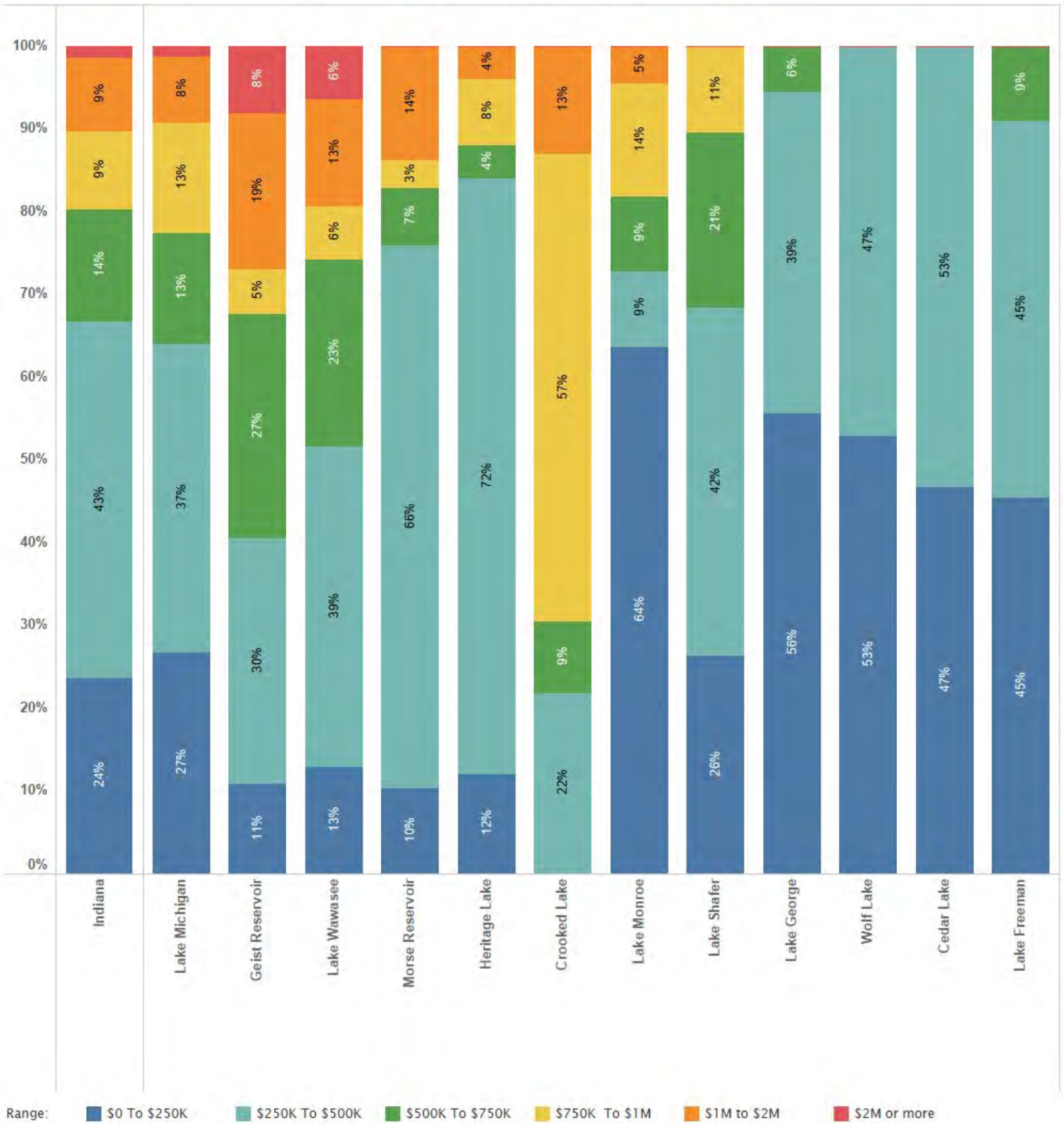
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

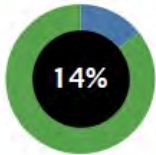
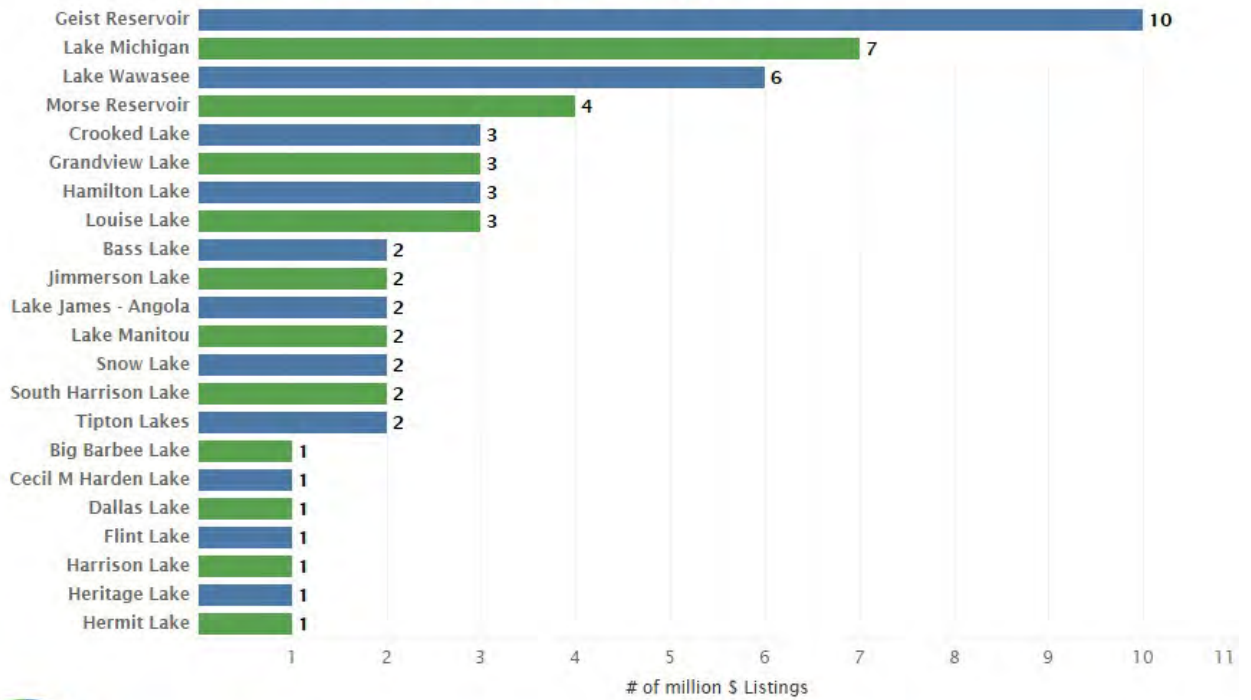
Price Breakdown by Percentage of Homes in the Indiana Market 2024Q4





## Luxury Lake Real Estate in Indiana

### Where Are The Million-Dollar Listings? 2024Q4

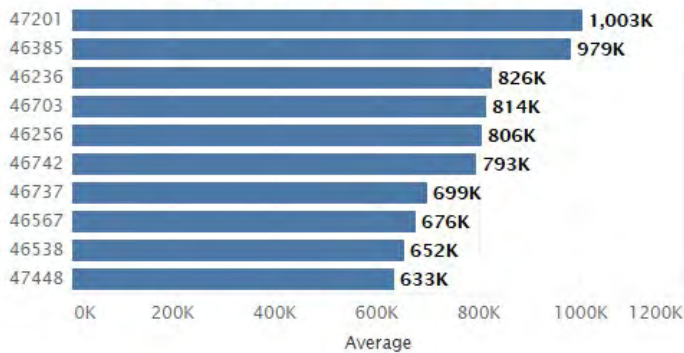


14% of \$1M+ Homes in Indiana are on Geist Reservoir

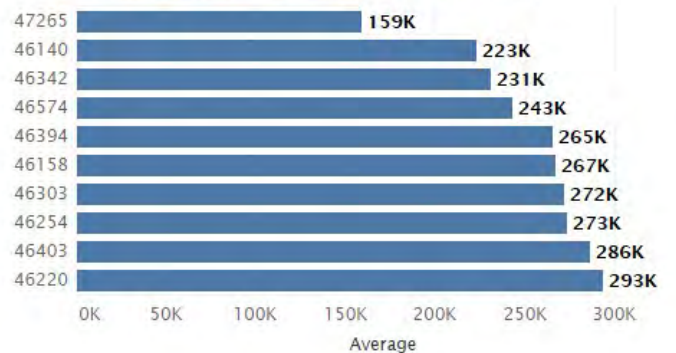
Total Number of \$1M+ Homes

70

### Most Expensive ZIP Codes 2024Q4



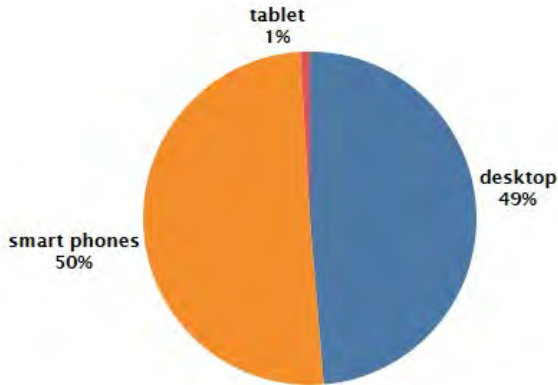
### Most Affordable ZIP Codes 2024Q4



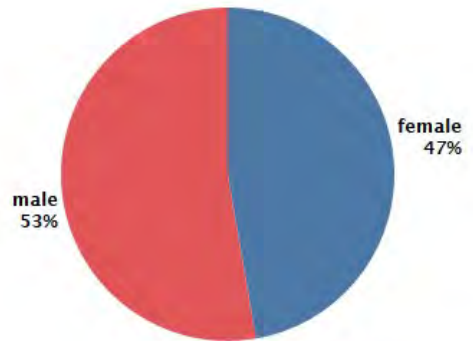
**LAKE HOMES**.com  
**REALTY**

## Who's Shopping Indiana Lake Real Estate

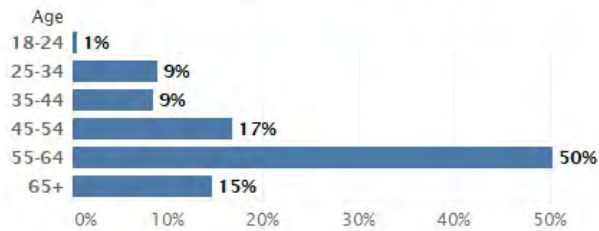
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of IN searching for IN lake property!

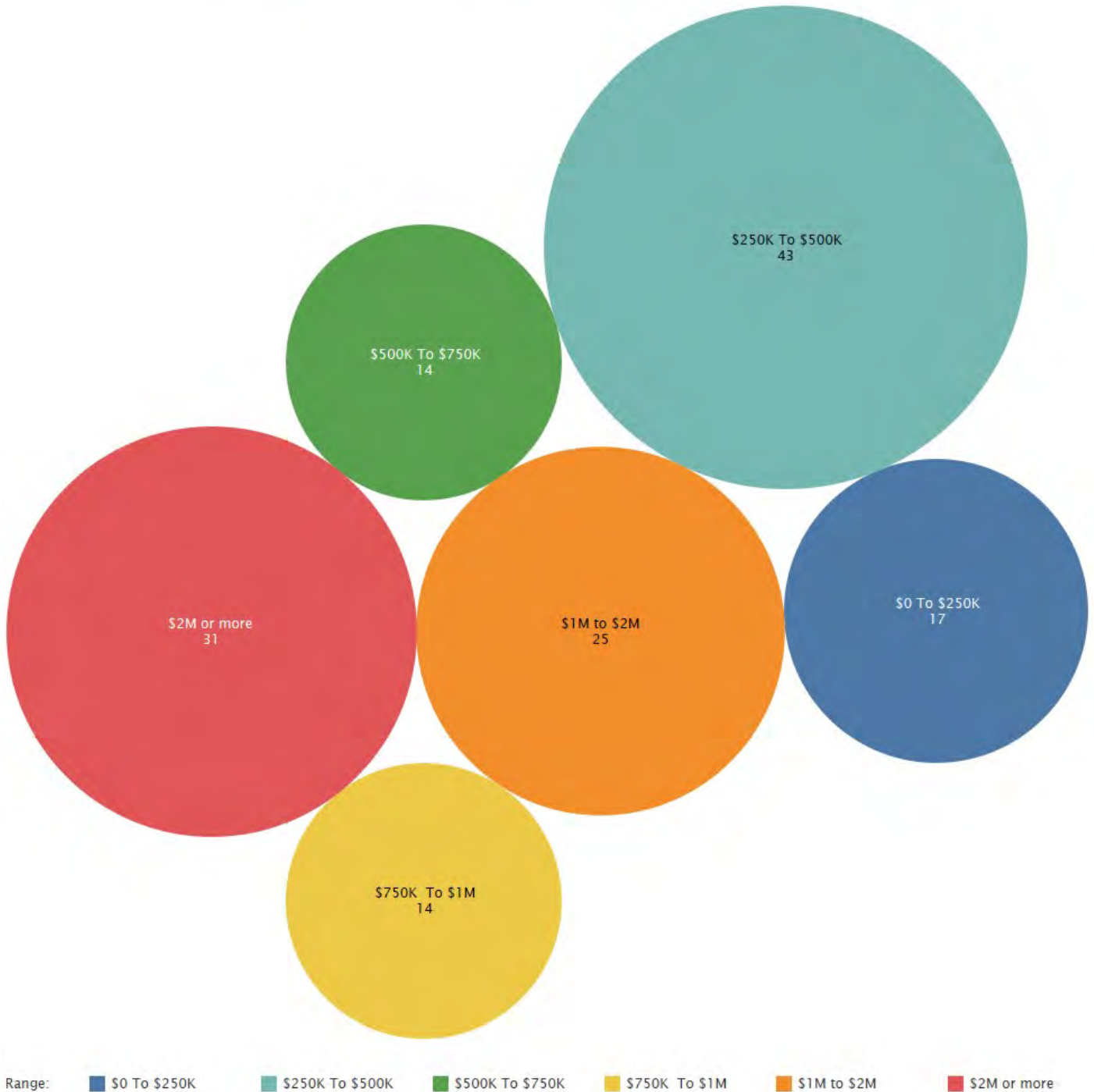
Number 2-10 metros are:

- Boston, MA
- Joliet, IL
- Oak Lawn, IL
- New Lenox, IL
- Orland Park, IL
- St. Louis, MO
- Naperville, IL
- Annapolis, MD
- Keene, NH



## IOWA

Price Breakdown by Number of Homes in the Iowa Market 2024Q4



**LAKE HOMES**  
**REALTY**

# Iowa

The total Iowa market declined from \$197 million in fall 2024 to \$172 million resulting in a \$25 million decrease.

## Largest Markets

1. West Okoboji Lake	\$106,366,301	63.8%
2. East Okoboji Lake	\$29,899,999	17.9%
3. Sun Valley Lake	\$8,988,100	5.2%
4. Big Spirit Lake	\$7,610,000	4.6%
5. Lake Ponderosa	\$5,276,000	3.1%

**Total Iowa Market: \$171,790,211**

## Most Listings

1. West Okoboji Lake	55	37.7%
2. East Okoboji Lake	53	36.3%
3. Sun Valley Lake	24	14.0%
4. Lake Ponderosa	10	5.8%
5. Holiday Lake	9	5.3%

**Total Iowa Listings: 171**

## Largest Home Markets

1. West Okoboji Lake	\$106,366,301	63.8%
2. East Okoboji Lake	\$29,899,999	17.9%
3. Big Spirit Lake	\$7,610,000	4.6%
4. Sun Valley Lake	\$7,010,400	4.2%
5. Lake Ponderosa	\$4,566,000	2.7%

**Total Iowa Home Market: \$166,600,711**

## Most Homes Available

1. West Okoboji Lake	55	37.7%
2. East Okoboji Lake	53	36.3%
3. Sun Valley Lake	8	5.5%
4. Big Spirit Lake	6	4.1%
4. Holiday Lake	6	4.1%

**Total Iowa Home Listings: 146**

## Largest Land Markets

1. Sun Valley Lake	\$1,977,700	38.1%
2. Clear Lake	\$1,900,000	36.6%
3. Lake Ponderosa	\$710,000	13.7%
4. Holiday Lake	\$376,900	7.3%
5. Silver Lake	\$224,900	4.3%

**Total Iowa Land Market: \$5,189,500**

## Most Land Available

1. Sun Valley Lake	16	64.0%
2. Lake Ponderosa	4	16.0%
3. Holiday Lake	3	12.0%
4. Clear Lake	1	4.0%
4. Silver Lake	1	4.0%

**Total Iowa Land Listings: 25**

## Most Expensive Home Markets\*\*

1. West Okoboji Lake	\$1,933,933
2. East Okoboji Lake	\$564,151

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Sun Valley Lake	\$271,058
--------------------	-----------

### Listings of 10 Acres or More

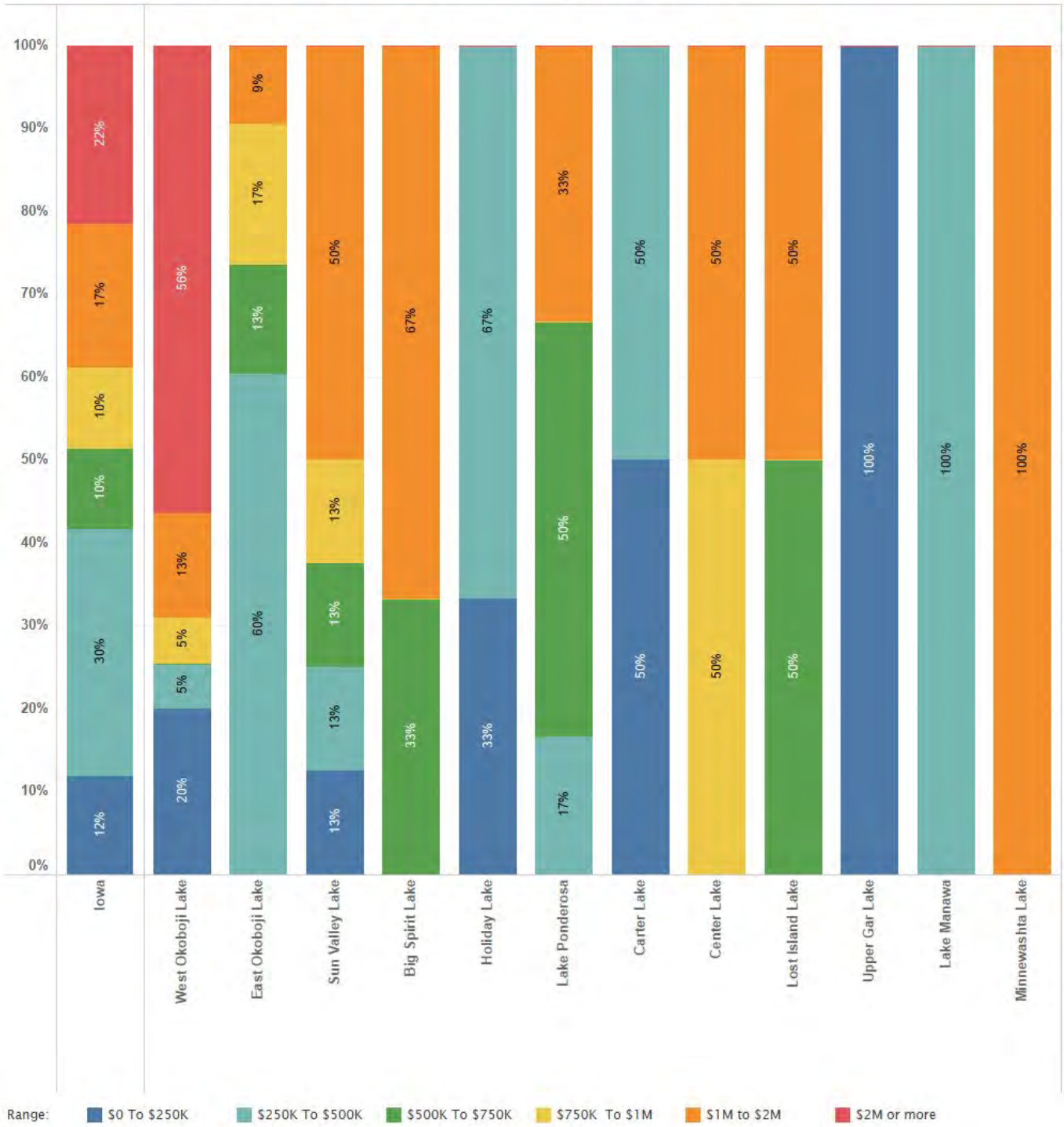
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

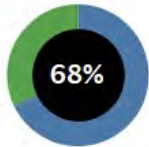
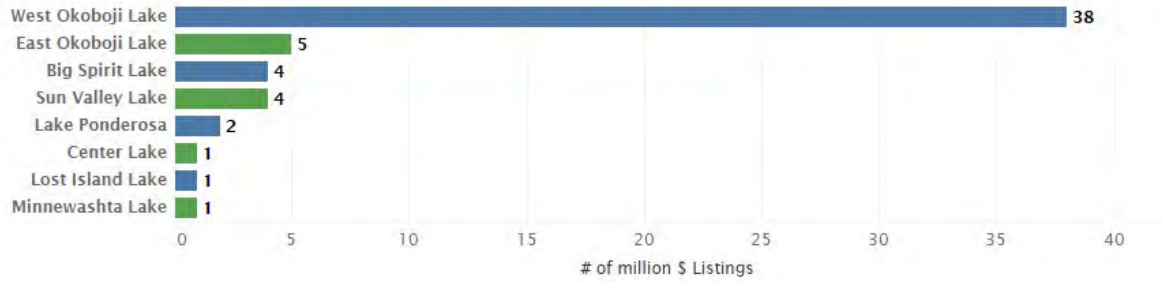
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Iowa Market 2024Q4



## Luxury Lake Real Estate in Iowa

Where Are The Million-Dollar Listings? 2024Q4

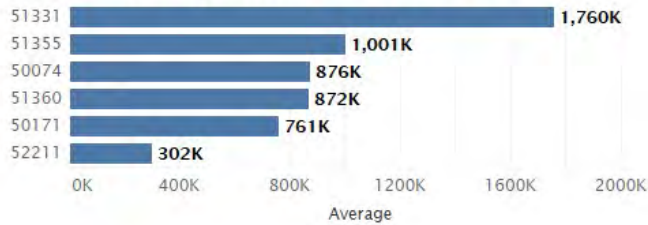


of \$1M+ Homes in Iowa are on West Okoboji Lake

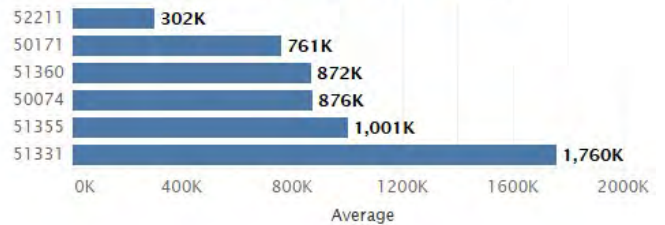
Total Number of \$1M+ Homes

56

Most Expensive ZIP Codes 2024Q4

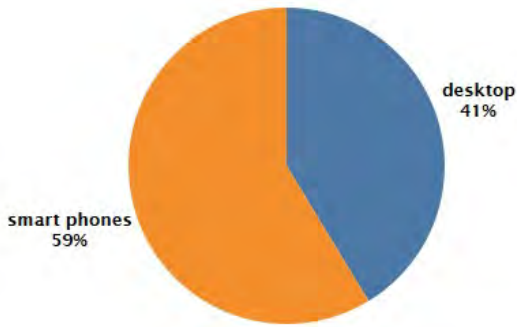


Most Affordable ZIP Codes 2024Q4

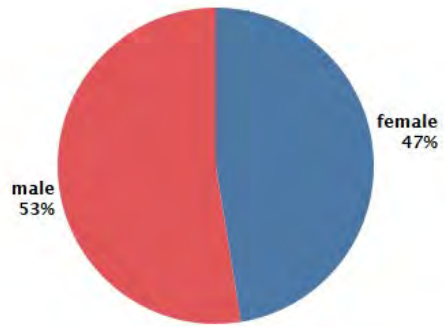


## Who's Shopping Iowa Lake Real Estate

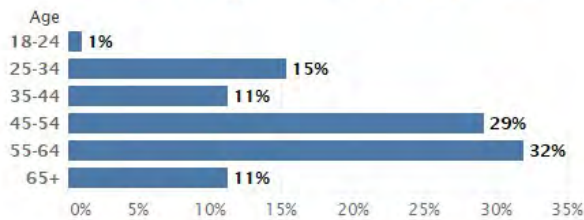
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of IA searching for IA lake property!

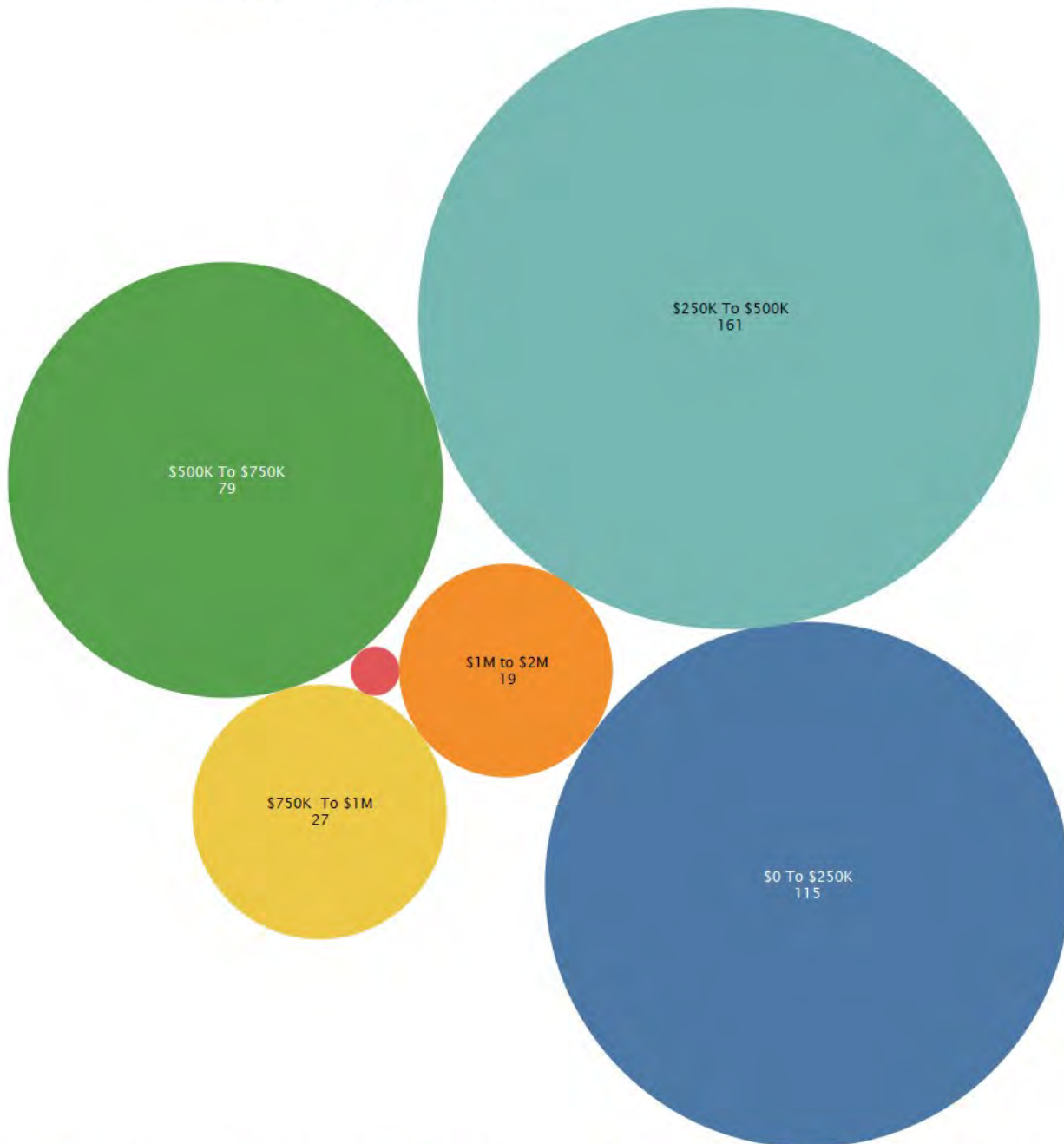
#### Number 2-10 metros are:

- Cullman, AL
- Miami, FL
- Vernon, AL
- Breaux Bridge, LA
- Huntsville, AR
- Jena, LA
- Largo, FL
- Russell Springs, KY
- Malvern, AR



## KENTUCKY

Price Breakdown by Number of Homes in the Kentucky Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more





# Kentucky

The Total Kentucky market fell from \$430 million in fall 2024 to \$380 million in winter 2024 resulting in a \$50 million decrease.

## Largest Markets

1. Kentucky Lake*	\$110,795,398	30.1%
2. Lake Cumberland	\$105,811,656	27.9%
3. Lake Barkley*	\$73,806,712	20.0%
4. Dale Hollow Lake*	\$49,550,652	13.5%
5. Herrington Lake	\$27,248,076	7.4%

**Total Kentucky Market: \$379,795,394**

## Most Listings

1. Lake Cumberland	567	32.5%
2. Kentucky Lake*	510	29.5%
3. Lake Barkley*	354	20.5%
4. Dale Hollow Lake*	179	10.4%
5. Herrington Lake	101	5.8%

**Total Kentucky Listings: 1,742**

## Largest Home Markets

1. Kentucky Lake*	\$73,604,638	28.7%
2. Lake Cumberland	\$70,921,747	27.6%
3. Lake Barkley*	\$52,655,784	20.5%
4. Dale Hollow Lake*	\$34,379,479	13.4%
5. Herrington Lake	\$19,691,376	7.7%

**Total Kentucky Home Market: \$256,646,124**

## Most Homes Available

1. Lake Cumberland	179	31.9%
2. Kentucky Lake*	174	31.0%
3. Lake Barkley*	121	21.6%
4. Dale Hollow Lake*	40	7.1%
5. Herrington Lake	36	6.4%

**Total Kentucky Home Listings: 561**

## Largest Land Markets

1. Kentucky Lake*	\$37,190,760	33.3%
2. Lake Cumberland	\$25,814,209	23.1%
3. Lake Barkley*	\$21,150,928	19.0%
4. Dale Hollow Lake*	\$15,171,173	13.6%
5. Herrington Lake	\$7,556,700	6.8%

**Total Kentucky Land Market: \$111,573,570**

## Most Land Available

1. Lake Cumberland	374	32.1%
2. Kentucky Lake*	336	28.8%
3. Lake Barkley*	233	20.0%
4. Dale Hollow Lake*	139	11.9%
5. Herrington Lake	65	5.6%

**Total Kentucky Land Listings: 1,166**

## Most Expensive Home Markets\*\*

1. Herrington Lake	\$546,983
2. Lake Barkley	\$483,823
3. Kentucky Lake	\$480,341
4. Lake Cumberland	\$396,211

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Herrington Lake	\$61,427
2. Kentucky Lake	\$57,081
3. Wood Creek Lake	\$45,431
4. Lake Barkley	\$45,315
5. Lake Cumberland	\$38,971

### Listings of 10 Acres or More

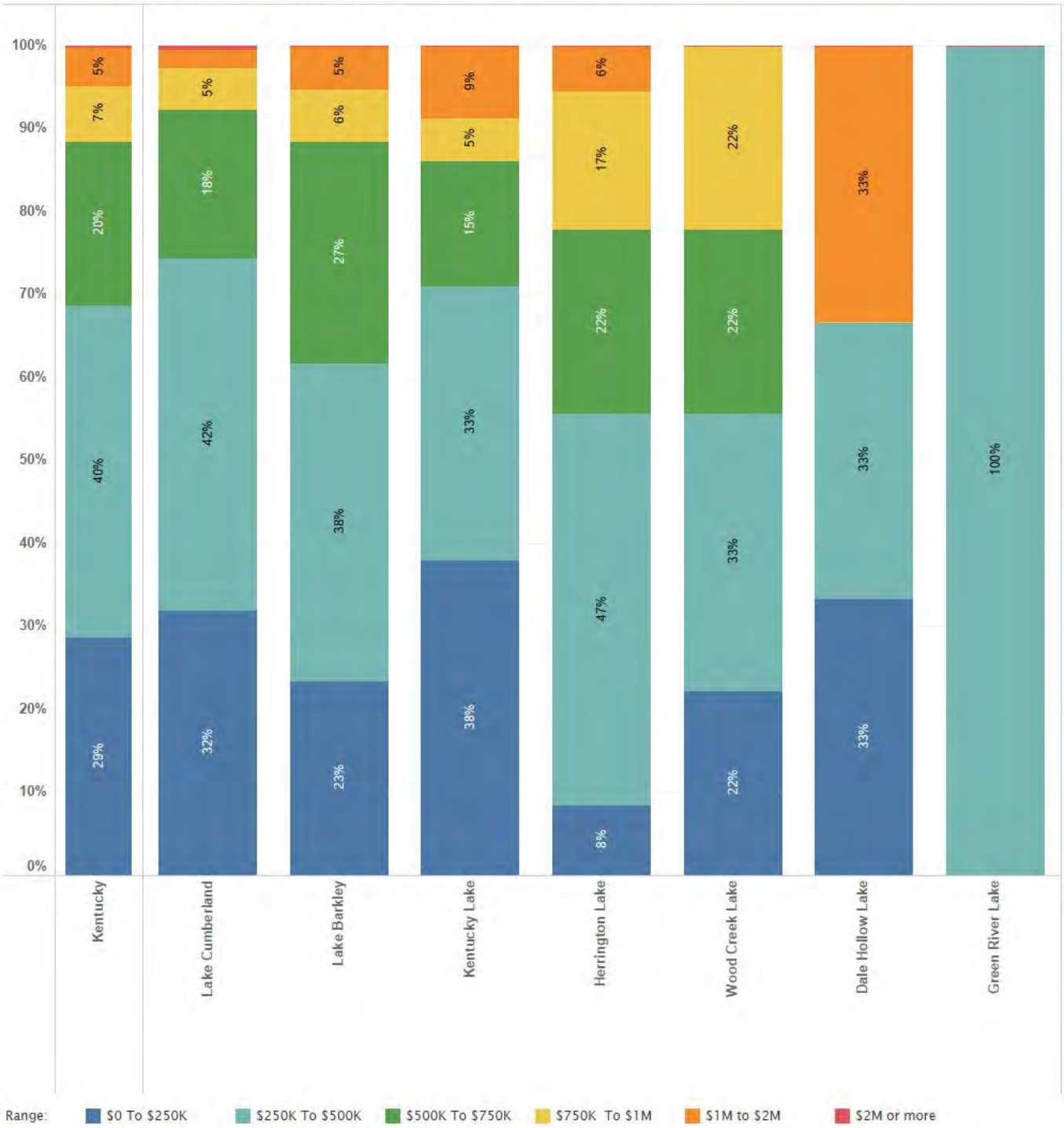
1. Lake Cumberland	\$13,113
2. Kentucky Lake	\$10,654
3. Lake Barkley	\$9,528

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

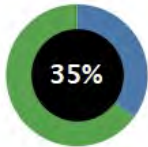
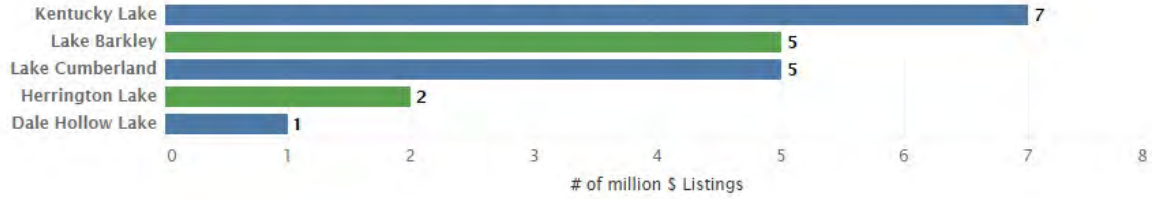
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Kentucky Market 2024Q4



## Luxury Lake Real Estate in Kentucky

Where Are The Million-Dollar Listings? 2024Q4

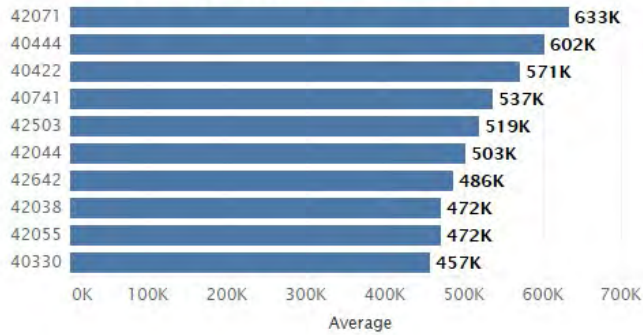


35% of \$1M+ Homes in Kentucky are on Kentucky Lake

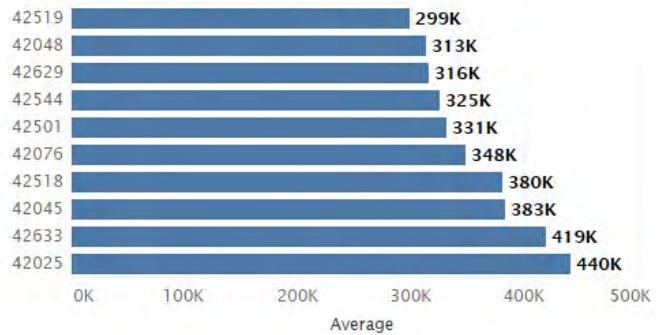
Total Number of \$1M+ Homes

20

Most Expensive ZIP Codes 2024Q4

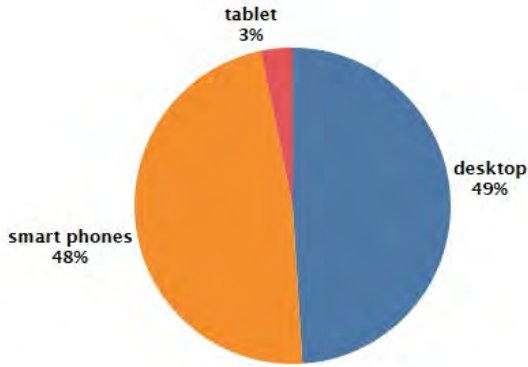


Most Affordable ZIP Codes 2024Q4

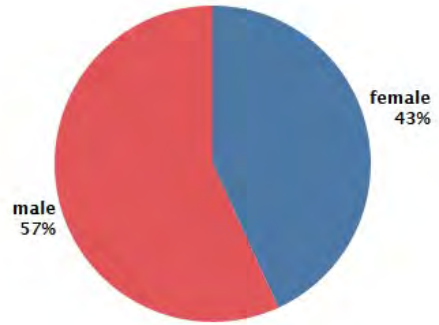


## Who's Shopping Kentucky Lake Real Estate

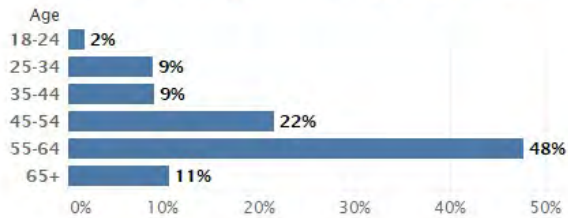
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of KY searching for KY lake property!

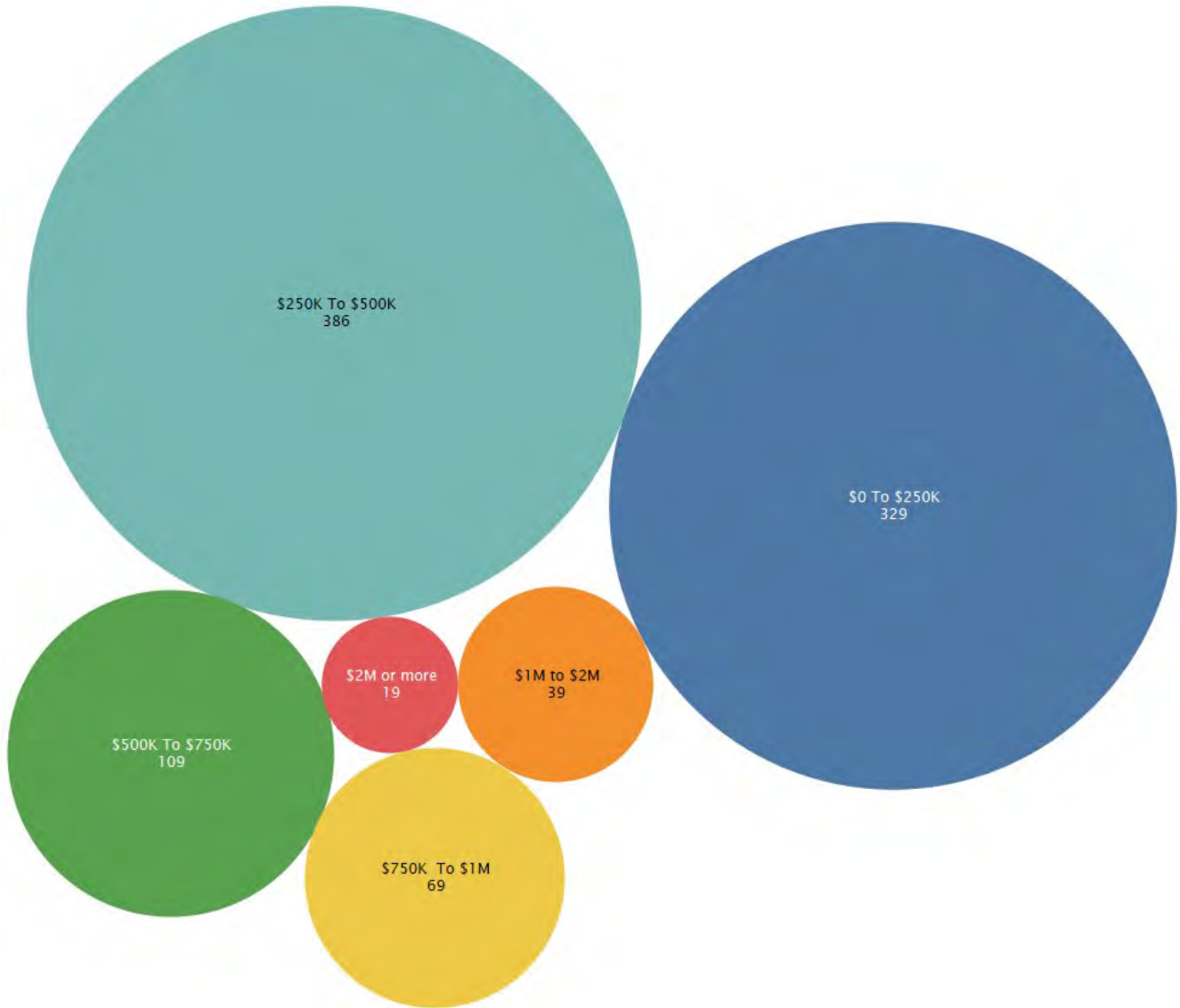
Number 2-10 metros are:

- Miami, FL
- Tampa, FL
- Orlando, FL
- Little Rock, AR
- Birmingham, AL
- Jacksonville, FL
- New Orleans, LA
- Ocala, FL
- Savannah, GA



## LOUISIANA

Price Breakdown by Number of Homes in the Louisiana Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Louisiana

The Total Louisiana market declined from \$591 million in fall 2024 to \$588 million in winter 2024 resulting in a \$3 million decrease.

## Largest Markets

1. Lake Pontchartrain	\$185,173,983	31.5%	6. Cross Lake	\$23,960,764	4.1%
2. Toledo Bend Reservoir*	\$48,663,154	8.3%	7. Calcasieu Lake	\$22,140,324	3.8%
3. Grand Lagoon	\$46,383,800	7.9%	8. Cypress Bayou Reservoir	\$18,716,300	3.2%
4. Lake Charles	\$29,017,024	4.9%	9. Black Bayou Reservoir	\$18,357,430	3.1%
5. Prien Lake	\$28,364,450	4.8%	10. Goodyears Pond	\$12,533,000	2.1%

**Total Louisiana Market: \$587,762,865**

## Largest Home Markets

1. Lake Pontchartrain	\$153,758,493	33.4%
2. Toledo Bend Reservoir*	\$39,312,885	8.5%
3. Grand Lagoon	\$38,498,800	8.4%
4. Prien Lake	\$20,628,350	4.5%
5. Cross Lake	\$20,467,064	4.5%
6. Lake Charles	\$19,455,298	4.2%
7. Black Bayou Reservoir	\$17,534,430	3.8%
8. Cypress Bayou Reservoir	\$15,724,900	3.4%
9. Calcasieu Lake	\$13,446,874	2.9%
10. Lake Bistineau	\$9,267,199	2.0%

**Total Louisiana Home Market: \$459,913,240**

## Largest Land Markets

1. Lake Pontchartrain	\$31,415,490	24.6%
2. Lake Charles	\$9,561,726	7.5%
3. Toledo Bend Reservoir*	\$9,350,269	7.3%
4. Calcasieu Lake	\$8,693,450	6.8%
5. Grand Lagoon	\$7,885,000	6.2%
6. Prien Lake	\$7,736,100	6.1%
7. Bayou D'arbonne Lake	\$6,370,500	5.0%
8. Goodyears Pond	\$4,250,000	3.3%
9. Simoneaux Ponds	\$3,495,900	2.7%
10. Cross Lake	\$3,493,700	2.7%

**Total Louisiana Land Market: \$127,691,625**

## Most Expensive Home Markets\*\*

1. Prien Lake	\$825,134
2. Black Bayou Reservoir	\$762,367
3. Cypress Bayou Reservoir	\$621,996
4. Round Lake - Bossier City	\$576,625
5. Lake Pontchartrain	\$549,137

## Most Affordable Home Markets\*\*

1. Bateman Lake	\$145,751
2. Lake Michoud	\$148,955
3. Lake Arthur	\$219,300
4. Sibley Lake	\$261,050
5. Caddo Lake	\$271,824

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Pontchartrain	387	21.5%	6. Bayou D'arbonne Lake	76	4.2%
2. Toledo Bend Reservoir*	230	12.8%	7. Cross Lake	62	3.4%
3. Grand Lagoon	160	8.9%	8. Prien Lake	42	2.3%
4. Calcasieu Lake	114	6.3%	9. Chaplin Lake	36	2.0%
5. Lake Charles	95	5.3%	9. Cypress Bayou Reservoir	36	2.0%
<b>Total Louisiana Listings:</b>				<b>1,800</b>	

### Most Homes Available

1. Lake Pontchartrain	280	26.3%
2. Toledo Bend Reservoir*	122	11.5%
3. Grand Lagoon	106	10.0%
4. Lake Charles	49	4.6%
5. Cross Lake	42	4.0%
6. Chaplin Lake	33	3.1%
7. Calcasieu Lake	32	3.0%
8. Cypress Bayou Reservoir	26	2.4%
9. Prien Lake	25	2.4%
10. Black Bayou Reservoir	23	2.2%

**Total Louisiana Home Listings: 1,063**

### Most Land Available

1. Toledo Bend Reservoir*	108	14.7%
2. Lake Pontchartrain	107	14.5%
3. Calcasieu Lake	82	11.1%
4. Bayou D'arbonne Lake	57	7.7%
5. Grand Lagoon	54	7.3%
6. Lake Charles	46	6.3%
7. Goodyears Pond	26	3.5%
8. Cross Lake	20	2.7%
9. Prien Lake	17	2.3%
10. Lake Arthur	16	2.2%

**Total Louisiana Land Listings: 736**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Prien Lake	\$468,227
2. Lake Charles	\$407,237
3. Lake Pontchartrain	\$332,353
4. Goodyears Pond	\$295,206
5. Grand Lagoon	\$240,666
6. Calcasieu Lake	\$181,575
7. Kincaid Reservoir	\$153,687
8. Lake Arthur	\$117,037

#### Listings of 10 Acres or More

1. Bayou D'arbonne Lake	\$21,571
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Caddo Lake	\$33,288
2. Bayou D'arbonne Lake	\$60,368
3. Blind Lagoon	\$71,042
4. Cross Lake	\$79,570
5. Lake Arthur	\$117,037
6. Kincaid Reservoir	\$153,687
7. Calcasieu Lake	\$181,575
8. Grand Lagoon	\$240,666

#### Listings of 10 Acres or More

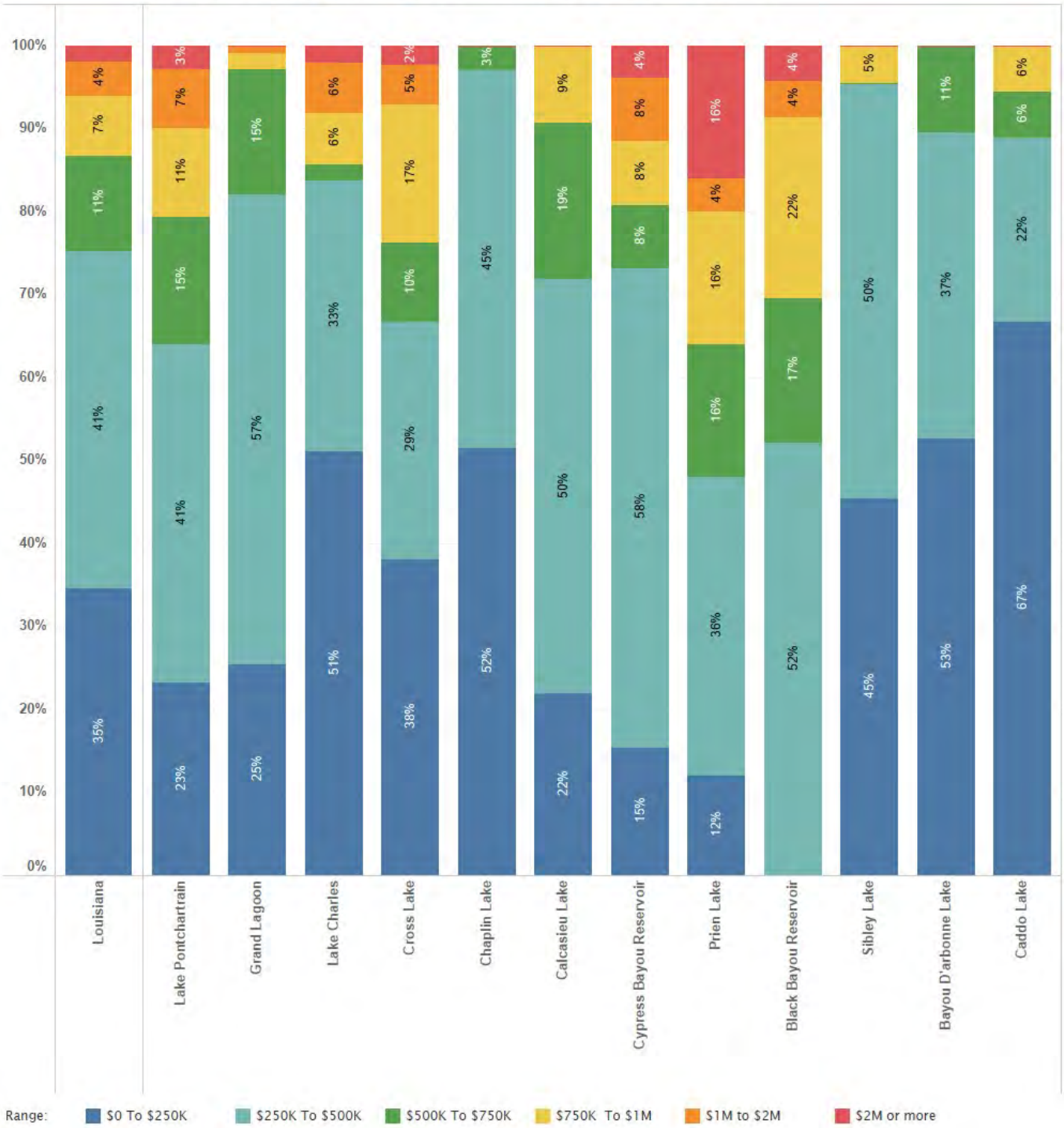
1. Caddo Lake	\$7,855
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

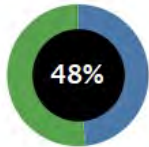
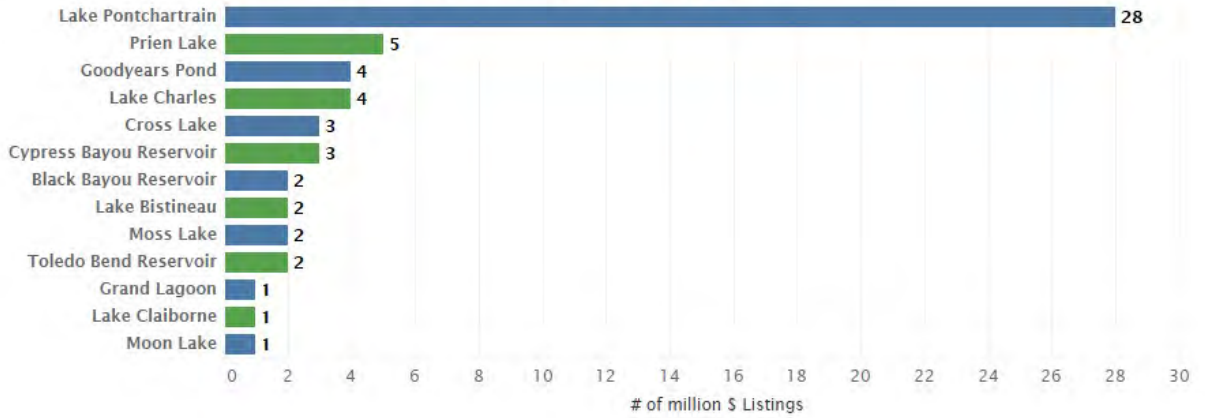
Price Breakdown by Percentage of Homes in the Louisiana Market 2024Q4





## Luxury Lake Real Estate in Louisiana

Where Are The Million-Dollar Listings? 2024Q4

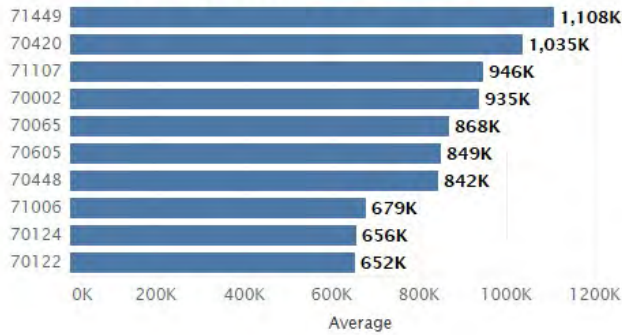


of \$1M+ Homes in Louisiana are on Lake Pontchartrain

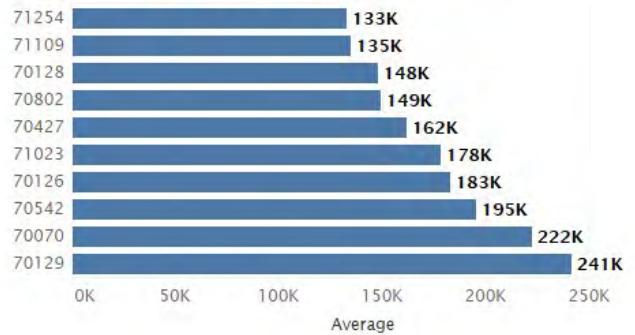
Total Number of \$1M+ Homes

58

Most Expensive ZIP Codes 2024Q4



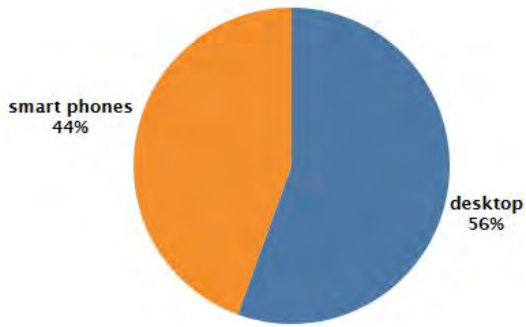
Most Affordable ZIP Codes 2024Q4



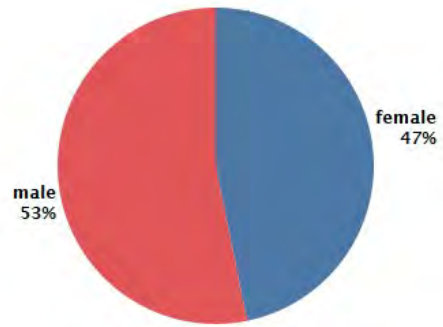
**LAKE HOMES**.com  
**REALTY**

## Who's Shopping Louisiana Lake Real Estate

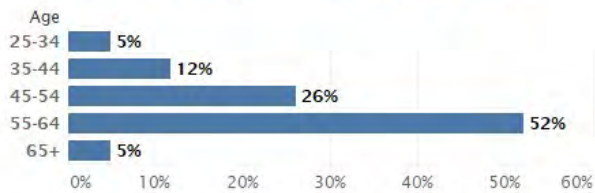
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Atlanta GA

is the Number 1 metro area outside of LA searching for LA lake property!

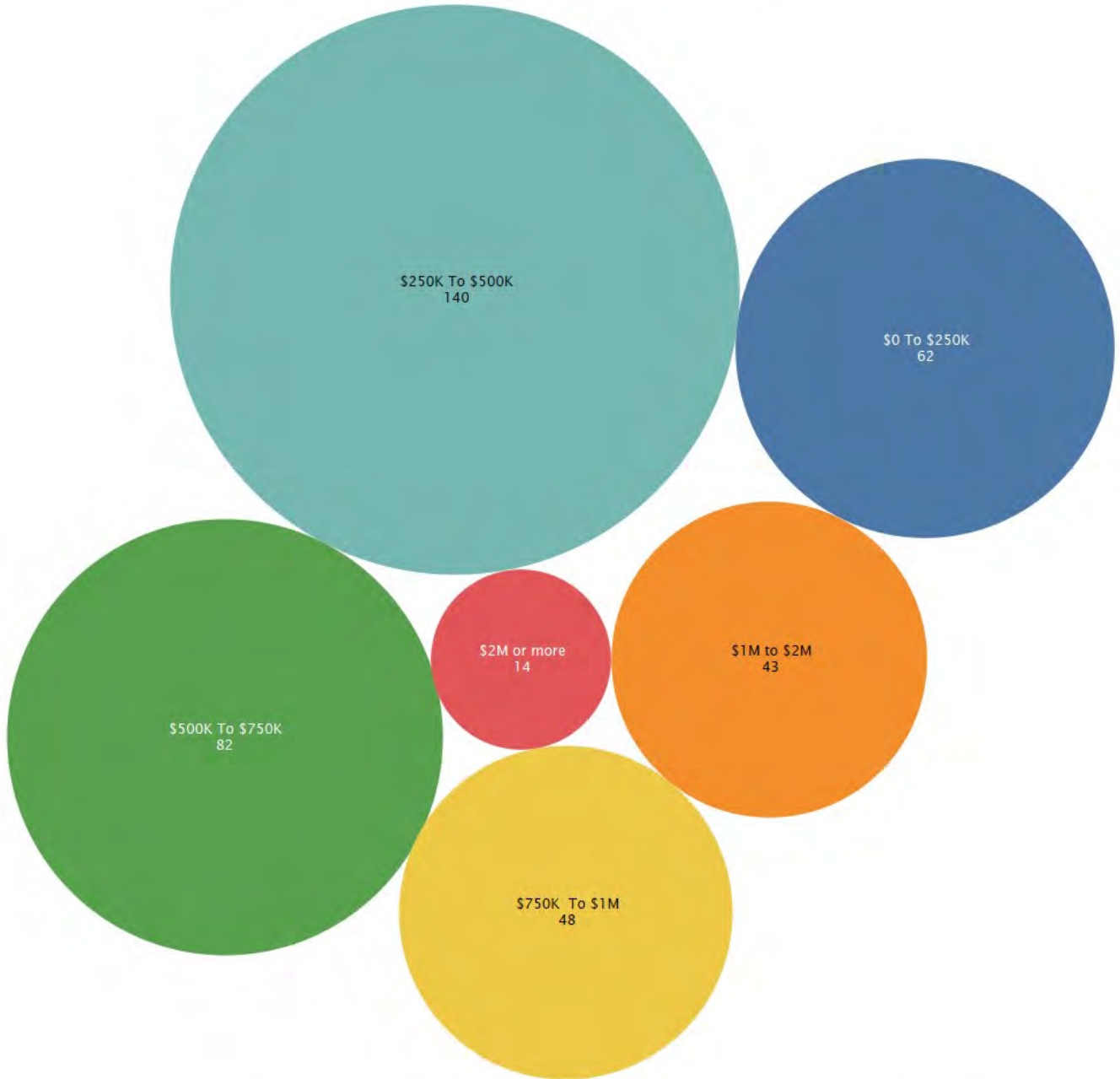
#### Number 2-10 metros are:

- Mobile, AL
- Orlando, FL
- Little Rock, AR
- Cabot, AR
- Cullman, AL
- El Dorado, AR
- Le Mars, IA
- Montevallo, AL
- Audubon, IA



## MARYLAND

Price Breakdown by Number of Homes in the Maryland Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more

# Maryland

The Total Maryland market declined from \$286 million in fall 2024 to \$276 million in winter 2024 resulting in a \$10 million decrease.

## Largest Markets

1. Deep Creek Lake	\$124,520,097	45.1%
2. Lake Linganore	\$20,181,983	7.3%
3. Chase Pond	\$12,455,800	4.8%
4. Liberty Lake	\$9,202,960	3.3%
5. Lake Ogleton	\$7,994,900	2.9%

**Total Maryland Market: \$275,851,883**

## Most Listings

1. Deep Creek Lake	160	34.0%
2. Lake Linganore	32	6.8%
3. Lake Lariat	20	4.2%
4. Schumaker Pond	17	3.6%
5. Druid Lake	16	4.1%

**Total Maryland Listings: 471**

## Largest Home Markets

1. Deep Creek Lake	\$116,584,297	44.8%
2. Lake Linganore	\$19,816,987	7.6%
3. Chase Pond	\$12,455,800	4.8%
4. Liberty Lake	\$8,652,960	3.3%
5. Lake Roland	\$6,870,000	2.6%

**Total Maryland Home Market: \$260,363,689**

## Most Homes Available

1. Deep Creek Lake	121	31.1%
2. Lake Linganore	25	6.4%
3. Druid Lake	16	4.1%
3. Schumaker Pond	16	4.1%
5. Chase Pond	15	3.9%

**Total Maryland Home Listings: 389**

## Largest Land Markets

1. Deep Creek Lake	\$7,935,800	51.2%
2. Lake Ogleton	\$2,150,000	13.9%
3. Jordan Swamp	\$1,018,899	6.6%
4. Schumaker Pond	\$920,000	5.9%
5. Westminster Community Pond	\$799,000	5.2%

**Total Maryland Land Market: \$15,488,194**

## Most Land Available

1. Deep Creek Lake	39	47.6%
2. Lake Lariat	7	8.5%
2. Lake Linganore	7	8.5%
4. Lake Charming	5	6.1%
5. Jordan Swamp	4	4.9%

**Total Maryland Land Listings: 82**

## Most Expensive Home Markets\*\*

1. Deep Creek Lake	\$963,507
2. Chase Pond	\$830,387
3. Lake Linganore	\$792,679
4. Liberty Lake	\$618,069
5. Lake Whetstone	\$405,397

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Deep Creek Lake	\$132,454
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### Listings of 10 Acres or More

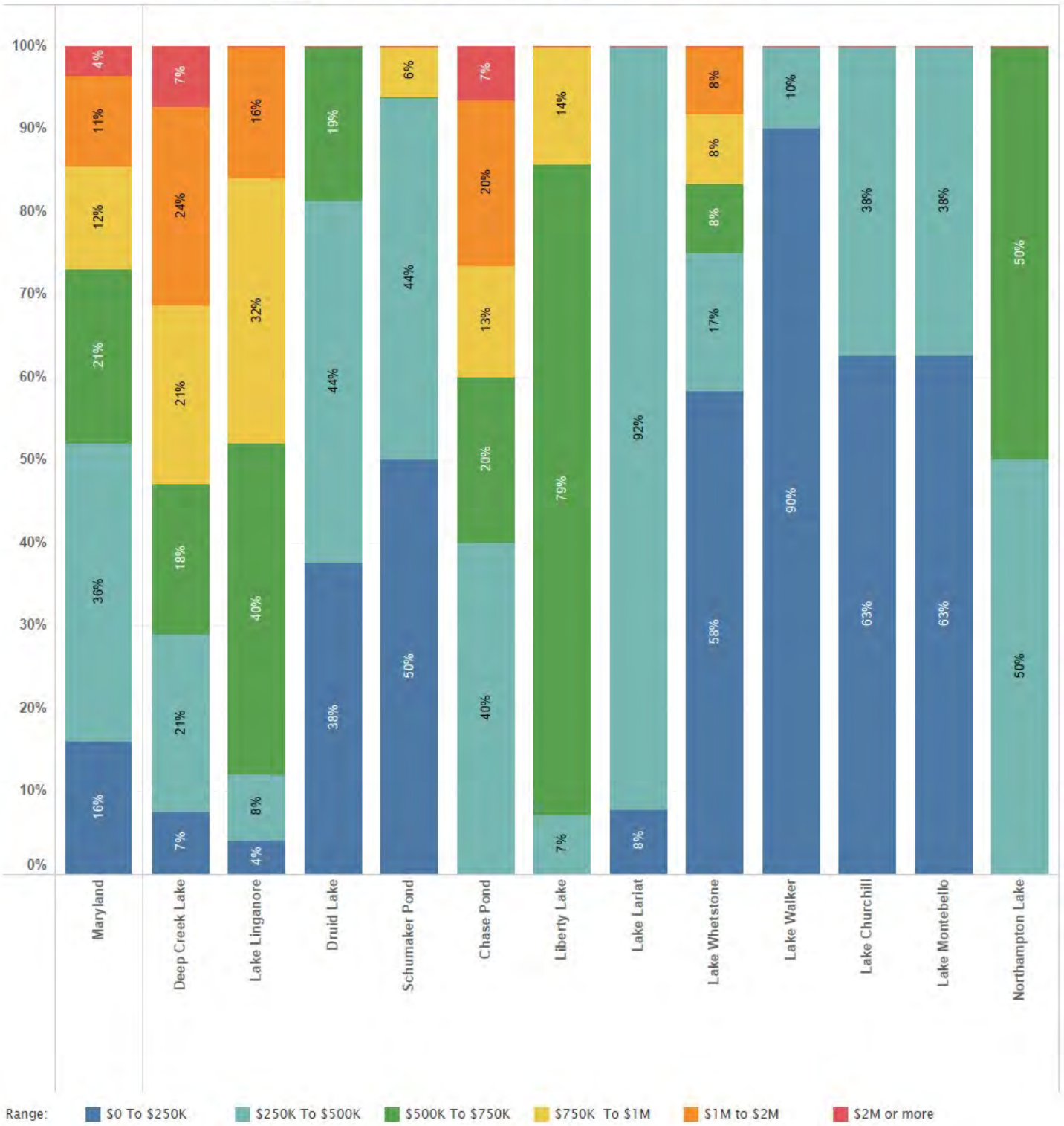
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

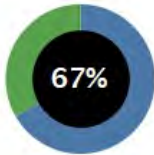
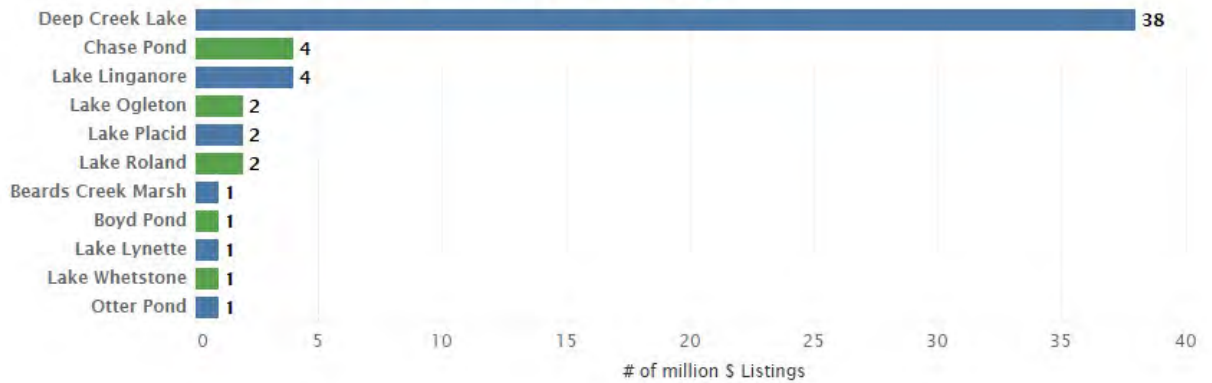
Price Breakdown by Percentage of Homes in the Maryland Market 2024Q4



**LAKE HOMES**.com  
**REALTY**

## Luxury Lake Real Estate in Maryland

Where Are The Million-Dollar Listings? 2024Q4

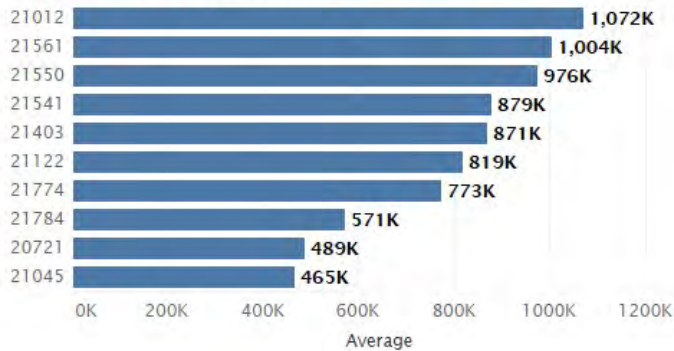


67% of \$1M+ Homes in Maryland are on Deep Creek Lake

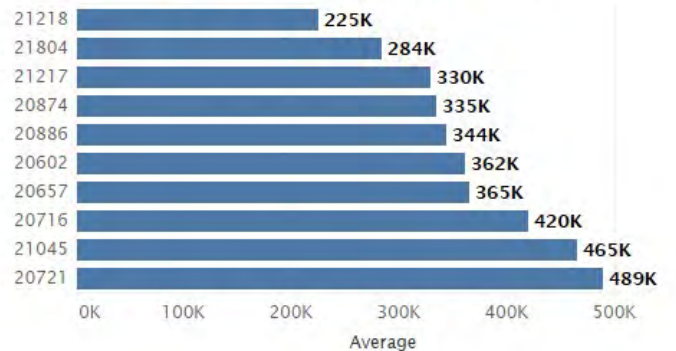
Total Number of \$1M+ Homes

57

Most Expensive ZIP Codes 2024Q4

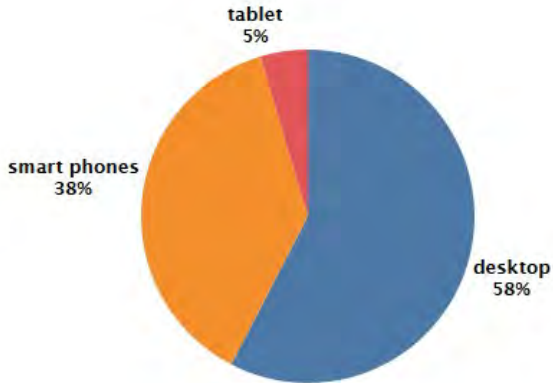


Most Affordable ZIP Codes 2024Q4

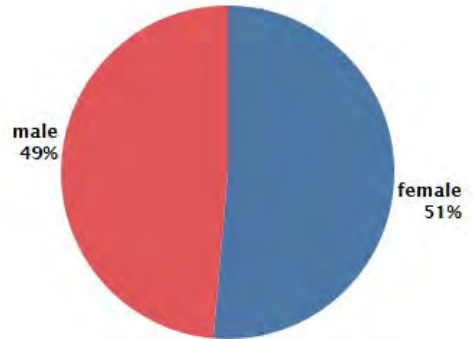


## Who's Shopping Maryland Lake Real Estate

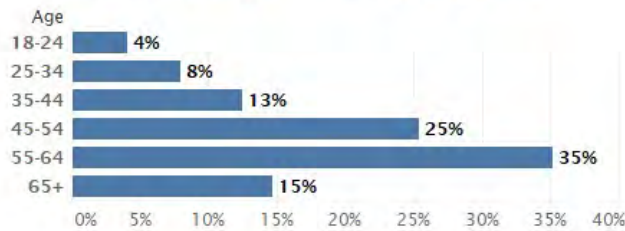
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Boston MA

is the Number 1 metro area outside of MD searching for MD lake property!

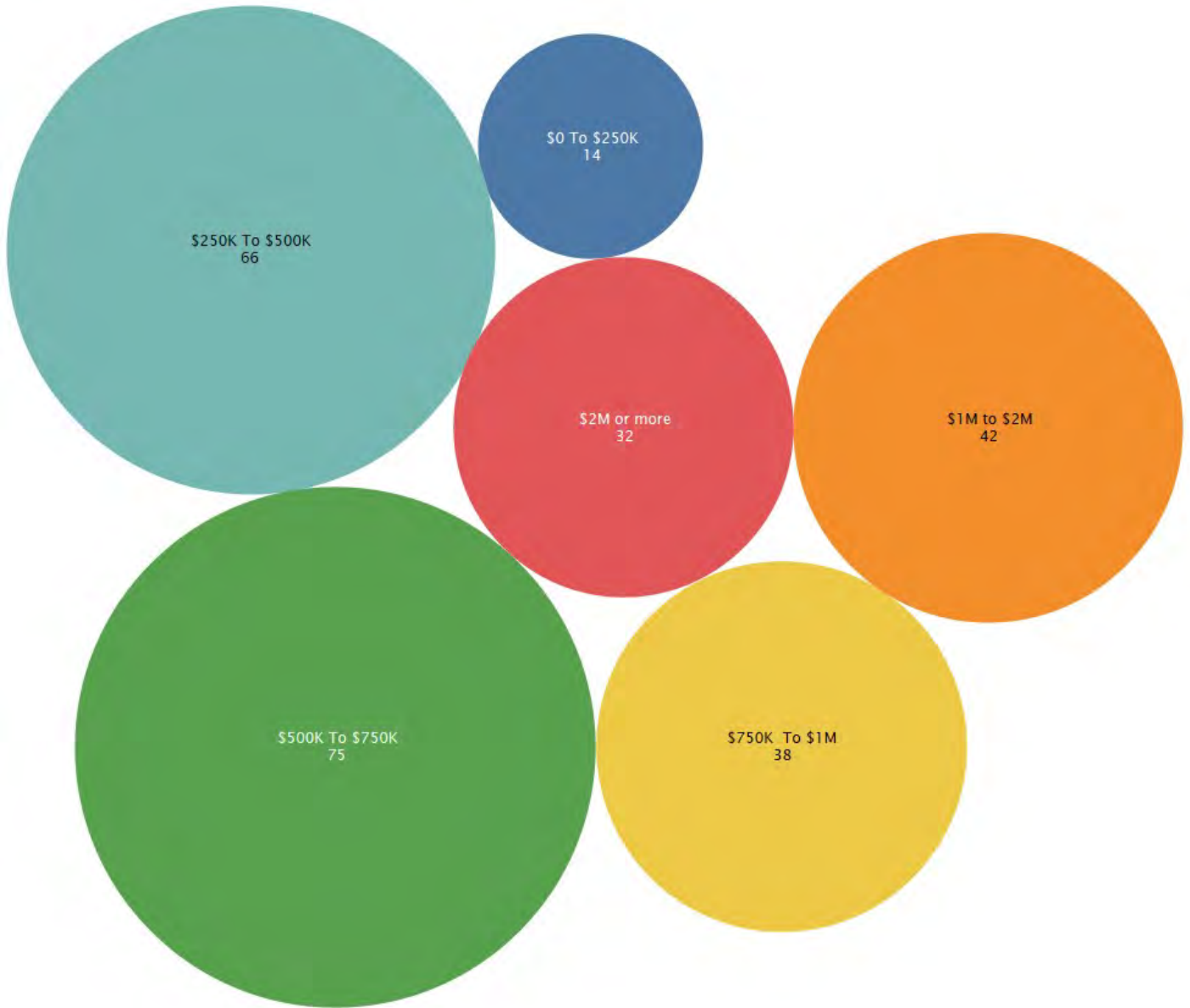
#### Number 2-10 metros are:

- Chicago, IL
- Fitchburg, MA
- Indianapolis, IN
- Bluffton, IN
- Cambridge, MA
- Elkhart, IN
- Minneapolis, MN
- Pendleton, IN
- Plymouth, NH



## MASSACHUSETTS

Price Breakdown by Number of Homes in the Massachusetts Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Massachusetts

The total Massachusetts market fell from \$522 million in fall 2024 to \$320 million in winter 2024, a \$202 million decrease.

## Largest Markets

1. Back Bay Fens	\$31,388,800	10.4%
2. Stockbridge Bowl	\$15,798,500	4.9%
3. Straits Pond	\$15,241,000	5.1%
4. Redds Pond	\$13,419,000	4.5%
5. Oyster Pond	\$12,000,000	4.0%

**Total Massachusetts Market: \$320,417,159**

## Most Listings

1. Back Bay Fens	26	9.7%
2. Lake Quinsigamond	15	4.7%
3. Lake Chaubunagungamaug	12	3.8%
4. Otis Reservoir	10	3.2%
4. Wickaboag Pond	10	3.2%

**Total Massachusetts Listings: 317**

## Largest Home Markets

1. Back Bay Fens	\$31,388,800	10.4%
2. Stockbridge Bowl	\$15,599,000	5.2%
3. Straits Pond	\$15,241,000	5.1%
4. Redds Pond	\$13,419,000	4.5%
5. Oyster Pond	\$12,000,000	4.0%

**Total Massachusetts Home Market: \$300,995,761**

## Most Homes Available

1. Back Bay Fens	26	9.7%
2. Lake Quinsigamond	13	4.9%
3. Lake Chaubunagungamaug	10	3.7%
4. Pontoosuc Lake	9	3.4%
4. Wequaquet Lake	9	3.4%

**Total Massachusetts Home Listings: 267**

## Largest Land Markets

1. Prospect Lake	\$3,740,000	19.3%
2. Cedar Pond	\$2,294,000	11.8%
3. Mattapoisett Neck Marshes	\$1,703,000	8.8%
4. Norton Reservoir	\$1,549,900	8.0%
5. Musquashcut Pond	\$1,499,000	7.7%

**Total Massachusetts Land Market: \$19,421,398**

## Most Land Available

1. Aucoot Cove Marshes	5	10.0%
2. Mattapoisett Neck Marshes	4	8.0%
3. Ashmere Lake	3	6.0%
3. Cedar Pond	3	6.0%
3. Otis Reservoir	3	6.0%

**Total Massachusetts Land Listings: 50**

## Most Expensive Home Markets\*\*

1. Back Bay Fens	\$1,207,262
2. Lake Chaubunagungamaug	\$619,452
3. Lake Quinsigamond	\$596,491

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

\*\*\*

### Listings of 10 Acres or More

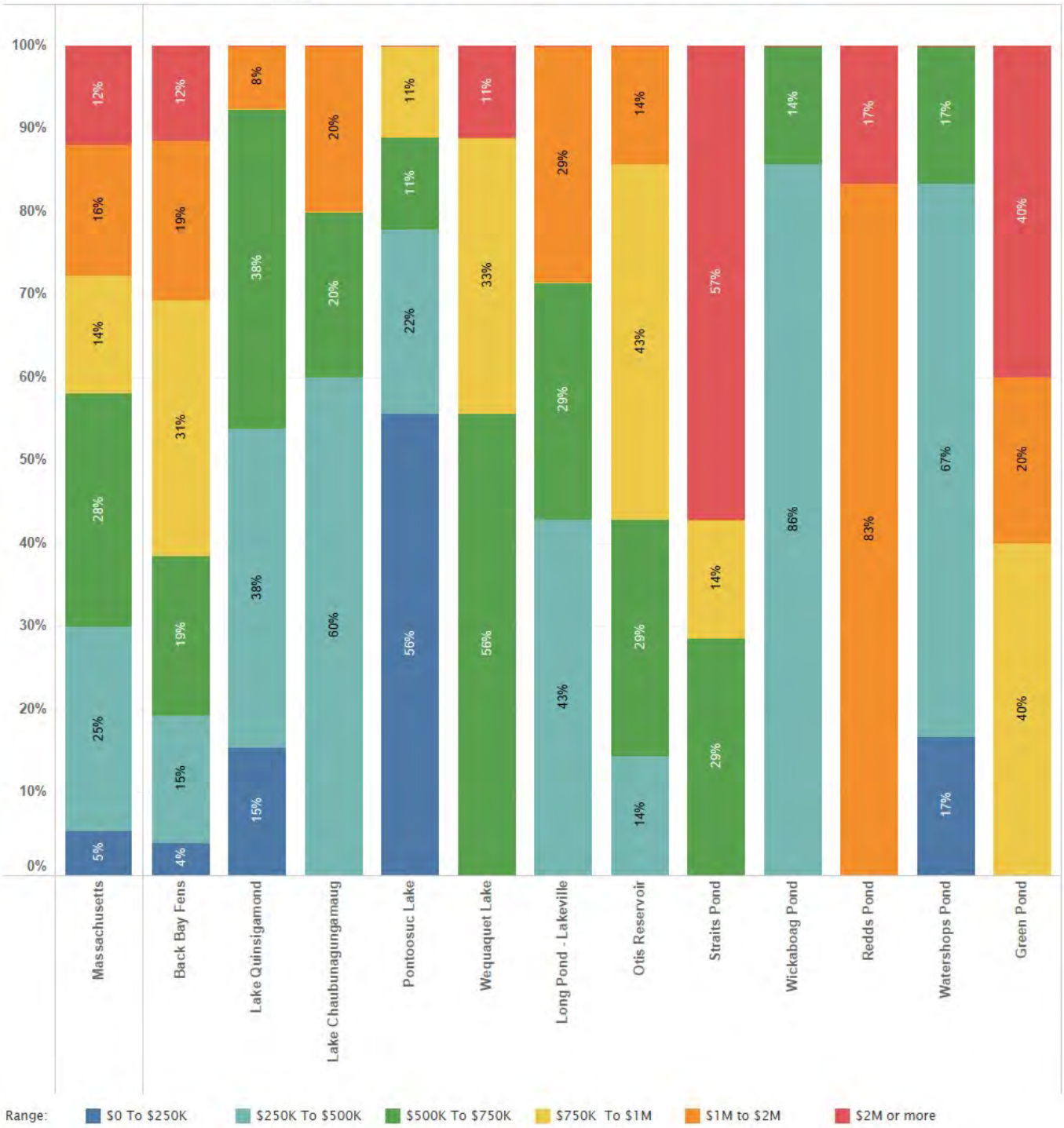
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

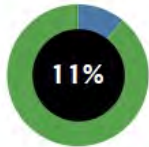
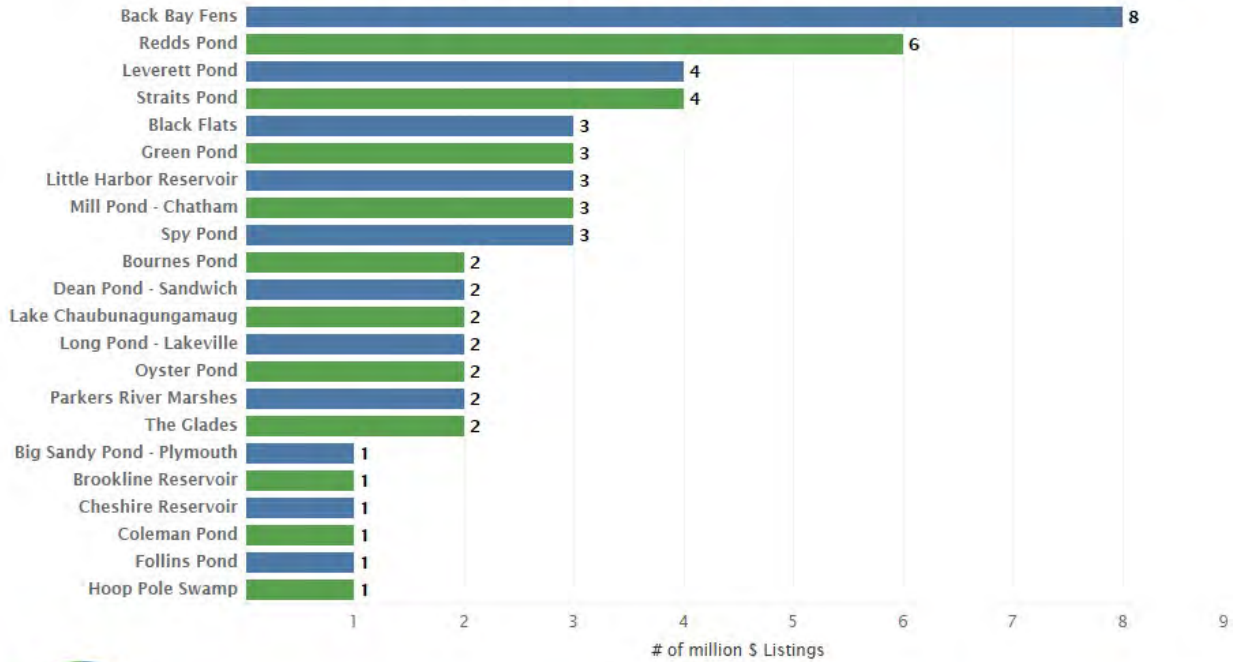
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Massachusetts Market 2024Q4



## Luxury Lake Real Estate in Massachusetts

Where Are The Million-Dollar Listings? 2024Q4

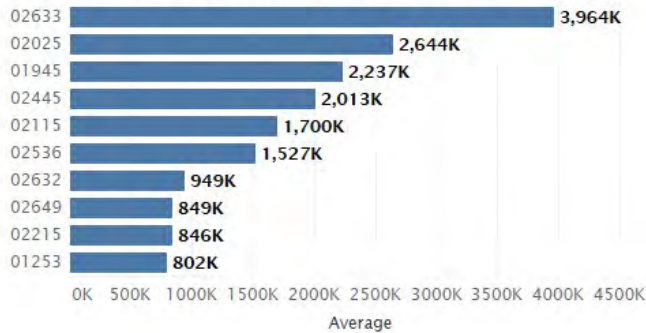


of \$1M+ Homes in Massachusetts are on Back Bay Fens

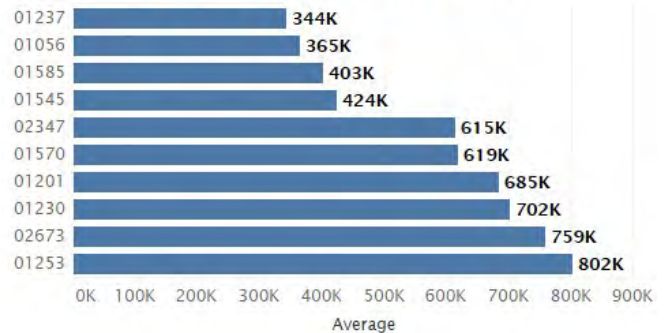
Total Number of \$1M+ Homes

74

Most Expensive ZIP Codes 2024Q4

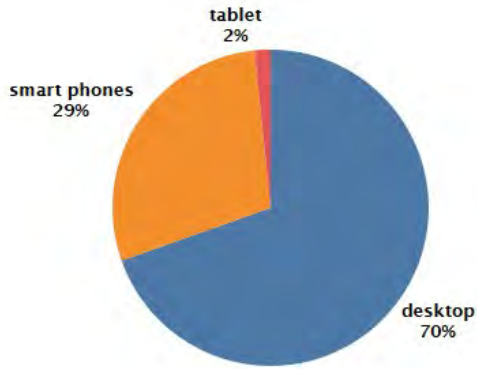


Most Affordable ZIP Codes 2024Q4

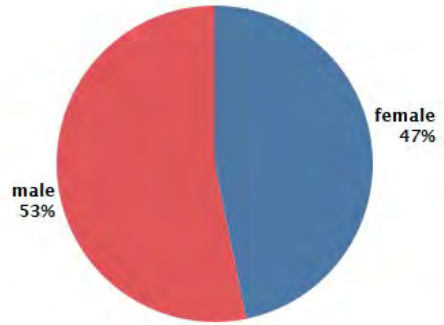


## Who's Shopping Massachusetts Lake Real Estate

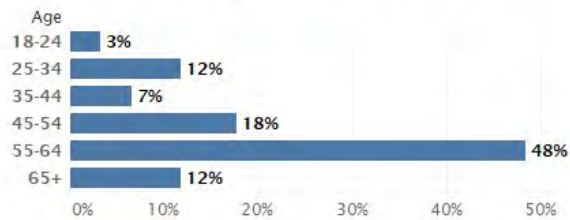
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of MA searching for MA lake property!

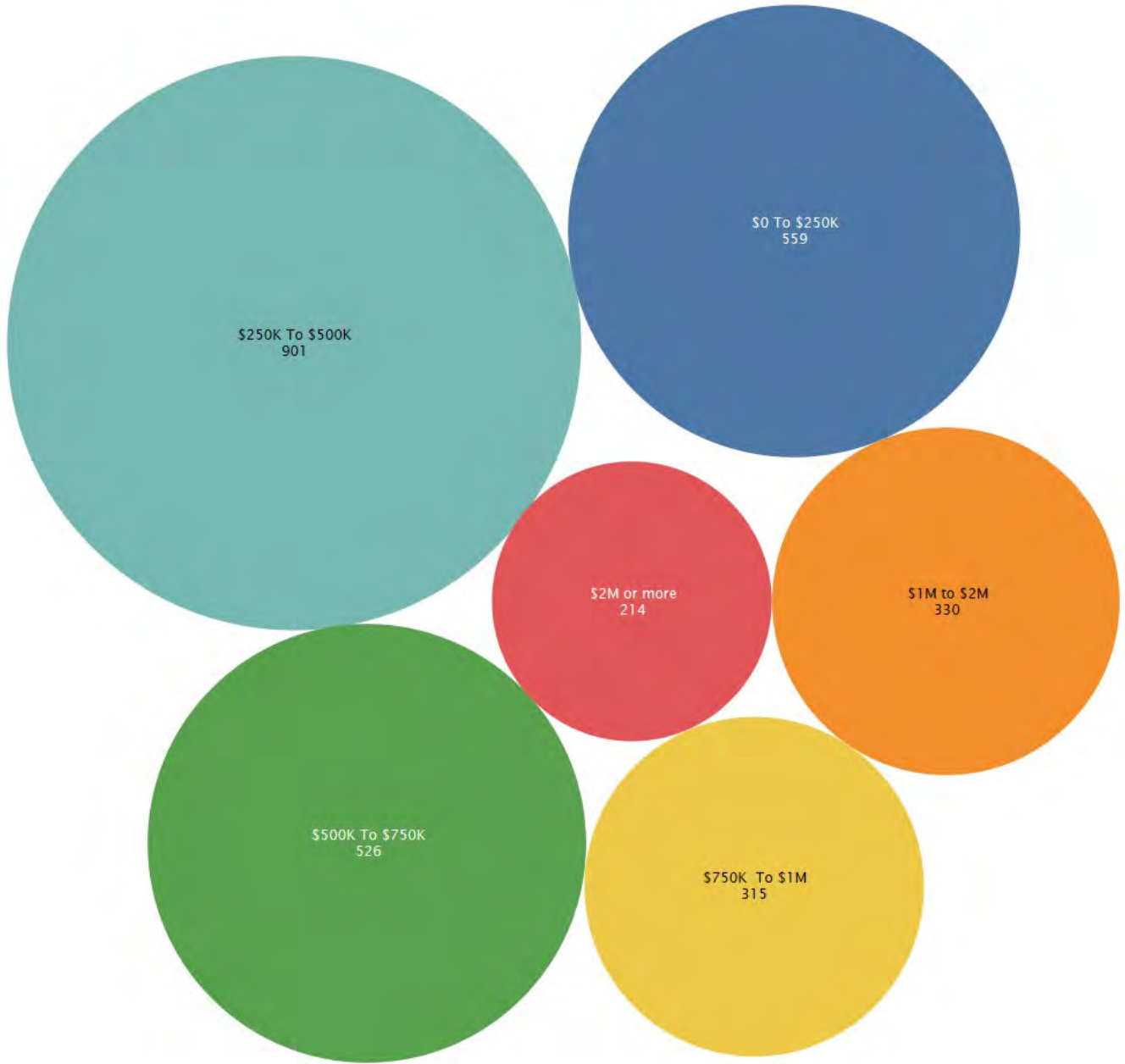
Number 2-10 metros are:

- Manchester, NH
- Baltimore, MD
- Daleville, IN
- Nashua, NH
- Batesville, IN
- Chestertown, MD
- Bloomington, IN
- Columbus, IN
- Keene, NH



## MICHIGAN

Price Breakdown by Number of Homes in the Michigan Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Michigan

The Michigan market fell from \$3 billion in fall 2024 to \$2.8 billion in winter 2024, a 7% decrease.

## Largest Markets

1. Lake Michigan	\$909,326,725	32.3%	6. Lake Superior	\$53,575,600	1.9%
2. Lake Huron	\$110,568,754	3.9%	7. Lake St Clair	\$52,406,393	1.9%
3. St Clair River	\$60,331,558	2.1%	8. Lake Charlevoix	\$50,801,500	1.8%
4. Muskegon Lake	\$58,622,398	2.1%	9. Lake Macatawa	\$50,589,600	1.8%
5. Torch Lake	\$56,353,099	2.0%	10. Walloon Lake	\$42,400,500	1.5%

**Total Michigan Market: \$2,820,272,403**

## Largest Home Markets

1. Lake Michigan	\$708,539,005	30.3%
2. Lake Huron	\$88,769,809	3.8%
3. Torch Lake	\$51,243,599	2.2%
4. St Clair River	\$48,766,848	2.1%
5. Lake Macatawa	\$47,714,600	2.0%
6. Muskegon Lake	\$47,687,400	2.0%
7. Lake Charlevoix	\$47,677,700	2.0%
8. Lake St Clair	\$42,825,493	1.8%
9. Walloon Lake	\$41,815,500	1.8%
10. Lake Superior	\$38,711,700	1.7%

**Total Michigan Home Market: \$2,336,988,467**

## Largest Land Markets

1. Lake Michigan	\$200,787,720	41.9%
2. Lake Huron	\$21,798,945	4.6%
3. Turtle Lake	\$20,445,000	4.3%
4. Lake Superior	\$14,863,900	3.1%
5. St Clair River	\$11,564,710	2.4%
6. Muskegon Lake	\$10,934,998	2.3%
7. Lake St Clair	\$9,580,900	2.0%
8. Cass Lake	\$7,066,800	1.5%
9. Lake Leelanau	\$6,188,800	1.3%
10. Muskegon River	\$5,292,597	1.1%

**Total Michigan Land Market: \$479,090,936**

The Lake Michigan market fell from \$956 million in fall 2024 to \$909 million in winter 2024, a 5% decrease

## Most Expensive Home Markets\*\*

1. Lake Michigan - Petoskey Area	\$2,758,691
2. Lake Charlevoix	\$2,629,187
3. Lake Macatawa	\$2,432,311
4. Reeds Lake	\$2,300,377
5. Torch Lake	\$2,217,900

## Most Affordable Home Markets\*\*

1. Voorheis Lake	\$218,938
2. Secord Lake	\$233,306
3. Wixom Lake	\$261,737
4. Williams Lake	\$287,418
5. Lake Huron - Bay City Area	\$290,547

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Michigan	923	21.7%	6. Muskegon Lake	71	1.7%
2. Lake Huron	241	5.7%	7. Muskegon River	50	1.2%
3. St Clair River	204	4.8%	8. Lake Lancer	48	1.1%
4. Lake Superior	97	2.3%	9. Houghton Lake	46	1.1%
5. Lake St Clair	88	2.1%	10. Deer Lake - Independence Twp	38	0.9%
<b>Total Michigan Listings:</b>				<b>4,254</b>	

### Most Homes Available

1. Lake Michigan	572	19.8%
2. Lake Huron	166	5.8%
3. St Clair River	151	5.2%
4. Lake St Clair	68	2.4%
5. Muskegon Lake	60	2.1%
6. Lake Superior	57	2.0%
7. Houghton Lake	37	1.3%
8. Muskegon River	36	1.2%
9. Deer Lake - Independence Twp	31	1.1%
10. Lake Macatawa	22	0.8%

**Total Michigan Home Listings: 2,884**

### Most Land Available

1. Lake Michigan	351	25.7%
2. Lake Huron	75	5.5%
3. St Clair River	53	3.9%
4. Lake Lancer	40	2.9%
4. Lake Superior	40	2.9%
6. Lake St Clair	20	1.5%
7. Black River - Cheboygan	14	1.0%
7. Muskegon River	14	1.0%
9. Grand Lake	13	1.0%
10. Mona Lake	12	0.9%

**Total Michigan Land Listings: 1,366**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Cass Lake	\$1,320,127
2. Lake St Clair	\$991,812
3. Lake Michigan - New Buffalo-Sawyer Area	\$926,023
4. Muskegon Lake	\$710,658
5. Lake Michigan - Torch Lake Area	\$658,775
6. Mona Lake	\$608,738
7. Lake Michigan - Traverse City Area	\$555,156
8. Torch Lake	\$531,133

#### Listings of 10 Acres or More

1. Lake Superior	\$15,959
------------------	----------

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Lake Lancer	\$22,696
2. Lake Michigan - Escanaba Area	\$48,009
3. Black River - Cheboygan	\$50,525
4. Lake Bellaire	\$57,012
5. Lake Superior	\$71,061
6. Lake Michigan - Manistee Area	\$96,990
7. Lake Michigan - Beaver Island Area	\$100,074
8. Lake Michigan - Petoskey Area	\$144,889

#### Listings of 10 Acres or More

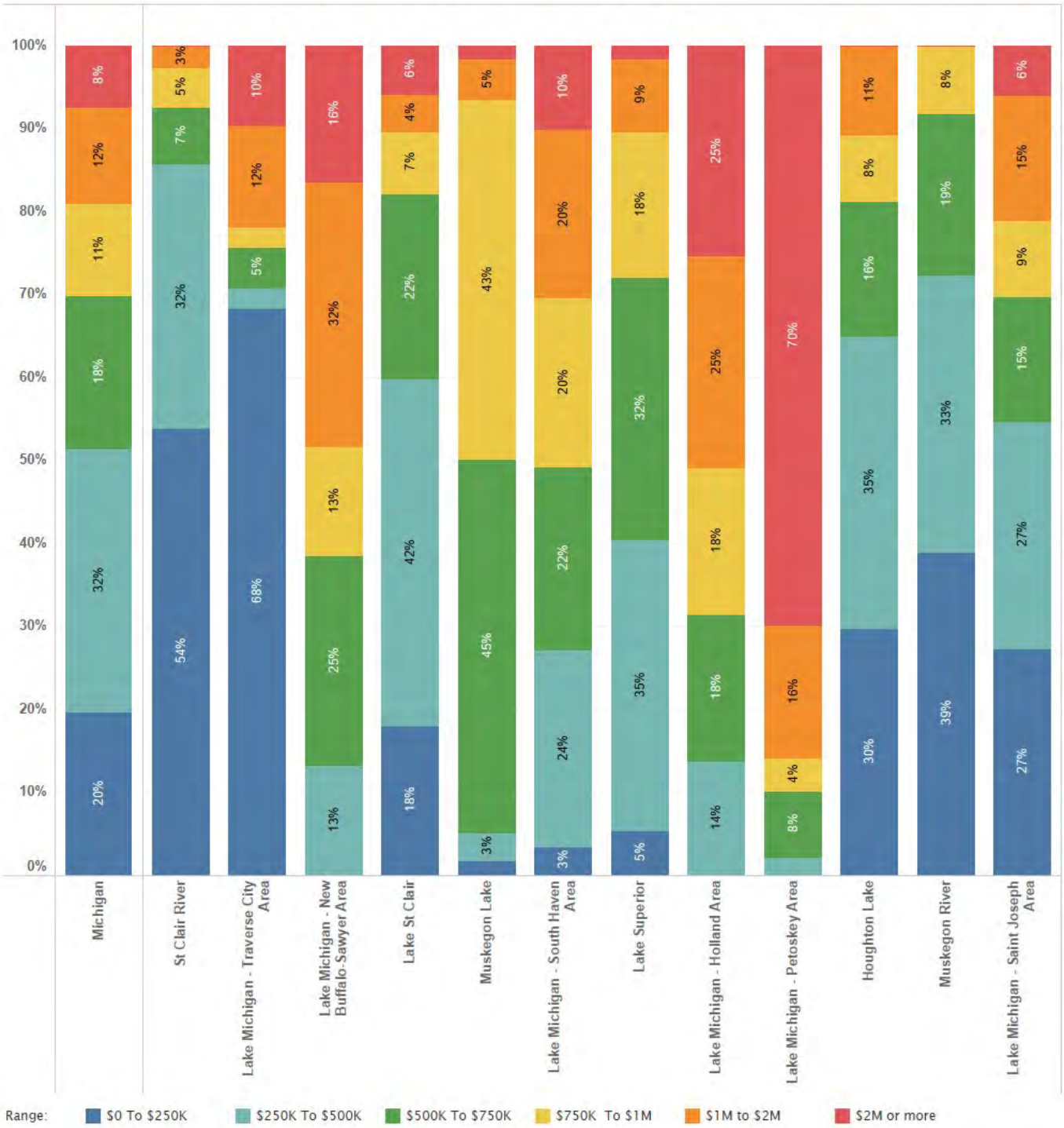
1. Lake Michigan - Escanaba Area	\$5,150
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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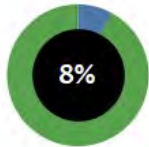
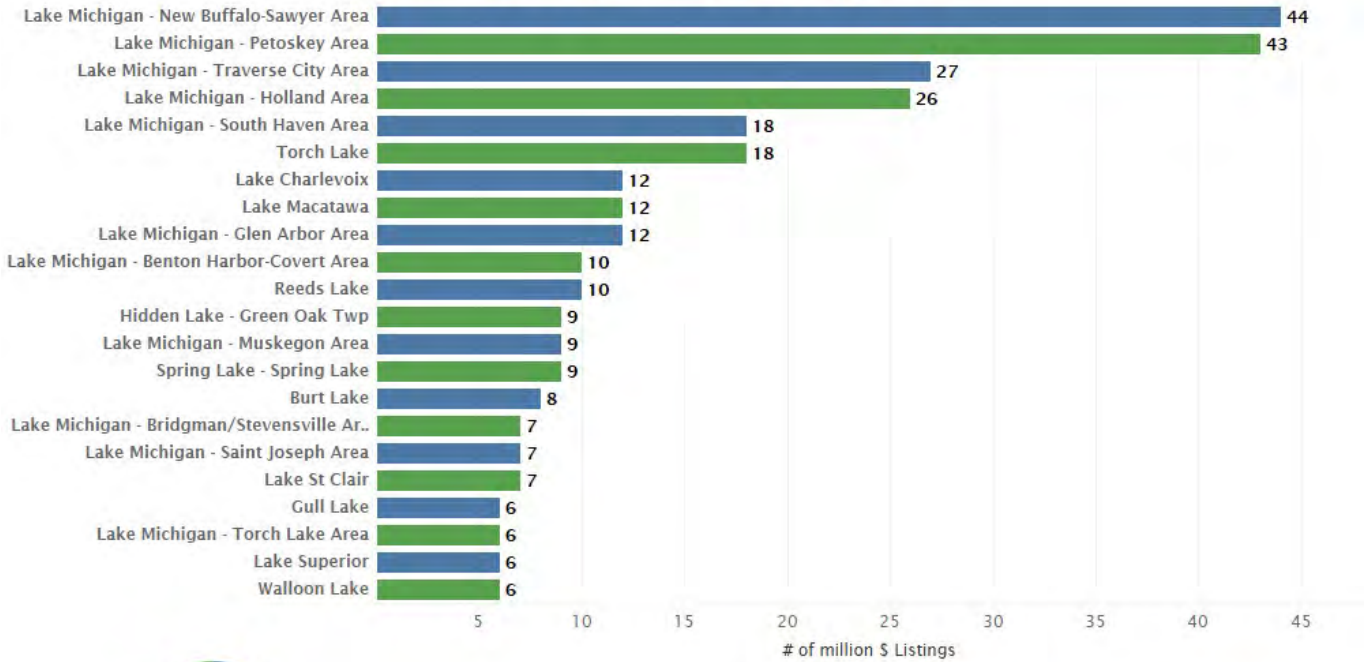
Price Breakdown by Percentage of Homes in the Michigan Market 2024Q4





## Luxury Lake Real Estate in Michigan

### Where Are The Million-Dollar Listings? 2024Q4

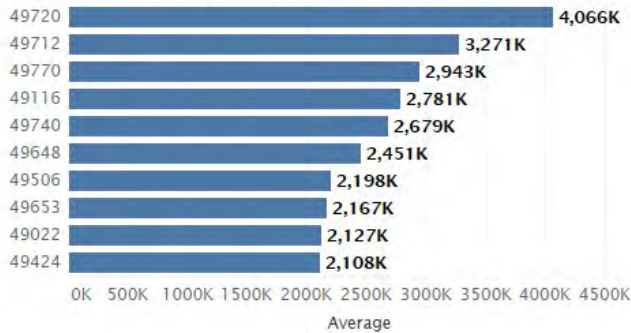


8% of \$1M+ Homes in Michigan are on Lake Michigan - New Buffalo-Sawyer Area

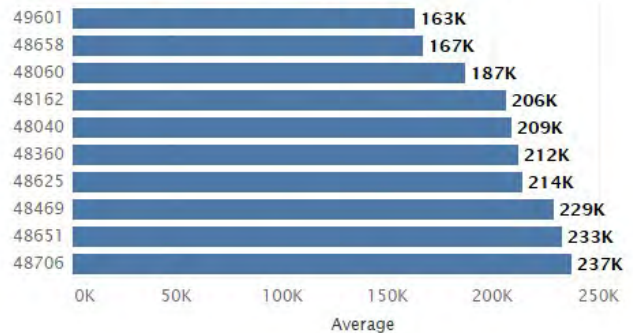
Total Number of \$1M+ Homes

544

### Most Expensive ZIP Codes 2024Q4

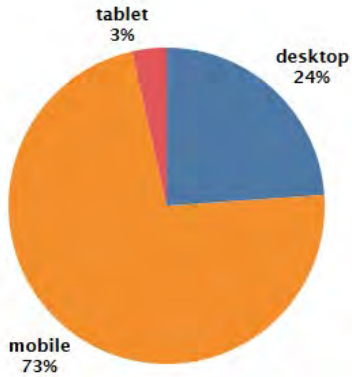


### Most Affordable ZIP Codes 2024Q4

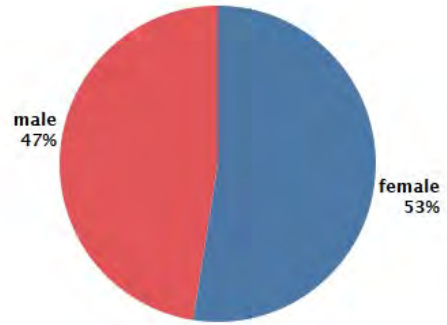


## Who's Shopping Michigan Lake Real Estate

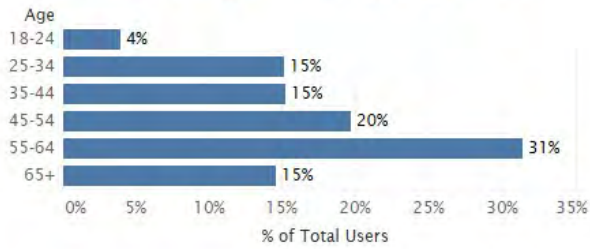
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Ashburn VA

is the Number 1 metro area outside of MI searching for MI lake property!

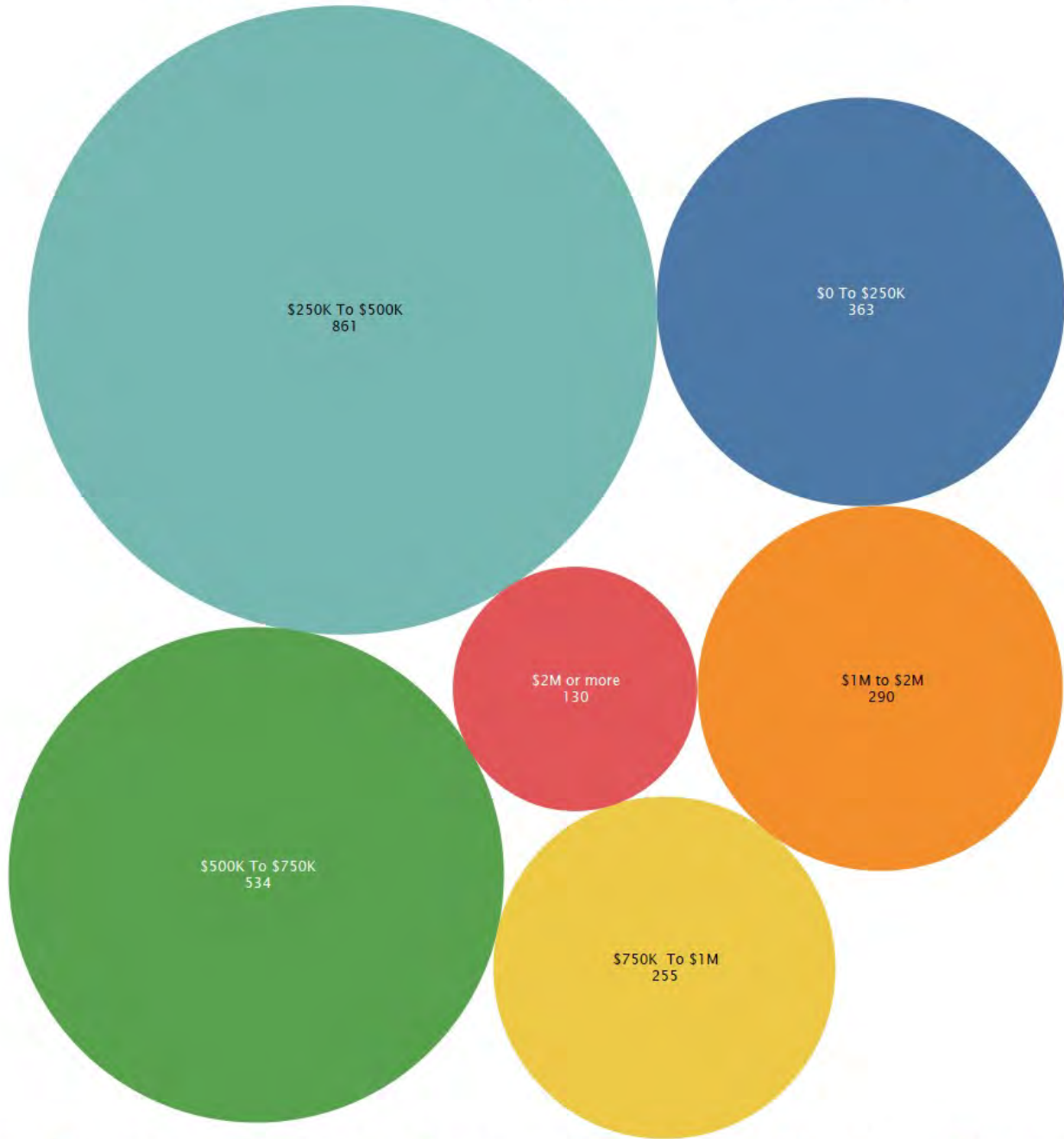
#### Number 2-10 metros are:

- Chicago, IL
- Atlanta, GA
- New York, NY
- Dallas, TX
- Indianapolis, IN
- Cincinnati, OH
- Columbus, OH
- Miami, FL
- Los Angeles, CA



## MINNESOTA

Price Breakdown by Number of Homes in the Minnesota Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M To \$2M ■ \$2M or more



# Minnesota

The Minnesota market decreased from \$3.4 billion in fall 2024 to \$2.4 billion in winter 2024, a 30% fall.

## Largest Markets

1. Lake Minnetonka	\$377,970,486	16.0%	6. Lower Prior Lake - Prior Lake	\$47,829,400	2.0%
2. Other Northern Metro Area Lakes	\$121,110,257	5.1%	7. Other Greater St Cloud Area Lakes	\$45,500,595	1.9%
3. Other SW Metro Area Lakes	\$69,081,548	2.9%	8. Pleasant Lake - White Bear Twp	\$39,043,441	2.1%
4. Other Prior Lake Area Lakes	\$65,930,819	2.8%	9. Other Annandale Area Lakes	\$35,321,304	1.5%
5. Lake Of The Isles - Minneapolis	\$55,096,400	2.9%	10. Other Detroit Lakes Area Lakes	\$32,517,800	1.4%

**Total Minnesota Market:**

**\$2,361,805,354**

## Largest Home Markets

1. Lake Minnetonka	\$337,390,486	17.9%
2. Other Northern Metro Area Lakes	\$96,934,657	5.1%
3. Lake Of The Isles - Minneapolis	\$55,096,400	2.9%
4. Pleasant Lake - White Bear Twp	\$39,043,441	2.1%
5. Other Prior Lake Area Lakes	\$39,028,419	2.1%
6. Other SW Metro Area Lakes	\$38,993,149	2.1%
7. Other Greater St Cloud Area Lakes	\$32,495,697	1.7%
8. Other St Croix River Valley Area Lakes	\$30,798,650	1.6%
9. Cull Lake - Nisswa	\$29,482,900	1.6%
10. Other Bemidji Area Lakes	\$26,112,762	1.4%

**Total Minnesota Home Market:**

**\$1,888,179,566**

## Largest Land Markets

1. Lake Minnetonka	\$40,580,000	8.6%
2. Other SW Metro Area Lakes	\$30,088,399	6.4%
3. Other Prior Lake Area Lakes	\$26,902,400	5.7%
4. Other Northern Metro Area Lakes	\$24,175,600	5.1%
5. Lower Prior Lake - Prior Lake	\$21,934,000	4.6%
6. Other Detroit Lakes Area Lakes	\$16,197,300	3.4%
7. Other Annandale Area Lakes	\$13,537,678	2.9%
8. Uhl Lake	\$13,530,000	2.9%
9. Other Greater St Cloud Area Lakes	\$13,004,898	2.7%
10. Other Greater Brainerd Area Lakes	\$12,247,000	2.6%

**Total Minnesota Land Market:**

**\$473,625,788**

The total Minnesota home market fell from \$2.9 billion in fall 2024 to \$1.9 billion resulting in a -35% decrease.

## Most Expensive Home Markets\*\*

1. Lake Minnetonka	\$2,788,351
2. Gull Lake - Nisswa	\$1,734,288
3. Lake Of The Isles - Minneapolis	\$1,530,456
4. Lake Minnewashta - Jackson Twp	\$1,449,100
5. Pleasant Lake - White Bear Twp	\$1,183,135

## Most Affordable Home Markets\*\*

1. Cokato Lake	\$122,292
2. Savage Lake - Little Canada	\$172,725
3. Okabena Lake North - Worthington Twp	\$278,308
4. Silver Lake - Rochester	\$317,425
5. Clamshell Lake	\$355,175

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Other Northern Metro Area Lakes	166	4.2%	6. Other Prior Lake Area Lakes	72	1.8%
2. Lake Minnetonka	136	3.4%	7. Other Bemidji Area Lakes	70	1.8%
3. Other Greater St Cloud Area Lakes	130	3.3%	8. Mille Lacs Lake - South Harbor Twp	64	1.6%
4. Other Detroit Lakes Area Lakes	105	2.6%	9. Other Annandale Area Lakes	62	1.6%
5. Other Greater Brainerd Area Lakes	104	2.6%	10. Lake Vermilion	61	1.5%
<b>Total Minnesota Listings:</b>				<b>3,985</b>	

### Most Homes Available

1. Other Northern Metro Area Lakes	129	5.3%
2. Lake Minnetonka	121	5.0%
3. Other Greater St Cloud Area Lakes	59	2.4%
4. Other Bemidji Area Lakes	53	2.2%
5. Mille Lacs Lake - South Harbor Twp	48	2.0%
5. Other Prior Lake Area Lakes	48	2.0%
7. Other Longville Area Lakes	37	1.5%
8. Lake Of The Isles - Minneapolis	36	1.5%
8. Other SW Metro Area Lakes	36	1.5%
10. Other Annandale Area Lakes	35	1.4%

**Total Minnesota Home Listings: 2,433**

### Most Land Available

1. Other Detroit Lakes Area Lakes	79	5.1%
2. Other Greater Brainerd Area Lakes	74	4.8%
3. Other Greater St Cloud Area Lakes	71	4.6%
4. Lake Vermilion	39	2.5%
5. Other Northern Metro Area Lakes	37	2.4%
6. Other Otter Tail County Area Lakes	34	2.2%
7. Other Mankato Area Lakes	31	2.0%
8. Other Annandale Area Lakes	27	1.7%
9. Long Lake - Detroit Twp	24	1.5%
9. Other Prior Lake Area Lakes	24	1.5%

**Total Minnesota Land Listings: 1,552**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Minnetonka	\$2,255,698
2. Lower Prior Lake - Prior Lake	\$1,445,320
3. Cokato Lake	\$829,474
4. Lake Jessie - Alexandria Twp	\$459,922
5. Other Northern Metro Area Lakes	\$362,764
6. Lake John - Southside Twp	\$315,954
7. Other Mankato Area Lakes	\$221,455
8. Other Prior Lake Area Lakes	\$202,040

#### Listings of 10 Acres or More

1. Other SW Metro Area Lakes	\$49,124
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Spink Lake - Rock Lake Twp	\$17,404
2. Other Otter Tail County Area Lakes	\$18,061
3. Other Cambridge Area Lakes	\$29,477
4. Other Bemidji Area Lakes	\$29,951
5. Other Lake of the Woods Area Lakes	\$42,713
6. Other Grand Rapids Area Lakes	\$43,421
7. Other Greater Brainerd Area Lakes	\$45,539
8. Trout Lake - Trout Lake Twp	\$52,508

#### Listings of 10 Acres or More

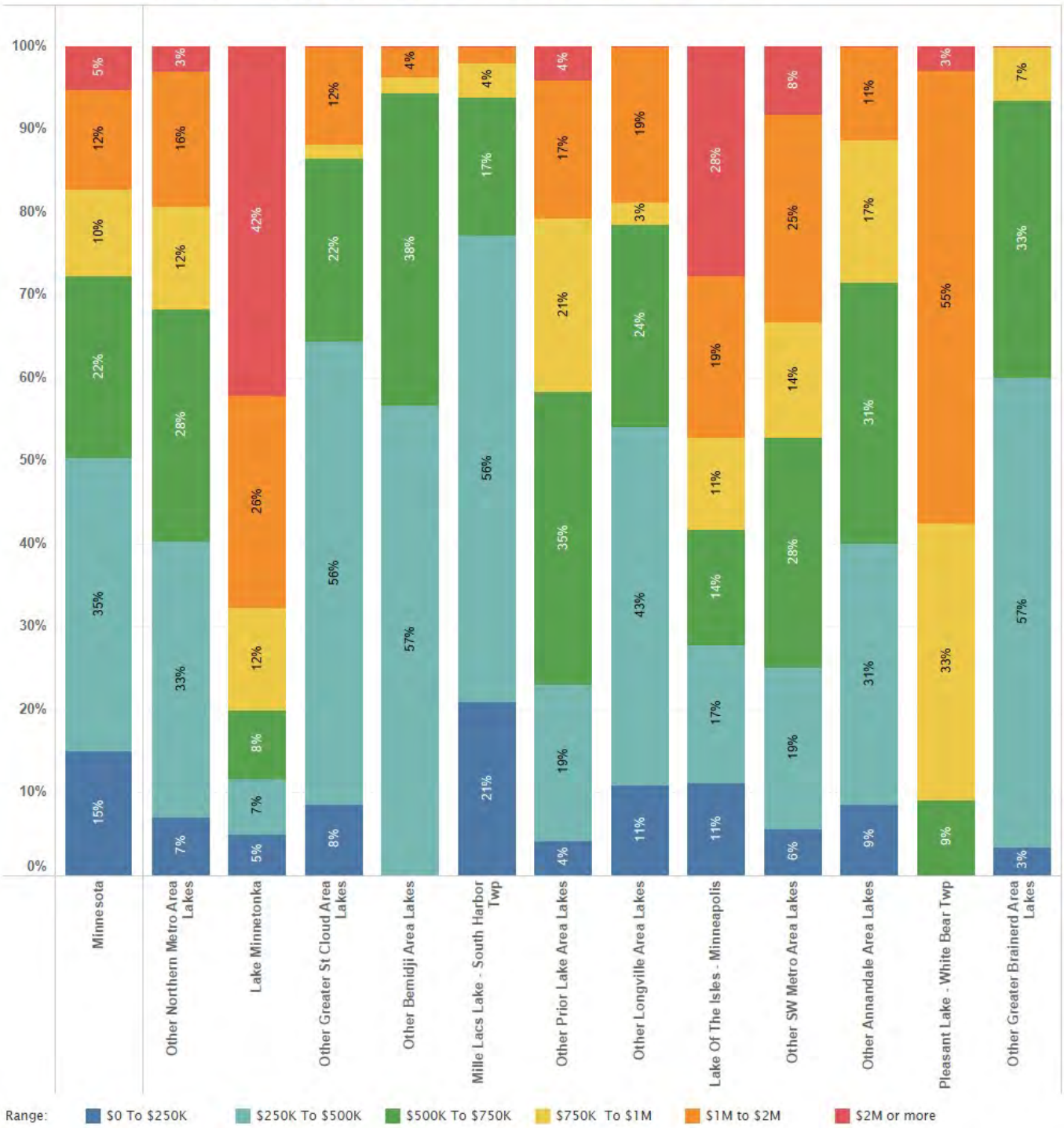
1. Other Virginia Area Lakes	\$2,359
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

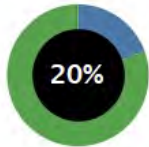
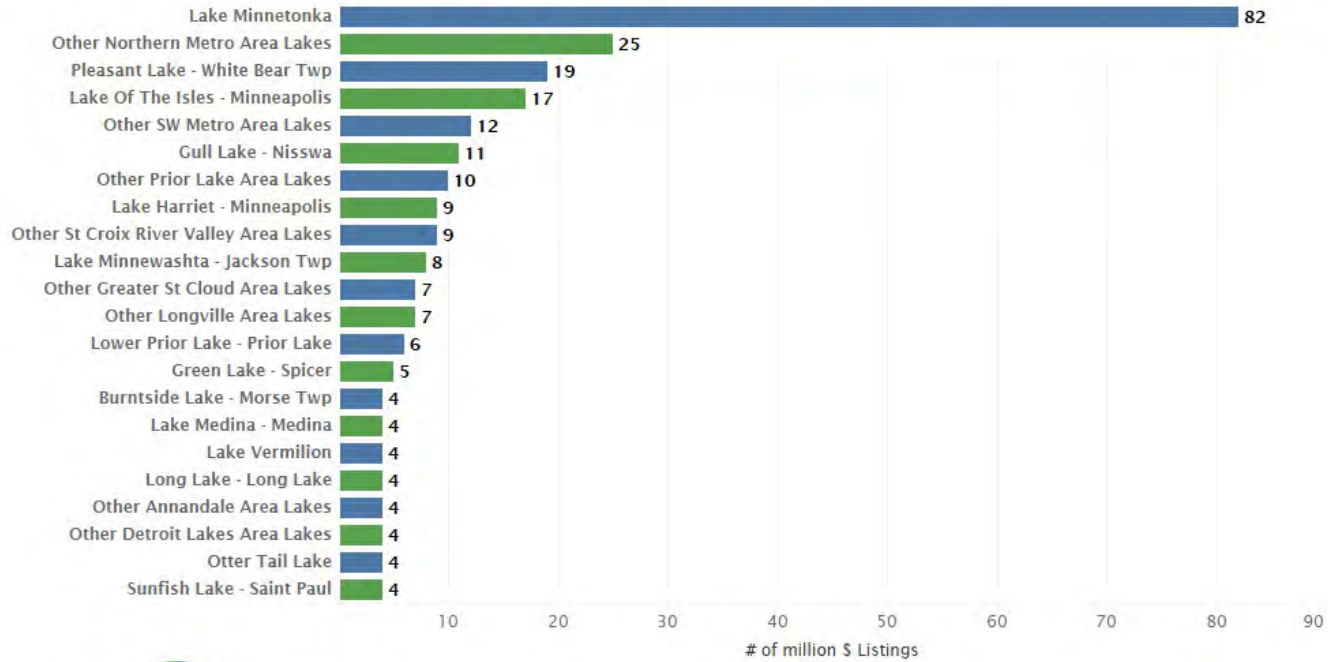
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Minnesota Market 2024Q4



## Luxury Lake Real Estate in Minnesota

### Where Are The Million-Dollar Listings? 2024Q4

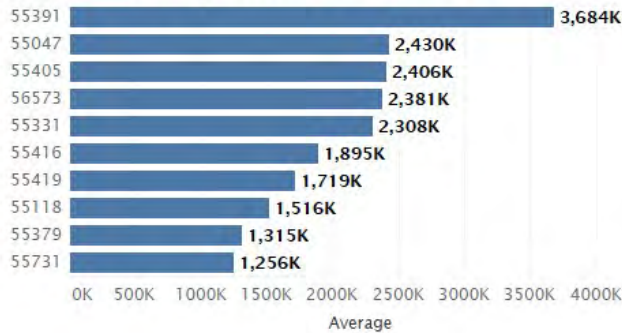


20% of \$1M+ Homes in Minnesota are on Lake Minnetonka

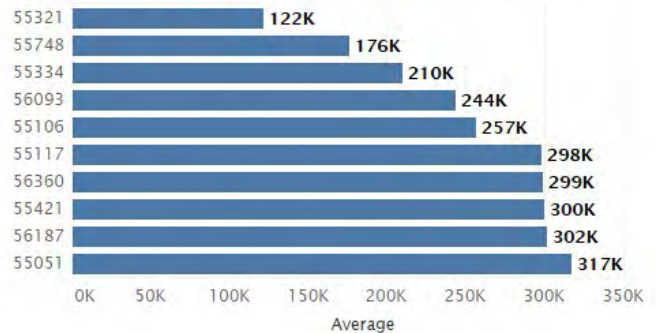
Total Number of \$1M+ Homes

420

### Most Expensive ZIP Codes 2024Q4



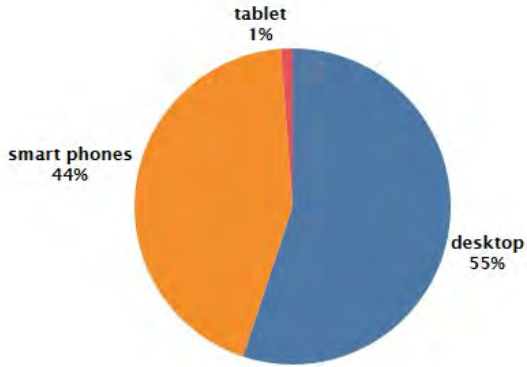
### Most Affordable ZIP Codes 2024Q4



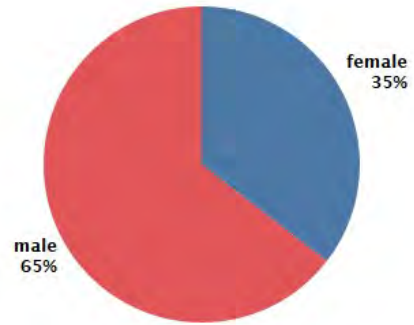
**LAKE HOMES**.com  
**REALTY**

## Who's Shopping Minnesota Lake Real Estate

How are shoppers connecting 2024Q4



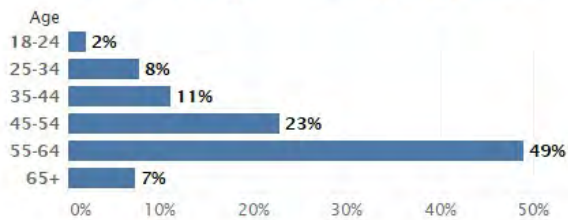
Male/Female Visitors 2024Q4



### Chicago IL

is the Number 1 metro area outside of MN searching for MN lake property!

What Age Groups are Shopping 2024Q4



Number 2-10 metros are:

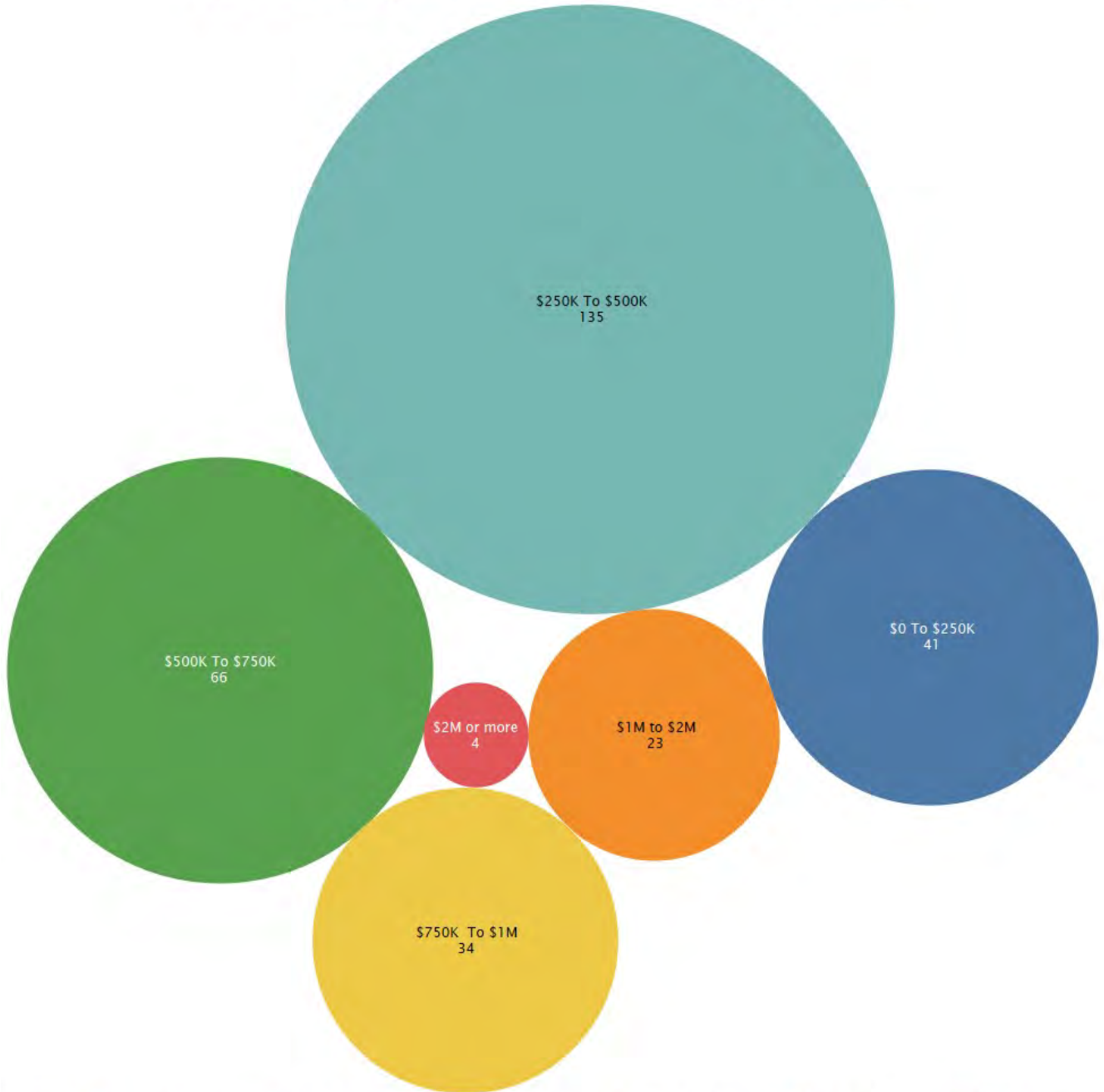
- St. Louis, MO
- Omaha, NE
- Kansas City, MO
- Indianapolis, IN
- Hastings, NE
- Jacksonville, IL
- Villa Grove, IL
- Macon, MO
- Pawnee City, NE





## MISSISSIPPI

Price Breakdown by Number of Homes in the Mississippi Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Mississippi

The Total Mississippi market rose from \$184 million in fall 2024 to \$203 million in winter 2024 resulting in a \$19 million increase.

## Largest Markets

1. Ross R Barnett Reservoir	\$58,647,549	28.9%
2. Lake Caroline	\$26,262,144	12.9%
3. Reunion Lake	\$21,727,550	10.7%
4. Oxford Region Lakes	\$19,232,800	9.5%
5. Charlton Place Lakes	\$8,979,973	4.4%

**Total Mississippi Market: \$203,237,226**

## Most Listings

1. Ross R Barnett Reservoir	180	35.9%
2. Lake Caroline	56	11.2%
3. Reunion Lake	35	7.0%
4. Chestnut Hill Lakes	29	5.8%
5. Oxford Region Lakes	25	5.0%

**Total Mississippi Listings: 501**

## Largest Home Markets

1. Ross R Barnett Reservoir	\$47,792,739	28.1%
2. Lake Caroline	\$23,886,144	14.0%
3. Reunion Lake	\$19,307,550	11.3%
4. Oxford Region Lakes	\$18,077,800	10.6%
5. Pickwick Lake	\$6,619,800	3.9%

**Total Mississippi Home Market: \$170,144,229**

## Most Homes Available

1. Ross R Barnett Reservoir	104	34.2%
2. Lake Caroline	43	14.1%
3. Reunion Lake	26	8.6%
4. Oxford Region Lakes	16	5.3%
5. Pickwick Lake	13	4.3%

**Total Mississippi Home Listings: 304**

## Largest Land Markets

1. Ross R Barnett Reservoir	\$10,854,810	32.8%
2. Lake Castle	\$5,073,619	15.3%
3. Charlton Place Lakes	\$3,355,473	10.1%
4. Chestnut Hill Lakes	\$2,964,196	9.0%
5. Reunion Lake	\$2,420,000	7.3%

**Total Mississippi Land Market: \$33,092,997**

## Most Land Available

1. Ross R Barnett Reservoir	76	38.6%
2. Chestnut Hill Lakes	28	14.2%
3. Charlton Place Lakes	14	7.1%
4. Lake Caroline	13	6.6%
5. Oxford Region Lakes	9	4.6%

**Total Mississippi Land Listings: 197**

## Most Expensive Home Markets\*\*

1. Oxford Region Lakes	\$1,185,353
2. Reunion Lake	\$742,598
3. Lake Caroline	\$555,492
4. Pickwick Lake	\$509,215
5. Stribling Lake	\$486,542

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Lake Caroline	\$542,466
2. Ross R Barnett Reservoir	\$251,533
3. Chestnut Hill Lakes	\$70,158
4. Charlton Place Lakes	\$31,022

### Listings of 10 Acres or More

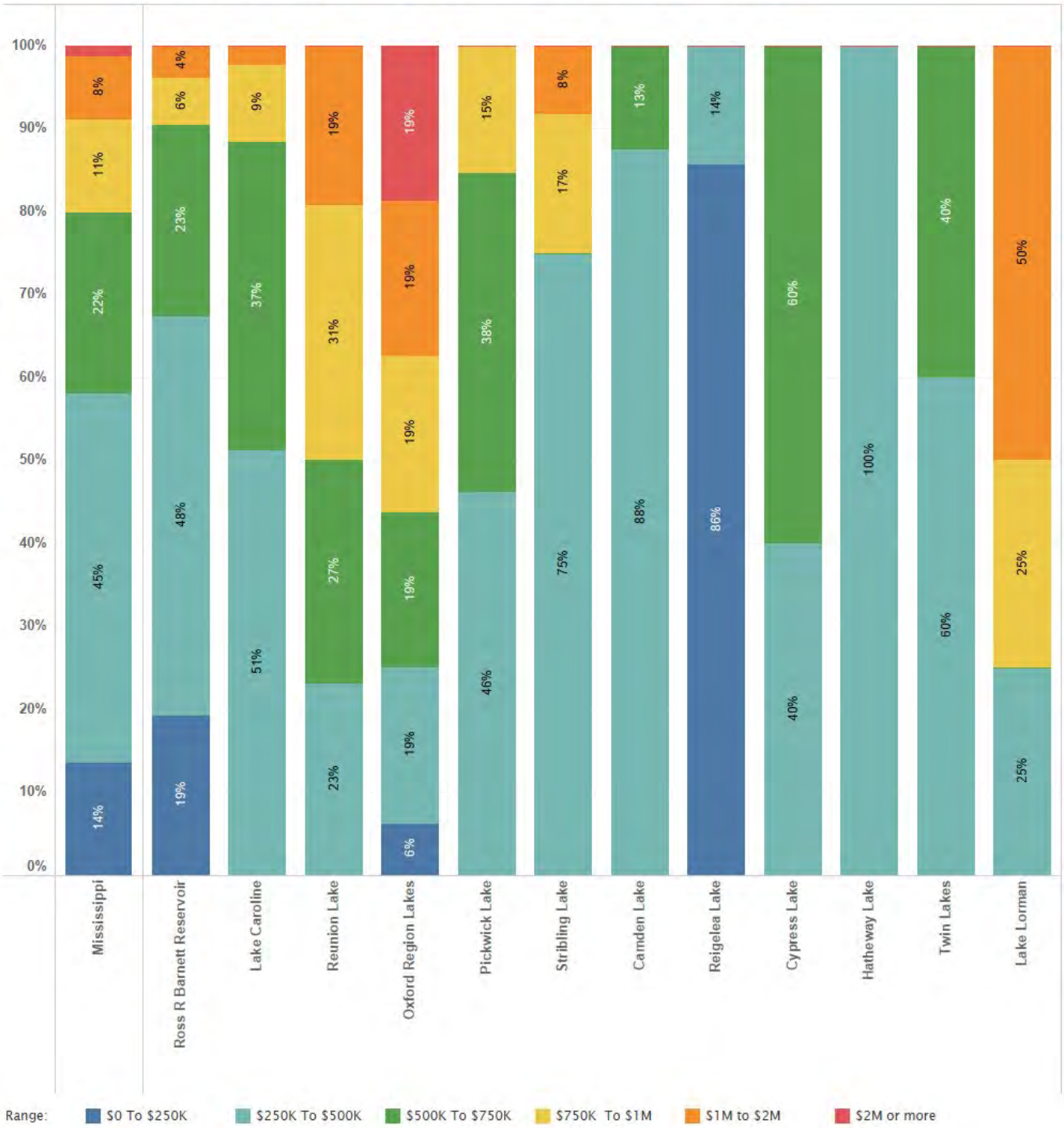
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

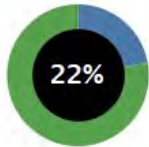
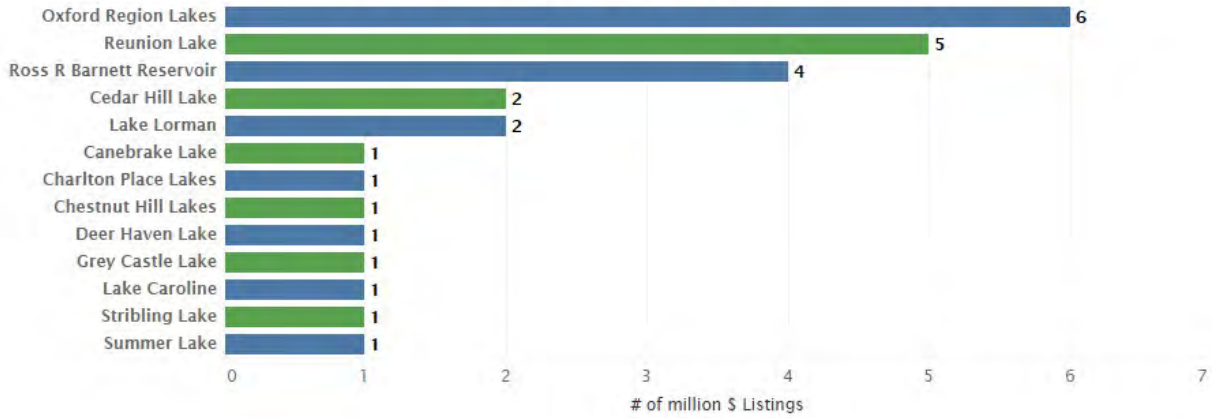
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Mississippi Market 2024Q4



## Luxury Lake Real Estate in Mississippi

Where Are The Million-Dollar Listings? 2024Q4

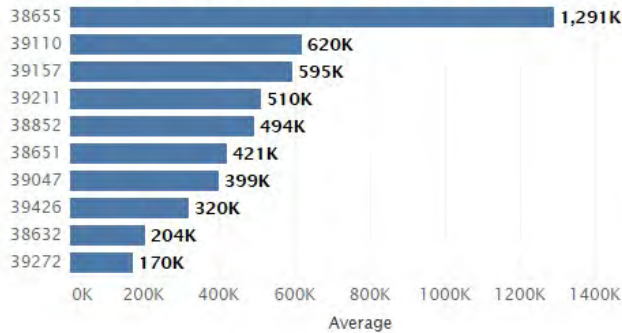


22% of \$1M+ Homes in Mississippi are on Oxford Region Lakes

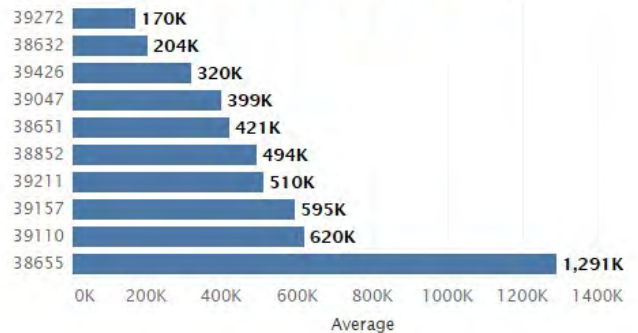
Total Number of \$1M+ Homes

27

Most Expensive ZIP Codes 2024Q4

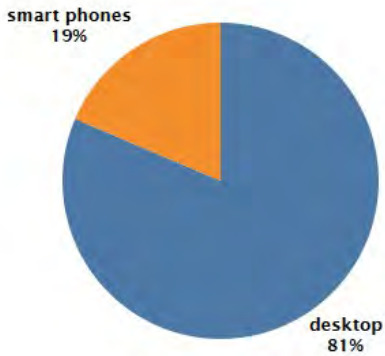


Most Affordable ZIP Codes 2024Q4

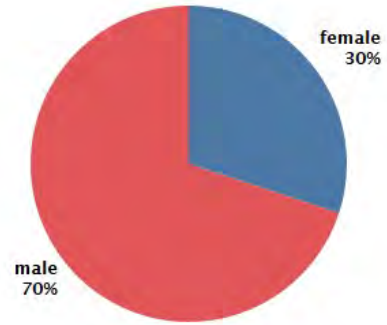


## Who's Shopping Mississippi Lake Real Estate

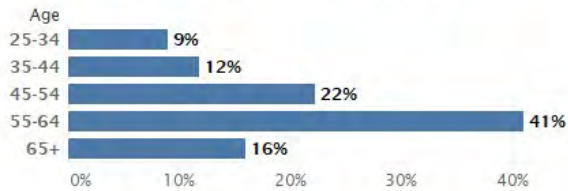
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Seattle WA

is the Number 1 metro area outside of MS searching for MS lake property!

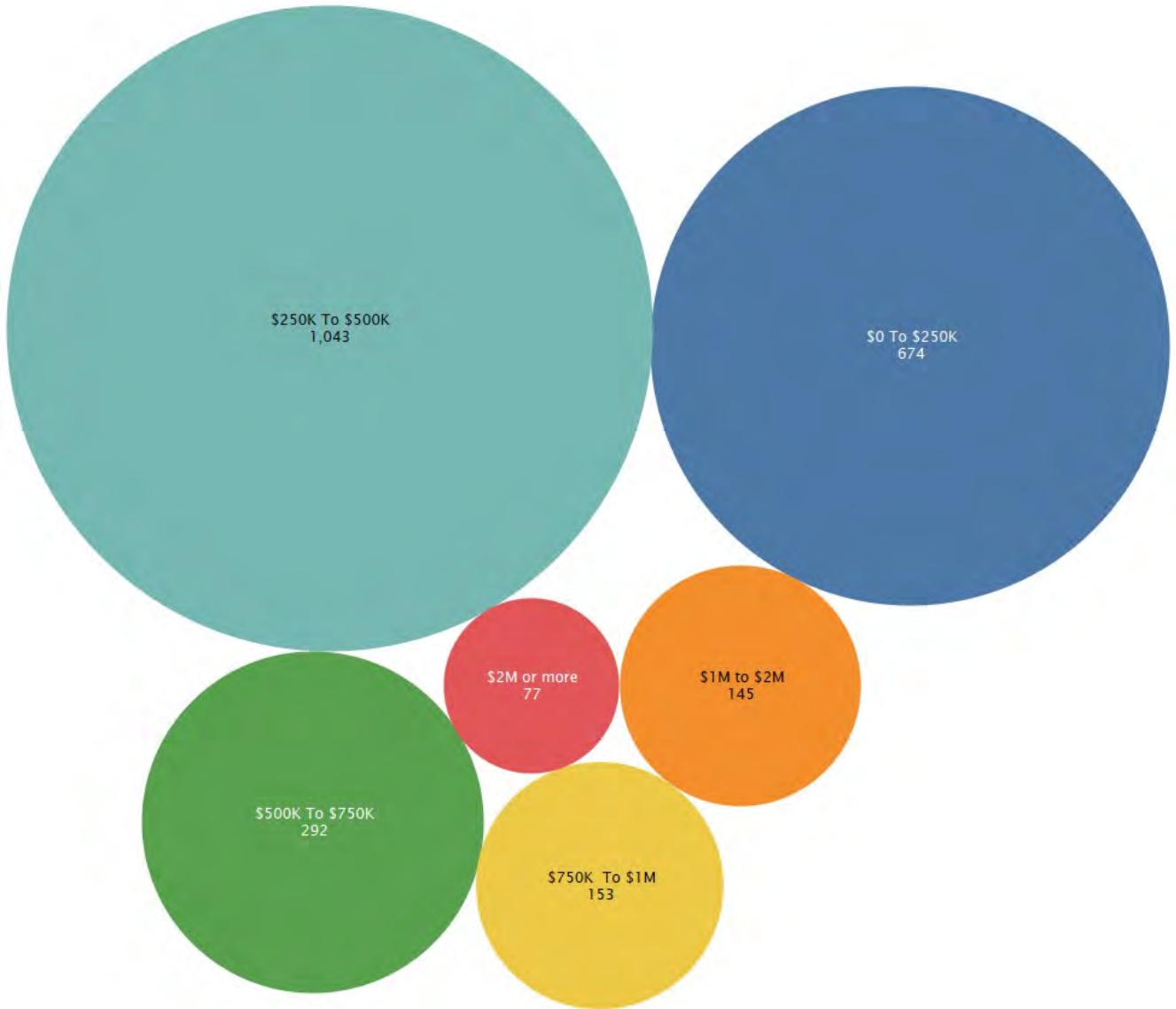
Number 2-10 metros are:

- Brewster, WA
- Raymond, WA
- Tacoma, WA



## MISSOURI

Price Breakdown by Number of Homes in the Missouri Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Missouri

There was no significant change in the total Missouri market from fall 2024 to winter 2024.

## Largest Markets

1. Lake Of The Ozarks	\$799,378,389	48.0%
2. Table Rock Lake*	\$465,568,152	28.0%
3. Lake Taneycomo	\$134,761,482	8.1%
4. Bull Shoals Lake*	\$67,700,935	4.1%
5. Pomme De Terre Lake	\$14,904,498	0.9%

**Total Missouri Market: \$1,669,633,155**

## Most Listings

1. Lake Of The Ozarks	1,649	36.9%
2. Table Rock Lake*	1,244	27.8%
3. Lake Taneycomo	409	9.1%
4. Bull Shoals Lake*	274	6.1%
5. Pomme De Terre Lake	89	2.0%

**Total Missouri Listings: 4,482**

## Largest Home Markets

1. Lake Of The Ozarks	\$665,172,583	49.0%
2. Table Rock Lake*	\$357,469,546	26.3%
3. Lake Taneycomo	\$114,371,233	8.4%
4. Bull Shoals Lake*	\$49,551,796	3.6%
5. Pomme De Terre Lake	\$13,651,698	1.0%

**Total Missouri Home Market: \$1,358,764,681**

## Most Homes Available

1. Lake Of The Ozarks	1,007	40.4%
2. Table Rock Lake*	564	22.6%
3. Lake Taneycomo	340	13.6%
4. Bull Shoals Lake*	127	5.1%
5. Pomme De Terre Lake	52	2.1%

**Total Missouri Home Listings: 2,495**

## Largest Land Markets

1. Lake Of The Ozarks	\$134,205,806	43.8%
2. Lake Taneycomo	\$20,390,249	6.7%
3. Bull Shoals Lake*	\$13,344,339	4.4%
4. Lake Springfield	\$5,256,500	1.7%
5. Stockton Lake	\$3,781,500	1.2%

**Total Missouri Land Market: \$306,063,674**

## Most Land Available

1. Table Rock Lake*	680	34.4%
2. Lake Of The Ozarks	642	32.5%
3. Bull Shoals Lake*	138	7.0%
4. Lake Taneycomo	69	3.5%
5. Lake Springfield	37	1.9%

**Total Missouri Land Listings: 1,978**

## Most Expensive Home Markets\*\*

1. Lake Of The Ozarks	\$664,216
2. Table Rock Lake	\$651,828
3. Number 126 Reservoir	\$648,390
4. Lake Springfield	\$544,979
5. Lake Saint Louis	\$506,726

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Lake Thunderhead	\$282,068
2. Lake Springfield	\$217,471
3. Goose Creek Lake	\$156,005
4. Port Perry Number 2 Lake	\$123,335
5. Lake Of The Ozarks	\$116,848

### Listings of 10 Acres or More

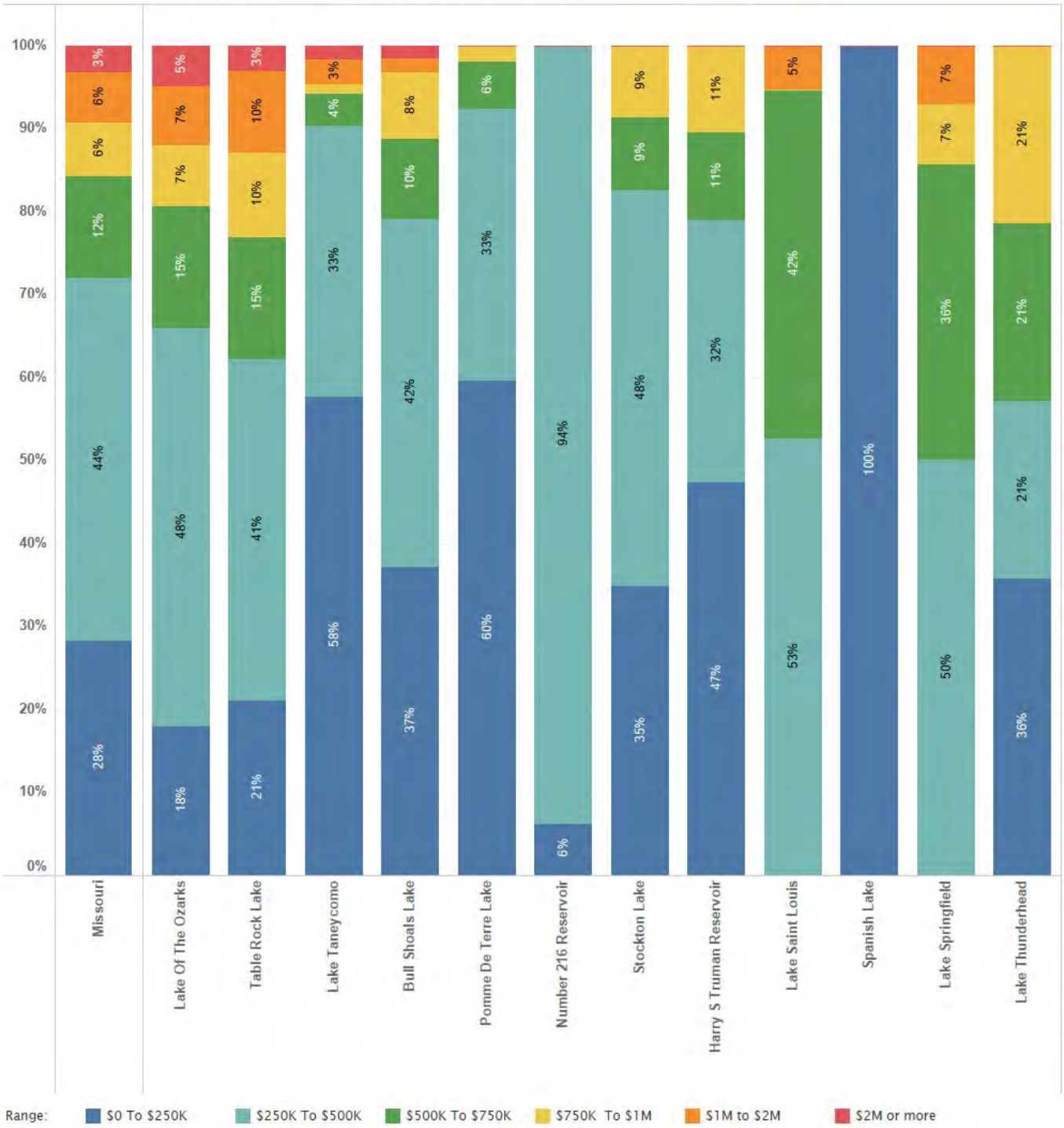
1. Lake Taneycomo	\$75,491
2. Lake Of The Ozarks	\$23,558
3. Table Rock Lake	\$11,934
4. Stockton Lake	\$7,044
5. Harry S Truman Reservoir	\$6,704

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

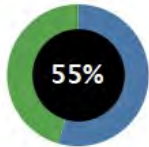
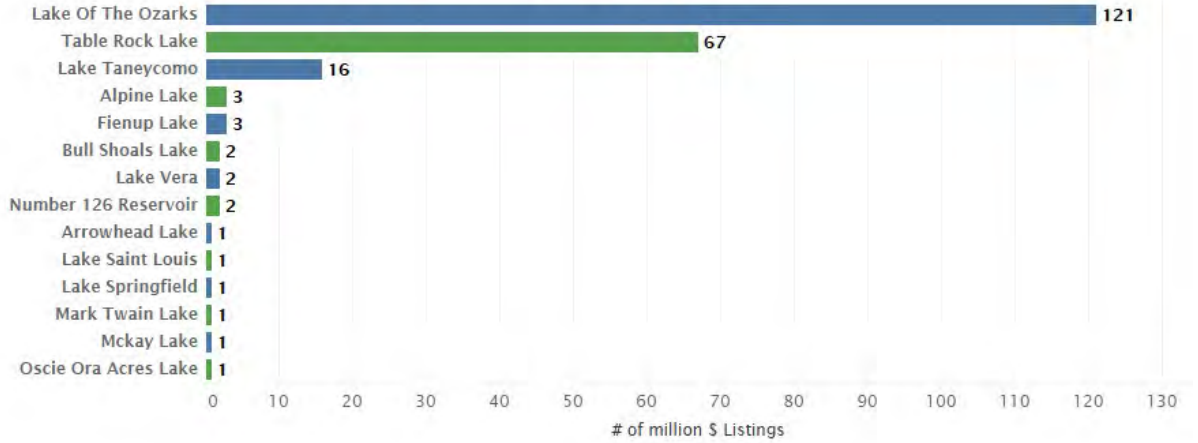
Price Breakdown by Percentage of Homes in the Missouri Market 2024Q4





## Luxury Lake Real Estate in Missouri

### Where Are The Million-Dollar Listings? 2024Q4

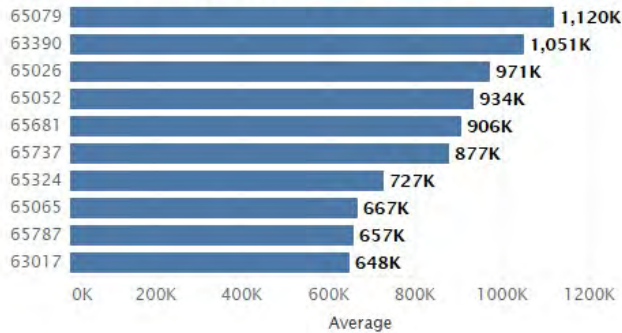


55% of \$1M+ Homes in Missouri are on Lake Of The Ozarks

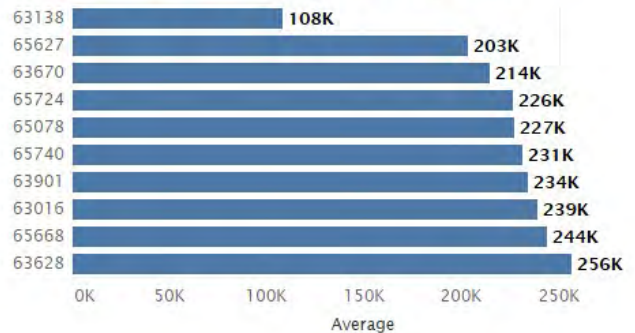
Total Number of \$1M+ Homes

222

### Most Expensive ZIP Codes 2024Q4

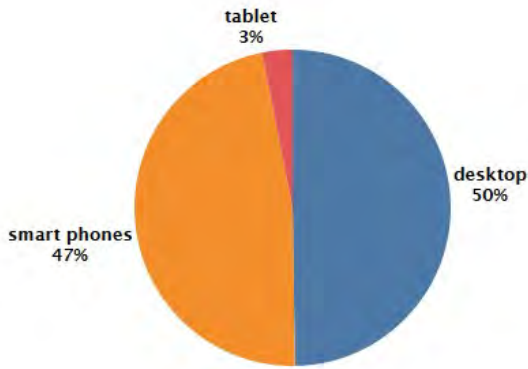


### Most Affordable ZIP Codes 2024Q4

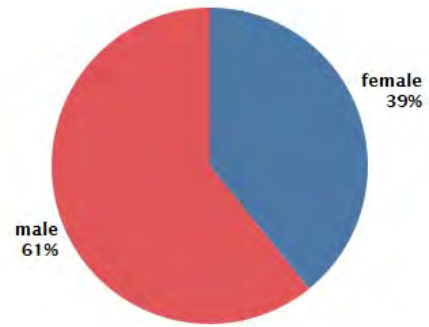


## Who's Shopping Missouri Lake Real Estate

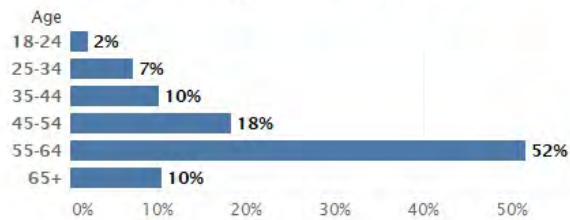
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of MO searching for MO lake property!

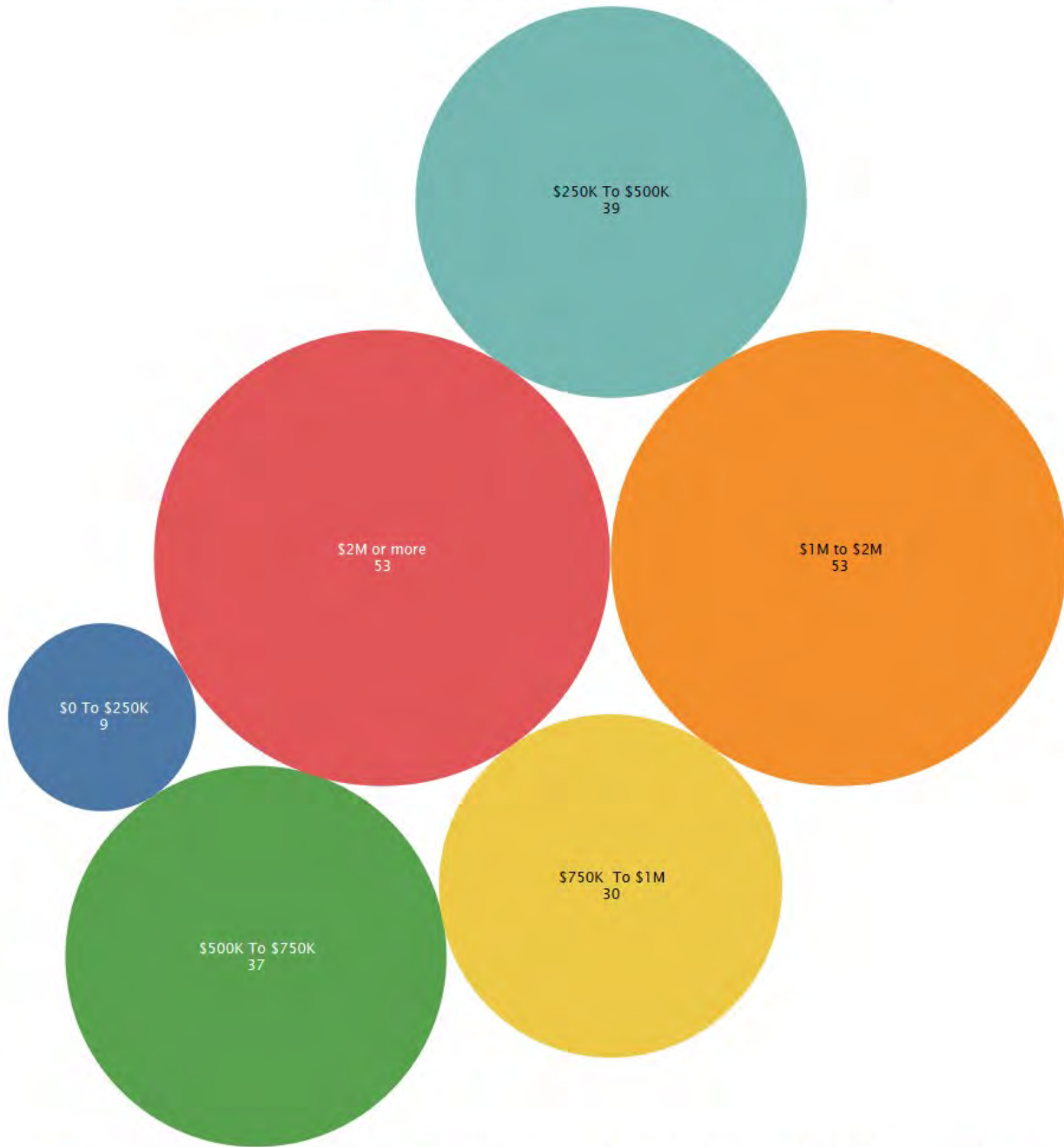
Number 2-10 metros are:

- Omaha, NE
- Minneapolis, MN
- Lincoln, NE
- Indianapolis, IN
- Quincy, IL
- Belleville, IL
- Milwaukee, WI
- Springfield, IL
- Hastings, NE



## MONTANA

Price Breakdown by Number of Homes in the Montana Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Montana

The Montana market declined from \$852 million in fall 2024 to \$551 million in winter 2024, a 35% decrease.

## Largest Markets

1. Flathead Lake	\$280,549,399	50.9%
2. Whitefish Lake	\$99,534,999	18.1%
3. Noxon Reservoir	\$15,113,800	2.7%
4. Eagle Lake	\$12,369,000	2.7%
5. Swan Lake	\$11,766,000	2.1%

**Total Montana Market: \$551,155,874**

## Most Listings

1. Flathead Lake	138	35.4%
2. Whitefish Lake	37	9.5%
3. Noxon Reservoir	33	8.5%
4. Lake Elmo	23	5.9%
5. Wilderness Lake	14	3.6%

**Total Montana Listings: 390**

## Largest Home Markets

1. Flathead Lake	\$239,812,500	52.3%
2. Whitefish Lake	\$96,030,999	20.9%
3. Eagle Lake	\$12,369,000	2.7%
4. Noxon Reservoir	\$11,253,000	2.5%
5. Swan Lake	\$10,483,000	2.3%

**Total Montana Home Market: \$458,474,499**

## Most Homes Available

1. Flathead Lake	81	35.8%
2. Whitefish Lake	33	14.6%
3. Noxon Reservoir	18	8.0%
4. Eagle Lake	9	4.0%
4. Wilderness Lake	9	4.0%

**Total Montana Home Listings: 226**

## Largest Land Markets

1. Flathead Lake	\$40,736,899	44.0%
2. Little Bootjack Lake	\$3,900,000	4.2%
3. Noxon Reservoir	\$3,860,800	4.2%
4. Ashley Lake	\$3,746,000	4.0%
5. Whitefish Lake	\$3,504,000	3.8%

**Total Montana Land Market: \$92,681,375**

## Most Land Available

1. Flathead Lake	57	34.8%
2. Lake Elmo	16	9.8%
3. Noxon Reservoir	15	9.1%
4. Ashley Lake	6	3.7%
4. Cabinet Gorge Reservoir	6	3.7%

**Total Montana Land Listings: 164**

## Most Expensive Home Markets\*\*

1. Flathead Lake	\$2,960,648
2. Whitefish Lake	\$2,910,030
3. Noxon Reservoir	\$625,167

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Flathead Lake	\$325,506
2. Lake Elmo	\$278,432
3. Noxon Reservoir	\$83,882

### Listings of 10 Acres or More

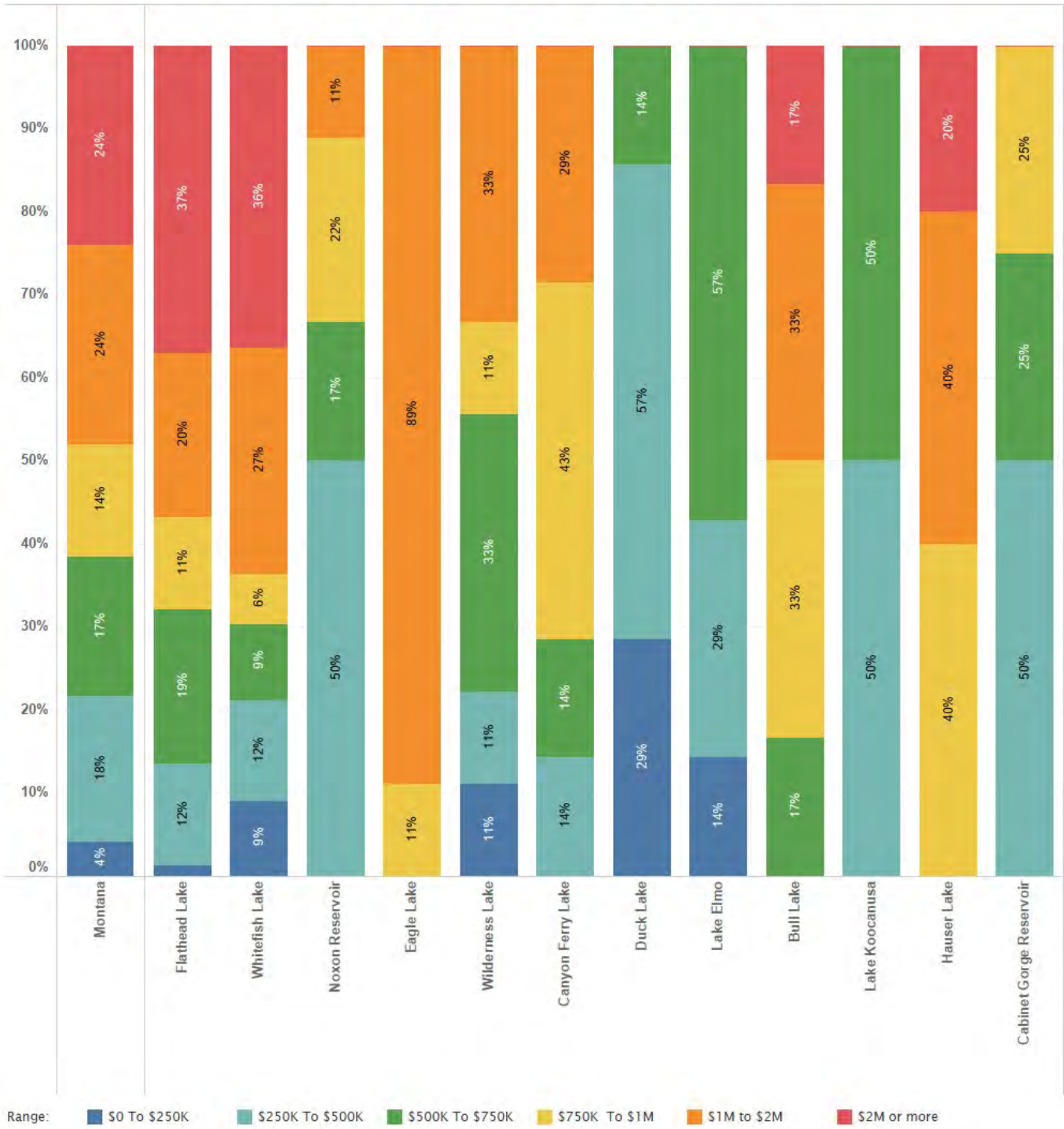
1. Flathead Lake	\$76,661
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

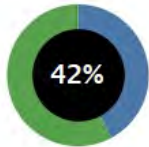
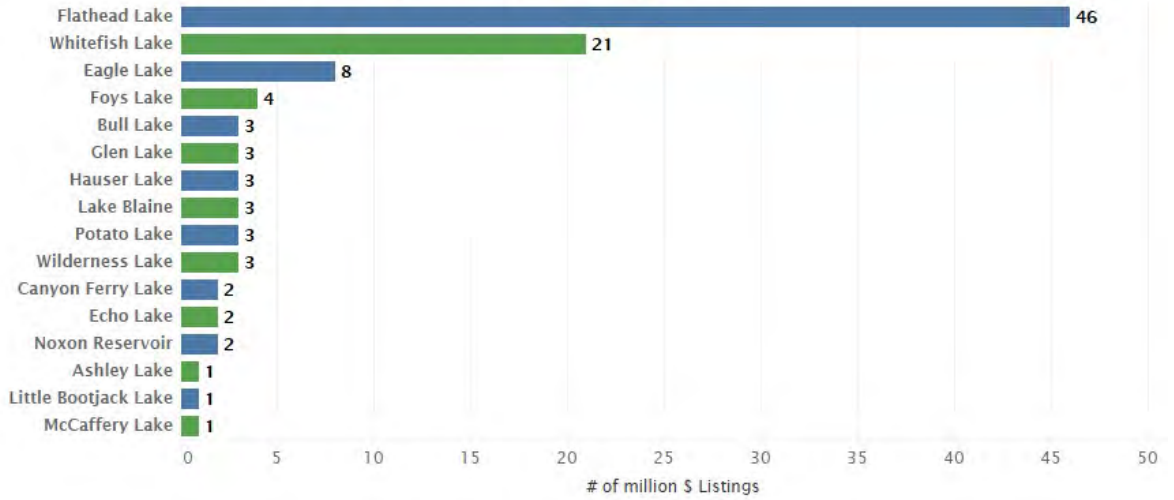
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Montana Market 2024Q4



## Luxury Lake Real Estate in Montana

Where Are The Million-Dollar Listings? 2024Q4

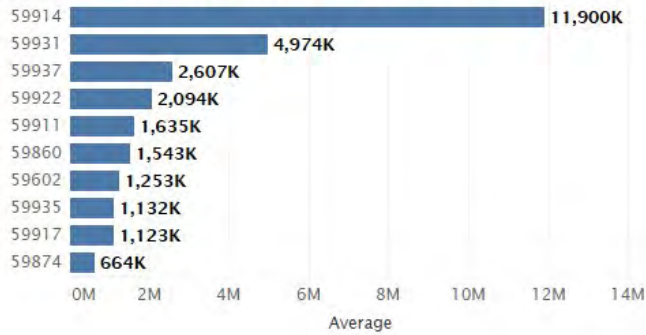


of \$1M+ Homes in Montana are on Flathead Lake

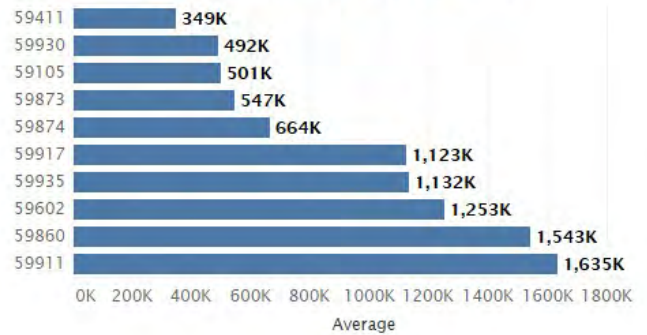
Total Number of \$1M+ Homes

109

Most Expensive ZIP Codes 2024Q4

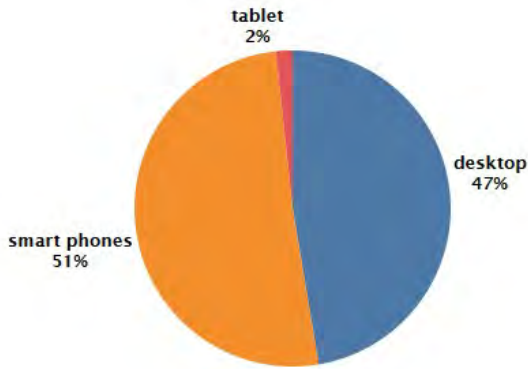


Most Affordable ZIP Codes 2024Q4

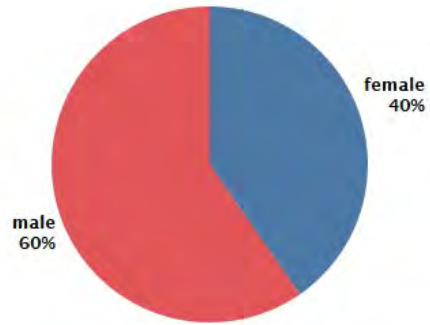


## Who's Shopping Montana Lake Real Estate

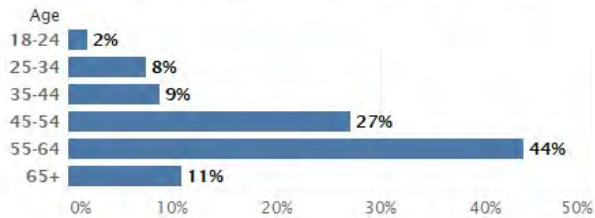
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of MT searching for MT lake property!

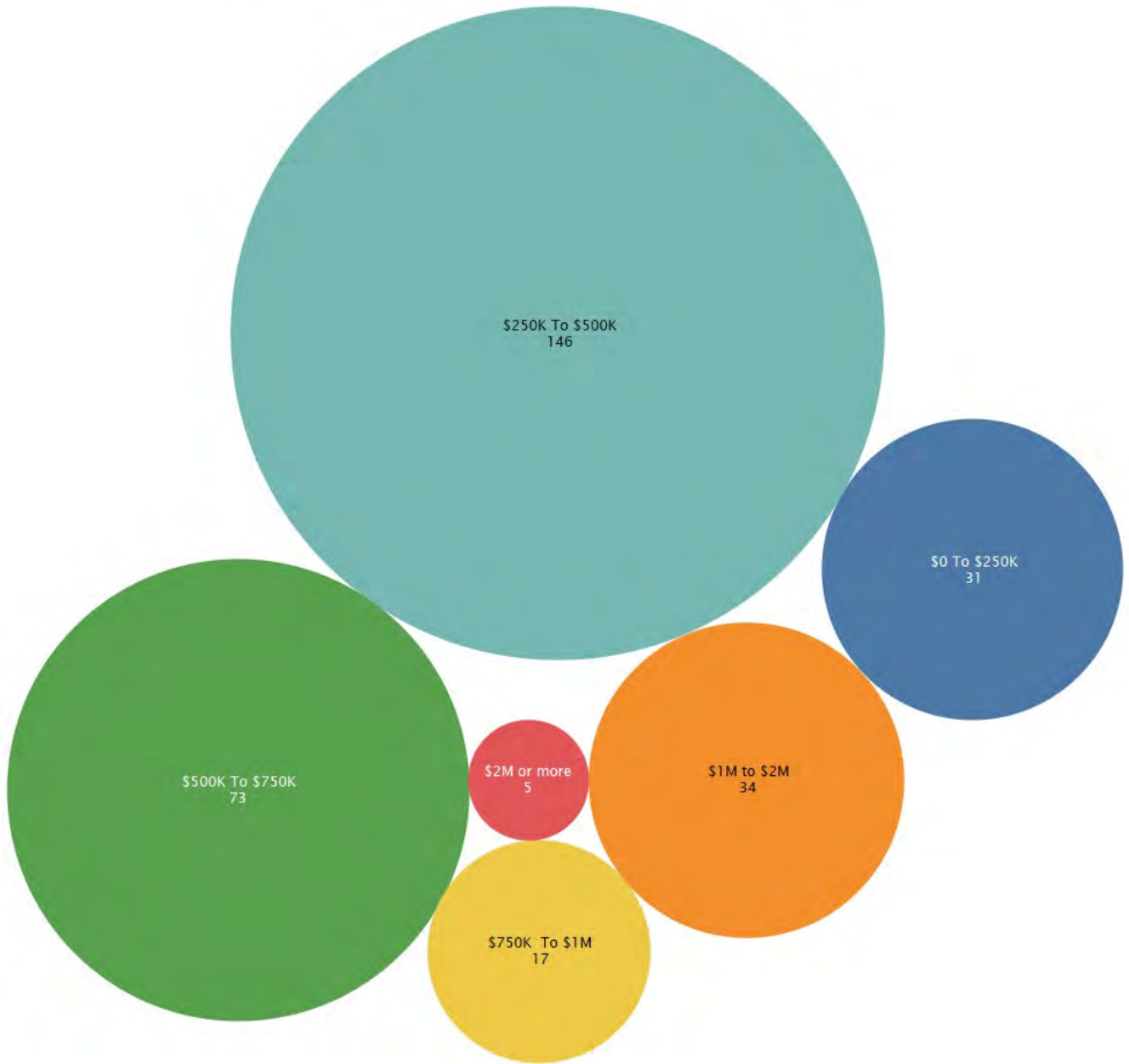
Number 2-10 metros are:

- Minneapolis, MN
- Boston, MA
- Chadron, NE
- Omaha, NE
- Sidney, NE
- Kansas City, MO
- St. Louis, MO
- Indianapolis, IN
- Saint Paul, MN



## NEBRASKA

Price Breakdown by Number of Homes in the Nebraska Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more





# Nebraska

The total Nebraska market declined from \$241 million in fall 2024 to \$214 million resulting in a \$27 million decrease.

## Largest Markets

1. Waterford Lake	\$28,322,930	15.9%
2. Newport Landing Lake	\$26,785,121	12.5%
3. Walnut Creek Lake	\$18,956,975	8.8%
4. Boys Town Reservoir Number 3	\$15,396,950	7.2%
5. Bluewater Lake	\$13,737,406	7.7%

**Total Nebraska Market: \$214,341,449**

## Most Listings

1. Iron Horse Lake	52	9.0%
2. Ritz Lake	50	8.7%
2. Walnut Creek Lake	50	8.7%
4. Waterford Lake	49	16.0%
5. Newport Landing Lake	46	8.0%

**Total Nebraska Listings: 577**

## Largest Home Markets

1. Waterford Lake	\$28,322,930	15.9%
2. Newport Landing Lake	\$25,345,621	14.2%
3. Walnut Creek Lake	\$18,283,125	10.2%
4. Bluewater Lake	\$13,737,406	7.7%
5. Boys Town Reservoir Number 3	\$13,080,950	7.3%

**Total Nebraska Home Market: \$178,454,245**

## Most Homes Available

1. Waterford Lake	49	16.0%
2. Walnut Creek Lake	43	14.1%
3. Newport Landing Lake	34	11.1%
4. Standing Bear Reservoir	27	8.8%
5. Lake Galleria	16	5.2%

**Total Nebraska Home Listings: 306**

## Largest Land Markets

1. Ritz Lake	\$7,260,000	20.2%
2. Iron Horse Lake	\$4,743,434	13.2%
3. Eagle View Lake	\$3,664,000	10.2%
4. Kings Lake	\$2,928,650	8.2%
5. Boys Town Reservoir Number 3	\$2,316,000	6.5%

**Total Nebraska Land Market: \$35,887,204**

## Most Land Available

1. Ritz Lake	49	18.1%
2. Iron Horse Lake	47	17.3%
3. Eagle View Lake	32	11.8%
4. Beaver Lake	30	11.1%
5. Lake Galleria	24	8.9%

**Total Nebraska Land Listings: 271**

## Most Expensive Home Markets\*\*

1. Bluewater Lake	\$1,373,741
2. Flatwater Lake	\$793,255
3. Newport Landing Lake	\$745,459
4. Zorinsky Lake	\$641,439
5. Waterford Lake	\$578,019

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Boys Town Reservoir Number 3	\$646,927
2. Ritz Lake	\$336,092
3. Lake Galleria	\$280,156
4. Mariposa Lake	\$121,608
5. Beaver Lake	\$76,724

### Listings of 10 Acres or More

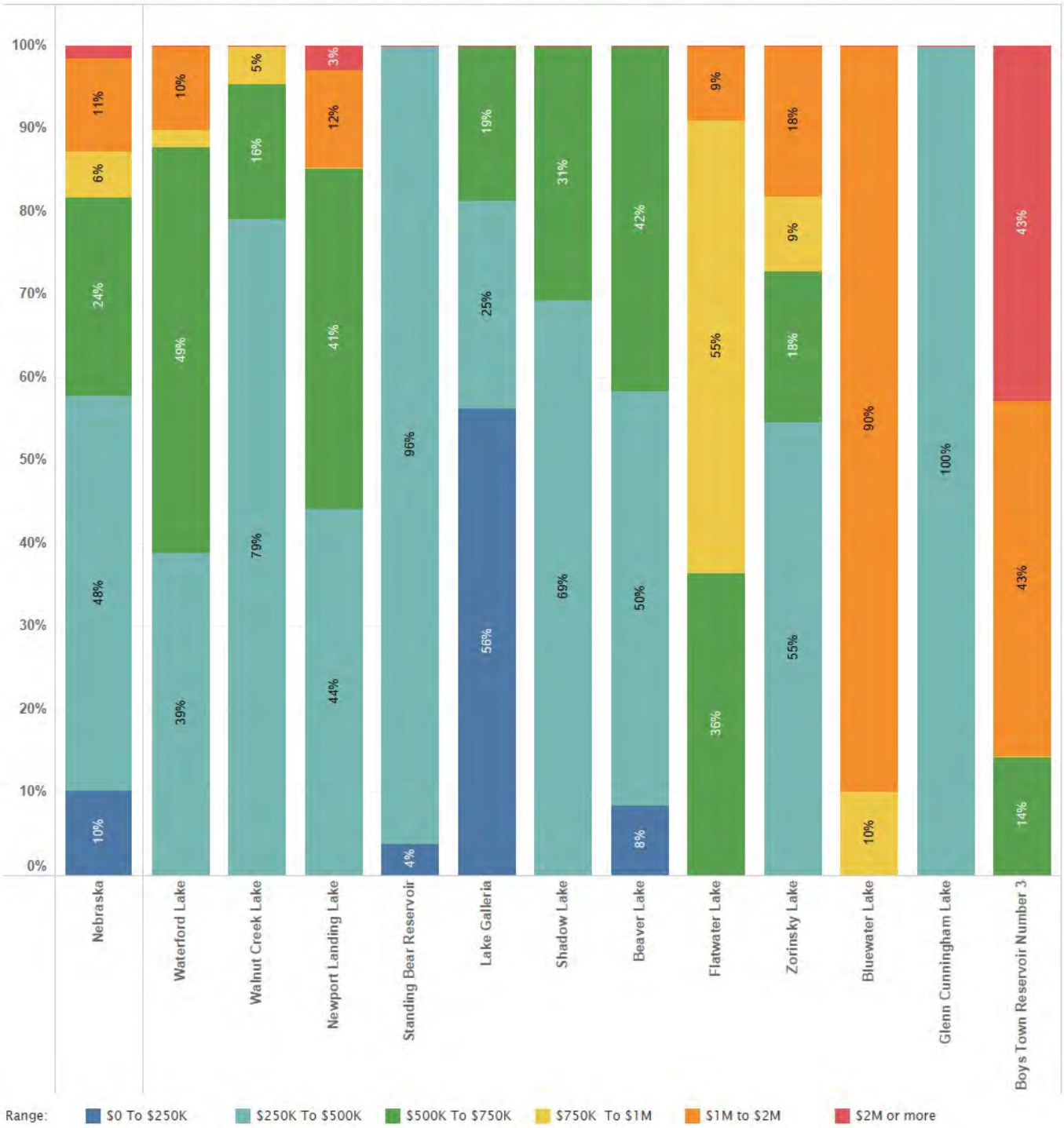
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

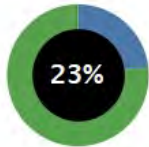
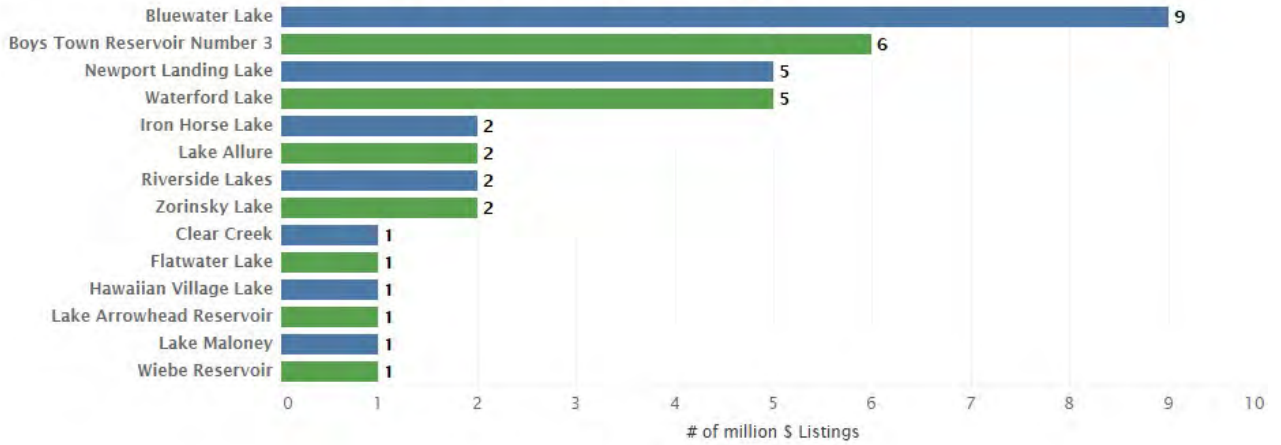
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Nebraska Market 2024Q4



## Luxury Lake Real Estate in Nebraska

Where Are The Million-Dollar Listings? 2024Q4

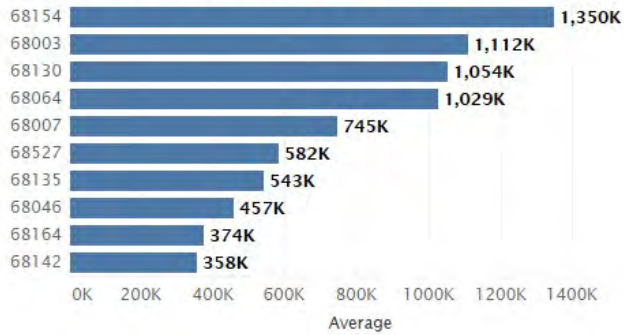


of \$1M+ Homes in Nebraska are on Bluewater Lake

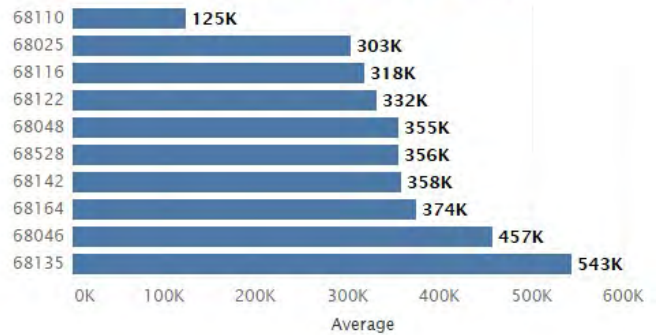
Total Number of \$1M+ Homes

39

Most Expensive ZIP Codes 2024Q4



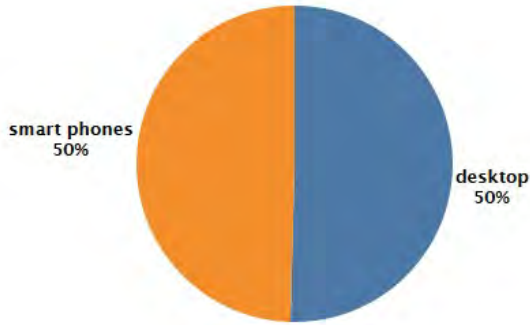
Most Affordable ZIP Codes 2024Q4



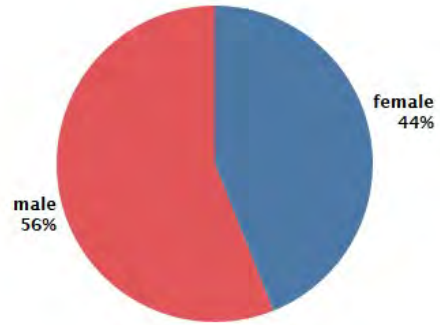
**LAKE HOMES**  
**REALTY**

## Who's Shopping Nebraska Lake Real Estate

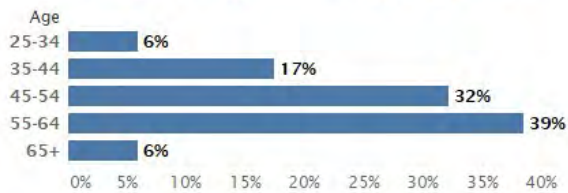
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of NE searching for NE lake property!

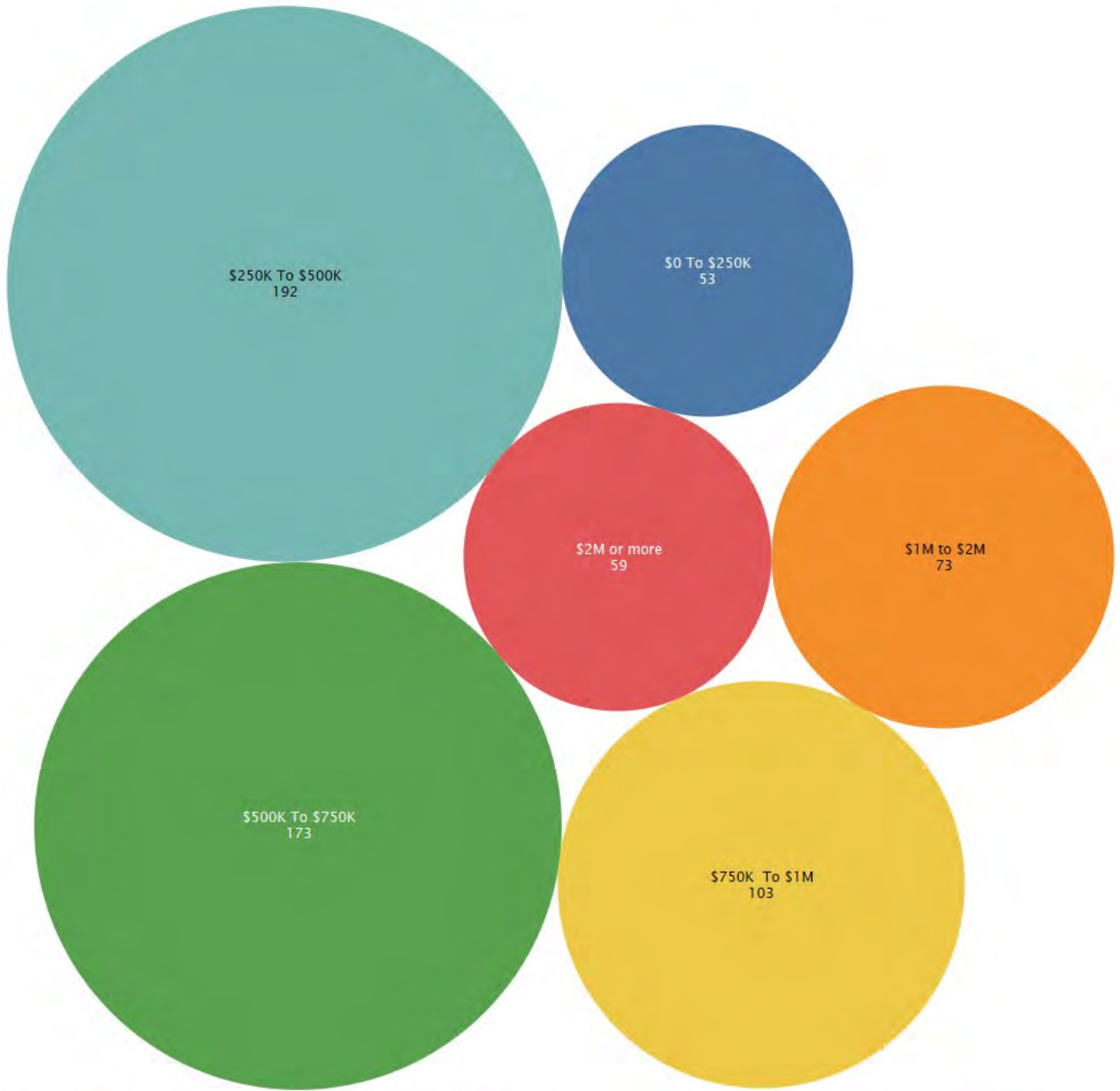
Number 2-10 metros are:

- Kansas City, MO
- Minneapolis, MN
- Pipestone, MN
- St. Louis, MO
- Bolivar, MO
- Boston, MA
- Geneseo, IL
- Lamar, MO
- Marinette, WI



## NEW HAMPSHIRE

Price Breakdown by Number of Homes in the New Hampshire Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# New Hampshire

The total New Hampshire market declined from \$1 billion in fall 2024 to \$740 million resulting in a \$26 million decrease.

## Largest Markets

1. Lake Winnepesaukee	\$260,575,487	35.2%	6. South Mill Pond	\$22,555,000	3.3%
2. North Mill Pond	\$77,484,500	11.4%	7. Opechee Bay Reservoir	\$21,795,800	2.9%
3. Sunapee Lake	\$37,790,400	5.1%	8. Mascoma Lake	\$11,661,000	1.6%
4. Squam Lake	\$33,615,700	5.1%	9. Eastman Pond	\$10,973,382	1.7%
5. Lake Winnisquam	\$27,091,387	3.7%	10. Meadow Pond	\$10,854,899	1.8%

**Total New Hampshire Market: \$740,013,071**

## Largest Home Markets

1. Lake Winnepesaukee	\$205,771,198	34.3%
2. North Mill Pond	\$67,025,500	11.2%
3. Sunapee Lake	\$33,315,400	5.6%
4. Squam Lake	\$32,055,700	5.3%
5. Lake Winnisquam	\$25,016,887	4.2%
6. South Mill Pond	\$15,755,000	2.6%
7. Opechee Bay Reservoir	\$14,866,900	2.5%
8. Meadow Pond	\$10,854,899	1.8%
9. Eastman Pond	\$10,771,782	1.8%
10. Ossipee Lake	\$8,793,699	1.5%

**Total New Hampshire Home Market: \$600,195,362**

## Largest Land Markets

1. Lake Winnepesaukee	\$32,082,589	50.8%
2. Loon Lake	\$3,724,900	5.9%
3. Canaan Street Lake	\$2,696,000	4.3%
4. Squam Lake	\$1,560,000	2.5%
5. Mascoma Lake	\$1,450,000	2.3%
6. Perkins Pond	\$1,347,000	2.1%
7. Lake Waukewan	\$1,250,000	2.0%
8. Mirror Lake - Dalton	\$1,100,400	1.7%
9. Sunrise Lake	\$999,900	1.6%
10. Little Sunapee Lake	\$995,000	1.6%

**Total New Hampshire Land Market: \$63,190,309**

## Most Expensive Home Markets\*\*

1. Sunapee Lake	\$1,959,729
2. Squam Lake	\$1,595,835
3. Lake Winnepesaukee	\$1,336,047
4. North Mill Pond	\$1,155,612
5. Lake Winnisquam	\$1,011,399

## Most Affordable Home Markets\*\*

1. Little Pea Porridge Pond	\$529,444
2. Locke Lake	\$535,570
3. Eastman Pond	\$538,589
4. Ossipee Lake	\$595,200
5. Opechee Bay Reservoir	\$619,454

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Winnepesaukee	217	23.9%	6. Eastman Pond	25	2.9%
2. North Mill Pond	64	9.1%	6. Gould Pond	25	2.9%
3. Lake Winnisquam	32	3.5%	8. Little Pea Porridge Pond	23	2.7%
4. Opechee Bay Reservoir	29	3.2%	9. Ossipee Lake	22	2.6%
5. Squam Lake	26	3.0%	10. Sunapee Lake	21	2.3%
<b>Total New Hampshire Listings:</b>				<b>907</b>	

### Most Homes Available

1. Lake Winnepesaukee	155	23.7%
2. North Mill Pond	58	8.9%
3. Lake Winnisquam	29	4.4%
4. Opechee Bay Reservoir	24	3.7%
5. Squam Lake	21	3.2%
6. Eastman Pond	20	3.1%
7. Sunapee Lake	17	2.6%
8. Little Pea Porridge Pond	16	2.5%
8. Ossipee Lake	16	2.5%
10. Meadow Pond	15	2.3%

**Total New Hampshire Home Listings: 653**

### Most Land Available

1. Lake Winnepesaukee	46	22.7%
2. Gould Pond	20	9.9%
3. Shellcamp Pond	9	4.4%
4. Canaan Street Lake	8	3.9%
4. Mirror Lake - Dalton	8	3.9%
6. Little Pea Porridge Pond	7	3.4%
6. Sunrise Lake	7	3.4%
8. Lower Mountain Lake	6	3.0%
8. Ossipee Lake	6	3.0%
10. Eastman Pond	5	2.5%

**Total New Hampshire Land Listings: 203**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Winnepesaukee	\$669,341
2. Gould Pond	\$93,435

#### Listings of 10 Acres or More

1. Lake Winnepesaukee	\$63,515
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Gould Pond	\$93,435
2. Lake Winnepesaukee	\$669,341

#### Listings of 10 Acres or More

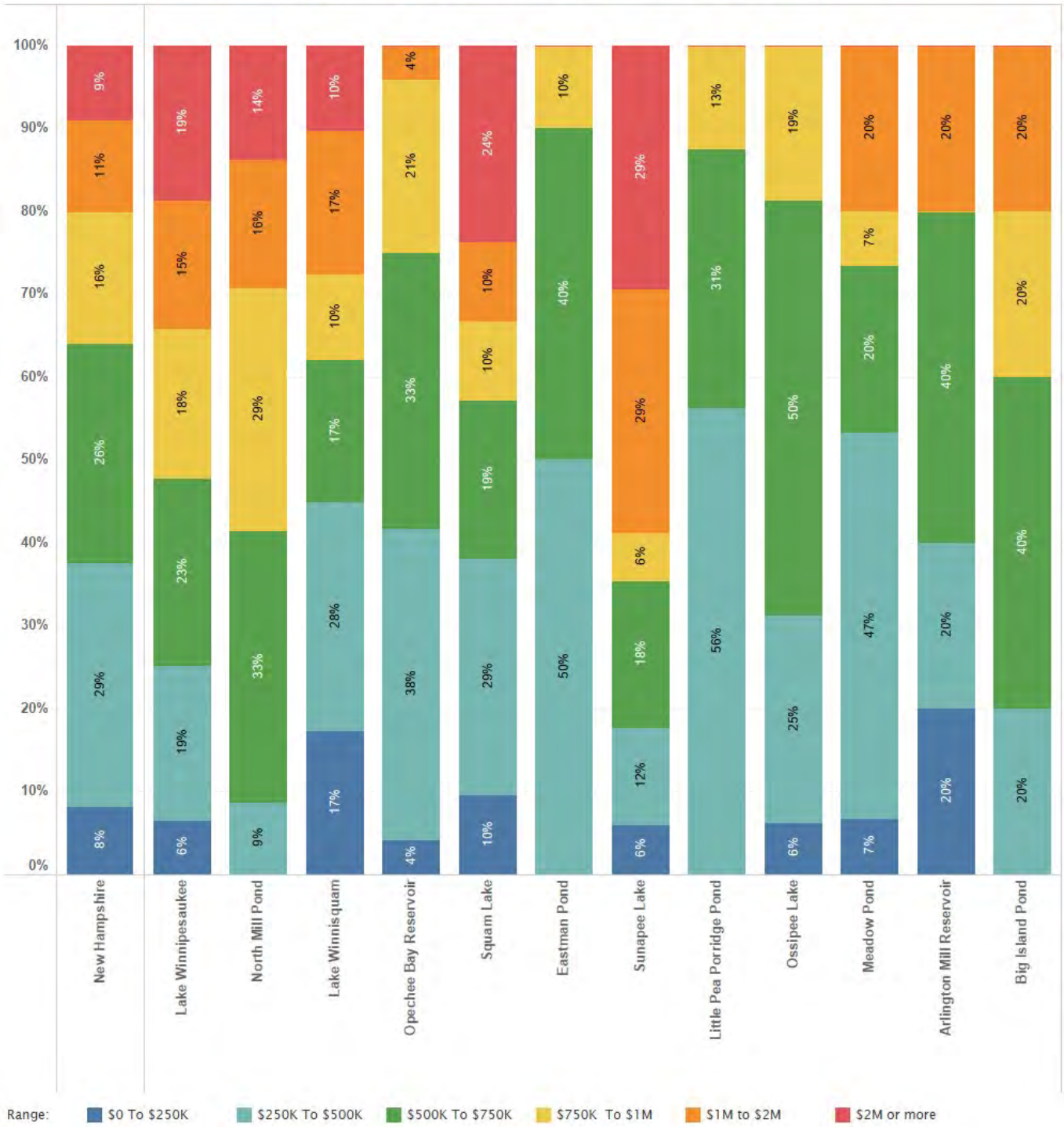
1. Lake Winnepesaukee	\$63,515
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

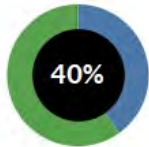
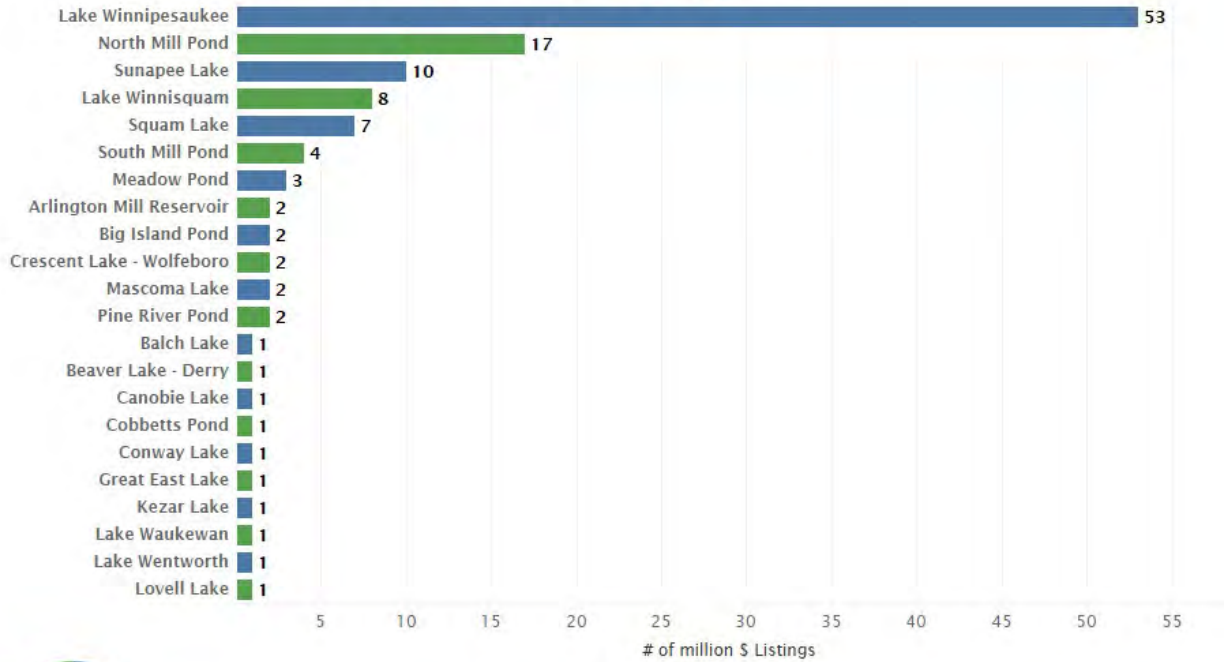
Price Breakdown by Percentage of Homes in the New Hampshire Market 2024Q4





## Luxury Lake Real Estate in New Hampshire

Where Are The Million-Dollar Listings? 2024Q4

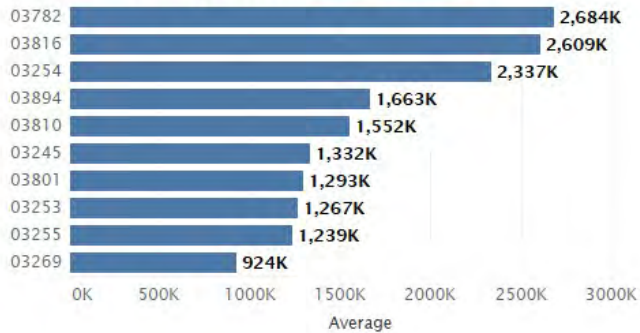


40% of \$1M+ Homes in New Hampshire are on Lake Winnepesaukee

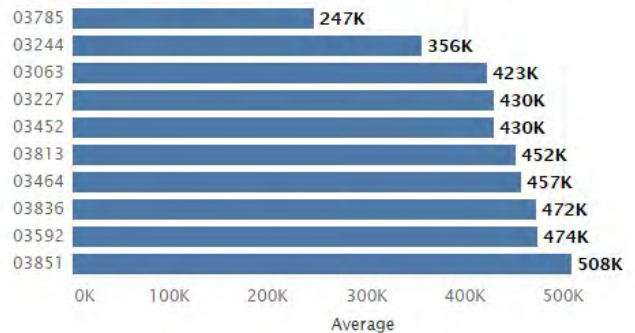
Total Number of \$1M+ Homes

132

Most Expensive ZIP Codes 2024Q4

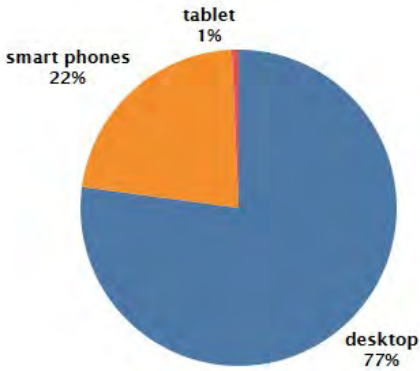


Most Affordable ZIP Codes 2024Q4

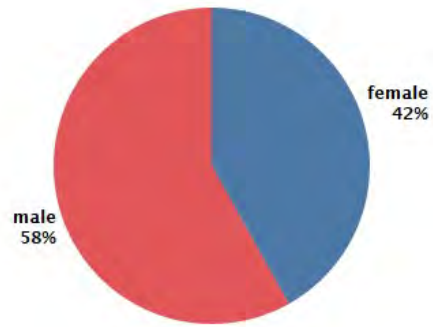


## Who's Shopping New Hampshire Lake Real Estate

How are shoppers connecting 2024Q4



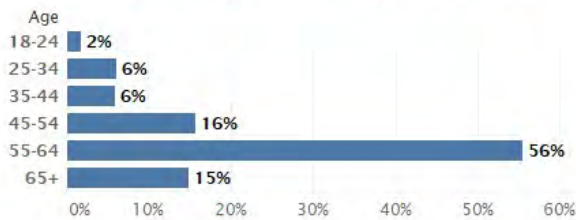
Male/Female Visitors 2024Q4



### Boston MA

is the Number 1 metro area outside of NH searching for NH lake property!

What Age Groups are Shopping 2024Q4



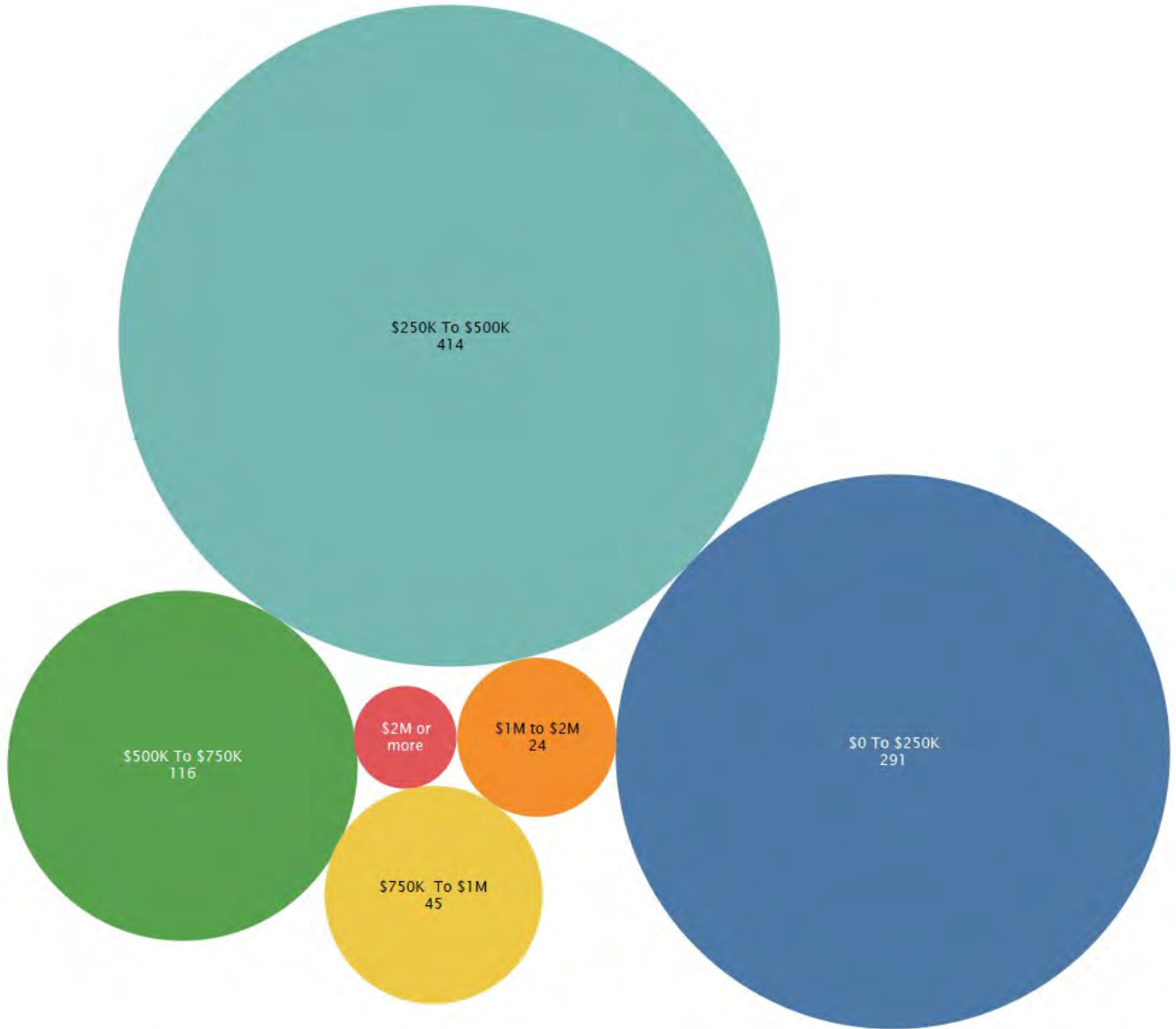
### Number 2-10 metros are:

- Chicago, IL
- Franklin, MA
- Cambridge, MA
- Lowell, MA
- Woburn, MA
- Danvers, MA
- Lynn, MA
- Needham, MA
- Haverhill, MA



## NEW JERSEY

Price Breakdown by Number of Homes in the New Jersey Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# New Jersey

There was no significant change in the New Jersey market from fall 2024 to winter 2024.

## Largest Markets

1. Delaware River	\$183,733,934	47.7%	6. Upper Greenwood Lake	\$6,712,488	1.8%
2. Lake Hopatcong	\$35,535,498	9.6%	7. Mirror Lake	\$6,560,498	1.8%
3. Lake Mohawk	\$26,475,587	7.1%	8. Greenwood Lake	\$6,180,284	1.7%
4. Lake Kinnelon	\$12,459,000	3.4%	9. Lake Riviera	\$5,372,699	1.5%
5. Lake Musconetcong	\$7,053,899	1.9%	10. Mountain Lake - Parsippany	\$4,850,000	1.3%
<b>Total New Jersey Market:</b>				<b>\$385,255,056</b>	

## Largest Home Markets

1. Delaware River	\$169,568,162	45.8%
2. Lake Hopatcong	\$35,535,498	9.6%
3. Lake Mohawk	\$26,475,587	7.1%
4. Lake Kinnelon	\$12,459,000	3.4%
5. Lake Musconetcong	\$7,053,899	1.9%
6. Upper Greenwood Lake	\$6,712,488	1.8%
7. Mirror Lake	\$6,560,498	1.8%
8. Greenwood Lake	\$6,180,284	1.7%
9. Lake Riviera	\$5,372,699	1.5%
10. Mountain Lake - Parsippany	\$4,850,000	1.3%

**Total New Jersey Home Market: \$370,526,284**

## Largest Land Markets

1. Delaware River	\$14,165,772	96.2%
2. Wilderness Lake	\$325,000	2.2%
3. Taunton Lake	\$238,000	1.6%

**Total New Jersey Land Market: \$14,728,772**

## Most Expensive Home Markets\*\*

1. Lake Mohawk	\$827,362
2. Lake Hopatcong	\$602,297
3. Lake Musconetcong	\$470,260
4. Greenwood Lake	\$441,449
5. Upper Greenwood Lake	\$372,916

## Most Affordable Home Markets\*\*

1. Holiday Lake	\$250,969
2. Lake Wadill	\$256,255
3. Highland Lake	\$290,794
4. Delaware River	\$318,737
5. Mirror Lake	\$345,289

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Delaware River	585	61.3%	6. Highland Lake	16	1.8%
2. Lake Hopatcong	59	6.6%	6. Lake Wadill	16	1.8%
3. Lake Mohawk	32	3.6%	8. Lake Musconetcong	15	1.7%
4. Mirror Lake	19	2.1%	9. Greenwood Lake	14	1.6%
5. Upper Greenwood Lake	18	2.0%	10. Country Lake	12	1.3%
<b>Total New Jersey Listings:</b>				<b>955</b>	

### Most Homes Available

1. Delaware River	532	59.1%
2. Lake Hopatcong	59	6.6%
3. Lake Mohawk	32	3.6%
4. Mirror Lake	19	2.1%
5. Upper Greenwood Lake	18	2.0%
6. Highland Lake	16	1.8%
6. Lake Wadill	16	1.8%
8. Lake Musconetcong	15	1.7%
9. Greenwood Lake	14	1.6%
10. Country Lake	12	1.3%

**Total New Jersey Home Listings: 900**

### Most Land Available

1. Delaware River	53	96.4%
2. Taunton Lake	1	1.8%
2. Wilderness Lake	1	1.8%

**Total New Jersey Land Listings: 55**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Delaware River	\$431,173
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#### Listings of 10 Acres or More

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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Delaware River	\$431,173
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#### Listings of 10 Acres or More

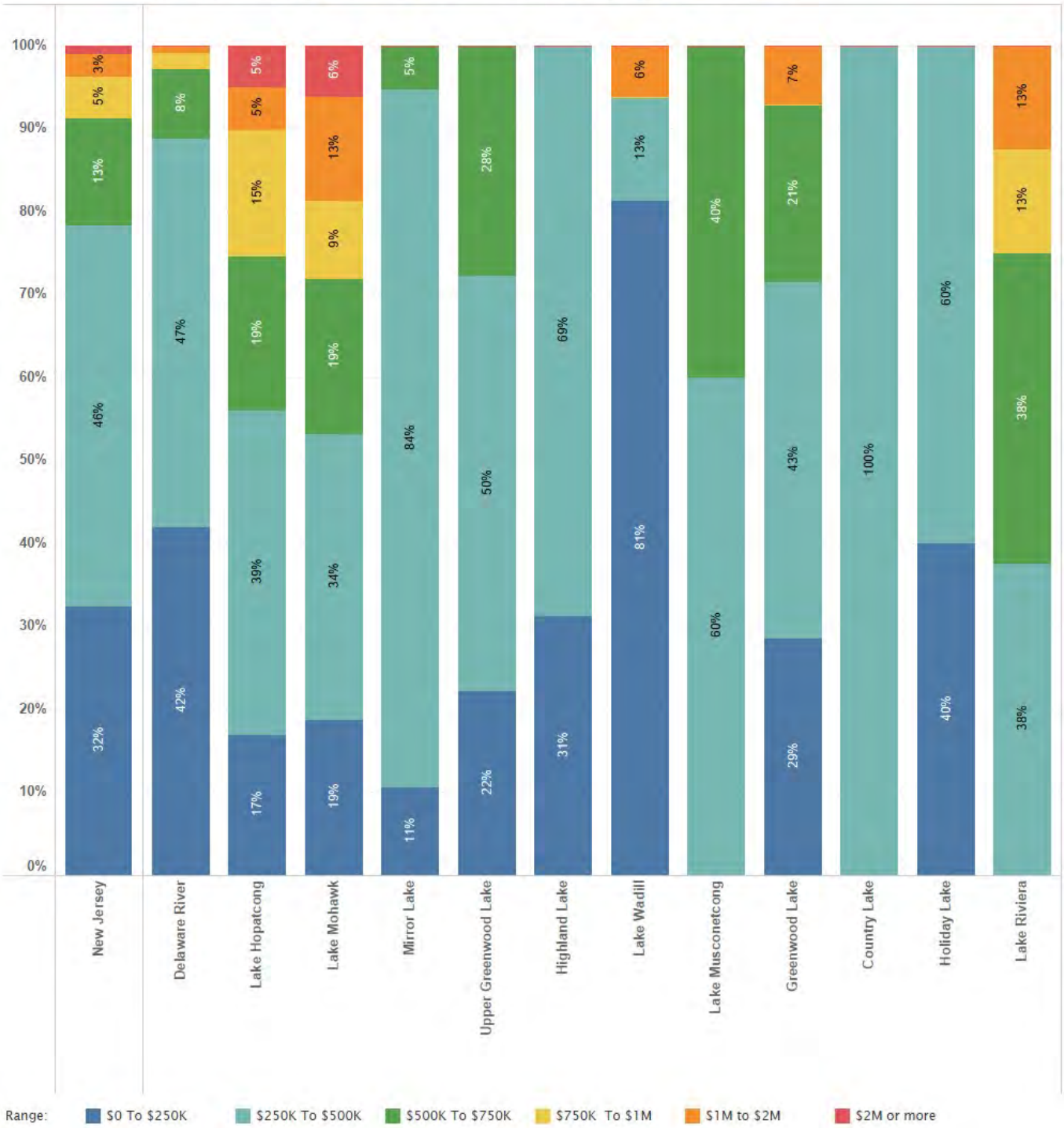
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\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

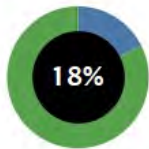
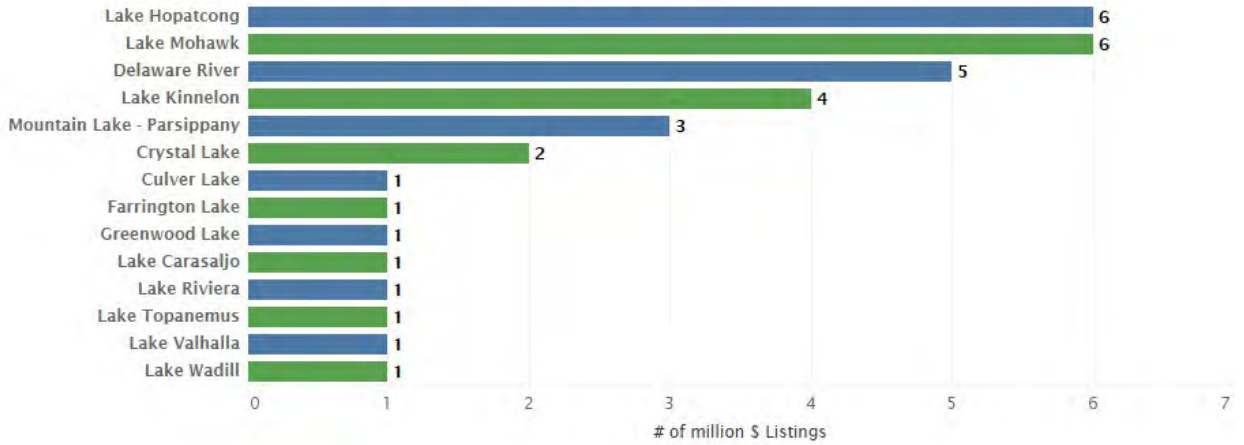
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the New Jersey Market 2024Q4



## Luxury Lake Real Estate in New Jersey

Where Are The Million-Dollar Listings? 2024Q4

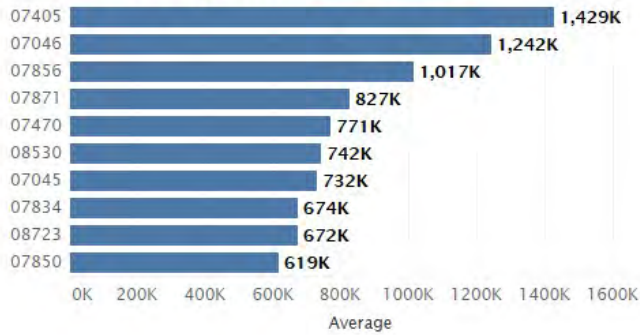


18% of \$1M+ Homes in New Jersey are on Lake Hopatcong

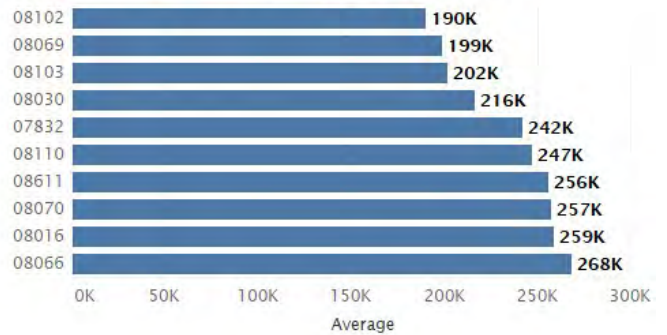
Total Number of \$1M+ Homes

34

Most Expensive ZIP Codes 2024Q4

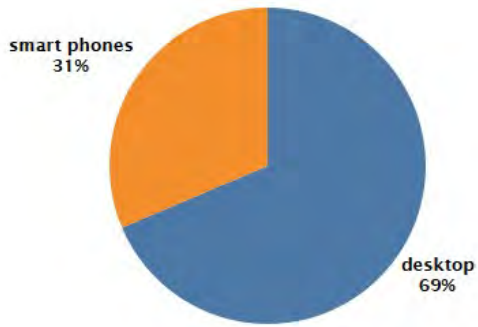


Most Affordable ZIP Codes 2024Q4

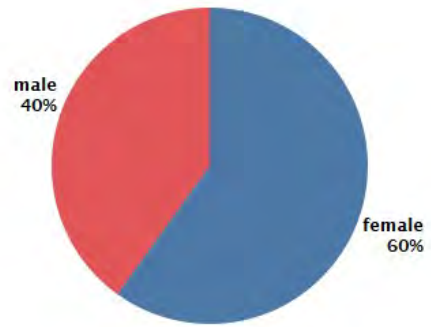


## Who's Shopping New Jersey Lake Real Estate

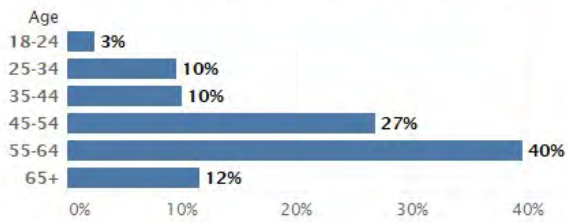
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



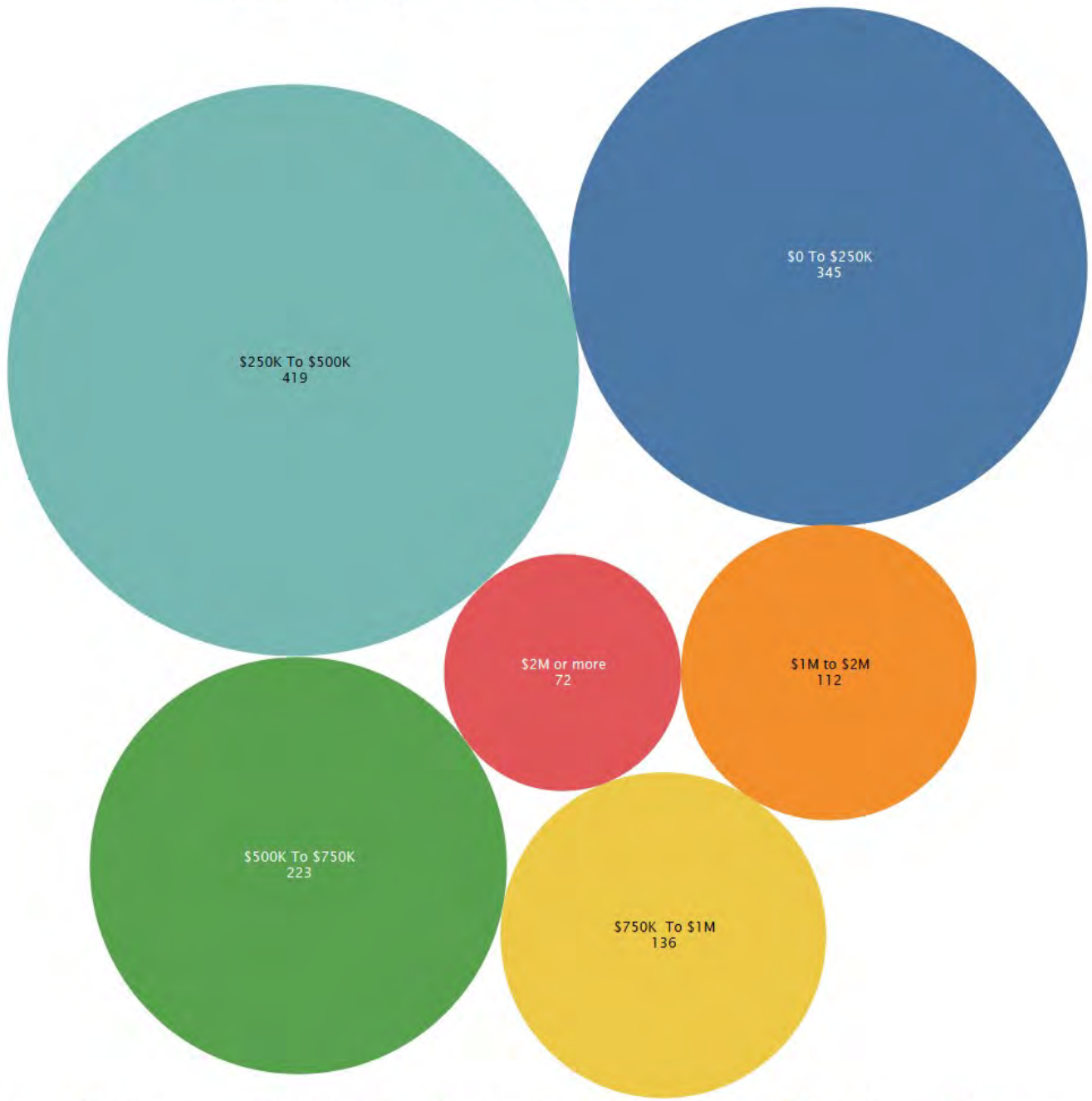
What Age Groups are Shopping 2024Q4





## NEW YORK

Price Breakdown by Number of Homes in the New York Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# New York

The total New York market declined from \$1.6 billion in fall 2024 to \$1.3 billion resulting in a \$300 million decrease.

## Largest Markets

1. Lake Champlain*	\$229,952,340	18.4%	6. Delaware River*	\$45,043,700	3.6%
2. Lake George	\$151,701,498	12.2%	7. Lake Placid	\$41,639,800	3.4%
3. Skaneateles Lake	\$55,703,200	4.5%	8. Chautauqua Lake	\$40,359,249	3.3%
4. Seneca Lake	\$54,061,188	4.4%	9. Keuka Lake	\$39,083,499	3.2%
5. Canandaigua Lake	\$50,719,100	4.1%	10. Cayuga Lake	\$38,899,100	3.1%

**Total New York Market: \$1,251,608,693**

## Largest Home Markets

1. Lake Champlain*	\$197,186,790	17.7%
2. Lake George	\$143,265,798	12.9%
3. Skaneateles Lake	\$53,036,200	4.8%
4. Canandaigua Lake	\$47,713,900	4.3%
5. Seneca Lake	\$46,008,788	4.1%
6. Delaware River*	\$42,019,200	3.8%
7. Lake Placid	\$38,940,900	3.5%
8. Chautauqua Lake	\$38,918,549	3.5%
9. Keuka Lake	\$36,305,700	3.3%
10. Lake Ontario	\$32,001,893	2.9%

**Total New York Home Market: \$1,112,971,460**

## Largest Land Markets

1. Lake Champlain*	\$21,015,750	16.6%
2. Lake Erie	\$11,305,798	8.9%
3. Cayuga Lake	\$8,659,700	6.8%
4. Lake George	\$8,435,700	6.6%
5. Seneca Lake	\$8,052,400	6.3%
6. Saratoga Lake	\$6,152,400	4.8%
7. Great Sacandaga Lake	\$5,961,699	4.7%
8. Lake Ontario	\$5,831,298	4.6%
9. St Lawrence River	\$4,609,300	3.6%
10. Oneida Lake	\$3,752,000	3.0%

**Total New York Land Market: \$126,887,433**

## Most Expensive Home Markets\*\*

1. Skaneateles Lake	\$2,209,842
2. Lake George	\$1,508,061
3. Lake Placid	\$1,298,030
4. Cazenovia Lake	\$1,120,325
5. Canandaigua Lake	\$1,058,087

## Most Affordable Home Markets\*\*

1. Iroquois Lake	\$203,127
2. Mirror Lake	\$234,577
3. Lake Ontario	\$249,400
4. Silver Lake - Perry	\$287,230
5. Buckingham Lake	\$362,951

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Champlain*	292	14.7%	6. Chautauqua Lake	78	4.0%
2. Oneida Lake	116	5.9%	7. Great Sacandaga Lake	77	3.9%
3. Lake George	114	5.8%	8. St Lawrence River	74	3.8%
4. Lake Ontario	106	5.4%	9. Delaware River*	66	3.3%
5. Seneca Lake	101	5.1%	10. Cayuga Lake	64	3.2%

**Total New York Listings: 1,982**

### Most Homes Available

1. Lake Champlain*	214	14.2%
2. Lake George	95	6.3%
3. Oneida Lake	83	5.5%
4. Seneca Lake	81	5.4%
5. Lake Ontario	76	5.0%
6. Chautauqua Lake	70	4.6%
7. Delaware River*	57	3.8%
7. Mirror Lake	57	3.8%
9. Great Sacandaga Lake	51	3.4%
9. St Lawrence River	51	3.4%

**Total New York Home Listings: 1,511**

### Most Land Available

1. Lake Champlain*	67	14.6%
2. Oneida Lake	33	7.2%
3. Lake Ontario	30	6.5%
4. Great Sacandaga Lake	26	5.7%
5. Cayuga Lake	23	5.0%
5. St Lawrence River	23	5.0%
7. Seneca Lake	20	4.3%
8. Lake George	19	4.1%
9. Canandaigua Lake	14	3.0%
9. Keuka Lake	14	3.0%

**Total New York Land Listings: 460**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Seneca Lake	\$222,212
2. Lake George	\$221,912
3. Cayuga Lake	\$173,555
4. Canandaigua Lake	\$105,767
5. Lake Champlain	\$75,215
6. Oneida Lake	\$72,931
7. St Lawrence River	\$53,769
8. Great Sacandaga Lake	\$52,367

#### Listings of 10 Acres or More

1. Keuka Lake	\$8,446
---------------	---------

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Great Sacandaga Lake	\$52,367
2. St Lawrence River	\$53,769
3. Oneida Lake	\$72,931
4. Lake Champlain	\$75,215
5. Canandaigua Lake	\$105,767
6. Cayuga Lake	\$173,555
7. Lake George	\$221,912
8. Seneca Lake	\$222,212

#### Listings of 10 Acres or More

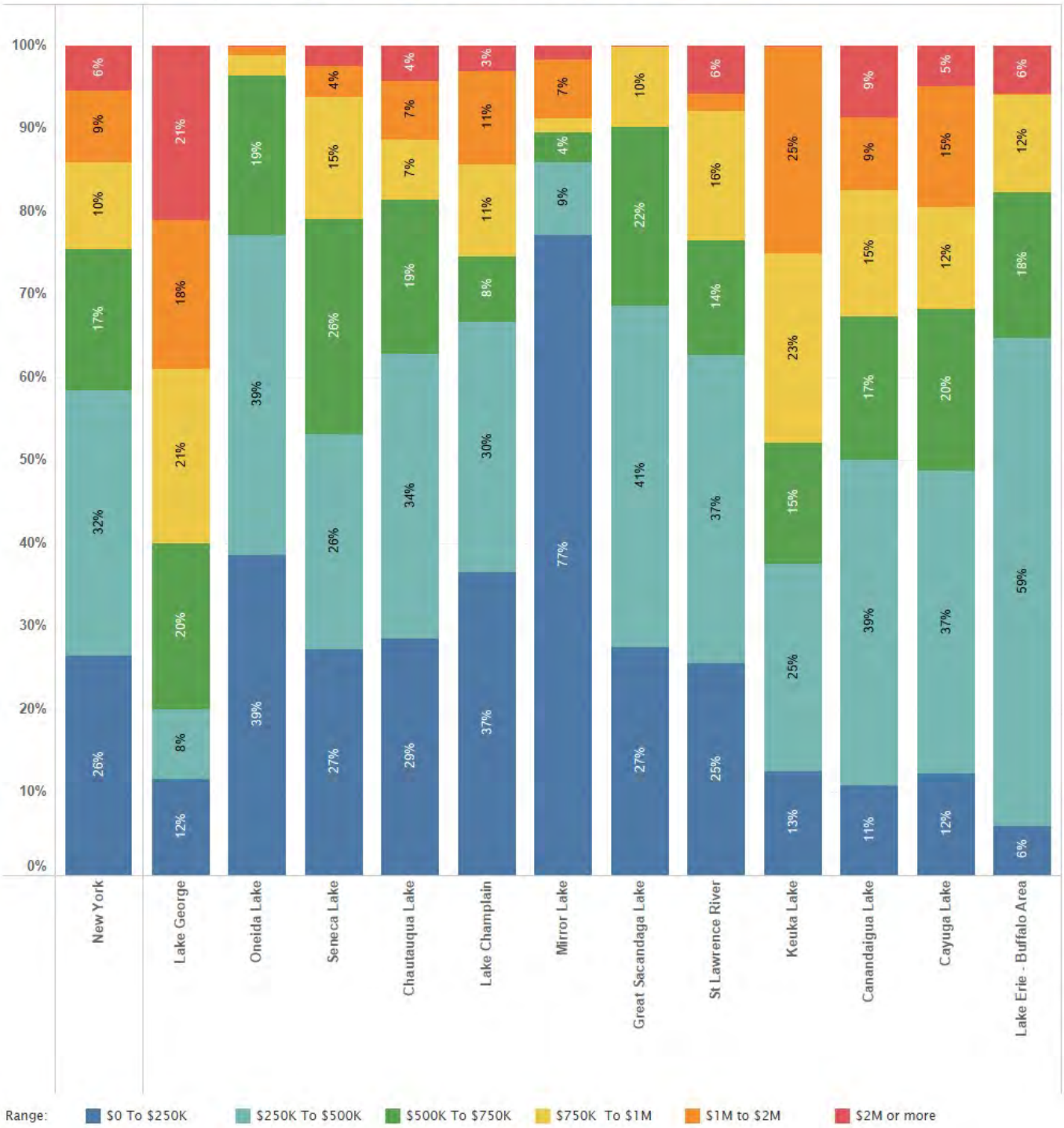
1. Great Sacandaga Lake	\$6,188
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

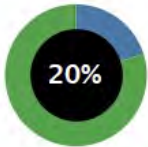
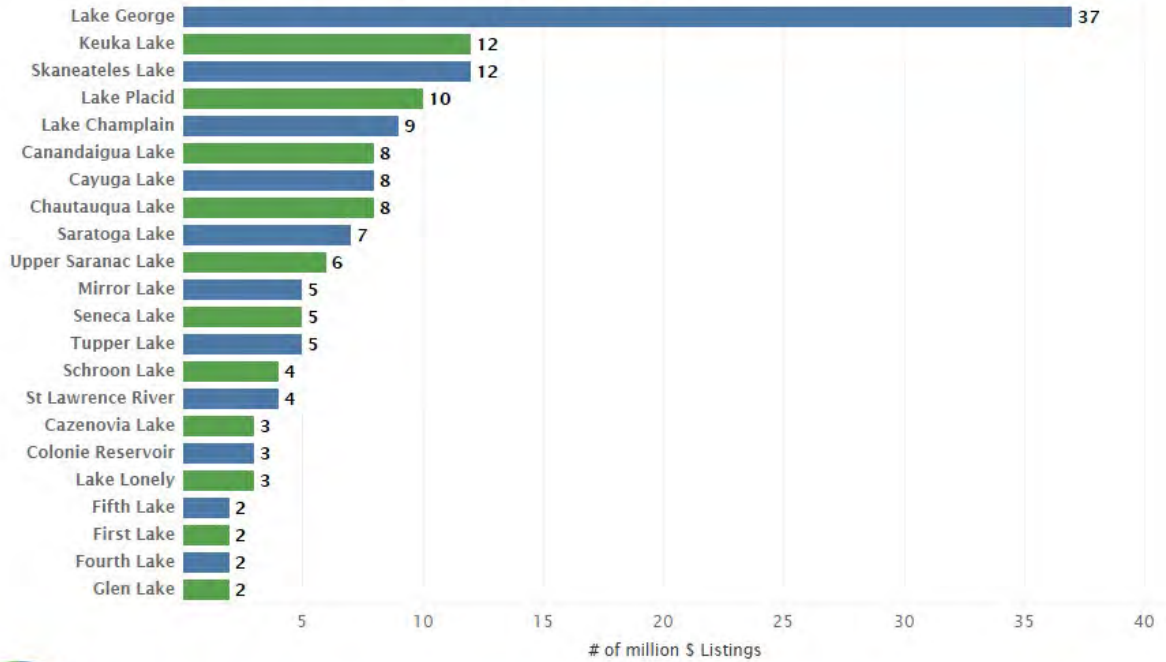
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the New York Market 2024Q4



## Luxury Lake Real Estate in New York

Where Are The Million-Dollar Listings? 2024Q4

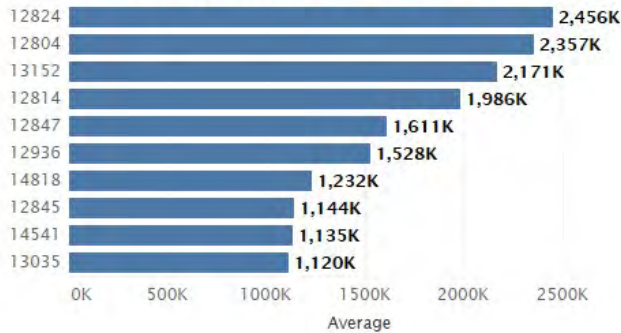


20% of \$1M+ Homes in New York are on Lake George

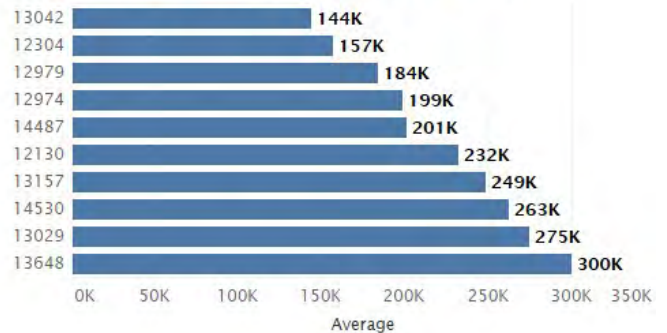
Total Number of \$1M+ Homes

184

Most Expensive ZIP Codes 2024Q4

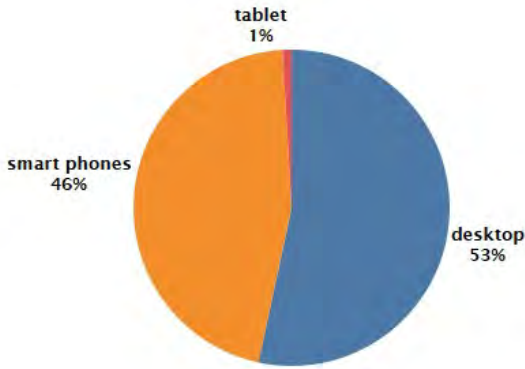


Most Affordable ZIP Codes 2024Q4

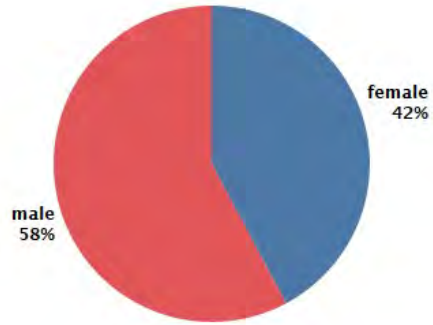


## Who's Shopping New York Lake Real Estate

How are shoppers connecting 2024Q4



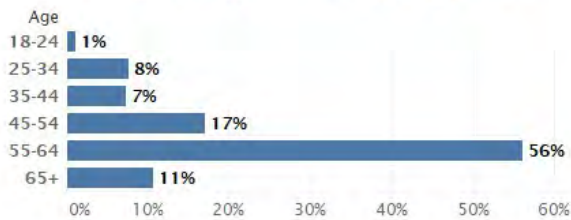
Male/Female Visitors 2024Q4



### Ashburn VA

is the Number 1 metro area outside of NY searching for NY lake property!

What Age Groups are Shopping 2024Q4



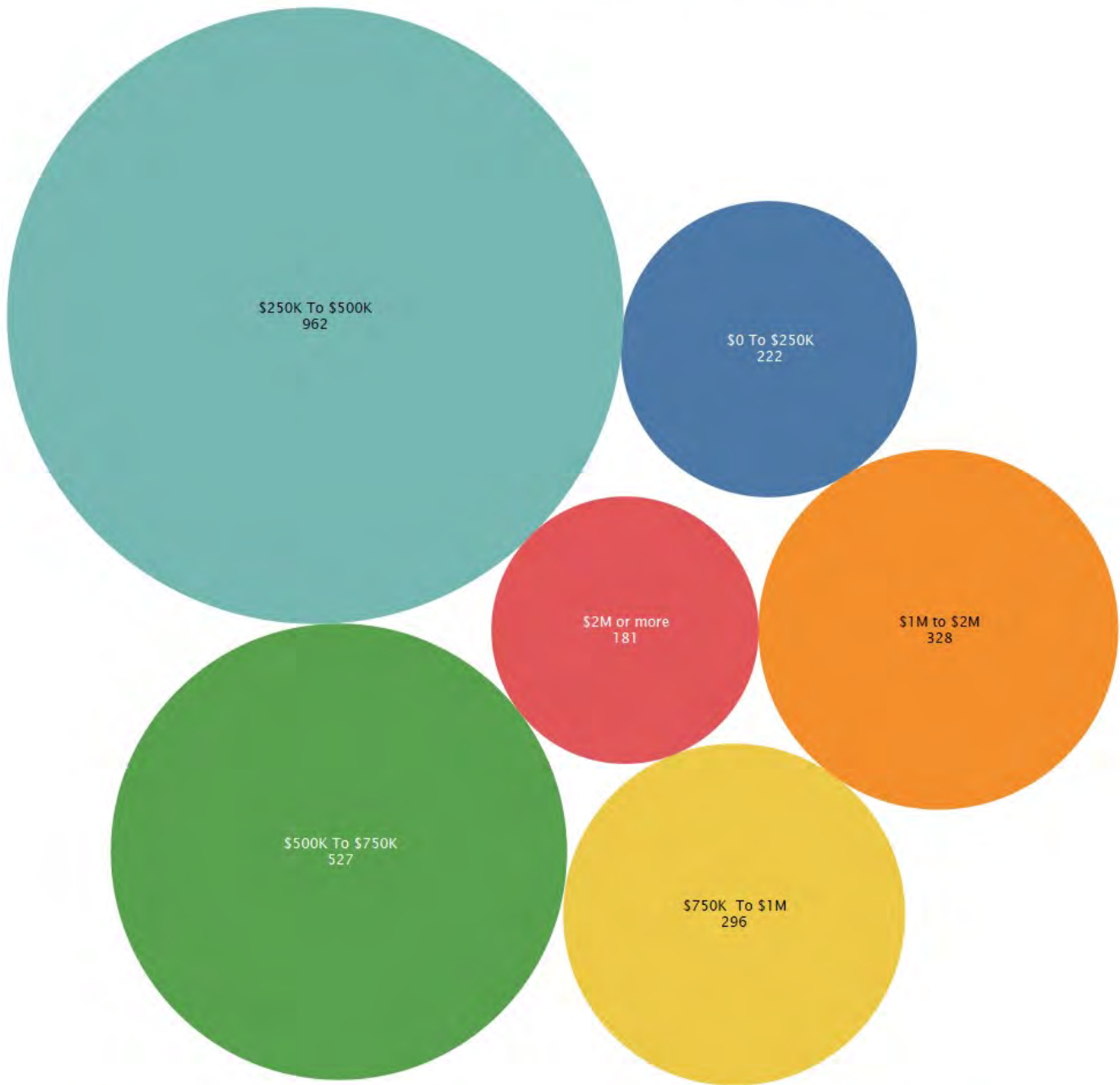
Number 2-10 metros are:

- Philadelphia, PA
- Dallas, TX
- Detroit, MI
- Hampton, VA
- Charlotte, NC
- Petersburg, VA
- Raleigh, NC
- Grand Ledge, MI
- Chesaning, MI



## NORTH CAROLINA

Price Breakdown by Number of Homes in the North Carolina Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# North Carolina

The total North Carolina market declined from \$3.5 billion in fall 2024 to \$3 billion resulting in a \$500 million decrease.

## Largest Markets

1. Lake Norman	\$1,180,414,243	39.9%	6. Falls Lake	\$79,319,599	2.7%
2. Lake Wylie*	\$348,869,328	11.8%	7. Lake Hickory	\$75,460,020	2.5%
3. Lake Gaston*	\$133,199,597	4.5%	8. Lake Lure	\$66,275,827	2.2%
4. Lake Toxaway	\$104,400,300	3.5%	9. High Rock Lake	\$63,447,437	2.1%
5. Chatuge Lake*	\$82,731,677	2.8%	10. Jordan Lake	\$63,342,607	2.1%

**Total North Carolina Market: \$2,964,793,327**

## Largest Home Markets

1. Lake Norman	\$993,366,118	41.6%
2. Lake Wylie*	\$323,422,311	13.6%
3. Lake Gaston*	\$84,781,977	3.6%
4. Falls Lake	\$74,970,699	3.1%
5. Lake Toxaway	\$68,043,000	2.9%
6. Lake Hickory	\$64,437,897	2.7%
7. Chatuge Lake*	\$61,066,678	2.6%
8. Lake Lure	\$49,516,483	2.1%
9. Lake James	\$47,736,799	2.0%
10. Jordan Lake	\$45,951,872	1.9%

**Total North Carolina Home Market: \$2,386,337,919**

## Largest Land Markets

1. Lake Norman	\$187,048,125	32.5%
2. Lake Gaston*	\$48,417,620	8.4%
3. Lake Toxaway	\$36,357,300	6.3%
4. Lake Mackintosh	\$30,159,750	5.2%
5. Lake Wylie*	\$25,447,017	4.4%
6. Apalachia Lake	\$22,194,897	3.9%
7. Chatuge Lake*	\$21,664,999	3.8%
8. High Rock Lake	\$20,485,440	3.6%
9. Lake Lure	\$16,759,344	2.9%
10. Bear Creek Lake	\$16,584,000	2.9%

**Total North Carolina Land Market: \$575,480,408**

On Falls Lake, 63% of homes are valued at \$1M or more.

## Most Expensive Home Markets\*\*

1. Lake Toxaway	\$2,721,720
2. Falls Lake	\$1,743,505
3. Hyco Lake	\$1,517,019
4. Lake James	\$1,491,775
5. Enka Lake	\$1,185,658

## Most Affordable Home Markets\*\*

1. Oak Hollow Lake	\$273,582
2. Badin Lake	\$311,325
3. Lake Mackintosh	\$375,750
4. Lake Royale	\$389,174
5. Lake Jeanette	\$395,186

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.



### Most Listings

1. Lake Norman	1,226	26.0%	6. Lake Lure	180	3.8%
2. Lake Wylie*	509	10.8%	7. High Rock Lake	178	3.8%
3. Lake Gaston*	269	5.7%	8. Lake Royale	174	3.7%
4. Lake Hickory	222	4.7%	9. Lake Rhodhiss	170	3.6%
5. Chatuge Lake*	202	4.3%	10. Lake Tillery	158	3.4%
<b>Total North Carolina Listings:</b>				<b>4,712</b>	

### Most Homes Available

1. Lake Norman	955	33.9%
2. Lake Wylie*	421	15.0%
3. Lake Hickory	125	4.4%
4. Lake Gaston*	100	3.6%
5. Lake Tillery	89	3.2%
6. Chatuge Lake*	88	3.1%
7. Lake Royale	81	2.9%
8. High Rock Lake	70	2.5%
9. Badin Lake	64	2.3%
10. Lake Jeanette	60	2.1%

**Total North Carolina Home Listings: 2,816**

### Most Land Available

1. Lake Norman	271	14.3%
2. Lake Gaston*	169	8.9%
3. Lake Rhodhiss	149	7.9%
4. Lake Lure	126	6.7%
5. Chatuge Lake*	114	6.0%
6. High Rock Lake	108	5.7%
7. Lake Hickory	97	5.1%
8. Lake Royale	93	4.9%
9. Lake Wylie*	88	4.6%
10. Lake Tillery	69	3.6%

**Total North Carolina Land Listings: 1,894**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Toxaway	\$301,029
2. Lake Norman	\$295,013
3. Lake Junaluska	\$177,115
4. Lake Royale	\$170,776
5. Lake Wylie	\$160,384
6. Lake Gaston	\$146,019
7. Ticoa Lake	\$142,203
8. Jordan Lake	\$120,388

#### Listings of 10 Acres or More

1. Lake Norman	\$77,218
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Blewett Falls Lake	\$19,110
2. High Rock Lake	\$39,441
3. Lake Adger	\$43,219
4. Hiwassee Lake	\$50,972
5. Roanoke Rapids Lake	\$51,417
6. Lake Lookout	\$53,933
7. Fontana Lake	\$54,445
8. Lake Rhodhiss	\$62,226

#### Listings of 10 Acres or More

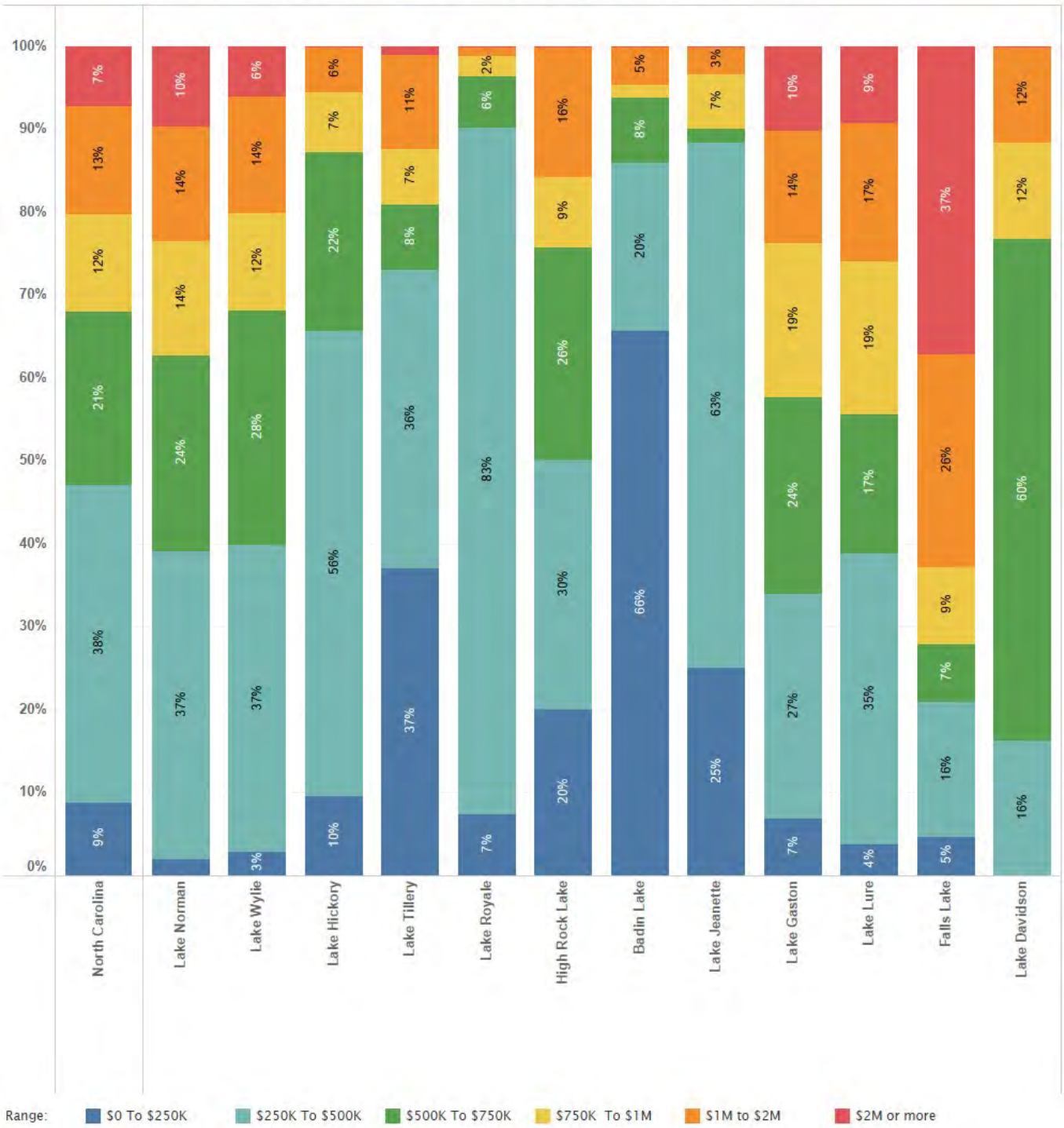
1. Lake Rhodhiss	\$11,364
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

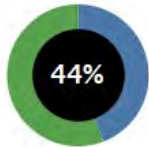
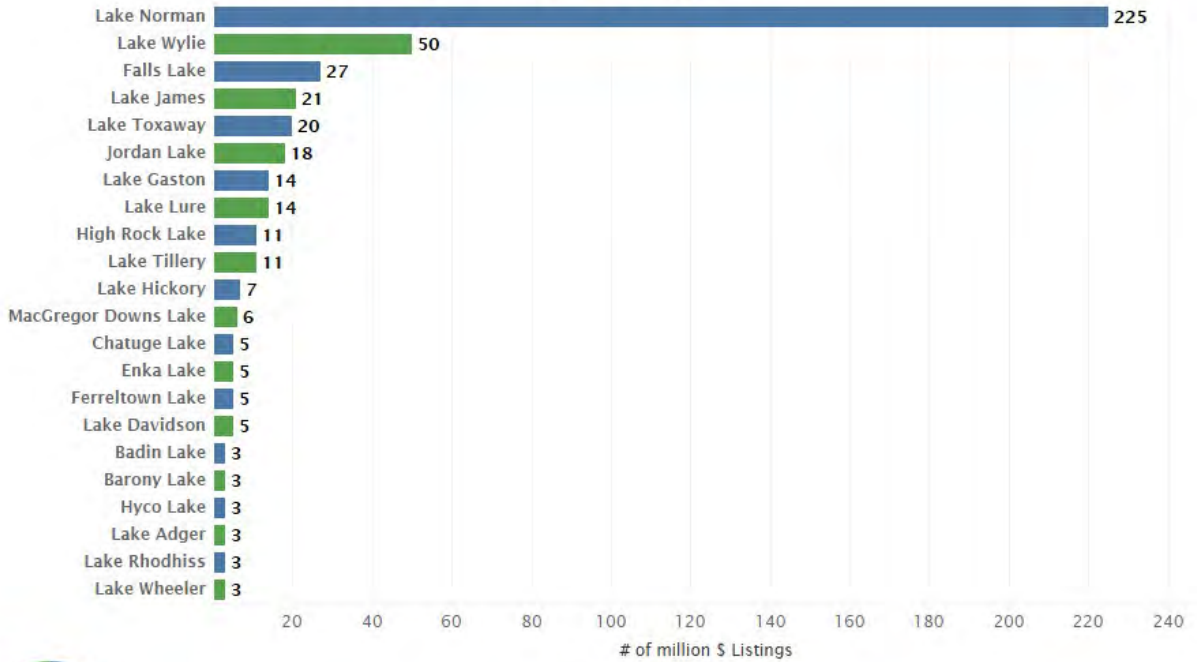
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the North Carolina Market 2024Q4



## Luxury Lake Real Estate in North Carolina

Where Are The Million-Dollar Listings? 2024Q4

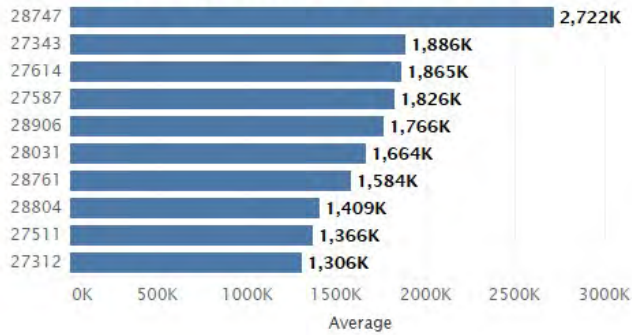


44% of \$1M+ Homes in North Carolina are on Lake Norman

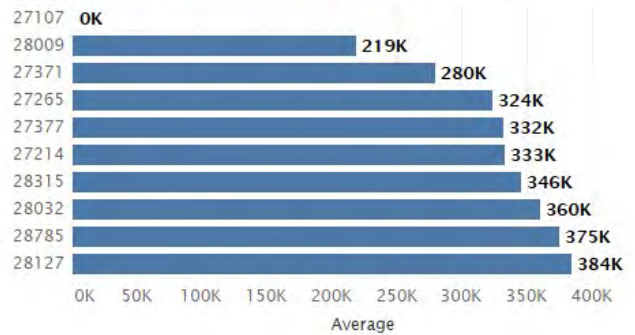
Total Number of \$1M+ Homes

509

Most Expensive ZIP Codes 2024Q4

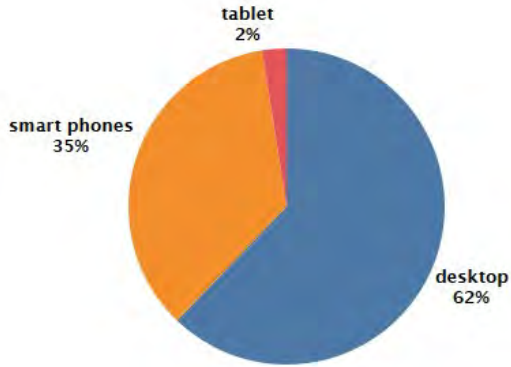


Most Affordable ZIP Codes 2024Q4

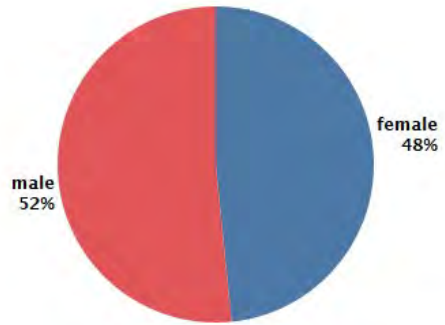


## Who's Shopping North Carolina Lake Real Estate

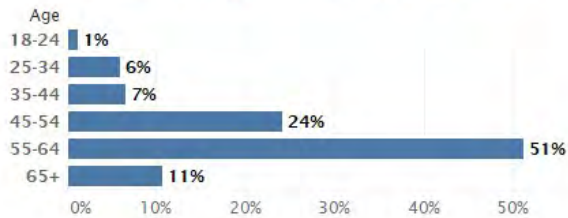
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Ashburn VA

is the Number 1 metro area outside of NC searching for NC lake property!

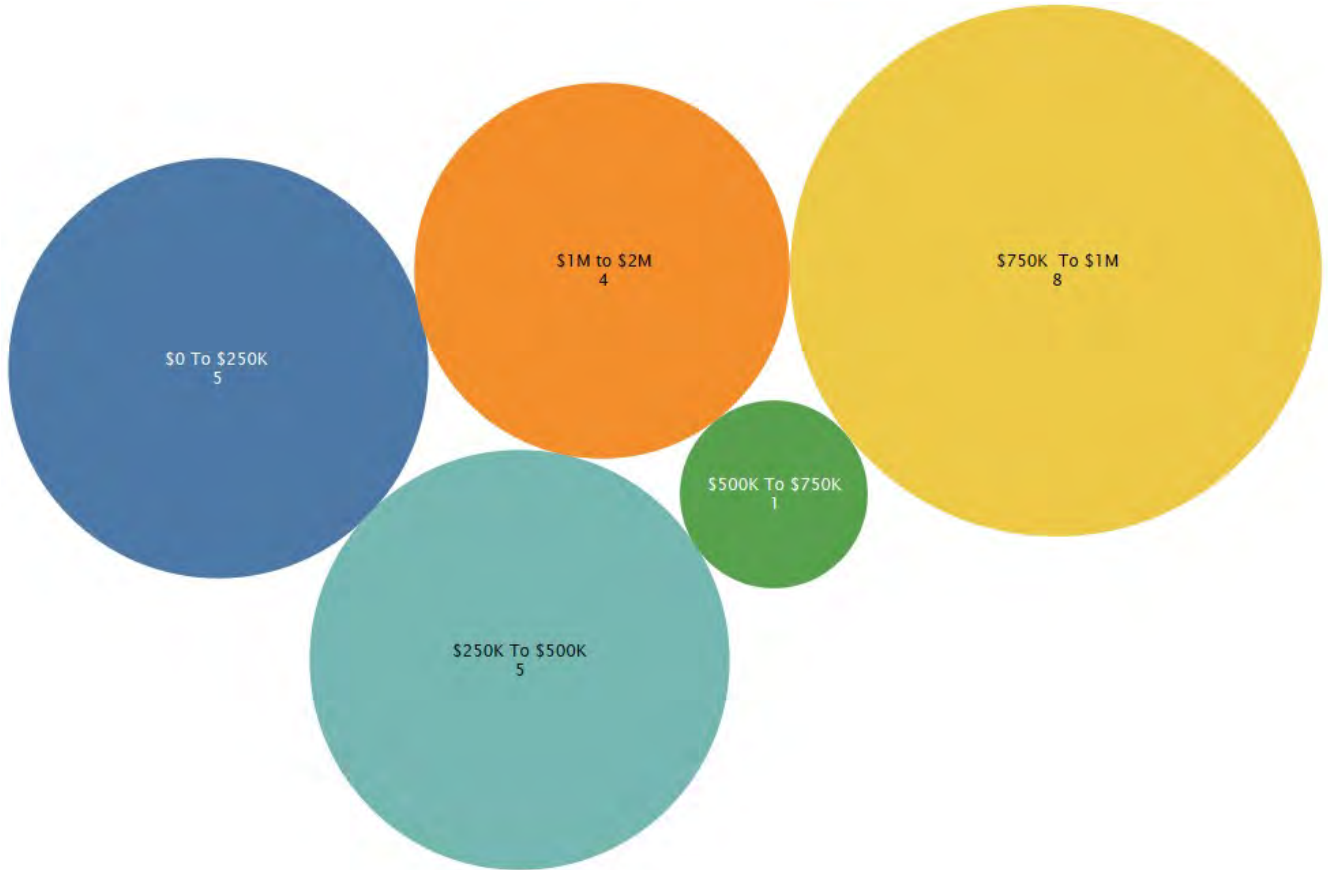
#### Number 2-10 metros are:

- New York, NY
- Nashville, TN
- Dallas, TX
- Virginia Beach, VA
- Philadelphia, PA
- Reston, VA
- Roanoke, VA
- Gasburg, VA
- Hampton, VA



## NORTH DAKOTA

Price Breakdown by Number of Homes in the North Dakota Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# North Dakota

The total North Dakota market declined from \$37 million in fall 2024 to \$24 million resulting in a \$13 million decrease.

## Largest Markets

1. Lake Sakakawea	\$12,060,649	51.0%	6. Jamestown Reservoir	\$696,900	8.1%
2. Devils Lake	\$4,892,300	20.7%	7. Alkali Lake	\$674,000	7.9%
3. Lake Oahe	\$2,257,100	9.5%	8. Lake Five	\$164,000	1.9%
4. Spiritwood Lake	\$1,944,000	8.2%			
5. Lake Tschida	\$980,800	6.5%			

**Total North Dakota Market: \$23,669,749**

## Largest Home Markets

1. Lake Sakakawea	\$8,225,949	54.4%
2. Devils Lake	\$4,517,400	29.9%
3. Spiritwood Lake	\$1,109,000	7.3%
4. Lake Tschida	\$980,800	6.5%
5. Lake Oahe	\$279,000	1.8%

**Total North Dakota Home Market: \$15,112,149**

## Largest Land Markets

1. Lake Sakakawea	\$3,834,700	44.8%
2. Lake Oahe	\$1,978,100	23.1%
3. Spiritwood Lake	\$835,000	9.8%
4. Jamestown Reservoir	\$696,900	8.1%
5. Alkali Lake	\$674,000	7.9%
6. Devils Lake	\$374,900	4.4%
7. Lake Five	\$164,000	1.9%

**Total North Dakota Land Market: \$8,557,600**

## Most Expensive Home Markets\*\*

1. Lake Sakakawea	\$817,095
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## Most Affordable Home Markets\*\*

1. Lake Sakakawea	\$817,095
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Sakakawea	42	46.7%	6. Lake Tschida	4	17.4%
2. Lake Oahe	22	24.4%	7. Lake Five	2	3.0%
3. Spiritwood Lake	7	7.8%	8. Alkali Lake	1	1.5%
4. Devils Lake	6	6.7%			
4. Jamestown Reservoir	6	9.0%			

**Total North Dakota Listings: 90**

### Most Homes Available

1. Lake Sakakawea	11	47.8%
2. Devils Lake	5	21.7%
3. Lake Tschida	4	17.4%
4. Spiritwood Lake	2	8.7%
5. Lake Oahe	1	4.3%

### Most Land Available

1. Lake Sakakawea	31	46.3%
2. Lake Oahe	21	31.3%
3. Jamestown Reservoir	6	9.0%
4. Spiritwood Lake	5	7.5%
5. Lake Five	2	3.0%
6. Alkali Lake	1	1.5%
6. Devils Lake	1	1.5%

**Total North Dakota Home Listings: 23**

**Total North Dakota Land Listings: 67**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Sakakawea	\$66,827
2. Lake Oahe	\$47,884

#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Lake Oahe	\$47,884
2. Lake Sakakawea	\$66,827

#### Listings of 10 Acres or More

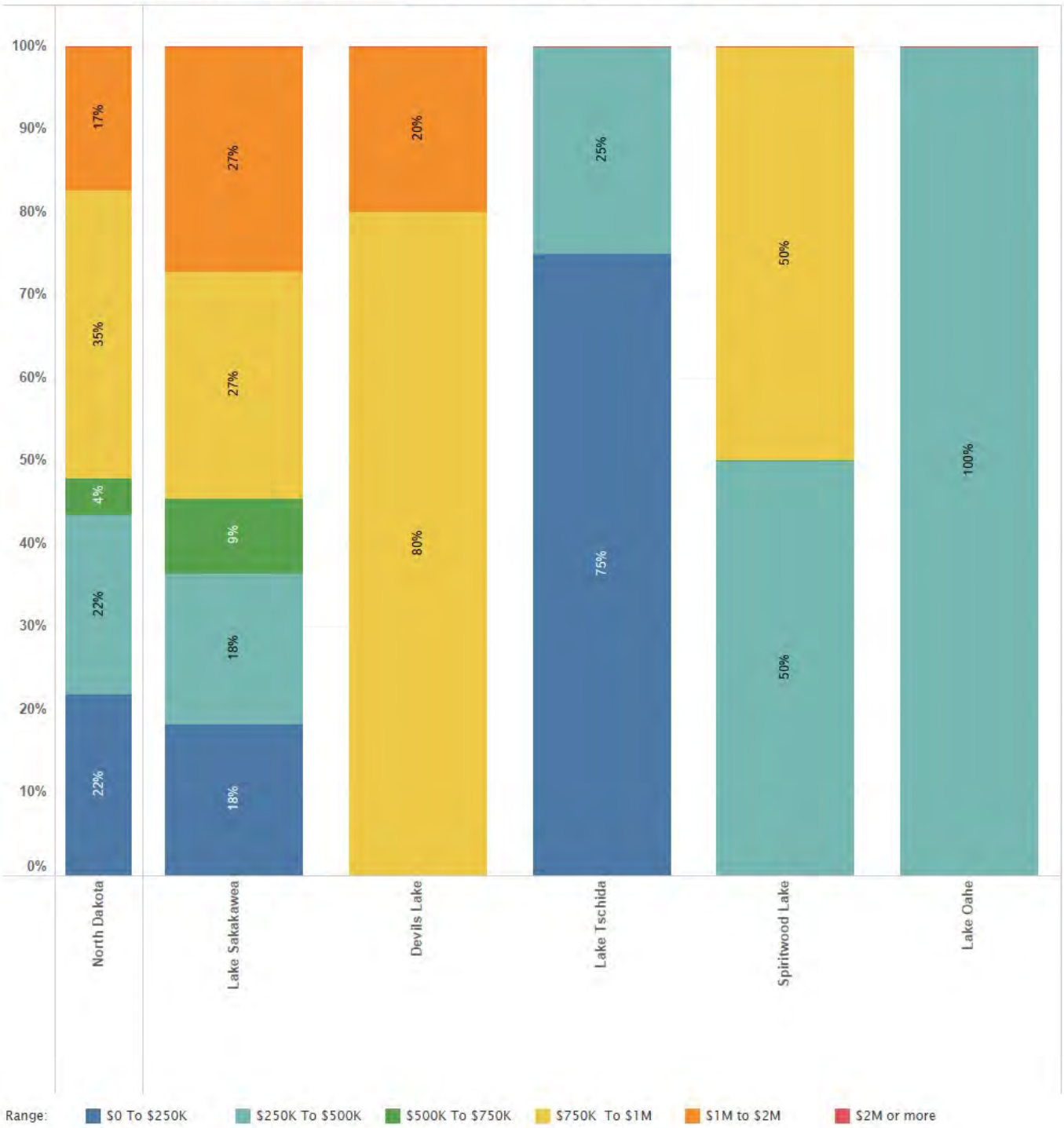
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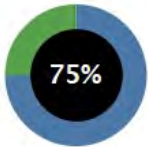
Price Breakdown by Percentage of Homes in the North Dakota Market 2024Q4





## Luxury Lake Real Estate in North Dakota

Where Are The Million-Dollar Listings? 2024Q4



75% of \$1M+ Homes in North Dakota are on Lake Sakakawea

Total Number of \$1M+ Homes

4

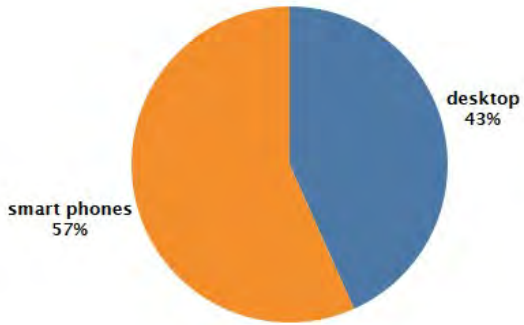
Most Expensive ZIP Codes 2024Q4

Most Affordable ZIP Codes 2024Q4

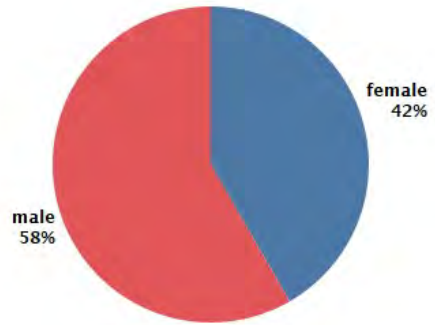


## Who's Shopping North Dakota Lake Real Estate

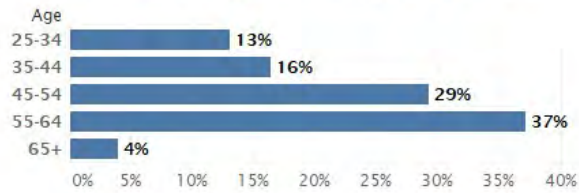
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4

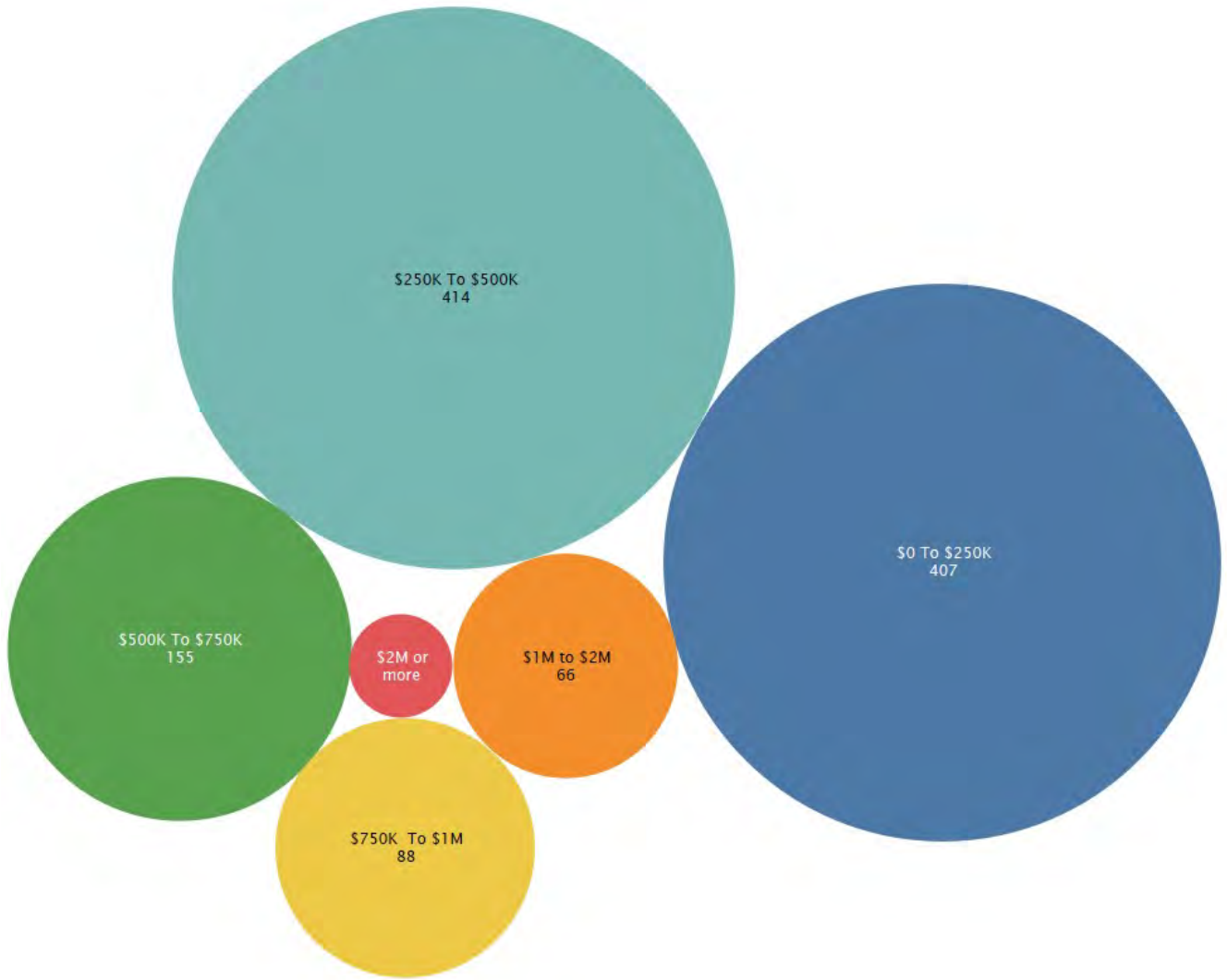


What Age Groups are Shopping 2024Q4



## OKLAHOMA

Price Breakdown by Number of Homes in the Oklahoma Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Oklahoma

The Oklahoma market decreased from \$1 billion in fall 2024 to \$905 million in winter 2024, a 10% fall.

## Largest Markets

1. Grand Lake	\$282,065,422	31.1%	6. Keystone Lake	\$37,125,999	4.1%
2. Lake Eufaula	\$175,893,523	19.4%	7. Lake Hudson	\$36,806,848	4.1%
3. Lake Texoma*	\$145,268,397	16.0%	8. Fort Gibson Lake	\$33,368,000	3.7%
4. Skiatook Lake	\$42,538,411	4.7%	9. Oologah Lake	\$23,197,385	2.6%
5. Tenkiller Lake	\$41,845,072	4.6%	10. Sardis Lake	\$12,270,400	1.5%
<b>Total Oklahoma Market:</b>				<b>\$905,935,119</b>	

## Largest Home Markets

1. Grand Lake	\$174,818,660	30.2%	
2. Lake Eufaula	\$116,126,236	20.0%	
3. Lake Texoma*	\$103,997,864	17.9%	
4. Tenkiller Lake	\$29,528,097	5.1%	
5. Lake Hudson	\$26,273,598	4.5%	
6. Skiatook Lake	\$25,184,758	4.3%	
7. Keystone Lake	\$22,842,399	3.9%	
8. Fort Gibson Lake	\$19,396,200	3.3%	
9. Oologah Lake	\$11,530,400	2.0%	
10. Lake Claremore	\$10,937,113	1.9%	
<b>Total Oklahoma Home Market:</b>			<b>\$579,451,774</b>

## Largest Land Markets

1. Grand Lake	\$74,289,839	28.3%	
2. Lake Eufaula	\$54,859,387	20.9%	
3. Lake Texoma*	\$39,799,533	15.2%	
4. Skiatook Lake	\$14,129,653	5.4%	
5. Keystone Lake	\$10,139,600	3.9%	
6. Oologah Lake	\$9,941,985	3.8%	
7. Sardis Lake	\$9,890,000	3.8%	
8. Tenkiller Lake	\$9,601,075	3.7%	
9. Lake Hudson	\$8,283,250	3.2%	
10. Fort Gibson Lake	\$6,102,000	2.3%	
<b>Total Oklahoma Land Market:</b>			<b>\$262,251,822</b>

Grand Lake currently occupies the #1 spot on the Largest Markets, Largest Home Markets, and Largest Land Markets lists.

## Most Expensive Home Markets\*\*

1. Lake Texoma	\$596,797
2. Grand Lake	\$549,162
3. Lake Murray	\$493,750
4. Lake Eufaula	\$472,058
5. Skiatook Lake	\$457,905

## Most Affordable Home Markets\*\*

1. Tenkiller Lake	\$324,485
2. Arbuckle Lake	\$344,271
3. Keystone Lake	\$346,097
4. Oologah Lake	\$349,406
5. Fort Gibson Lake	\$387,924

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Eufaula	674	25.2%	6. Lake Hudson	130	4.9%
2. Grand Lake	548	20.5%	7. Skiatook Lake	122	4.6%
3. Lake Texoma*	338	12.6%	8. Fort Gibson Lake	108	4.0%
4. Tenkiller Lake	273	10.2%	9. Oologah Lake	75	2.8%
5. Keystone Lake	155	5.8%	10. Arbuckle Lake	65	2.5%
<b>Total Oklahoma Listings:</b>				<b>2,677</b>	

### Most Homes Available

1. Grand Lake	334	27.0%
2. Lake Eufaula	246	19.9%
3. Lake Texoma*	168	13.6%
4. Tenkiller Lake	91	7.4%
5. Lake Hudson	67	5.4%
6. Keystone Lake	66	5.3%
7. Skiatook Lake	55	4.5%
8. Fort Gibson Lake	50	4.0%
9. Oologah Lake	33	2.7%
10. Lake Claremore	28	2.3%
<b>Total Oklahoma Home Listings:</b>		<b>1,235</b>

### Most Land Available

1. Lake Eufaula	414	31.0%
2. Grand Lake	173	13.0%
3. Tenkiller Lake	172	12.9%
4. Lake Texoma*	166	12.4%
5. Keystone Lake	80	6.0%
6. Lake Hudson	62	4.6%
6. Skiatook Lake	62	4.6%
8. Arbuckle Lake	48	3.6%
9. Fort Gibson Lake	42	3.1%
10. Oologah Lake	41	3.1%
<b>Total Oklahoma Land Listings:</b>		<b>1,334</b>

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Texoma	\$234,186
2. Grand Lake	\$85,602
3. Lake Eufaula	\$79,589
4. Skiatook Lake	\$60,154
5. Lake Hudson	\$48,223
6. Tenkiller Lake	\$42,556
7. Oologah Lake	\$40,977
8. Arbuckle Lake	\$37,052

#### Listings of 10 Acres or More

1. Grand Lake	\$34,443
---------------	----------

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Birch Lake	\$10,599
2. Fort Gibson Lake	\$25,655
3. Keystone Lake	\$32,240
4. Arbuckle Lake	\$37,052
5. Oologah Lake	\$40,977
6. Tenkiller Lake	\$42,556
7. Lake Hudson	\$48,223
8. Skiatook Lake	\$60,154

#### Listings of 10 Acres or More

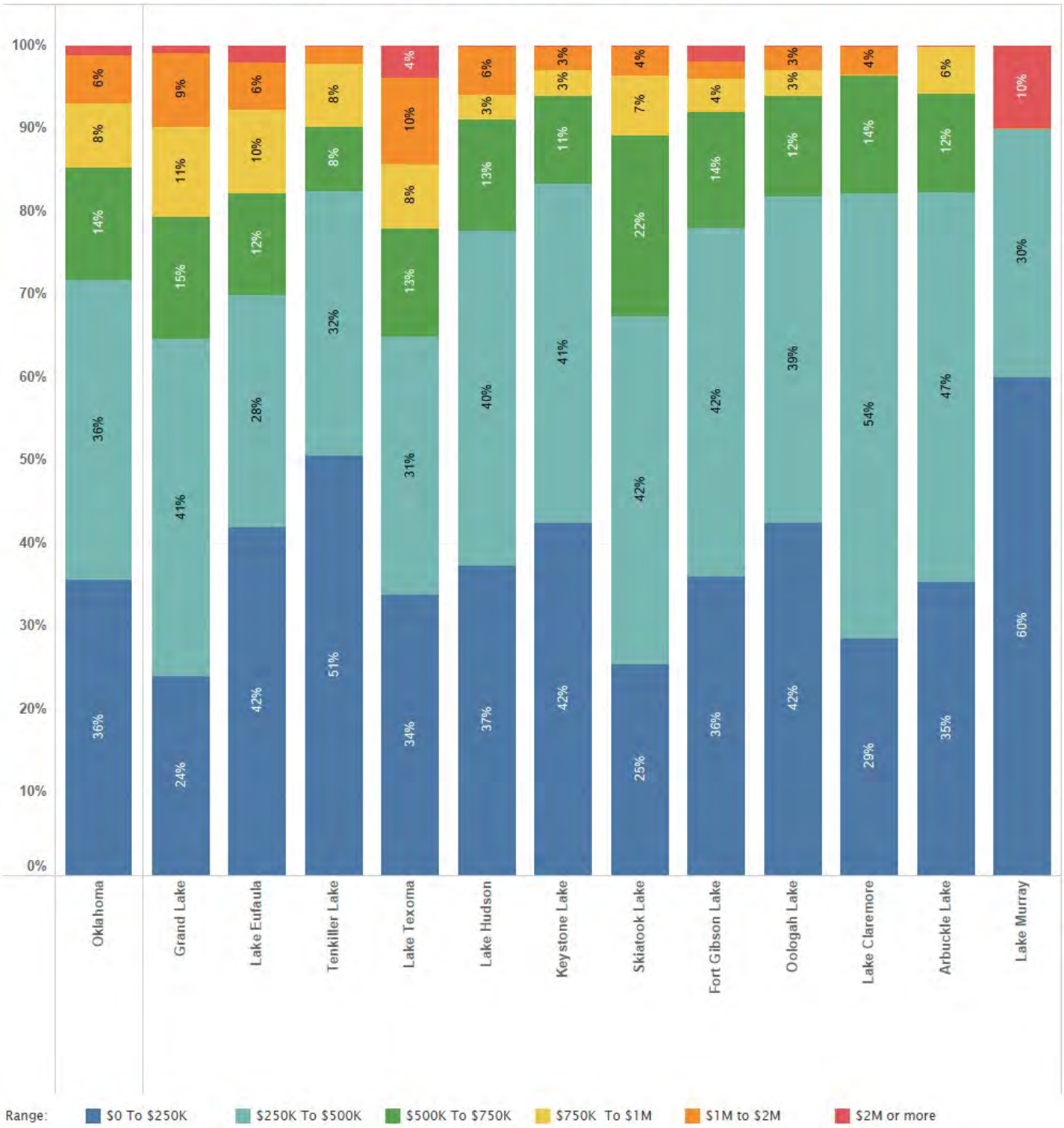
1. Tenkiller Lake	\$5,660
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

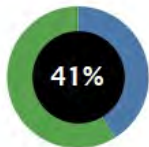
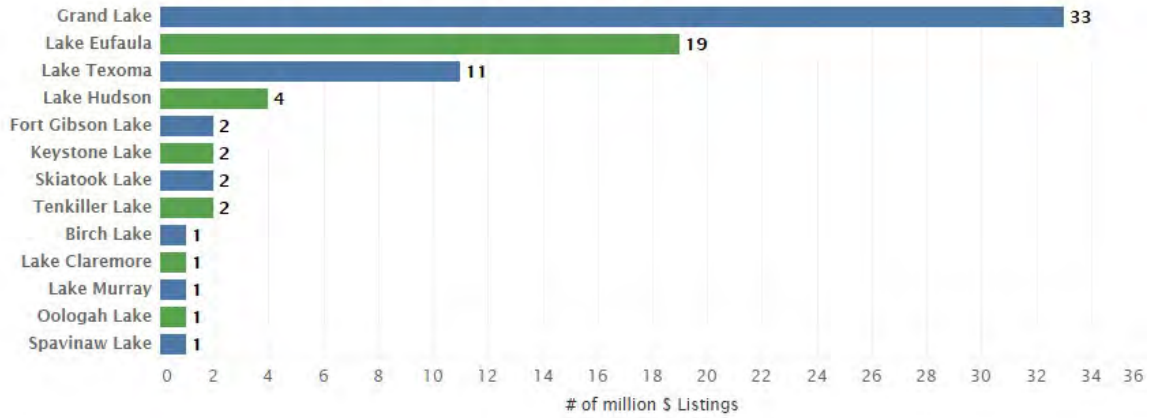
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Oklahoma Market 2024Q4



## Luxury Lake Real Estate in Oklahoma

Where Are The Million-Dollar Listings? 2024Q4

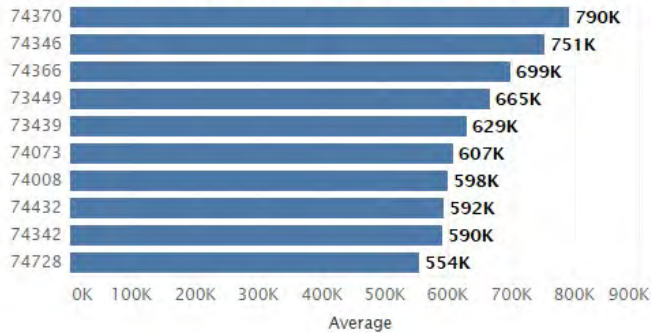


41% of \$1M+ Homes in Oklahoma are on Grand Lake

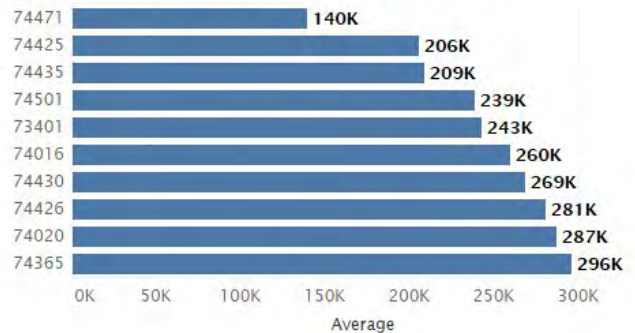
Total Number of \$1M+ Homes

80

Most Expensive ZIP Codes 2024Q4

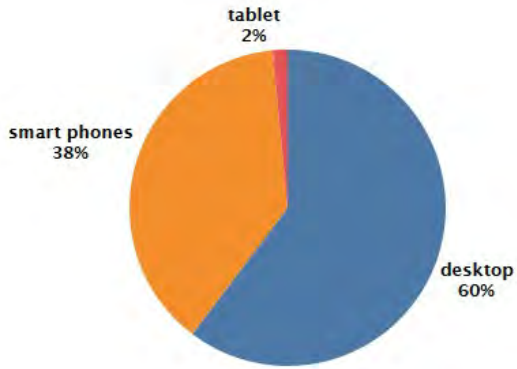


Most Affordable ZIP Codes 2024Q4

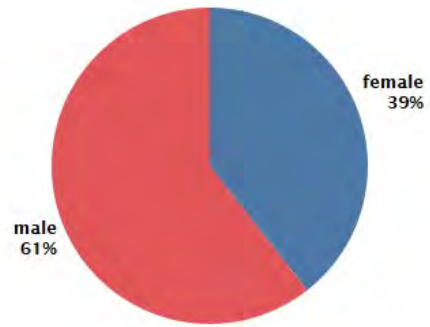


## Who's Shopping Oklahoma Lake Real Estate

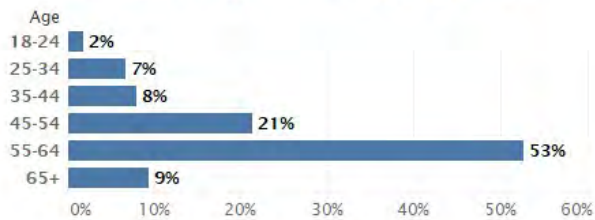
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Dallas TX

is the Number 1 metro area outside of OK searching for OK lake property!

#### Number 2-10 metros are:

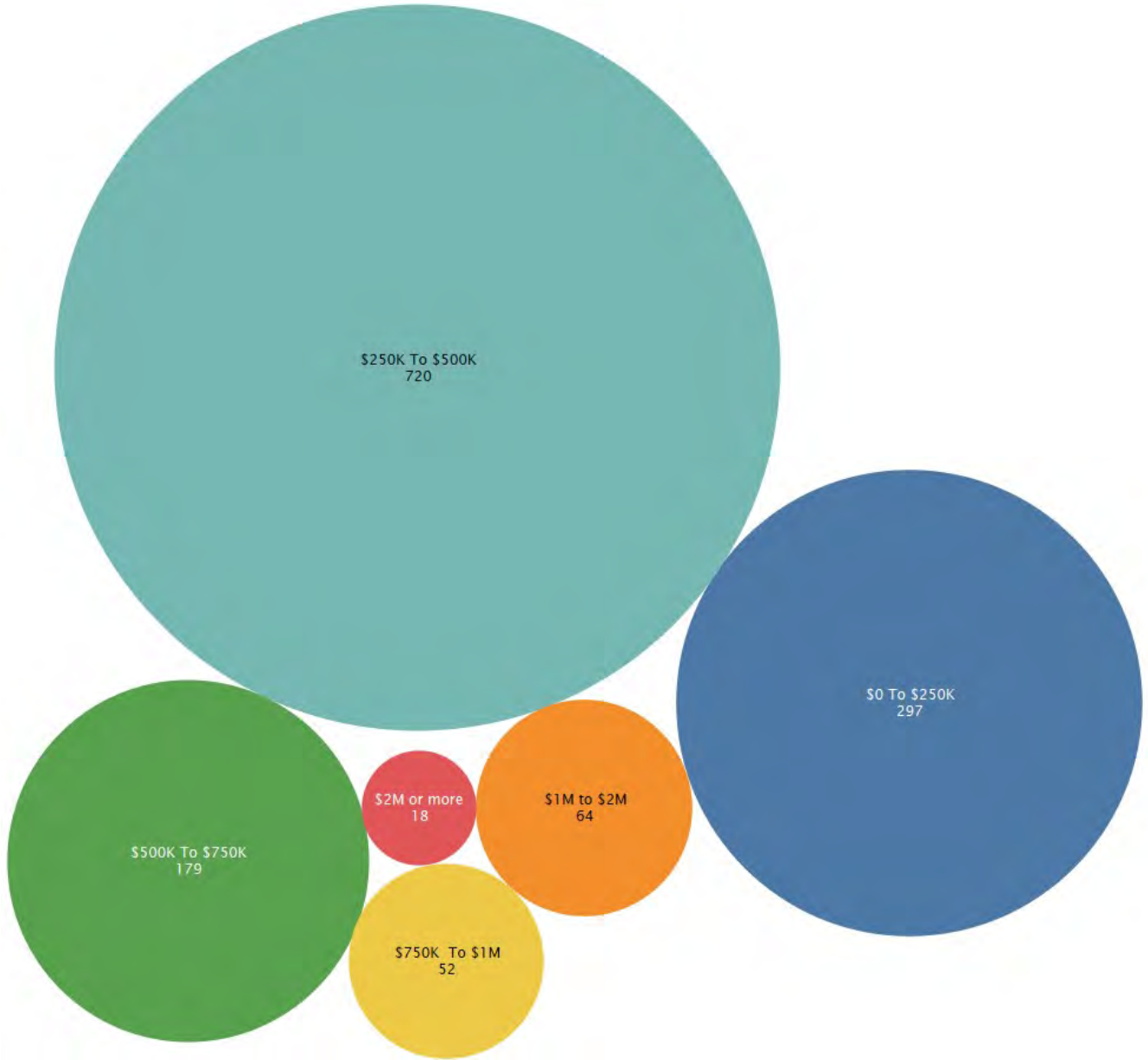
- San Antonio, TX
- Houston, TX
- Fort Worth, TX
- McKinney, TX
- New York, NY
- Austin, TX
- Plano, TX
- Ashburn, VA
- Wichita Falls, TX





## PENNSYLVANIA

Price Breakdown by Number of Homes in the Pennsylvania Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Pennsylvania

The total Pennsylvania market slightly declined from \$740 million in fall 2024 to \$674 million in winter 2024.

## Largest Markets

1. Lake Wallenpaupack	\$59,823,190	8.9%	6. Lake Harmony - Split Rock	\$27,572,198	4.1%
2. Delaware River*	\$45,043,700	6.7%	7. Lake Erie	\$27,084,499	4.0%
3. Pocono Country Place	\$36,782,074	5.5%	8. Springton Reservoir	\$22,210,000	3.3%
4. Towamensing Trails	\$31,422,599	4.7%	9. Roamingwood Lake	\$21,066,184	3.1%
5. Arrowhead Lakes	\$28,883,698	4.3%	10. Lake Naomi	\$21,047,299	3.4%

**Total Pennsylvania Market: \$674,119,238**

## Largest Home Markets

1. Lake Wallenpaupack	\$56,181,192	9.0%
2. Delaware River*	\$42,019,200	6.7%
3. Pocono Country Place	\$35,717,274	5.7%
4. Towamensing Trails	\$29,966,699	4.8%
5. Arrowhead Lakes	\$27,563,887	4.4%
6. Lake Harmony - Split Rock	\$26,543,398	4.2%
7. Lake Erie	\$26,302,300	4.2%
8. Springton Reservoir	\$21,925,000	3.5%
9. Lake Naomi	\$21,047,299	3.4%
10. Roamingwood Lake	\$20,876,785	3.3%

**Total Pennsylvania Home Market: \$625,827,882**

## Largest Land Markets

1. Lake Wallenpaupack	\$3,641,998	7.5%
2. Edinboro Lake	\$3,367,700	7.0%
3. Delaware River*	\$3,024,500	6.3%
4. Lake Winola - Overfield Twp	\$2,700,000	5.6%
5. Greenwood Acres	\$2,165,000	4.5%
6. Caster Lake	\$1,950,000	4.0%
7. Sprint Lake	\$1,500,000	3.1%
8. Spruce Lake - Thompson	\$1,475,000	3.1%
9. Towamensing Trails	\$1,455,900	3.0%
10. Indian Mountain Lakes	\$1,453,587	3.0%

**Total Pennsylvania Land Market: \$48,291,356**

## Most Expensive Home Markets\*\*

1. Springton Reservoir	\$1,566,071
2. Delaware River	\$779,256
3. Lake Winola - Overfield Twp	\$770,280
4. Lake Naomi	\$657,728
5. Lake Wallenpaupack	\$622,685

## Most Affordable Home Markets\*\*

1. Pymatuning Lake	\$168,224
2. Kiwanis Lake	\$197,910
3. East Park Reservoir	\$222,250
4. Winona Lakes	\$295,500
5. Gold Key Lake	\$302,993

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lake Wallenpaupack	156	7.5%	6. Delaware River*	66	3.2%
2. Pocono Country Place	140	6.7%	7. Roamingwood Lake	65	3.1%
3. Indian Mountain Lakes	115	5.5%	8. Lake Erie	63	3.0%
4. Arrowhead Lakes	113	5.4%	8. Lake Harmony - Split Rock	63	3.0%
5. Towamensing Trails	112	5.4%	10. Emerald Lakes	48	2.3%

**Total Pennsylvania Listings: 2,093**

### Most Homes Available

1. Pocono Country Place	115	8.6%
2. Lake Wallenpaupack	93	6.9%
3. Arrowhead Lakes	72	5.4%
4. Towamensing Trails	64	4.8%
5. Delaware River*	57	4.3%
6. Lake Erie	56	4.2%
7. Roamingwood Lake	53	4.0%
8. Lake Harmony - Split Rock	45	3.4%
9. Indian Mountain Lakes	42	3.1%
10. Emerald Lakes	40	3.0%

**Total Pennsylvania Home Listings: 1,340**

### Most Land Available

1. Indian Mountain Lakes	73	9.7%
2. Lake Wallenpaupack	63	8.4%
3. Towamensing Trails	48	6.4%
4. Arrowhead Lakes	41	5.4%
5. Crystal Lake	30	4.0%
6. Tink Wig Lake	26	3.5%
7. Pocono Country Place	25	3.3%
8. Big Bass Lake	21	2.8%
9. Holiday Pocono	19	2.5%
10. Edinboro Lake	18	2.4%

**Total Pennsylvania Land Listings: 753**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Edinboro Lake	\$110,359
2. Lake Harmony - Split Rock	\$93,527
3. Arrowhead Lakes	\$80,302
4. Pocono Country Place	\$68,789
5. Lake Wallenpaupack	\$62,515
6. Towamensing Trails	\$55,135
7. Canadohta Lake	\$54,731
8. Locust Lake	\$48,753

#### Listings of 10 Acres or More

1. Edinboro Lake	\$15,696
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Tink Wig Lake	\$11,952
2. Holiday Pocono	\$20,172
3. Lake in the Clouds	\$21,746
4. Big Bass Lake	\$22,940
5. Walker Lake	\$23,933
6. Paupackan Lake	\$24,583
7. Crystal Lake	\$25,961
8. Roamingwood Lake	\$27,771

#### Listings of 10 Acres or More

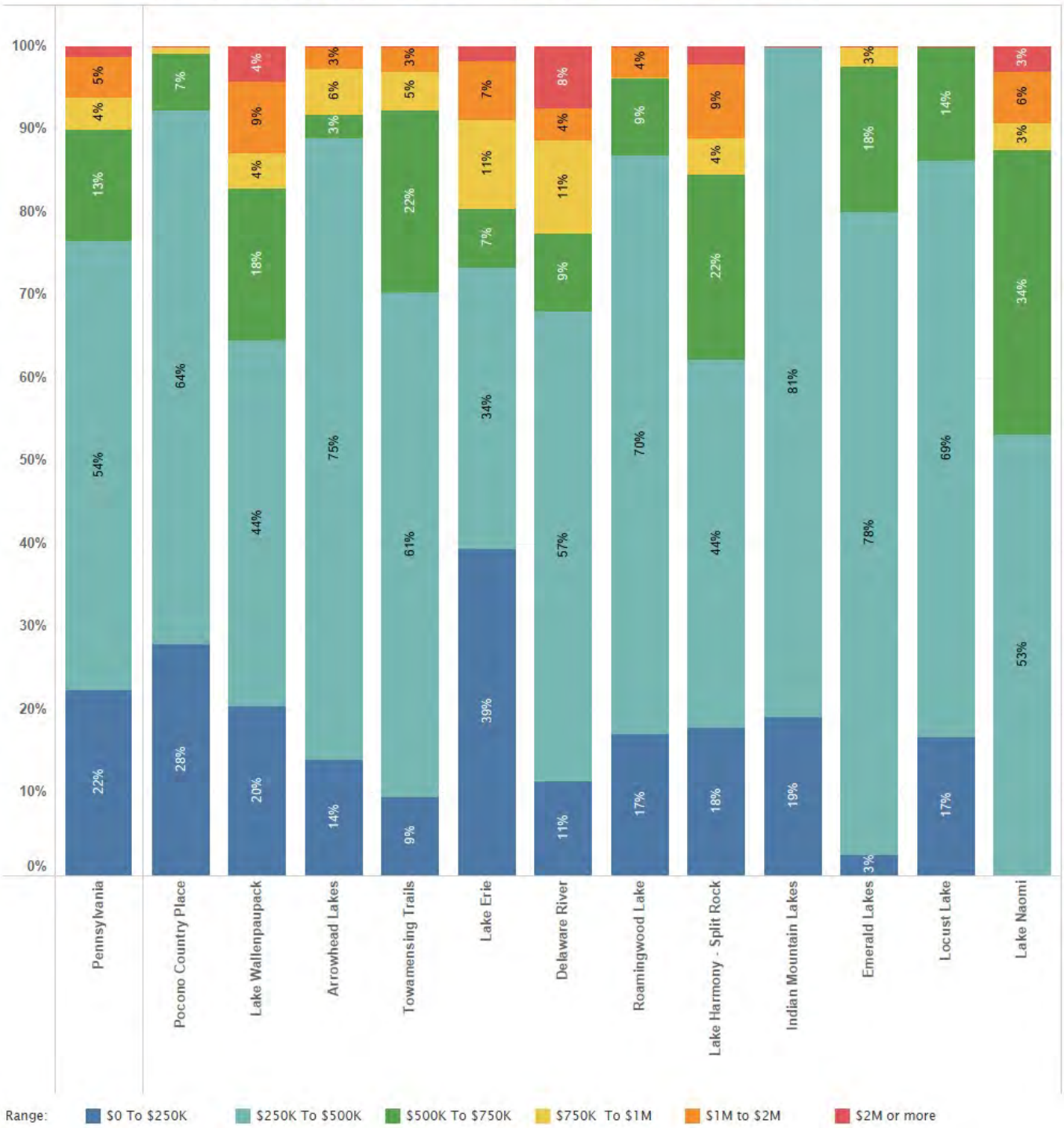
1. Edinboro Lake	\$15,696
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

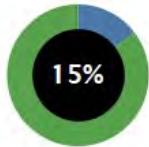
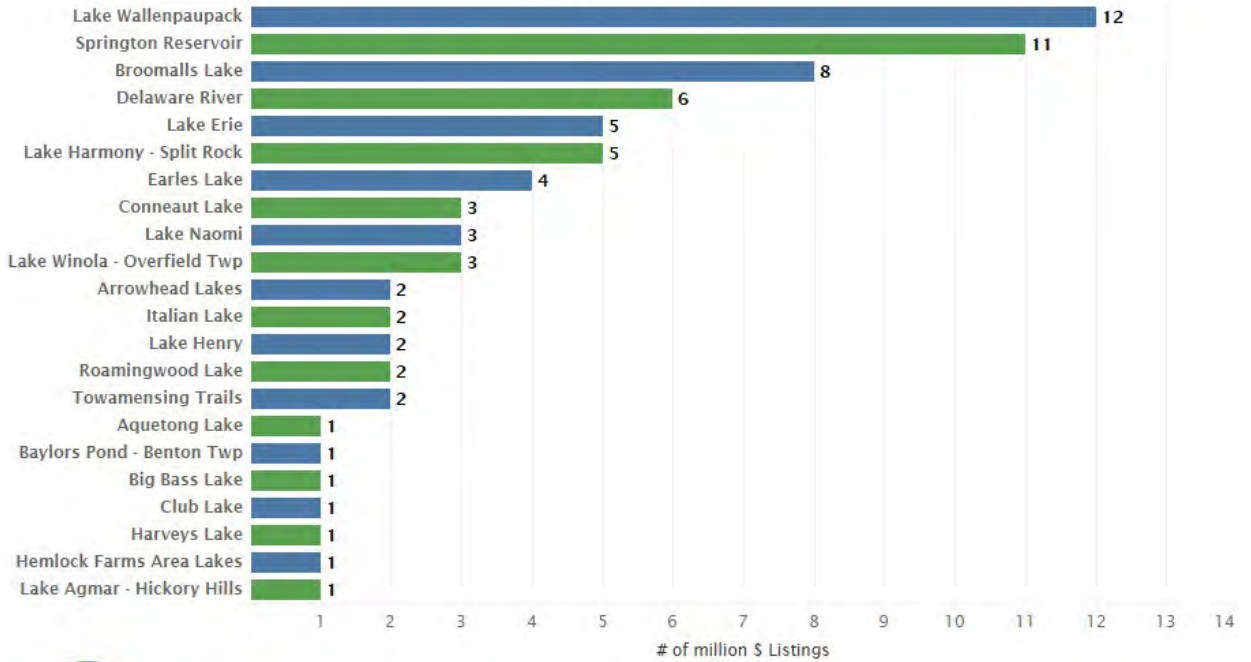
Price Breakdown by Percentage of Homes in the Pennsylvania Market 2024Q4



**LAKE HOMES**.COM  
**REALTY**

## Luxury Lake Real Estate in Pennsylvania

Where Are The Million-Dollar Listings? 2024Q4

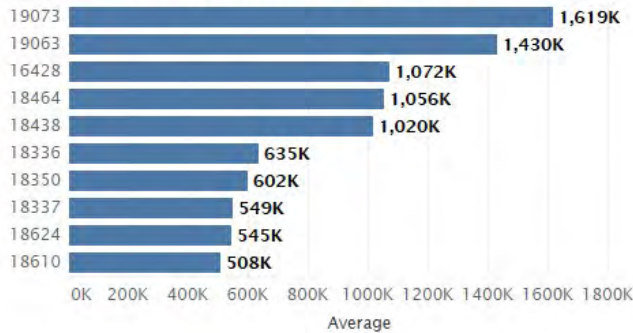


of \$1M+ Homes in Pennsylvania are on Lake Wallenpaupack

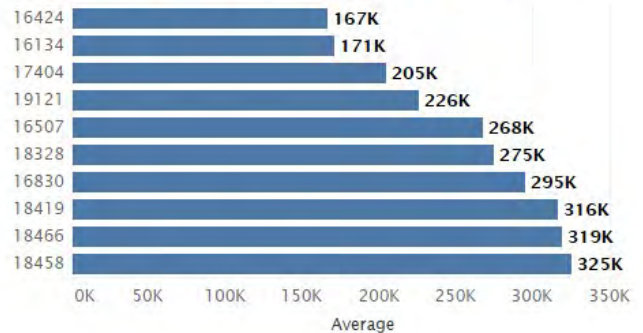
Total Number of \$1M+ Homes

82

Most Expensive ZIP Codes 2024Q4

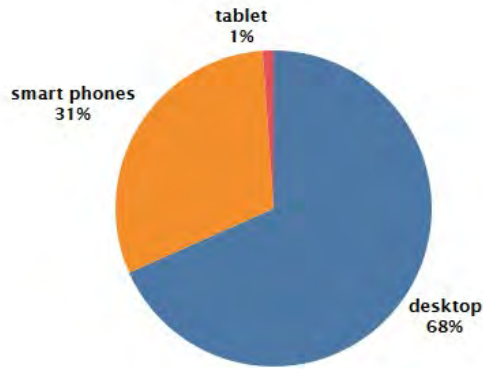


Most Affordable ZIP Codes 2024Q4

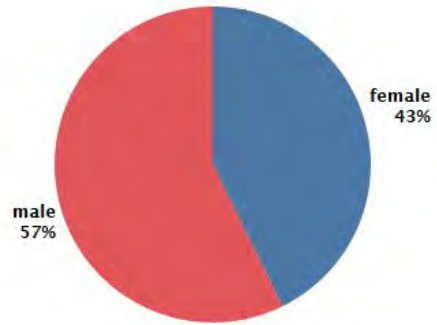


## Who's Shopping Pennsylvania Lake Real Estate

How are shoppers connecting 2024Q4



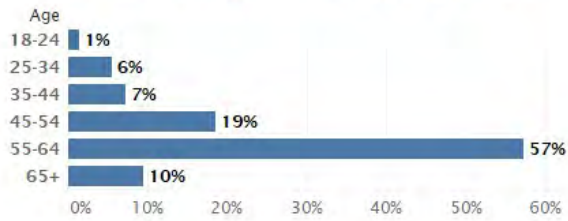
Male/Female Visitors 2024Q4



### New York NY

is the Number 1 metro area outside of PA searching for PA lake property!

What Age Groups are Shopping 2024Q4



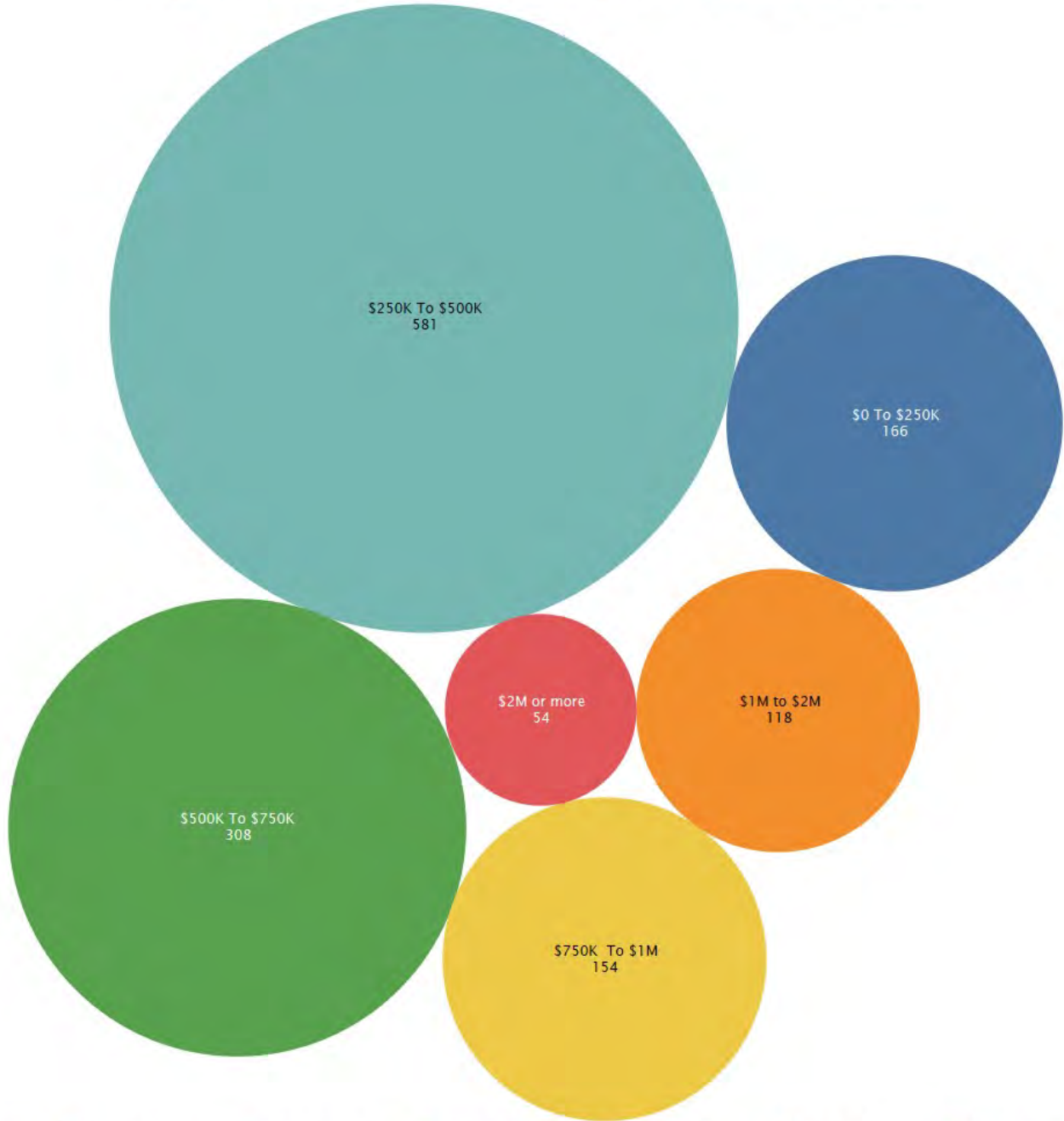
Number 2-10 metros are:

- Ashburn, VA
- Reston, VA
- Albany, NY
- Buffalo, NY
- Binghamton, NY
- Dallas, TX
- Charlotte, NC
- Charleston, SC
- Syracuse, NY



## SOUTH CAROLINA

Price Breakdown by Number of Homes in the South Carolina Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# South Carolina

The South Carolina market has slightly declined from \$1.8 billion in fall 2024 to 1.6 billion in winter 2024.

## Largest Markets

1. Lake Wylie*	\$348,869,328	21.9%	6. Lake Greenwood	\$63,444,489	4.0%
2. Lake Keowee	\$312,966,979	19.6%	7. Thurmond Lake*	\$49,003,235	3.1%
3. Lake Hartwell*	\$274,568,468	17.2%	8. Lake Wateree	\$42,953,199	2.7%
4. Lake Murray	\$240,223,827	15.1%	9. Lake Carolina	\$24,000,119	1.5%
5. Lake Marion	\$78,861,749	4.9%	10. Lake Moultrie	\$23,482,537	1.5%

**Total South Carolina Market: \$1,593,800,224**

## Largest Home Markets

1. Lake Wylie*	\$323,422,311	25.9%
2. Lake Keowee	\$227,662,521	18.3%
3. Lake Hartwell*	\$201,990,605	16.2%
4. Lake Murray	\$181,118,083	14.5%
5. Lake Marion	\$57,885,580	4.6%
6. Lake Greenwood	\$49,390,565	4.0%
7. Lake Wateree	\$34,398,399	2.8%
8. Thurmond Lake*	\$32,436,160	2.6%
9. Lake Carolina	\$23,572,219	1.9%
10. Lake Robinson	\$18,781,553	1.5%

**Total South Carolina Home Market: \$1,247,035,176**

## Largest Land Markets

1. Lake Keowee	\$85,304,458	24.6%
2. Lake Hartwell*	\$72,577,863	20.9%
3. Lake Murray	\$59,105,744	17.1%
4. Lake Wylie*	\$25,447,017	7.3%
5. Lake Marion	\$20,839,169	6.0%
6. Thurmond Lake*	\$16,567,075	4.8%
7. Lake Greenwood	\$14,053,924	4.1%
8. Lake Moultrie	\$13,645,649	3.9%
9. Lake Wateree	\$8,554,800	2.5%
10. Savannah River - North Augusta	\$7,937,290	2.3%

**Total South Carolina Land Market: \$346,628,048**

42% of the listings on Lake Keowee are priced in the \$1M or more range.

## Most Expensive Home Markets\*\*

1. Lake Keowee	\$1,559,332
2. Lake Murray	\$761,031
3. Lake Wateree	\$734,723
4. Lake Greenwood	\$710,851
5. Lake Wylie	\$688,890

## Most Affordable Home Markets\*\*

1. Lake Moultrie	\$366,113
2. Lake Secession	\$386,700
3. Lake Marion	\$391,834
4. Fishing Creek Lake	\$417,528
5. Lake Robinson	\$436,780

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.



### Most Listings

1. Lake Hartwell*	730	22.4%	6. Lake Marion	243	7.5%
2. Lake Wylie*	509	15.6%	7. Lake Greenwood	199	6.1%
3. Lake Murray	406	12.5%	8. Lake Wateree	91	2.8%
4. Lake Keowee	338	10.4%	9. Lake Moultrie	73	2.2%
5. Thurmond Lake*	249	7.6%	10. Lake Carolina	49	1.5%

**Total South Carolina Listings: 3,259**

### Most Homes Available

1. Lake Wylie*	421	23.4%
2. Lake Hartwell*	343	19.1%
3. Lake Murray	243	13.5%
4. Lake Marion	158	8.8%
5. Lake Keowee	146	8.1%
6. Lake Greenwood	78	4.3%
7. Thurmond Lake*	59	3.3%
8. Lake Wateree	49	2.7%
9. Lake Carolina	45	2.5%
10. Lake Robinson	43	2.4%

**Total South Carolina Home Listings: 1,796**

### Most Land Available

1. Lake Hartwell*	387	26.5%
2. Lake Keowee	192	13.1%
3. Thurmond Lake*	190	13.0%
4. Lake Murray	163	11.1%
5. Lake Greenwood	121	8.3%
6. Lake Wylie*	88	6.0%
7. Lake Marion	84	5.7%
8. Lake Wateree	42	2.9%
9. Lake Moultrie	41	2.8%
10. Richard B. Russell Lake*	32	2.2%

**Total South Carolina Land Listings: 1,462**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Savannah River - North Augusta	\$328,802
2. Lake Murray	\$247,732
3. Lake Keowee	\$206,805
4. Lake Wylie	\$139,095
5. Lake Hartwell	\$96,967
6. Thurmond Lake	\$84,888
7. Lake Secession	\$73,894
8. Lake Moultrie	\$68,870

#### Listings of 10 Acres or More

1. Lake Murray	\$80,064
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Lake Wateree	\$57,379
2. Lake Marion	\$59,311
3. Lake Greenwood	\$61,821
4. Lake Moultrie	\$68,870
5. Lake Secession	\$73,894
6. Thurmond Lake	\$84,888
7. Lake Hartwell	\$96,967
8. Lake Wylie	\$139,095

#### Listings of 10 Acres or More

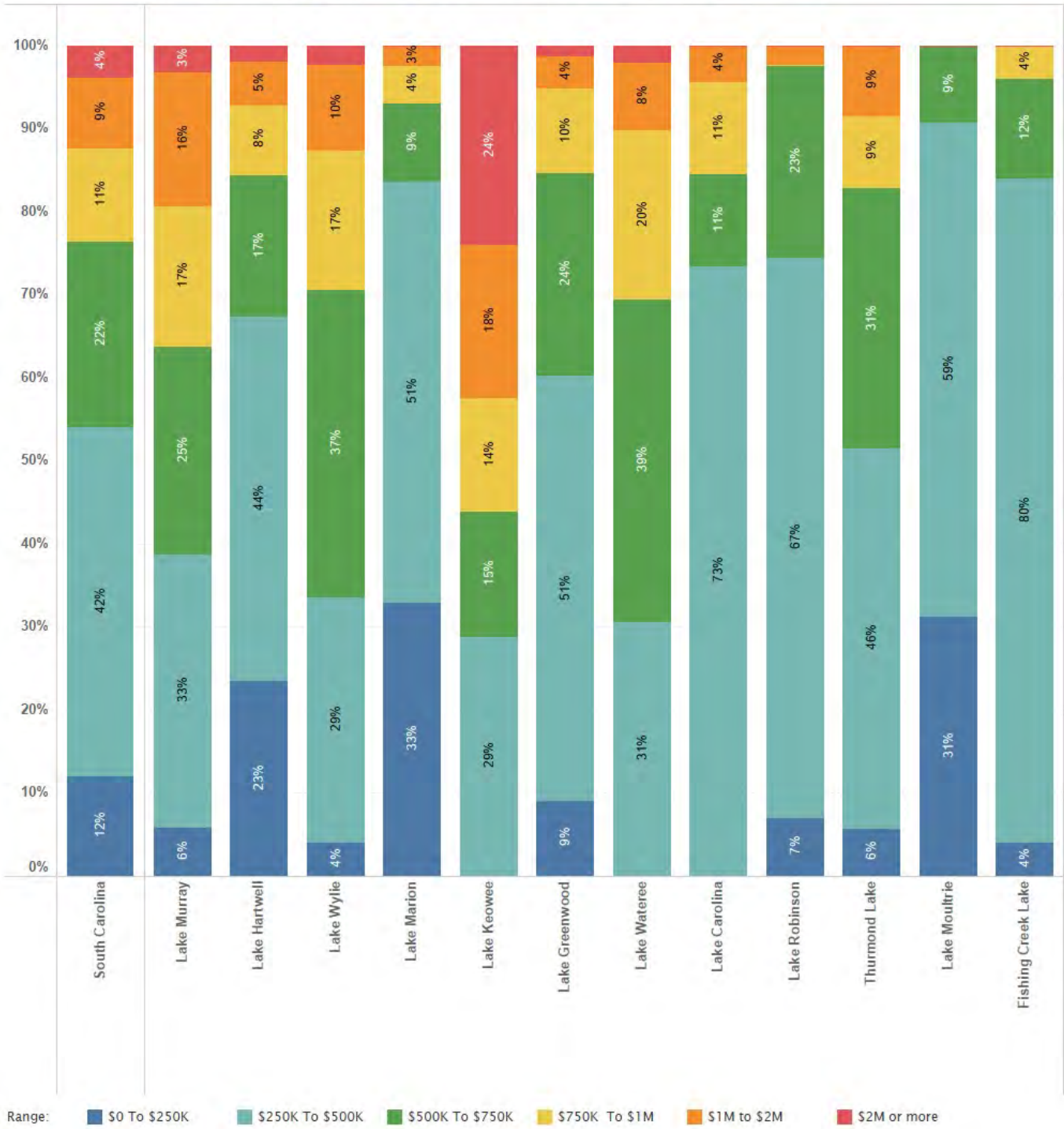
1. Lake Greenwood	\$7,611
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\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

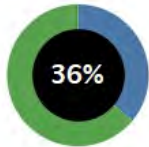
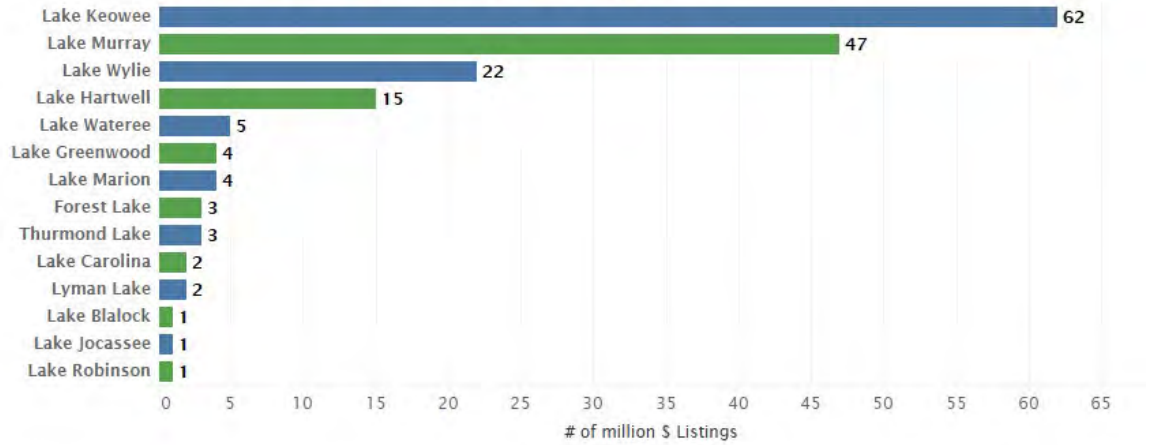
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Price Breakdown by Percentage of Homes in the South Carolina Market 2024Q4



## Luxury Lake Real Estate in South Carolina

Where Are The Million-Dollar Listings? 2024Q4

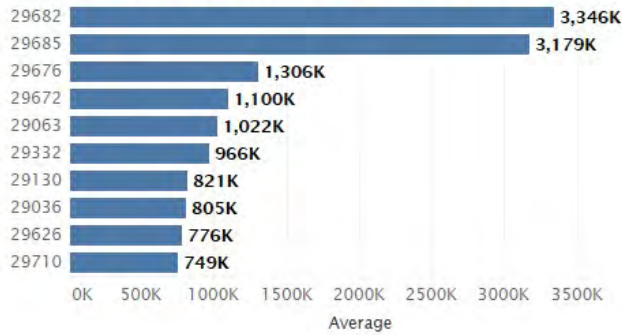


36% of \$1M+ Homes in South Carolina are on Lake Keowee

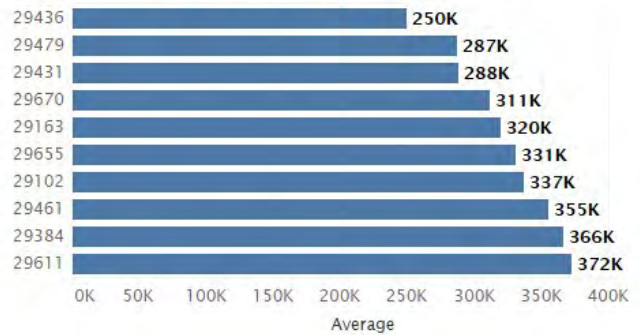
Total Number of \$1M+ Homes

172

Most Expensive ZIP Codes 2024Q4

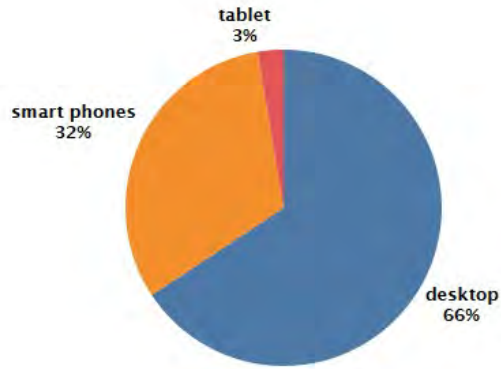


Most Affordable ZIP Codes 2024Q4

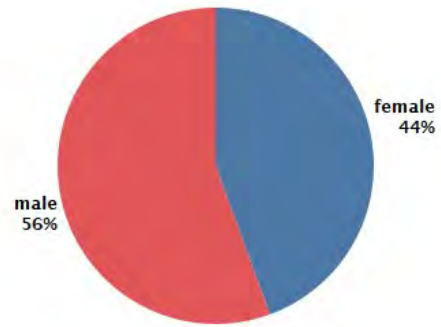


## Who's Shopping South Carolina Lake Real Estate

How are shoppers connecting 2024Q4



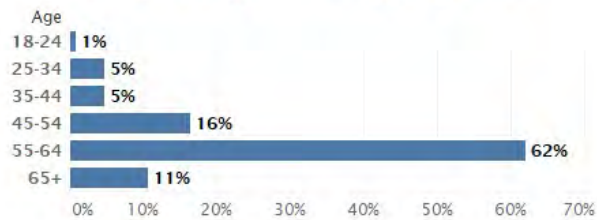
Male/Female Visitors 2024Q4



### Charlotte NC

is the Number 1 metro area outside of SC searching for SC lake property!

What Age Groups are Shopping 2024Q4



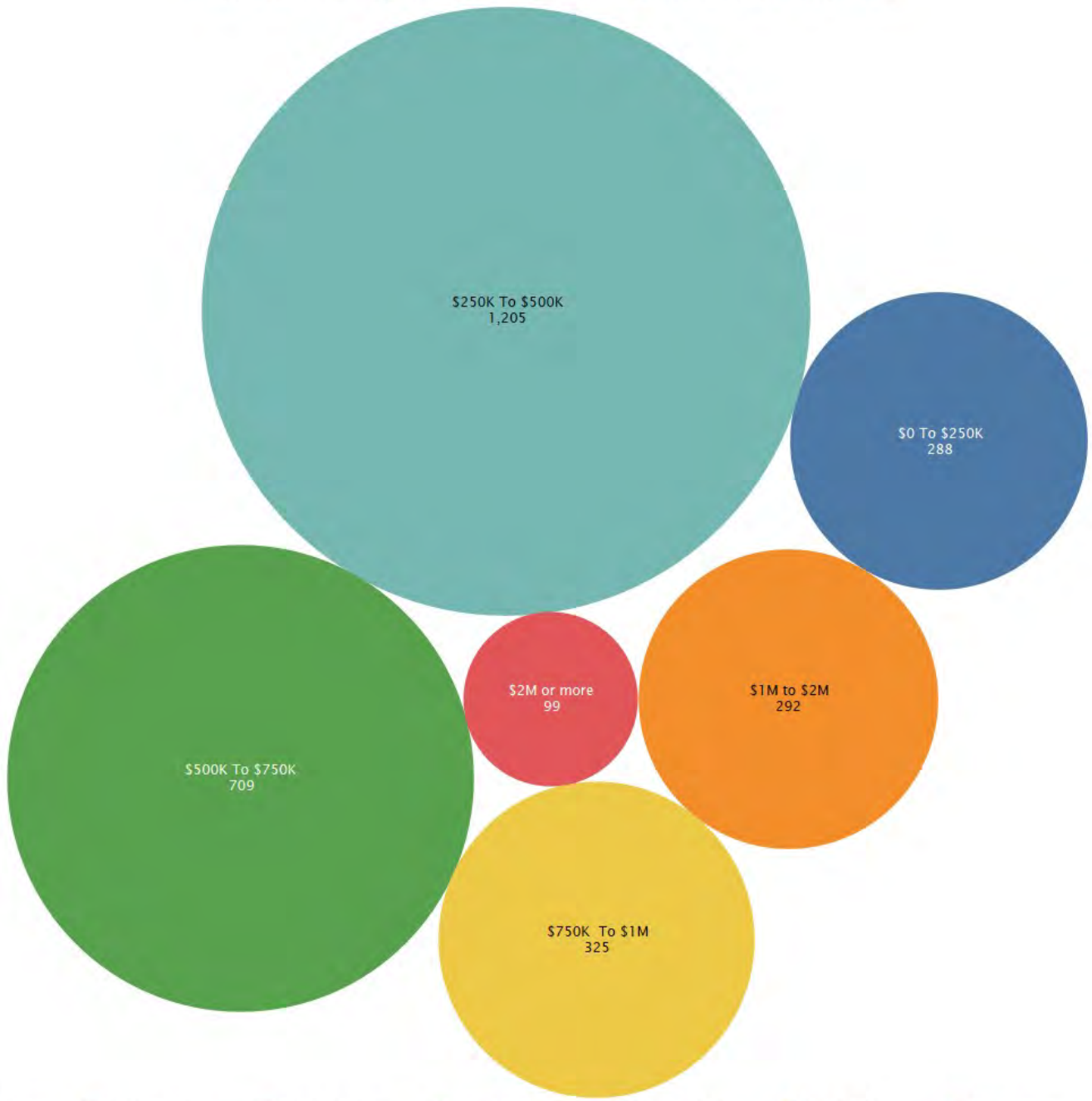
#### Number 2-10 metros are:

- Raleigh, NC
- Ashburn, VA
- New York, NY
- Dallas, TX
- Nashville, TN
- Philadelphia, PA
- Asheville, NC
- Reston, VA
- Hendersonville, NC



## TENNESSEE

Price Breakdown by Number of Homes in the Tennessee Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Tennessee

The total Tennessee market declined from \$3 billion in fall 2024 to \$2.8 billion resulting in a \$200 million decrease.

## Largest Markets

1. Old Hickory Lake	\$538,300,447	19.6%	6. Watts Bar Lake	\$150,414,857	5.5%
2. Tellico Lake	\$208,933,772	7.6%	7. Douglas Lake	\$131,439,206	4.8%
3. Fort Loudoun Lake	\$186,751,075	6.8%	8. Norris Lake	\$118,979,281	4.3%
4. J. Percy Priest Lake	\$159,791,399	5.8%	9. Nickajack Lake	\$112,202,522	4.1%
5. Tims Ford Lake	\$151,856,409	5.5%	10. Kentucky Lake*	\$110,795,398	4.0%

**Total Tennessee Market: \$2,752,781,871**

## Largest Home Markets

1. Old Hickory Lake	\$448,494,927	21.4%
2. Tellico Lake	\$164,131,773	7.8%
3. Fort Loudoun Lake	\$161,096,875	7.7%
4. Tims Ford Lake	\$122,979,969	5.9%
5. J. Percy Priest Lake	\$122,377,099	5.8%
6. Watts Bar Lake	\$103,556,775	4.9%
7. Douglas Lake	\$99,756,430	4.8%
8. Nickajack Lake	\$86,619,553	4.1%
9. Norris Lake	\$86,262,522	4.1%
10. Chickamauga Lake	\$82,108,229	3.9%

**Total Tennessee Home Market: \$2,095,618,185**

## Largest Land Markets

1. Old Hickory Lake	\$89,805,520	13.7%
2. Watts Bar Lake	\$46,858,082	7.1%
3. Tellico Lake	\$44,801,999	6.8%
4. Center Hill Lake	\$37,599,803	5.7%
5. J. Percy Priest Lake	\$37,414,300	5.7%
6. Kentucky Lake*	\$37,190,760	5.7%
7. Norris Lake	\$32,716,759	5.0%
8. Douglas Lake	\$31,682,776	4.8%
9. Tims Ford Lake	\$28,876,440	4.4%
10. Fort Loudoun Lake	\$25,654,200	3.9%

**Total Tennessee Land Market: \$657,163,686**

Old Hickory Lake ranks in the #1 spot on the Largest Markets, Largest Home Markets, and Largest Land Markets lists.

## Most Expensive Home Markets\*\*

1. Fort Loudoun Lake	\$1,258,569
2. Norris Lake	\$937,636
3. Dale Hollow Lake	\$935,008
4. Lake Dartmoor	\$870,350
5. Chickamauga Lake	\$852,484

## Most Affordable Home Markets\*\*

1. Lake Catherine	\$328,461
2. Lake Barkley	\$352,916
3. Lake Tansi	\$414,134
4. Melton Hill Lake	\$414,465
5. Cordell Hull Lake	\$421,502

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Old Hickory Lake	727	11.3%	6. Center Hill Lake	350	5.5%
2. Kentucky Lake*	510	7.9%	7. Norris Lake	343	5.3%
3. Watts Bar Lake	388	6.0%	8. J. Percy Priest Lake	286	4.5%
4. Tellico Lake	378	5.9%	9. Tims Ford Lake	264	4.1%
5. Lake Barkley*	354	5.5%	10. Tennessee River - West/Middle TN	244	3.8%

**Total Tennessee Listings: 6,419**

### Most Homes Available

1. Old Hickory Lake	626	19.9%
2. J. Percy Priest Lake	265	8.4%
3. Tellico Lake	206	6.6%
4. Tims Ford Lake	183	5.8%
5. Kentucky Lake*	174	5.5%
6. Watts Bar Lake	138	4.4%
7. Nickajack Lake	135	4.3%
8. Fort Loudoun Lake	128	4.1%
9. Douglas Lake	121	3.8%
9. Lake Barkley*	121	3.8%

**Total Tennessee Home Listings: 3,143**

### Most Land Available

1. Kentucky Lake*	336	10.3%
2. Center Hill Lake	271	8.3%
3. Norris Lake	251	7.7%
4. Watts Bar Lake	250	7.6%
5. Lake Barkley*	233	7.1%
6. Tennessee River - West/Middle TN	184	5.6%
7. Tellico Lake	172	5.3%
8. Cherokee Lake	157	4.8%
9. Dale Hollow Lake*	139	4.2%
10. Douglas Lake	121	3.7%

**Total Tennessee Land Listings: 3,276**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Nickajack Lake	\$357,651
2. J. Percy Priest Lake	\$356,632
3. Fort Loudoun Lake	\$351,269
4. Tellico Lake	\$338,841
5. Pickwick Lake	\$207,428
6. Tims Ford Lake	\$195,574
7. Old Hickory Lake	\$152,309
8. Tennessee River - West/Middle TN	\$113,360

#### Listings of 10 Acres or More

1. J. Percy Priest Lake	\$179,406
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Indian Lake	\$21,267
2. Lake Pomeroy	\$28,078
3. Cordell Hull Lake	\$28,551
4. Kentucky Lake	\$29,324
5. Lake Catherine	\$34,355
6. Lake Barkley	\$35,744
7. Great Falls Lake	\$36,121
8. Lake Malvern	\$36,336

#### Listings of 10 Acres or More

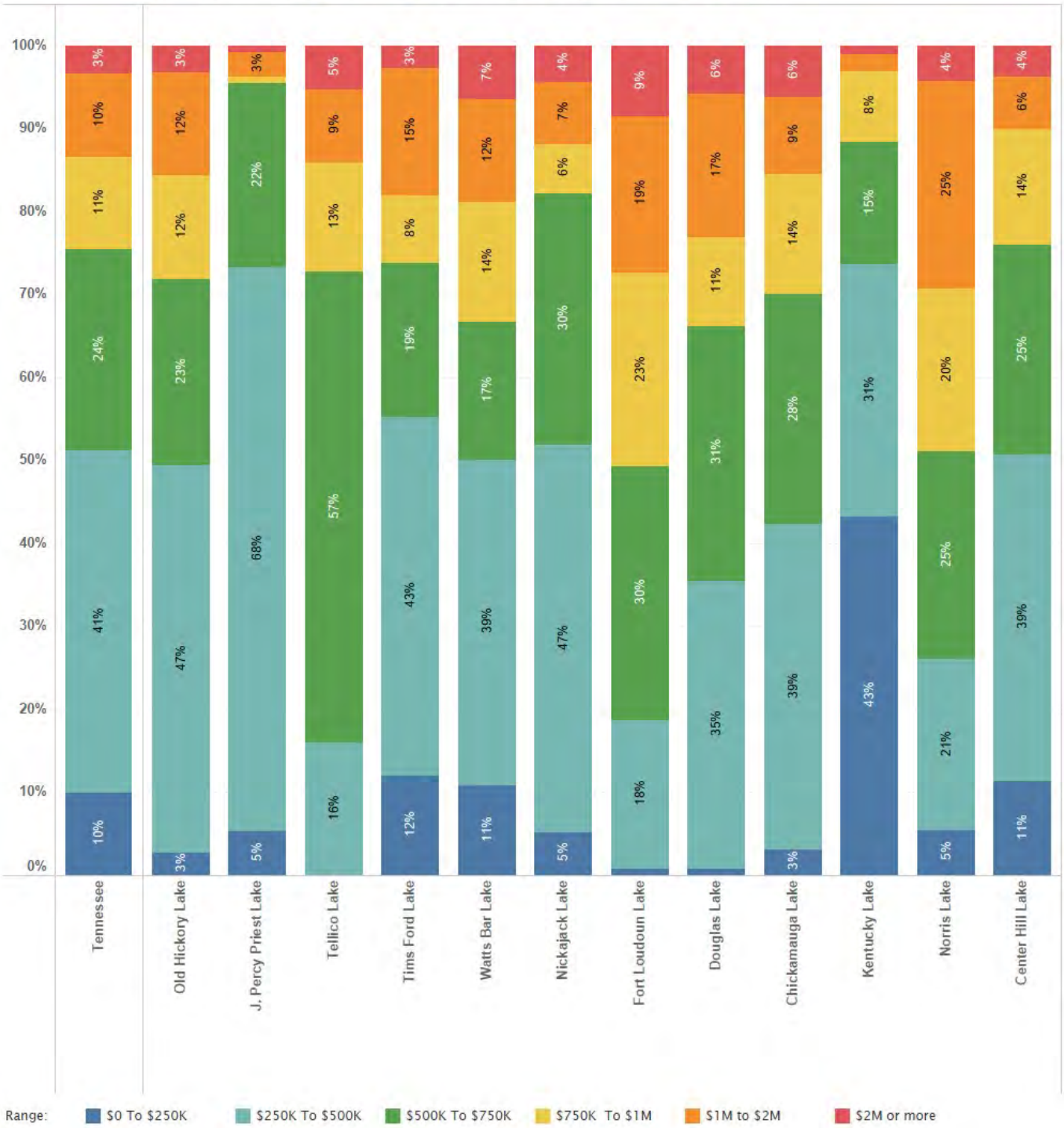
1. Kentucky Lake	\$6,602
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Tennessee Market 2024Q4

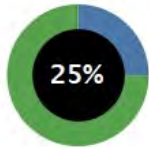
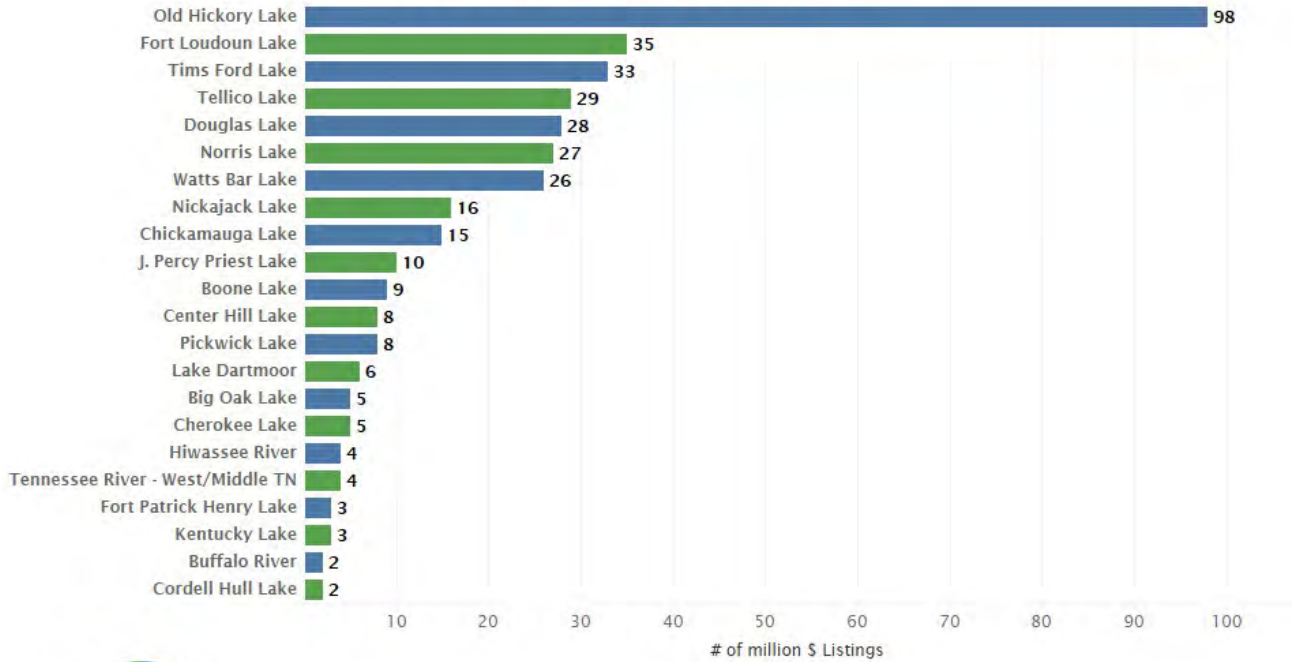


**LAKE HOMES.COM**  
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## Luxury Lake Real Estate in Tennessee

Where Are The Million-Dollar Listings? 2024Q4

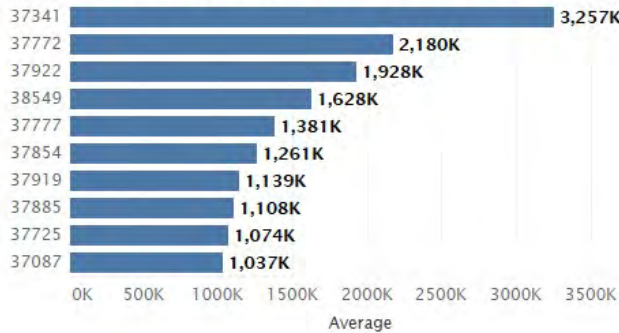


25% of \$1M+ Homes in Tennessee are on Old Hickory Lake

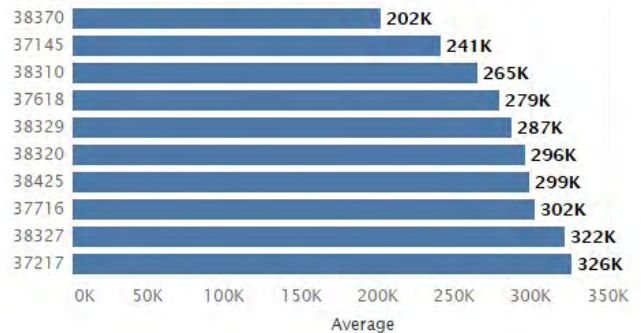
Total Number of \$1M+ Homes

391

Most Expensive ZIP Codes 2024Q4

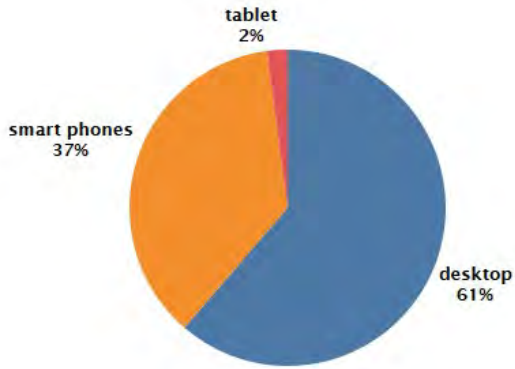


Most Affordable ZIP Codes 2024Q4

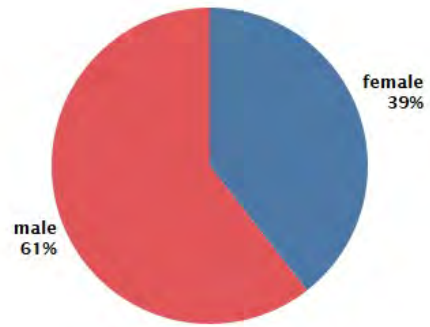


## Who's Shopping Tennessee Lake Real Estate

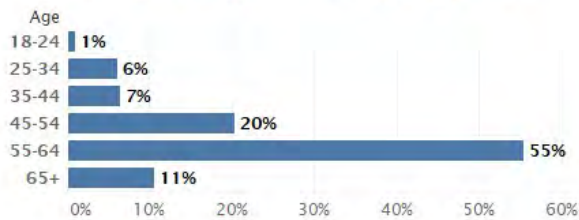
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Ashburn VA

is the Number 1 metro area outside of TN searching for TN lake property!

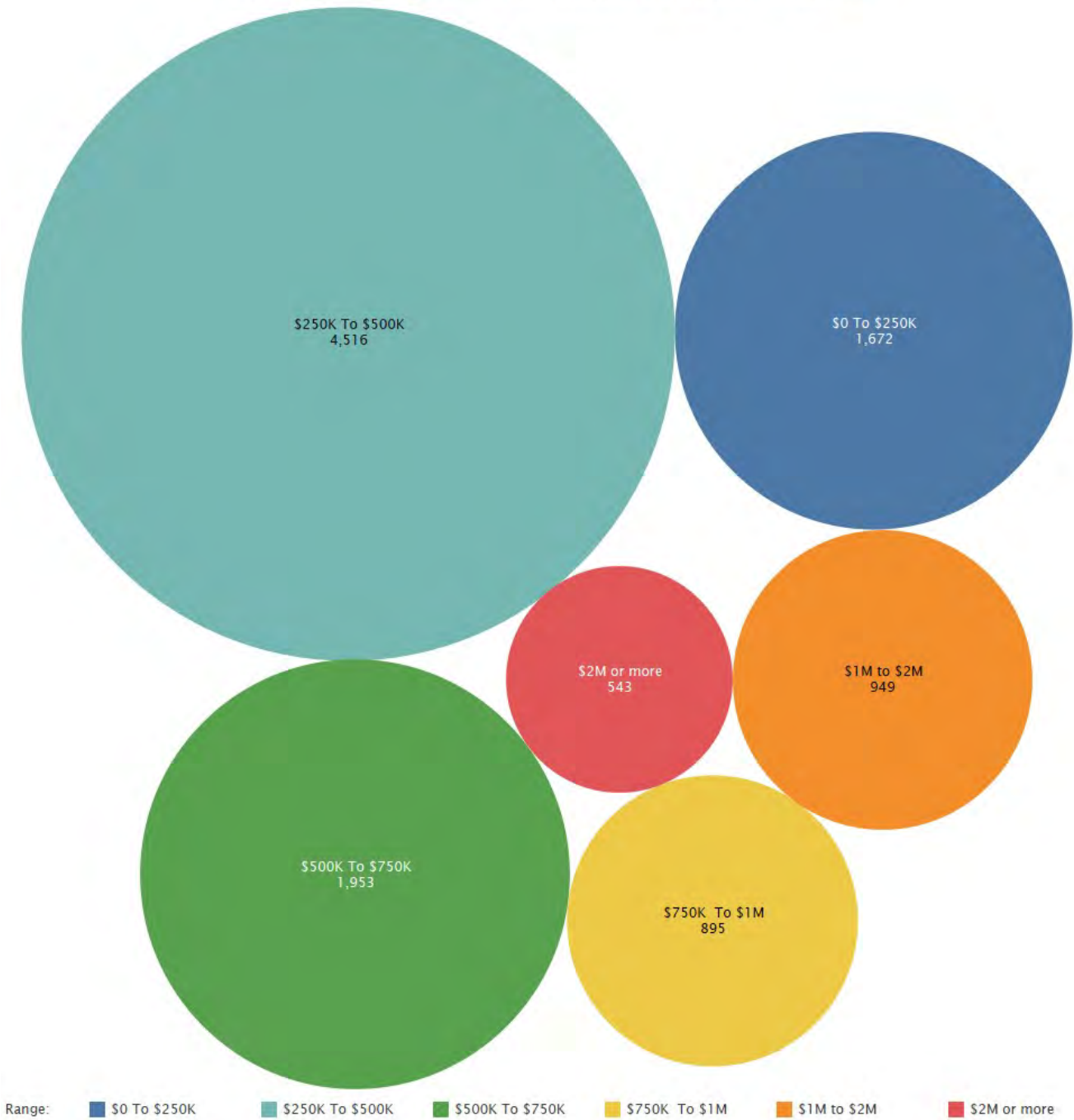
#### Number 2-10 metros are:

- Dallas, TX
- New York, NY
- Charlotte, NC
- Philadelphia, PA
- Raleigh, NC
- Houston, TX
- Asheville, NC
- Detroit, MI
- Reston, VA



## TEXAS

Price Breakdown by Number of Homes in the Texas Market 2024Q4



# Texas

The total Texas market declined from \$11.3 billion in fall 2024 to \$9.7 billion in winter 2024, a \$1.6 billion decrease.

## Largest Markets

1. Lewisville Lake	\$887,377,968	9.2%	6. Cedar Creek Lake	\$490,607,716	5.1%
2. Lake Travis	\$697,719,058	7.4%	7. Canyon Lake	\$439,886,440	4.7%
3. Lake LBJ	\$681,716,547	7.0%	8. Lake Conroe	\$396,639,715	4.2%
4. Lake Ray Hubbard	\$576,434,477	6.0%	9. Lady Bird Lake	\$392,785,868	4.2%
5. Lake Austin	\$514,790,845	5.4%	10. Grapevine Lake	\$388,114,212	4.0%

**Total Texas Market: \$9,671,660,269**

## Largest Home Markets

1. Lewisville Lake	\$780,401,717	10.4%
2. Lake LBJ	\$557,182,459	7.4%
3. Lake Travis	\$528,013,516	7.0%
4. Lake Ray Hubbard	\$462,243,980	6.2%
5. Lake Austin	\$406,388,695	5.4%
6. Cedar Creek Lake	\$376,071,092	5.0%
7. Lady Bird Lake	\$366,853,668	4.9%
8. Lake Conroe	\$331,422,545	4.4%
9. Grapevine Lake	\$324,794,664	4.3%
10. Canyon Lake	\$321,145,317	4.3%

**Total Texas Home Market: \$7,508,512,004**

## Largest Land Markets

1. Lake Travis	\$169,705,542	8.8%
2. Lake LBJ	\$124,369,088	6.4%
3. Canyon Lake	\$118,741,123	6.1%
4. Lake Austin	\$108,402,150	5.6%
5. Cedar Creek Lake	\$96,638,424	5.0%
6. Lewisville Lake	\$92,519,921	4.8%
7. Lake Ray Roberts	\$85,727,701	4.4%
8. Lake Livingston	\$70,321,951	3.6%
9. Lake Ray Hubbard	\$66,558,370	3.4%
10. Lake Conroe	\$65,217,170	3.4%

**Total Texas Land Market: \$1,939,285,682**

46% of the listings on Lady Bird Lake are priced in the \$1M or more range.

## Most Expensive Home Markets\*\*

1. Lake Austin	\$2,941,947
2. Grapevine Lake	\$1,743,789
3. Lake LBJ	\$1,607,809
4. Lake Woodlands	\$1,575,044
5. Possum Kingdom Lake	\$1,421,018

## Most Affordable Home Markets\*\*

1. Meadow Lake	\$292,698
2. Leisure Lake	\$300,622
3. Country Club Lake	\$309,517
4. Toledo Bend Reservoir	\$338,757
5. Holly Lake Ranch	\$339,176

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Lewisville Lake	1,370	7.7%	6. Lake Granbury	882	5.0%
2. Canyon Lake	1,164	6.6%	7. Lake Travis	843	4.8%
3. Cedar Creek Lake	1,031	5.8%	8. Lake Conroe	792	4.5%
4. Lake Ray Hubbard	989	5.6%	9. Lake LBJ	741	4.2%
5. Lake Livingston	970	5.5%	10. Lake Whitney	402	2.3%
<b>Total Texas Listings:</b>				<b>17,740</b>	

### Most Homes Available

1. Lewisville Lake	1,269	12.0%
2. Lake Ray Hubbard	879	8.3%
3. Lake Conroe	621	5.8%
4. Cedar Creek Lake	556	5.2%
5. Lake Granbury	532	5.0%
6. Canyon Lake	529	5.0%
7. Lake Travis	471	4.4%
8. Lake Livingston	440	4.1%
9. Lake LBJ	357	3.4%
10. Eagle Mountain Lake	332	3.1%

**Total Texas Home Listings: 10,616**

### Most Land Available

1. Canyon Lake	635	9.2%
2. Lake Livingston	530	7.7%
3. Cedar Creek Lake	455	6.6%
4. Lake LBJ	383	5.5%
5. Lake Travis	372	5.4%
6. Lake Granbury	328	4.7%
7. Lake Whitney	266	3.8%
8. Richland Chambers Reservoir	264	3.8%
9. Lake Sam Rayburn	256	3.7%
10. Possum Kingdom Lake	229	3.3%

**Total Texas Land Listings: 6,925**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lady Bird Lake	\$4,694,715
2. Lake Austin	\$3,373,556
3. Clear Lake	\$1,030,230
4. Taylor Lake	\$748,491
5. Lake Waco	\$706,320
6. Grapevine Lake	\$625,414
7. Lake LBJ	\$562,816
8. Lewisville Lake	\$464,813

#### Listings of 10 Acres or More

1. Lewisville Lake	\$150,119
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### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Safari Waters Ranch	\$33,656
2. Swan Lake	\$43,080
3. Cherokee Lake	\$43,743
4. Palo Pinto Lake	\$44,098
5. Hilltop Lakes	\$45,793
6. Callender Lake	\$53,745
7. Lake Bob Sandlin	\$62,054
8. Toledo Bend Reservoir	\$65,663

#### Listings of 10 Acres or More

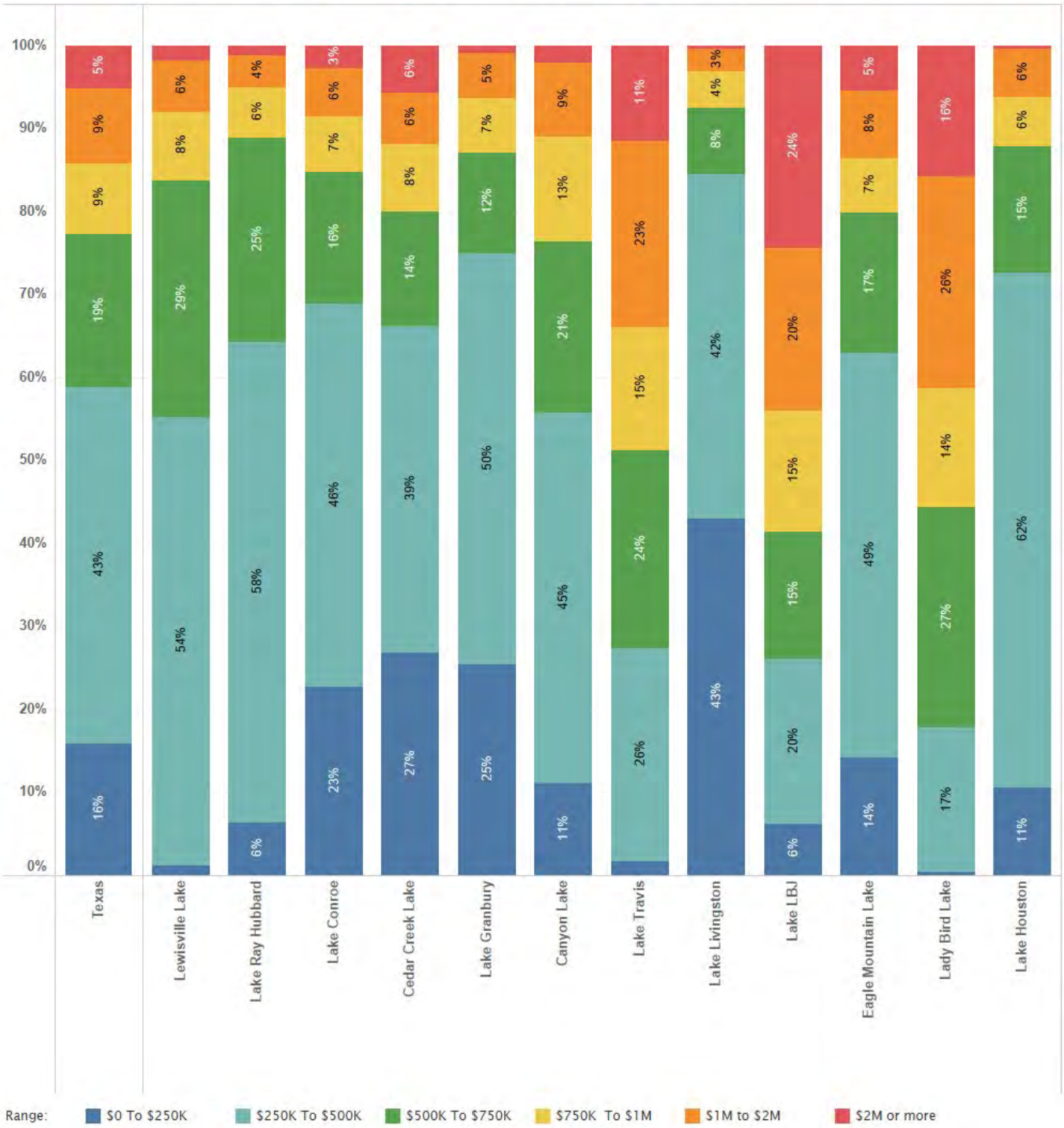
1. Lake Brownwood	\$7,071
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

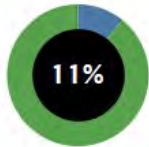
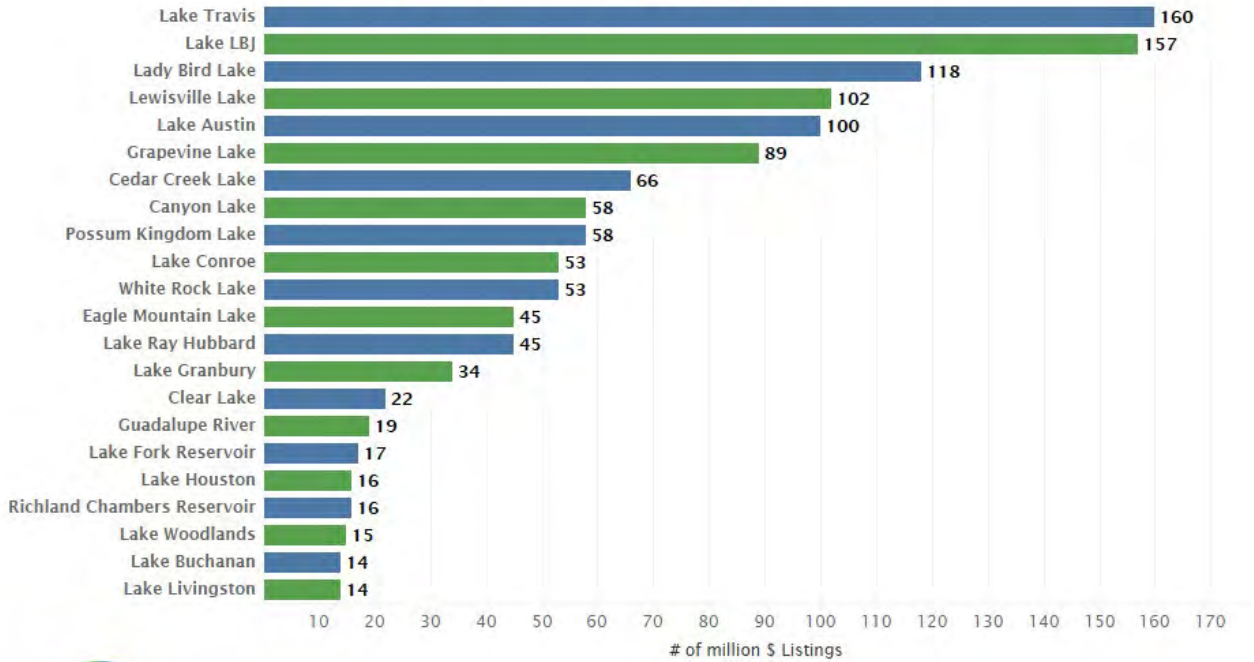
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Texas Market 2024Q4



## Luxury Lake Real Estate in Texas

Where Are The Million-Dollar Listings? 2024Q4

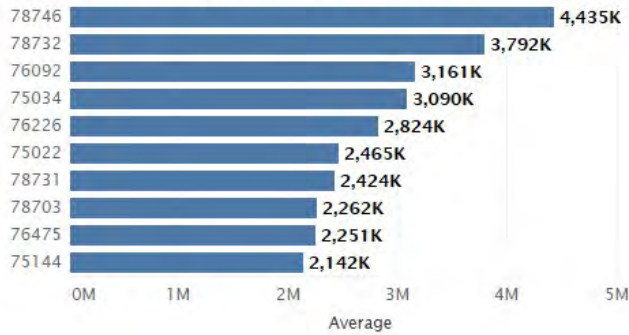


of \$1M+ Homes in Texas are on Lake Travis

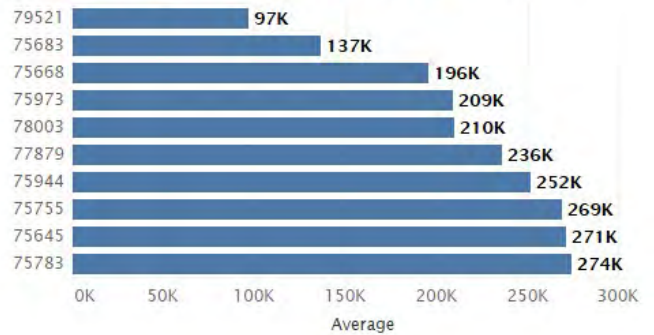
Total Number of \$1M+ Homes

1,492

Most Expensive ZIP Codes 2024Q4

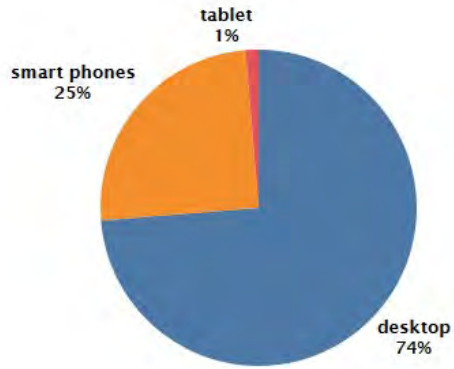


Most Affordable ZIP Codes 2024Q4

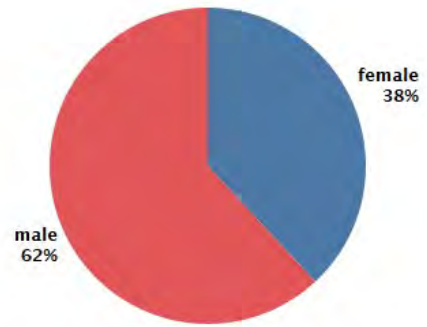


## Who's Shopping Texas Lake Real Estate

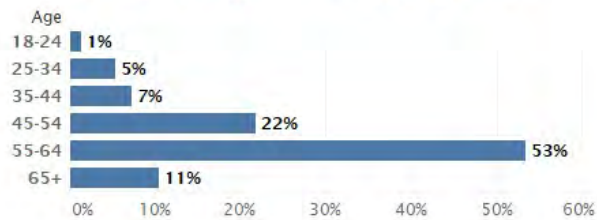
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Ashburn VA

is the Number 1 metro area outside of TX searching for TX lake property!

#### Number 2-10 metros are:

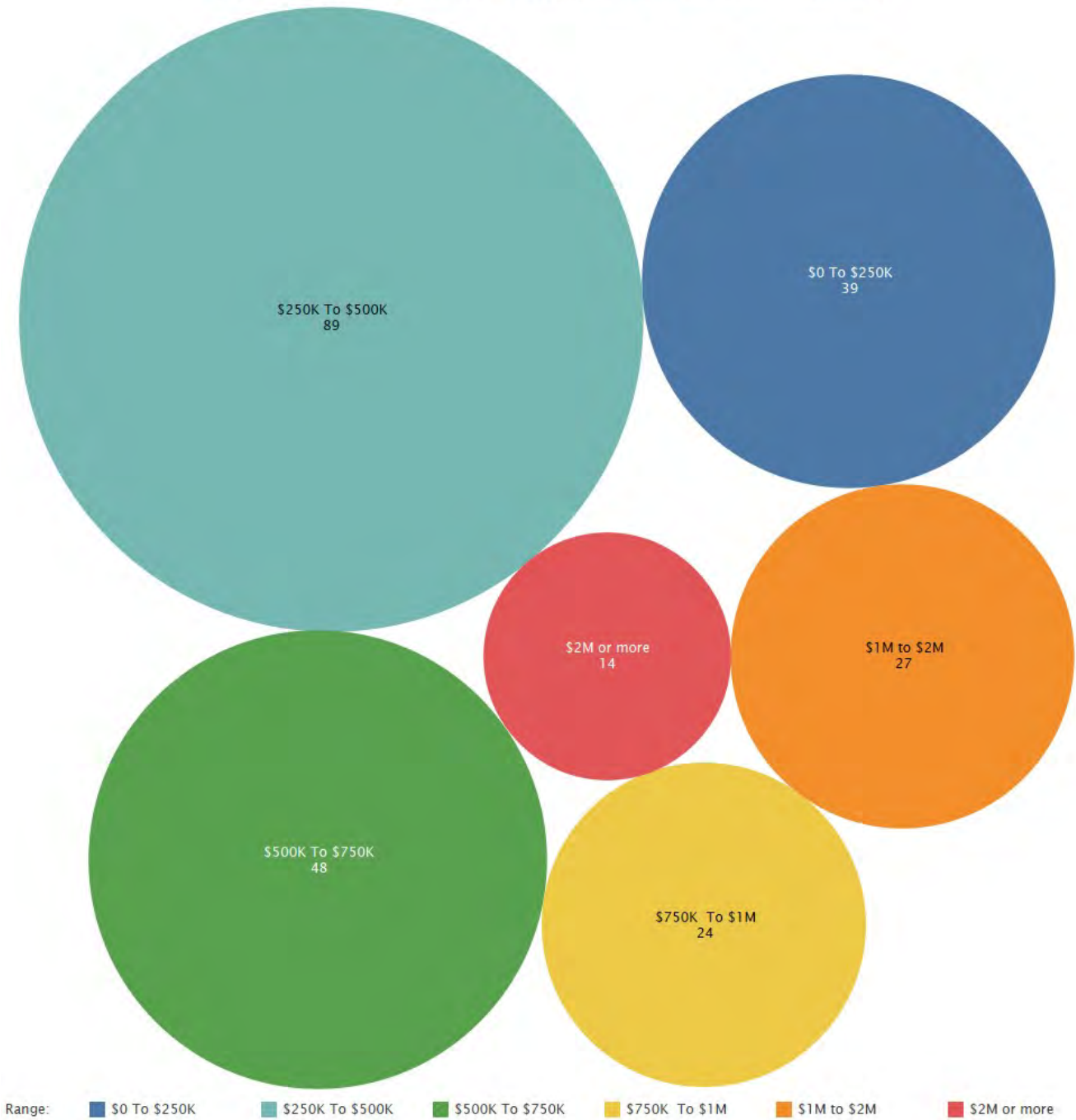
- New York, NY
- Oklahoma City, OK
- Coalgate, OK
- Stillwater, OK
- Martin, TN
- Weatherford, OK
- Selmer, TN
- Dickson, TN
- Nashville, TN





## VERMONT

Price Breakdown by Number of Homes in the Vermont Market 2024Q4



# Vermont

The total Vermont market fell from \$380 million in fall 2024 to \$298 million in winter 2024, an \$82 million decrease.

## Largest Markets

1. Lake Champlain*	\$229,952,340	77.1%
2. Lake Memphremagog	\$12,203,700	4.1%
3. Silver Lake	\$5,472,800	1.8%
4. Island Pond	\$4,820,000	1.8%
5. Lake Seymour	\$4,093,300	1.5%

**Total Vermont Market: \$298,397,038**

## Most Listings

1. Lake Champlain*	292	66.4%
2. Lake Memphremagog	24	5.5%
3. Lake Raponda	16	3.8%
4. Lake Bomoseen	11	2.5%
5. Island Pond	7	2.1%

**Total Vermont Listings: 440**

## Largest Home Markets

1. Lake Champlain*	\$197,186,790	79.6%
2. Lake Memphremagog	\$10,150,300	4.1%
3. Lake Seymour	\$3,905,900	1.6%
4. Echo Lake	\$3,042,000	1.2%
5. Lake Bomoseen	\$2,954,800	1.2%

**Total Vermont Home Market: \$247,706,988**

## Most Homes Available

1. Lake Champlain*	214	70.2%
2. Lake Memphremagog	15	4.9%
3. Lake Bomoseen	6	2.0%
3. Lake Raponda	6	2.0%
5. Lake Carmi	5	1.6%

**Total Vermont Home Listings: 305**

## Largest Land Markets

1. Lake Champlain*	\$21,015,750	73.1%
2. Lake Memphremagog	\$1,354,400	4.7%
3. Lake Lamoille	\$1,023,900	3.6%
4. Lake Raponda	\$844,000	2.9%
5. Lake St Catherine	\$800,000	2.8%

**Total Vermont Land Market: \$28,735,850**

## Most Land Available

1. Lake Champlain*	67	60.4%
2. Lake Raponda	10	9.0%
3. Lake Memphremagog	8	7.2%
4. Lake Bomoseen	4	3.6%
5. Echo Lake	3	2.7%

**Total Vermont Land Listings: 111**

## Most Expensive Home Markets\*\*

1. Lake Champlain - Addison Area	\$3,470,336
2. Lake Champlain - Burlington Area	\$1,209,526
3. Lake Champlain - Grand Isle Area	\$693,839
4. Lake Memphremagog	\$676,687
5. Lake Champlain - Swanton Area	\$538,915

## Average Land Price Per Acre

### Listings of Less Than 10 Acres

1. Lake Champlain - Grand Isle Area	\$120,084
2. Lake Raponda	\$86,831

### Listings of 10 Acres or More

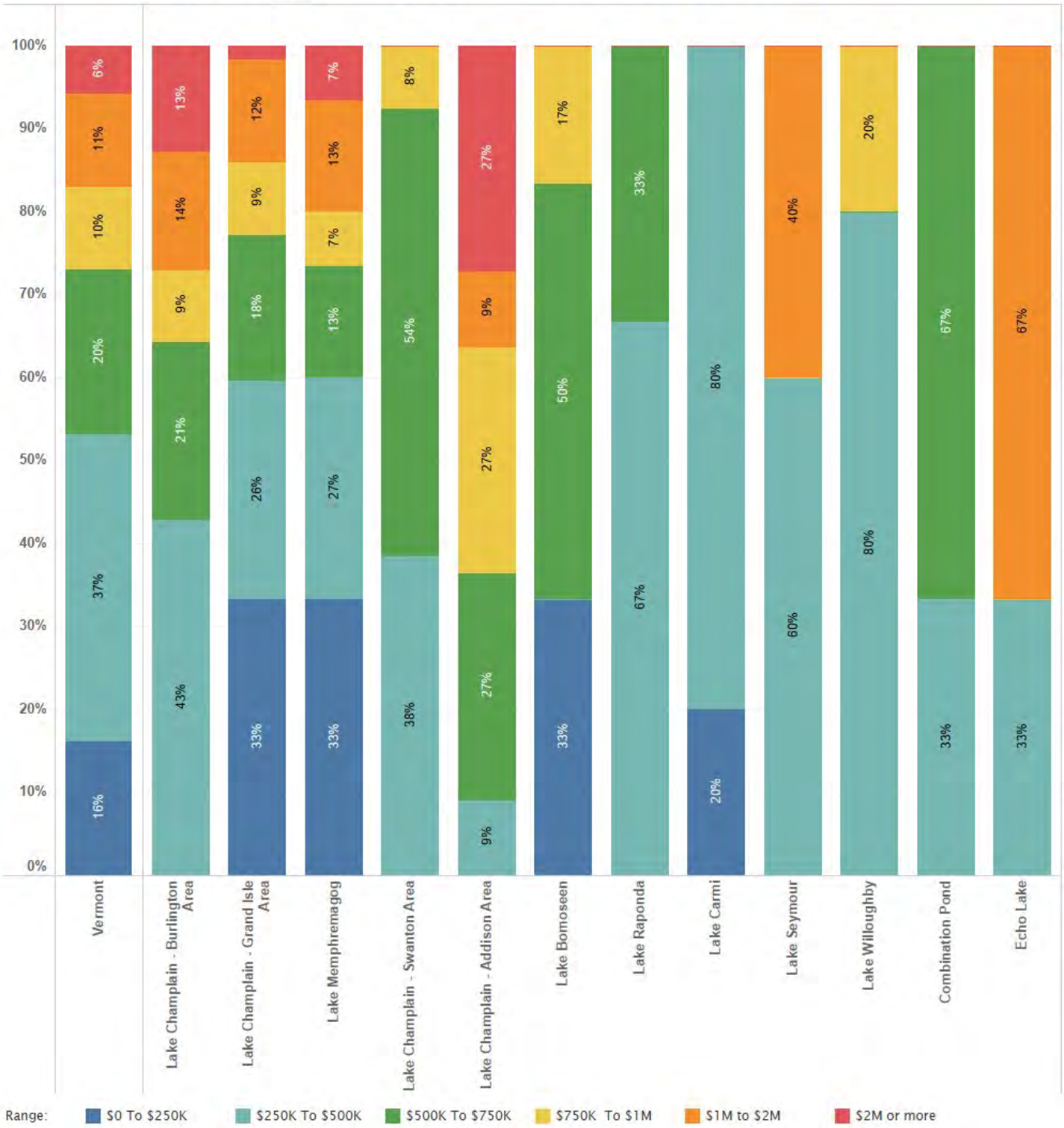
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\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

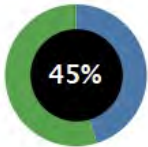
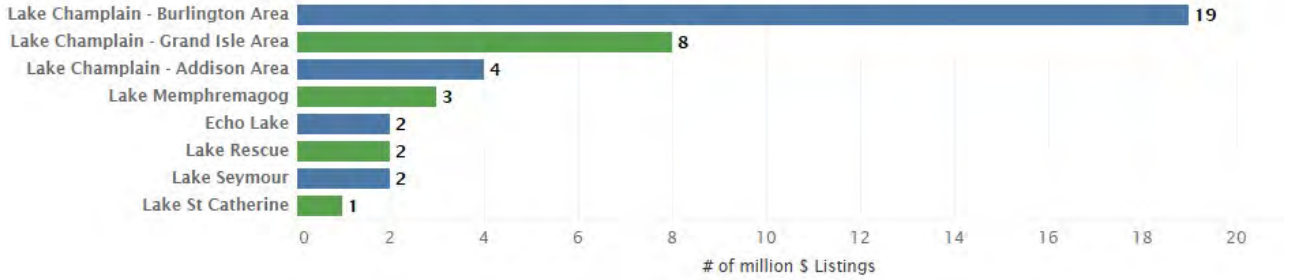
Price Breakdown by Percentage of Homes in the Vermont Market 2024Q4



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**REALTY**

## Luxury Lake Real Estate in Vermont

Where Are The Million-Dollar Listings? 2024Q4

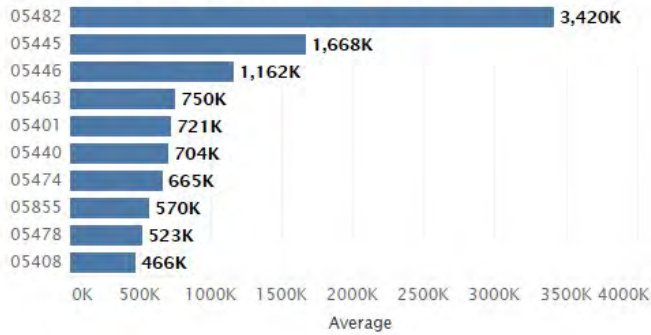


45% of \$1M+ Homes in Vermont are on Lake Champlain - Burlington Area

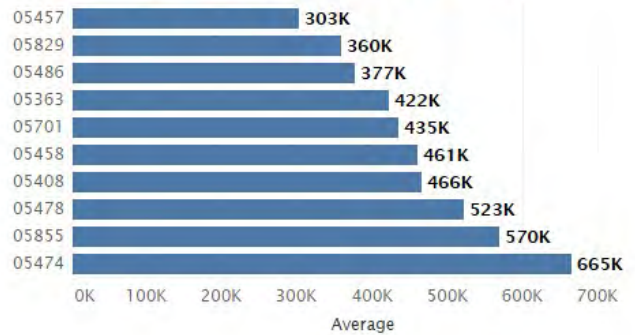
Total Number of \$1M+ Homes

42

Most Expensive ZIP Codes 2024Q4

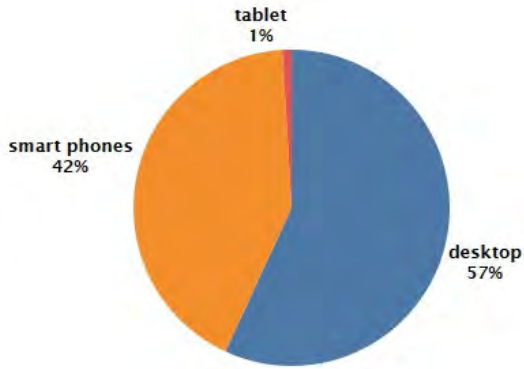


Most Affordable ZIP Codes 2024Q4

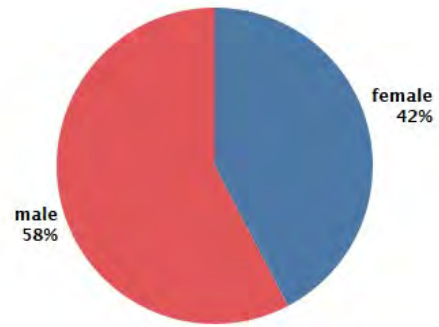


## Who's Shopping Vermont Lake Real Estate

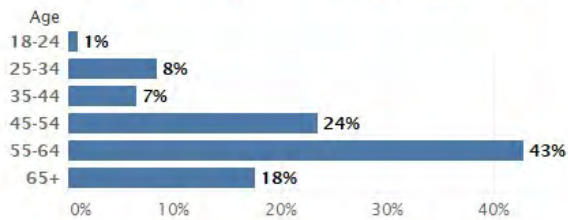
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### New York NY

is the Number 1 metro area outside of VT searching for VT lake property!

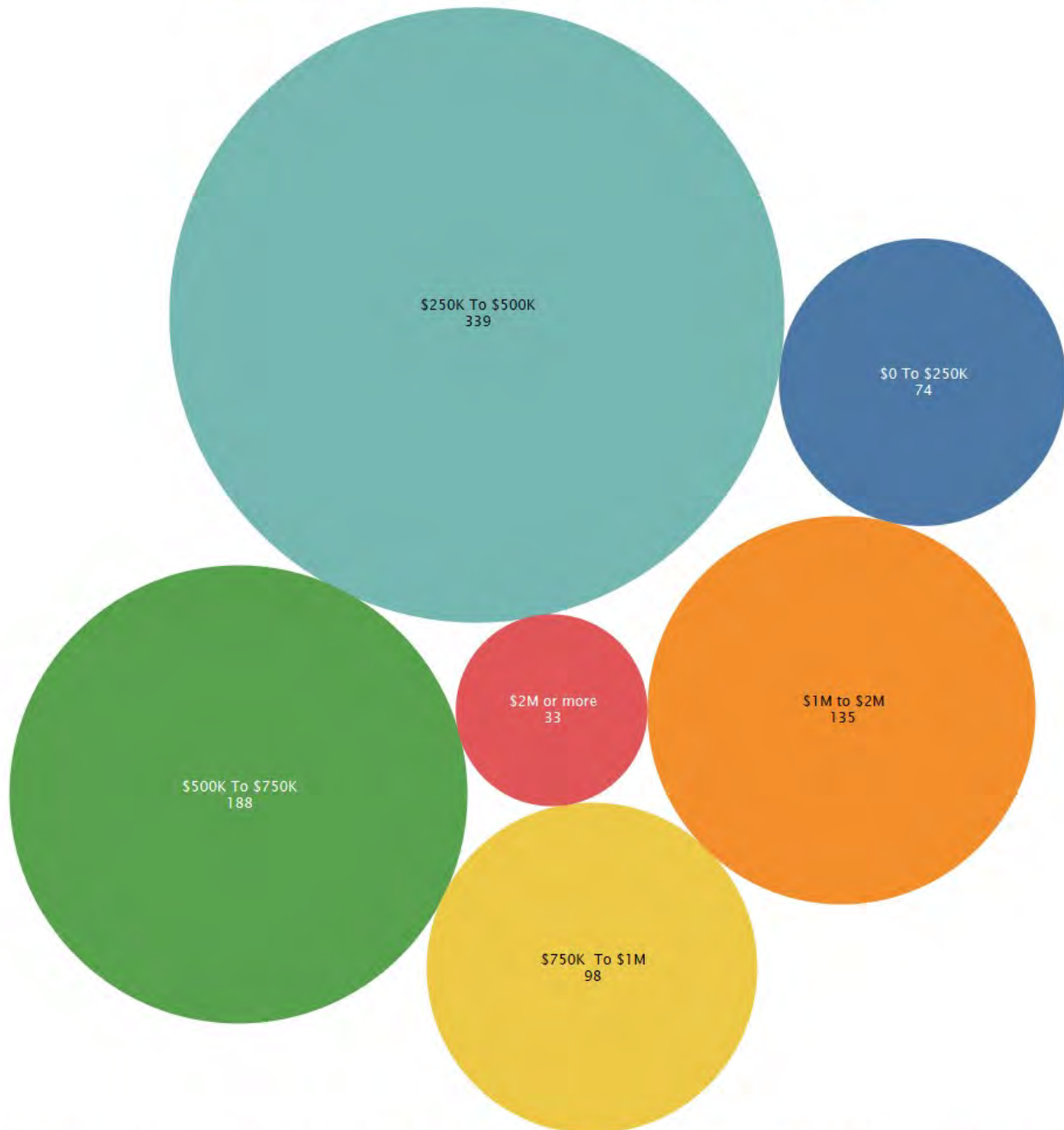
#### Number 2-10 metros are:

- Ashburn, VA
- Albany, NY
- Philadelphia, PA
- Dallas, TX
- Raleigh, NC
- Saratoga Springs, NY
- Syracuse, NY
- Country Knolls, NY
- Detroit, MI



## VIRGINIA

Price Breakdown by Number of Homes in the Virginia Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# Virginia

The total Virginia market declined from \$997 million in fall 2024 to \$896 million in winter 2024, a \$101 billion decrease.

## Largest Markets

1. Smith Mountain Lake	\$244,459,024	27.3%	6. Lake Frederick	\$23,529,049	2.6%
2. Lake Anna	\$145,476,649	16.2%	7. Fawn Lake	\$21,280,354	2.4%
3. Lake Gaston*	\$133,199,597	14.9%	8. Lake Monticello	\$18,945,224	2.1%
4. Lake of the Woods	\$31,970,977	3.6%	9. Occoquan Reservoir	\$15,951,599	1.8%
5. John H Kerr Reservoir*	\$30,258,140	3.4%	10. Ni River Reservoir	\$14,574,705	1.6%

**Total Virginia Market:**

**\$895,895,630**

## Largest Home Markets

1. Smith Mountain Lake	\$161,887,020	23.3%
2. Lake Anna	\$121,266,822	17.5%
3. Lake Gaston*	\$84,781,977	12.2%
4. Lake of the Woods	\$31,158,977	4.5%
5. Lake Frederick	\$23,279,149	3.4%
6. John H Kerr Reservoir*	\$20,727,600	3.0%
7. Fawn Lake	\$19,751,354	2.8%
8. Lake Monticello	\$18,705,224	2.7%
9. Occoquan Reservoir	\$15,031,600	2.2%
10. Ni River Reservoir	\$12,179,705	1.8%

**Total Virginia Home Market:**

**\$694,018,877**

## Largest Land Markets

1. Smith Mountain Lake	\$82,572,004	40.9%
2. Lake Gaston*	\$48,417,620	24.0%
3. Lake Anna	\$24,209,827	12.0%
4. John H Kerr Reservoir*	\$9,530,540	4.7%
5. South Holston Lake*	\$7,826,750	3.9%
6. Leesville Lake	\$7,236,180	3.6%
7. Claytor Lake	\$3,403,500	1.7%
8. Ni River Reservoir	\$2,395,000	1.2%
9. Fawn Lake	\$1,529,000	0.8%
10. Lake Barcroft	\$1,200,000	0.6%

**Total Virginia Land Market:**

**\$201,876,753**

## Most Expensive Home Markets\*\*

1. Smith Mountain Lake	\$1,044,432
2. Lake Manassas	\$1,035,341
3. Sleeter Lake	\$1,027,082
4. Ni River Reservoir	\$936,900
5. Fawn Lake	\$897,789

## Most Affordable Home Markets\*\*

1. College Hill Reservoir	\$169,894
2. College Lake	\$229,657
3. Placid Lake	\$328,820
4. Chrystal Lake	\$355,708
5. Lake Louisa	\$375,223

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Smith Mountain Lake	426	24.1%	6. Lake of the Woods	59	3.3%
2. Lake Gaston*	269	15.2%	7. Lake Monticello	49	2.8%
3. Lake Anna	234	13.3%	8. South Holston Lake*	40	2.3%
4. Leesville Lake	94	5.3%	9. Lake Frederick	36	2.0%
5. John H Kerr Reservoir*	77	4.4%	10. Lake Holiday	32	1.8%

**Total Virginia Listings: 1,765**

### Most Homes Available

1. Smith Mountain Lake	155	16.4%
2. Lake Anna	136	14.4%
3. Lake Gaston*	100	10.6%
4. Lake of the Woods	53	5.6%
5. Lake Monticello	48	5.1%
6. Lake Frederick	35	3.7%
7. John H Kerr Reservoir*	33	3.5%
8. Fawn Lake	22	2.3%
9. Occoquan Reservoir	20	2.1%
10. Lake Holiday	18	1.9%

**Total Virginia Home Listings: 945**

### Most Land Available

1. Smith Mountain Lake	271	33.0%
2. Lake Gaston*	169	20.6%
3. Lake Anna	98	12.0%
4. Leesville Lake	89	10.9%
5. John H Kerr Reservoir*	44	5.4%
6. South Holston Lake*	29	3.5%
7. Lake Holiday	14	1.7%
7. Lake Izac	14	1.7%
9. Claytor Lake	13	1.6%
10. Lake of the Woods	6	0.7%

**Total Virginia Land Listings: 820**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Holiday	\$180,992
2. Claytor Lake	\$153,311
3. Smith Mountain Lake	\$149,418
4. Lake Anna	\$106,623
5. Lake Izac	\$92,005
6. South Holston Lake	\$58,459
7. John H Kerr Reservoir	\$58,366
8. Lake Gaston	\$54,520

#### Listings of 10 Acres or More

1. Smith Mountain Lake	\$31,339
------------------------	----------

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Leesville Lake	\$34,928
2. Lake Gaston	\$54,520
3. John H Kerr Reservoir	\$58,366
4. South Holston Lake	\$58,459
5. Lake Izac	\$92,005
6. Lake Anna	\$106,623
7. Smith Mountain Lake	\$149,418
8. Claytor Lake	\$153,311

#### Listings of 10 Acres or More

1. Leesville Lake	\$6,534
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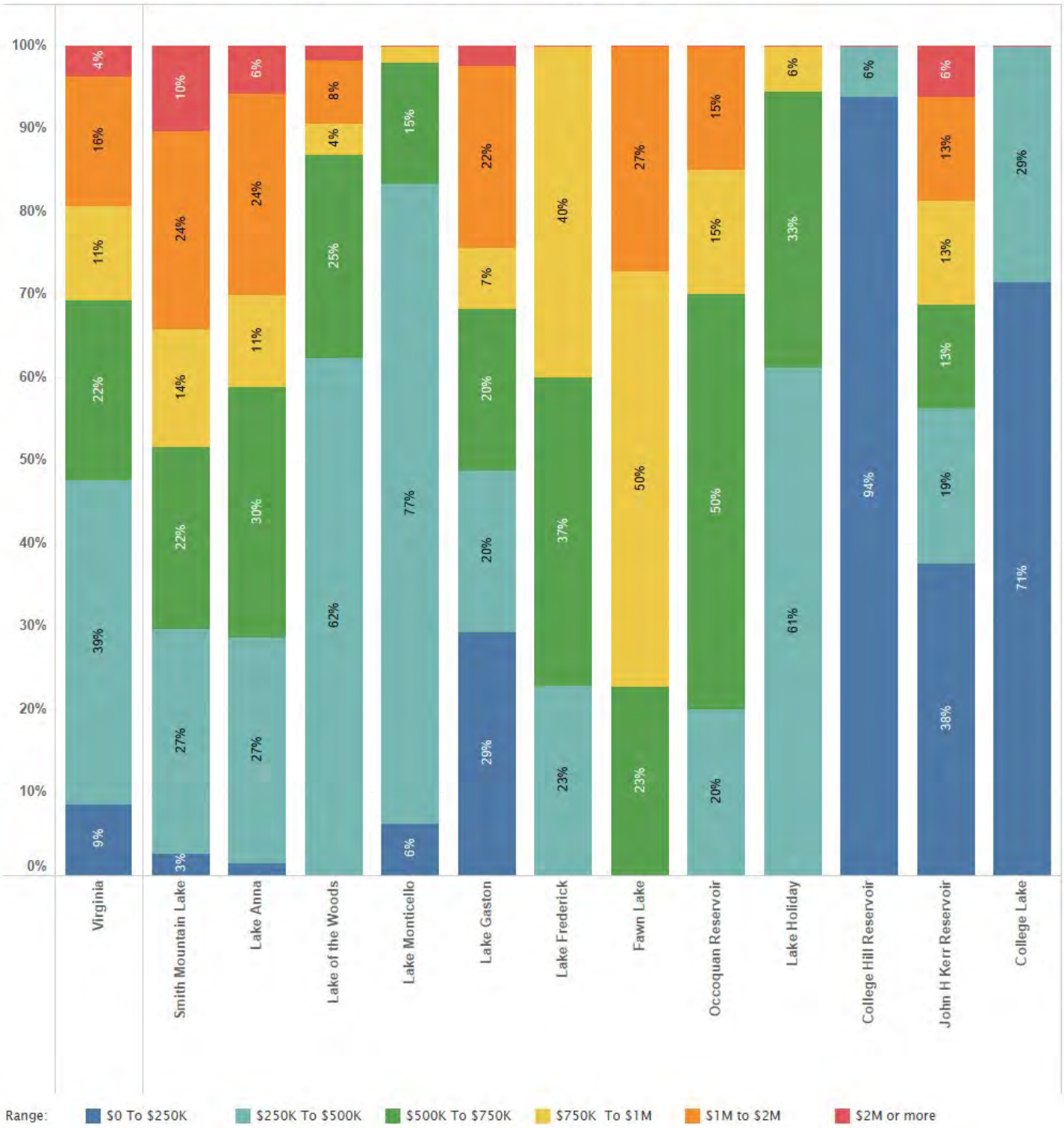
\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

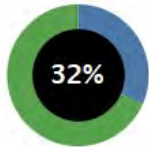
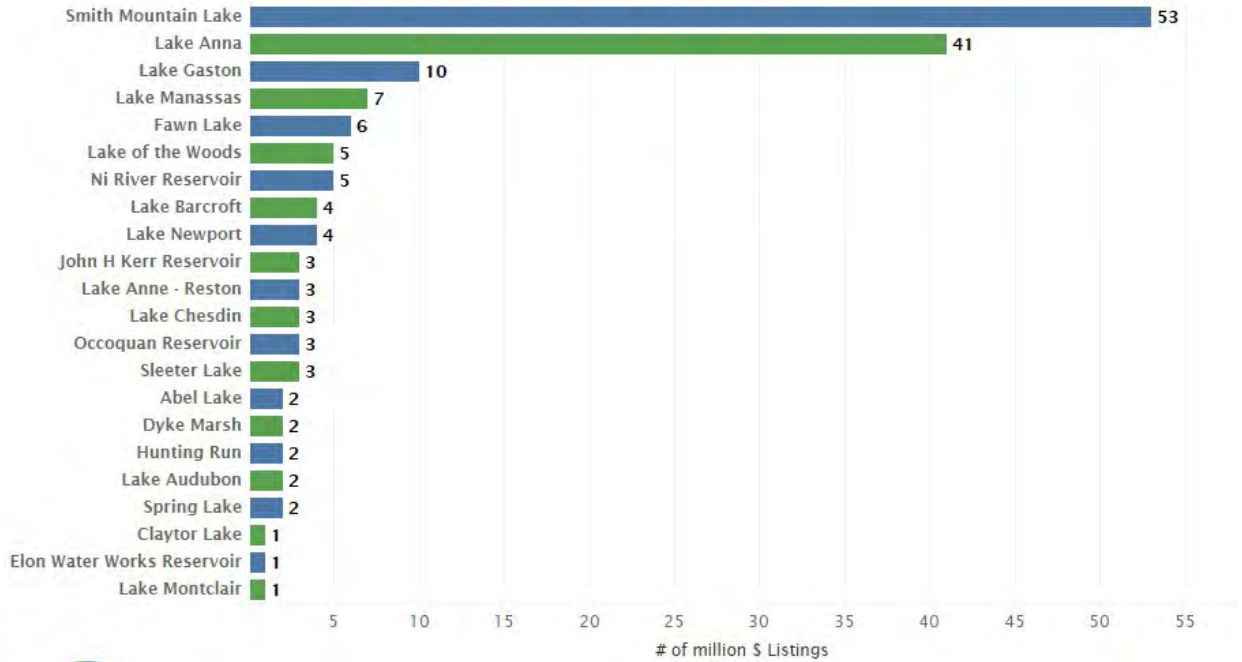


Price Breakdown by Percentage of Homes in the Virginia Market 2024Q4



## Luxury Lake Real Estate in Virginia

### Where Are The Million-Dollar Listings? 2024Q4

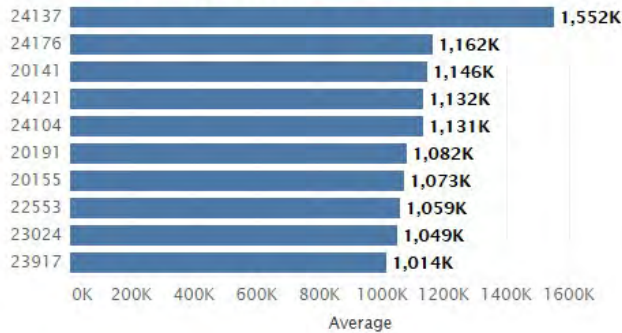


of \$1M+ Homes in Virginia are on Smith Mountain Lake

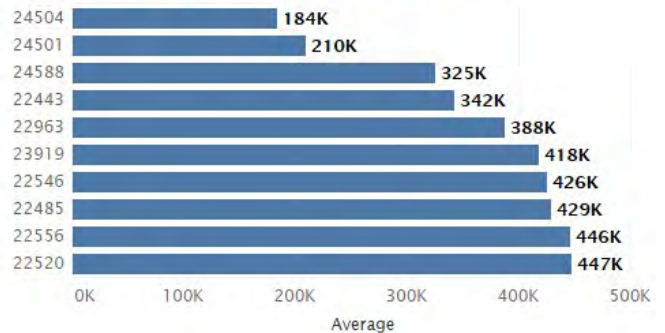
Total Number of \$1M+ Homes

168

### Most Expensive ZIP Codes 2024Q4

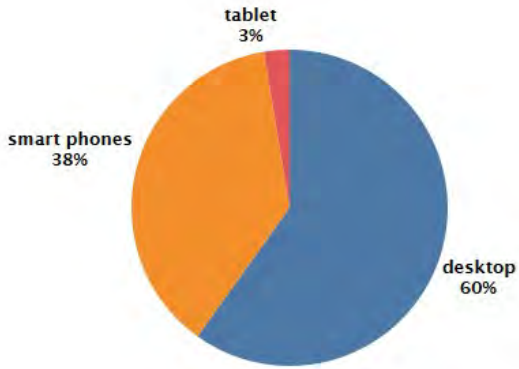


### Most Affordable ZIP Codes 2024Q4

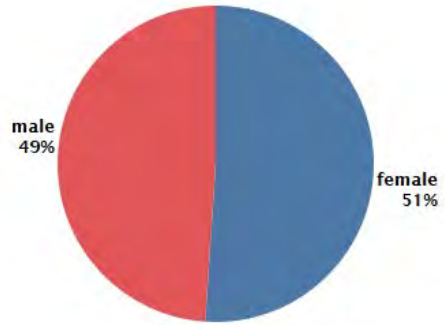


## Who's Shopping Virginia Lake Real Estate

How are shoppers connecting 2024Q4



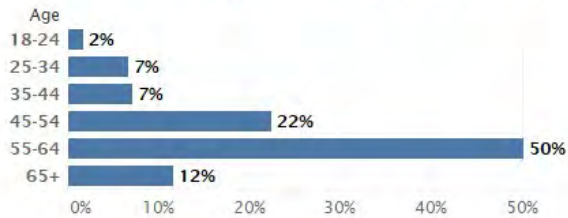
Male/Female Visitors 2024Q4



### New York NY

is the Number 1 metro area outside of VA searching for VA lake property!

What Age Groups are Shopping 2024Q4



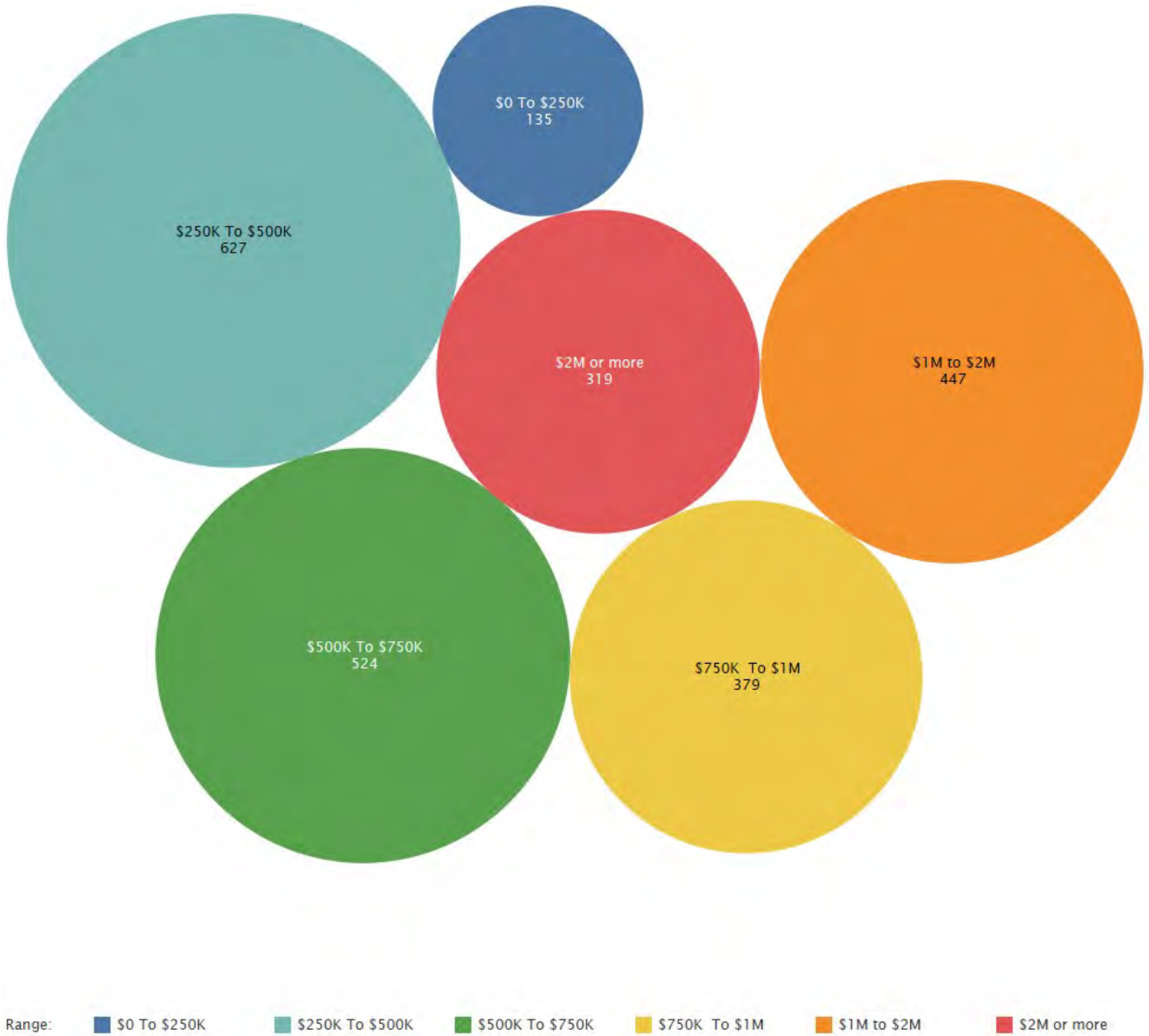
### Number 2-10 metros are:

- Raleigh, NC
- Charlotte, NC
- Philadelphia, PA
- Durham, NC
- Dallas, TX
- Wake Forest, NC
- Nashville, TN
- Greensboro, NC
- Cary, NC



## WASHINGTON

Price Breakdown by Number of Homes in the Washington Market 2024Q4



# Washington

The Washington market declined from \$5.3 billion in fall 2023 to \$3.5 billion in fall 2024, a \$1.3 billion (34%) decrease.

## Largest Markets

1. Puget Sound	\$1,151,975,777	32.8%	6. Lake Tapps	\$47,329,859	1.3%
2. Lake Washington	\$1,020,340,672	29.0%	7. Moses Lake	\$47,156,465	1.3%
3. Lake Chelan	\$129,975,271	3.7%	8. Volunteer Park Reservoir	\$31,725,450	1.0%
4. Lake Sammamish	\$97,609,748	2.8%	9. Lake Whatcom	\$29,725,669	0.8%
5. Lake Union	\$93,444,986	2.7%	10. Wanapum Lake	\$27,989,199	0.8%

**Total Washington Market: \$3,513,665,764**

## Largest Home Markets

1. Puget Sound	\$1,023,403,556	33.2%
2. Lake Washington	\$945,740,672	30.6%
3. Lake Sammamish	\$92,864,748	3.0%
4. Lake Union	\$88,595,036	2.9%
5. Lake Chelan	\$81,840,998	2.7%
6. Lake Tapps	\$41,828,949	1.4%
7. Moses Lake	\$34,277,665	1.1%
8. Volunteer Park Reservoir	\$31,725,450	1.0%
9. Lake Whatcom	\$28,547,669	0.9%
10. Lake Washington Ship Canal	\$24,571,749	0.8%

**Total Washington Home Market: \$3,085,938,410**

## Largest Land Markets

1. Puget Sound	\$128,572,221	30.1%
2. Lake Washington	\$74,600,000	17.4%
3. Lake Chelan	\$48,134,273	11.3%
4. Osoyoos Lake	\$14,693,800	3.4%
5. Moses Lake	\$12,878,800	3.0%
6. Wanapum Lake	\$11,187,000	2.6%
7. Columbia River - Rocky Reach	\$10,147,410	2.4%
8. Rock Island Pool	\$6,054,800	1.4%
9. Lake Tapps	\$5,500,910	1.3%
10. Lake Union	\$4,849,950	1.1%

**Total Washington Land Market: \$427,727,354**

## Most Expensive Home Markets\*\*

1. Lake Washington	\$3,940,586
2. Lake Sammamish	\$2,509,858
3. Volunteer Park Reservoir	\$1,982,841
4. Lake Whatcom	\$1,774,245
5. Columbia River - Rocky Reach	\$1,458,825

## Most Affordable Home Markets\*\*

1. Clear Lake - Yelm	\$425,483
2. Duck Lake	\$487,971
3. Wanapum Lake	\$542,006
4. Moses Lake	\$565,157
5. Lincoln Reservoir	\$614,644

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Puget Sound	1,190	34.7%	6. Duck Lake	84	2.4%
2. Lake Washington	265	7.7%	7. Wanapum Lake	59	1.7%
3. Lake Chelan	127	3.7%	8. Lake Tapps	41	1.2%
4. Moses Lake	121	3.5%	9. Lake Sammamish	40	1.2%
5. Lake Union	89	2.6%	10. Osoyoos Lake	31	0.9%

**Total Washington Listings: 3,429**

### Most Homes Available

1. Puget Sound	824	33.8%
2. Lake Washington	240	9.8%
3. Lake Union	87	3.6%
4. Lake Chelan	71	2.9%
5. Moses Lake	65	2.7%
6. Duck Lake	43	1.8%
7. Lake Sammamish	37	1.5%
8. Lake Tapps	33	1.4%
9. Wanapum Lake	31	1.3%
10. Lake Washington Ship Canal	26	1.1%

**Total Washington Home Listings: 2,440**

### Most Land Available

1. Puget Sound	366	37.0%
2. Lake Chelan	56	5.7%
2. Moses Lake	56	5.7%
4. Duck Lake	41	4.1%
5. Wanapum Lake	28	2.8%
6. Lake Washington	25	2.5%
7. Osoyoos Lake	20	2.0%
8. Columbia River - Rocky Reach	18	1.8%
9. Josephine Lake	14	1.4%
10. Florence Lake	11	1.1%

**Total Washington Land Listings: 989**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Washington	\$5,933,963
2. Lake Chelan	\$1,255,511
3. Osoyoos Lake	\$637,022
4. Duck Lake	\$396,804
5. Moses Lake	\$327,910
6. Puget Sound	\$250,606
7. Wanapum Lake	\$225,660
8. Josephine Lake	\$175,065

#### Listings of 10 Acres or More

1. Osoyoos Lake	\$73,308
-----------------	----------

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Florence Lake	\$79,716
2. Columbia River - Rocky Reach	\$143,138
3. Josephine Lake	\$175,065
4. Wanapum Lake	\$225,660
5. Puget Sound	\$250,606
6. Moses Lake	\$327,910
7. Duck Lake	\$396,804
8. Osoyoos Lake	\$637,022

#### Listings of 10 Acres or More

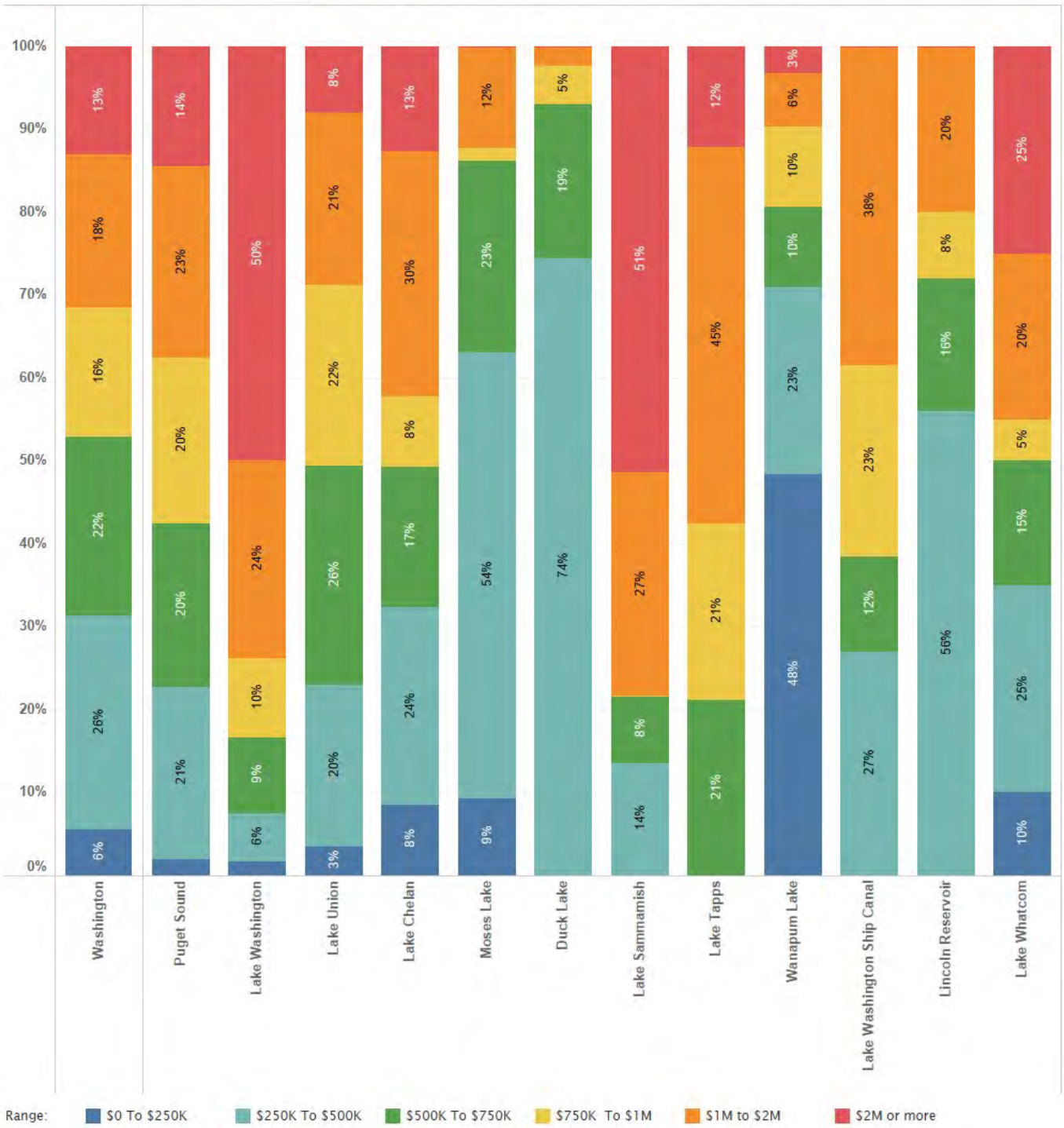
1. Puget Sound	\$29,430
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

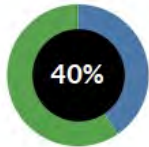
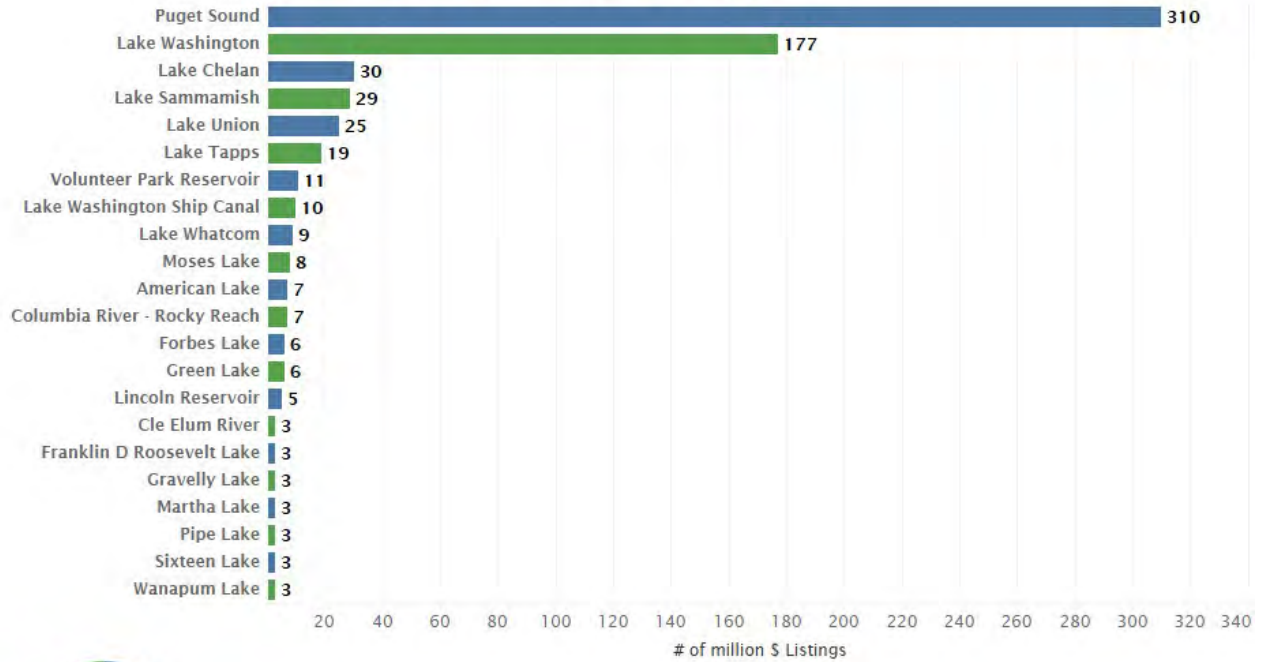
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Washington Market 2024Q4



## Luxury Lake Real Estate in Washington

Where Are The Million-Dollar Listings? 2024Q4

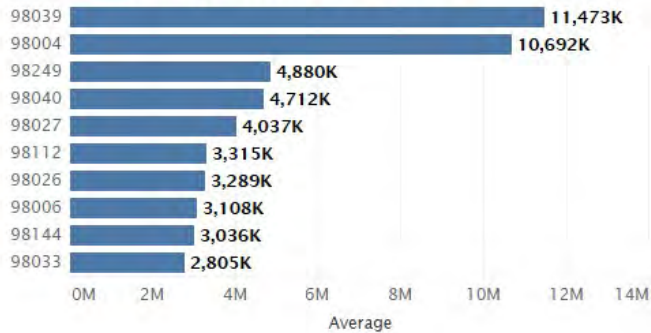


40% of \$1M+ Homes in Washington are on Puget Sound

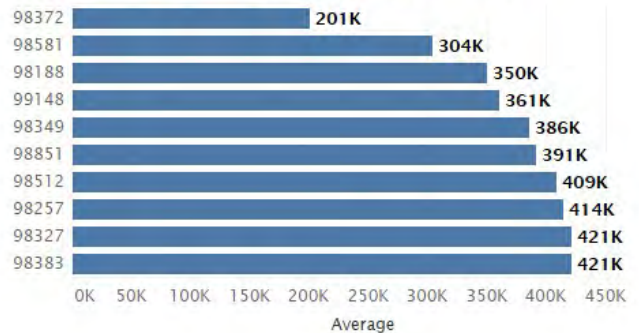
Total Number of \$1M+ Homes

767

Most Expensive ZIP Codes 2024Q4



Most Affordable ZIP Codes 2024Q4

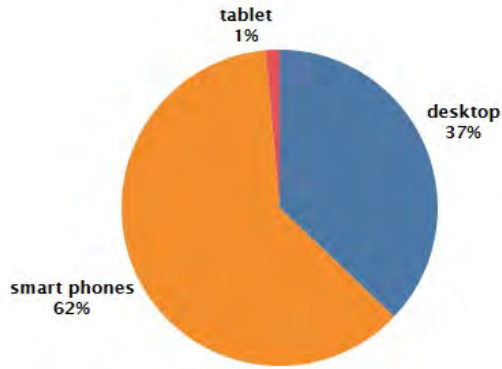


**LAKE HOMES<sub>RE</sub>**  
**REALTY**

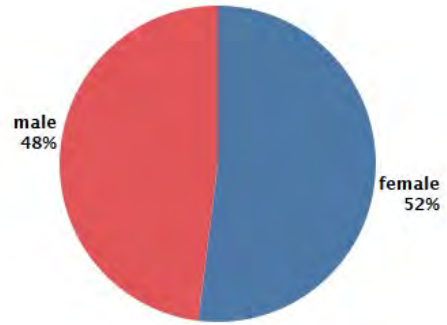


## Who's Shopping Washington Lake Real Estate

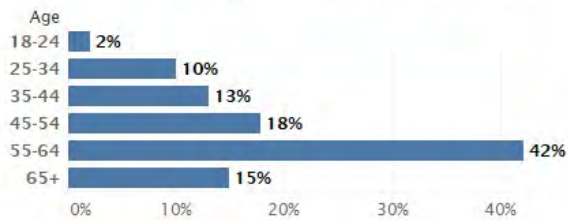
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Brookhaven MS

is the Number 1 metro area outside of WA searching for WA lake property!

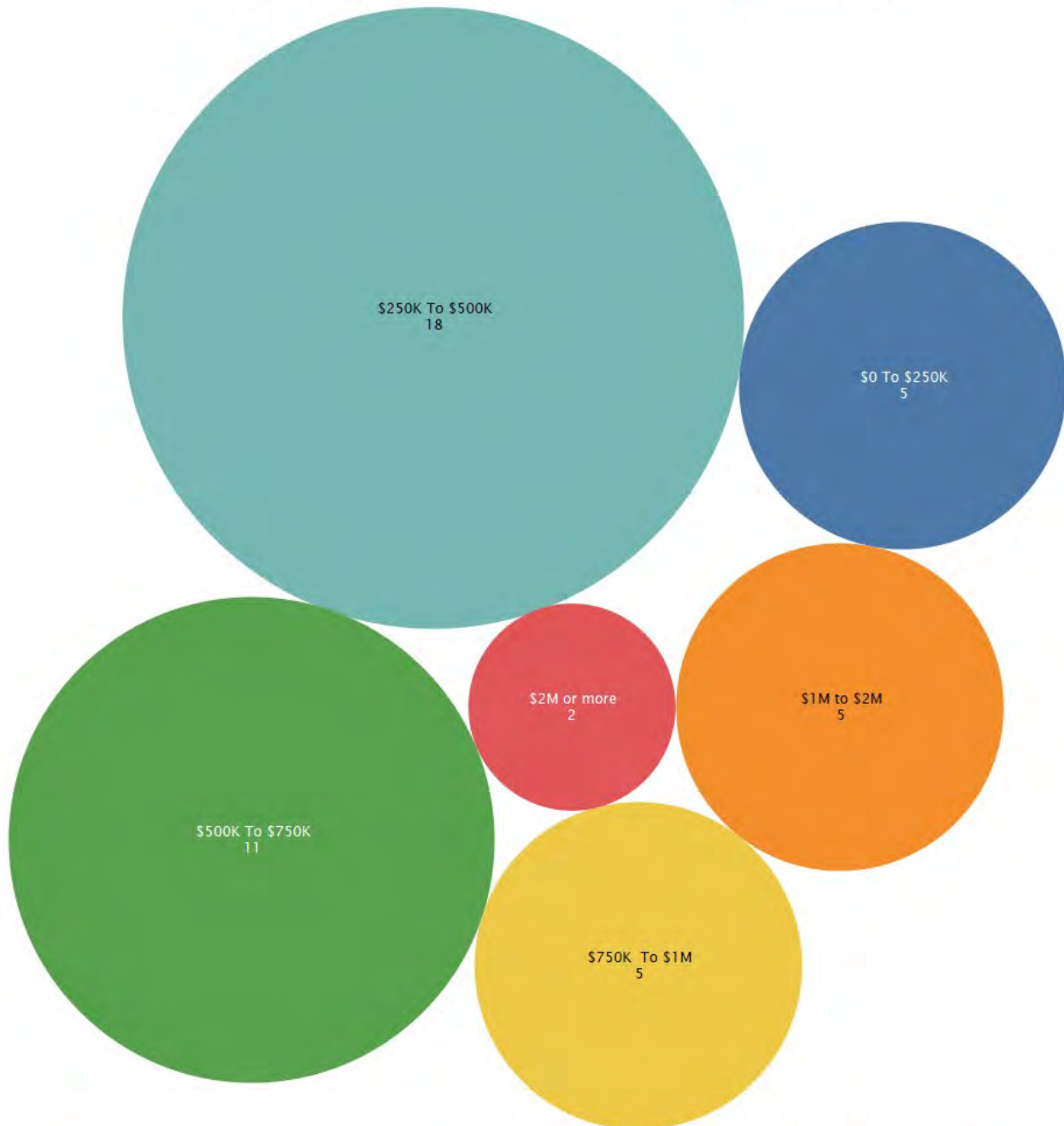
Number 2-10 metros are:

- Ellisville, MS
- Laurel, MS
- Picayune, MS
- Prentiss, MS



## WEST VIRGINIA

Price Breakdown by Number of Homes in the West Virginia Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more



# West Virginia

The West Virginia market decreased from \$42 million in fall 2024 to \$34 million in winter 2024, an \$8 million (19%) decrease.

## Largest Markets

1. Cheat Lake	\$24,153,842	70.8%	6. Lake Forest	\$879,900	3.0%
2. Alpine Lake	\$4,157,000	12.2%	7. Rock Lake	\$466,900	1.4%
3. Stone Coal Lake	\$1,610,000	4.7%	8. Stonewall Jackson Lake	\$309,500	0.9%
4. Mount Storm Lake	\$1,468,200	4.3%	9. Teeter Creek Lake	\$84,000	0.3%
5. Summersville Lake	\$979,000	3.3%			

**Total West Virginia Market: \$34,108,342**

## Largest Home Markets

1. Cheat Lake	\$20,803,242	70.2%
2. Alpine Lake	\$3,740,100	12.6%
3. Stone Coal Lake	\$1,250,000	4.2%
4. Mount Storm Lake	\$1,218,900	4.1%
5. Summersville Lake	\$979,000	3.3%
6. Lake Forest	\$879,900	3.0%
7. Rock Lake	\$415,000	1.4%
8. Stonewall Jackson Lake	\$269,500	0.9%
9. Teeter Creek Lake	\$84,000	0.3%

**Total West Virginia Home Market: \$29,639,642**

## Largest Land Markets

1. Cheat Lake	\$3,350,600	75.0%
2. Alpine Lake	\$416,900	9.3%
3. Stone Coal Lake	\$360,000	8.1%
4. Mount Storm Lake	\$249,300	5.6%
5. Rock Lake	\$51,900	1.2%
6. Stonewall Jackson Lake	\$40,000	0.9%

**Total West Virginia Land Market: \$4,468,700**

## Most Expensive Home Markets\*\*

1. Cheat Lake	\$866,802
2. Alpine Lake	\$311,675

## Most Affordable Home Markets\*\*

1. Alpine Lake	\$311,675
2. Cheat Lake	\$866,802

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Cheat Lake	53	48.6%	5. Stonewall Jackson Lake	2	1.8%
2. Alpine Lake	37	33.9%	5. Summersville Lake	2	4.3%
3. Mount Storm Lake	5	4.6%	5. Teeter Creek Lake	2	4.3%
3. Stone Coal Lake	5	4.6%	9. Lake Forest	1	2.2%
5. Rock Lake	2	1.8%			

**Total West Virginia Listings: 109**

### Most Homes Available

1. Cheat Lake	24	52.2%
2. Alpine Lake	12	26.1%
3. Mount Storm Lake	2	4.3%
3. Summersville Lake	2	4.3%
3. Teeter Creek Lake	2	4.3%
6. Lake Forest	1	2.2%
6. Rock Lake	1	2.2%
6. Stone Coal Lake	1	2.2%
6. Stonewall Jackson Lake	1	2.2%

### Most Land Available

1. Cheat Lake	29	46.0%
2. Alpine Lake	25	39.7%
3. Stone Coal Lake	4	6.3%
4. Mount Storm Lake	3	4.8%
5. Rock Lake	1	1.6%
5. Stonewall Jackson Lake	1	1.6%

**Total West Virginia Home Listings: 46**

**Total West Virginia Land Listings: 63**

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Cheat Lake	\$111,695
2. Alpine Lake	\$32,957

#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Alpine Lake	\$32,957
2. Cheat Lake	\$111,695

#### Listings of 10 Acres or More

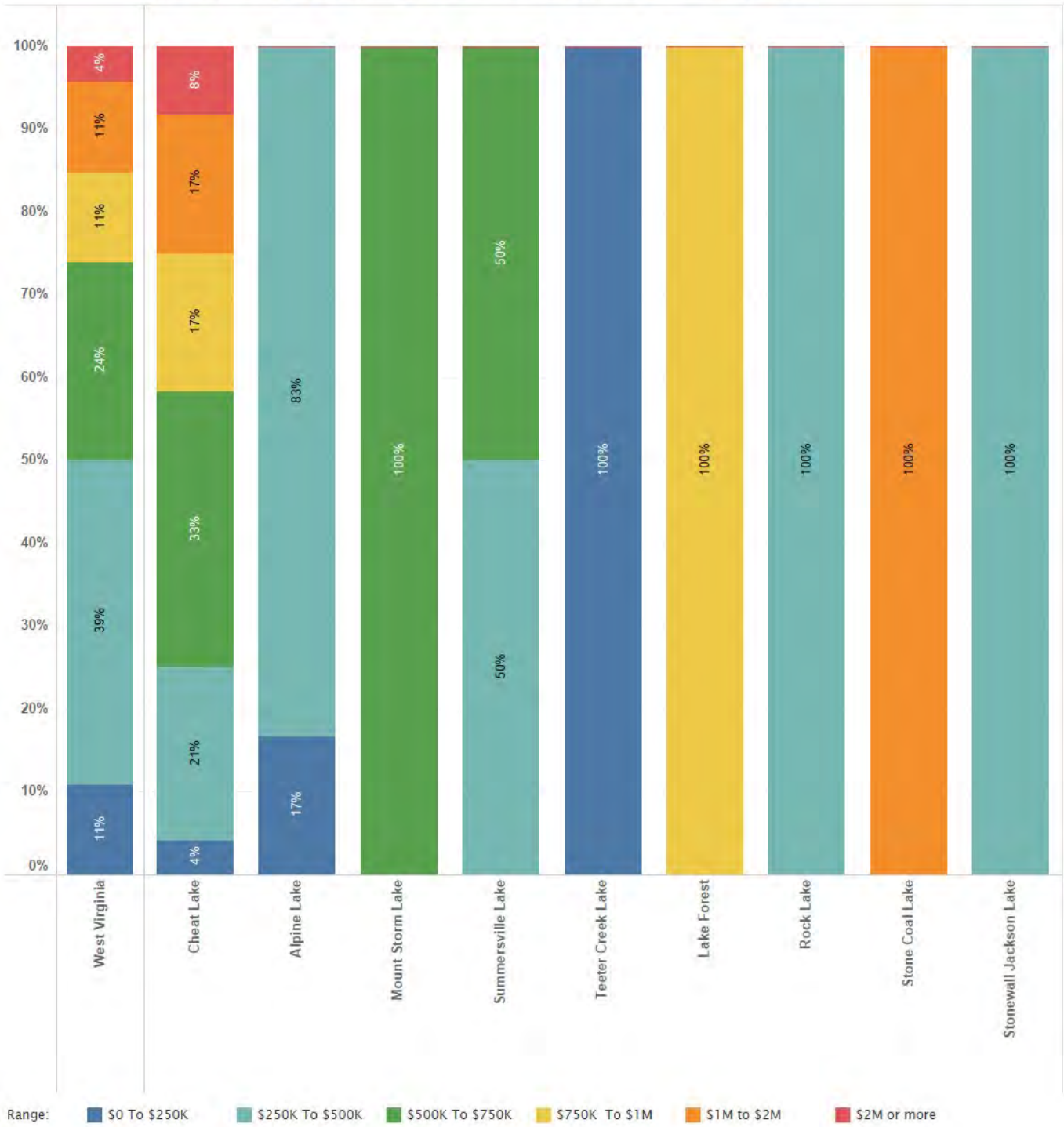
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\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

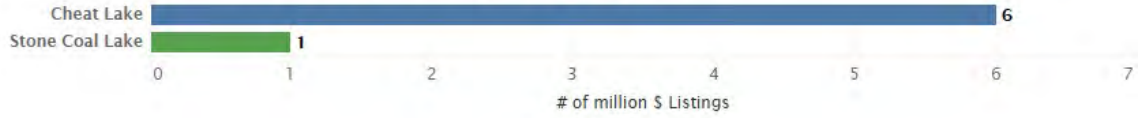
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the West Virginia Market 2024Q4



## Luxury Lake Real Estate in West Virginia

### Where Are The Million-Dollar Listings? 2024Q4



86% of \$1M+ Homes in West Virginia are on Cheat Lake

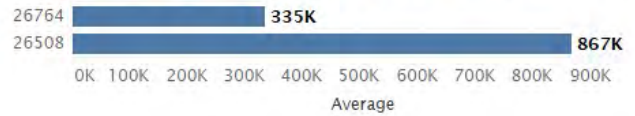
Total Number of \$1M+ Homes

7

### Most Expensive ZIP Codes 2024Q4



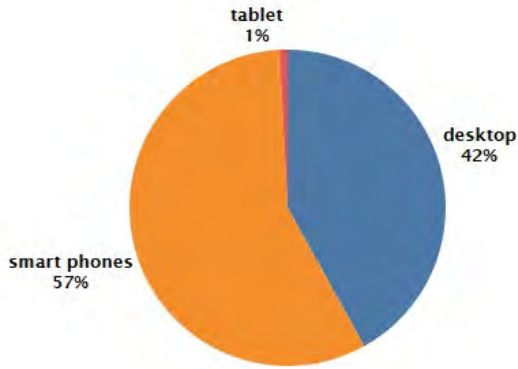
### Most Affordable ZIP Codes 2024Q4



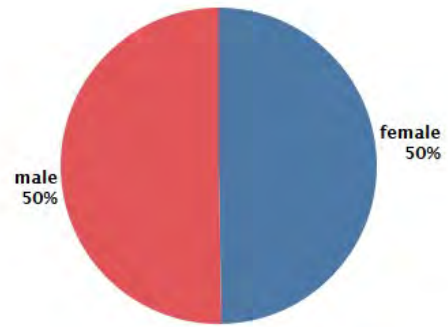
**LAKE HOMES<sup>SM</sup>**  
**REALTY**

## Who's Shopping West Virginia Lake Real Estate

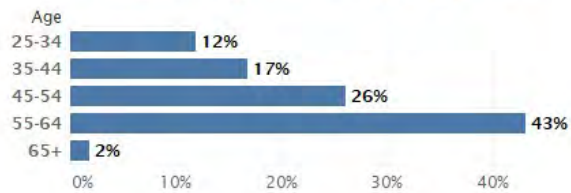
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4

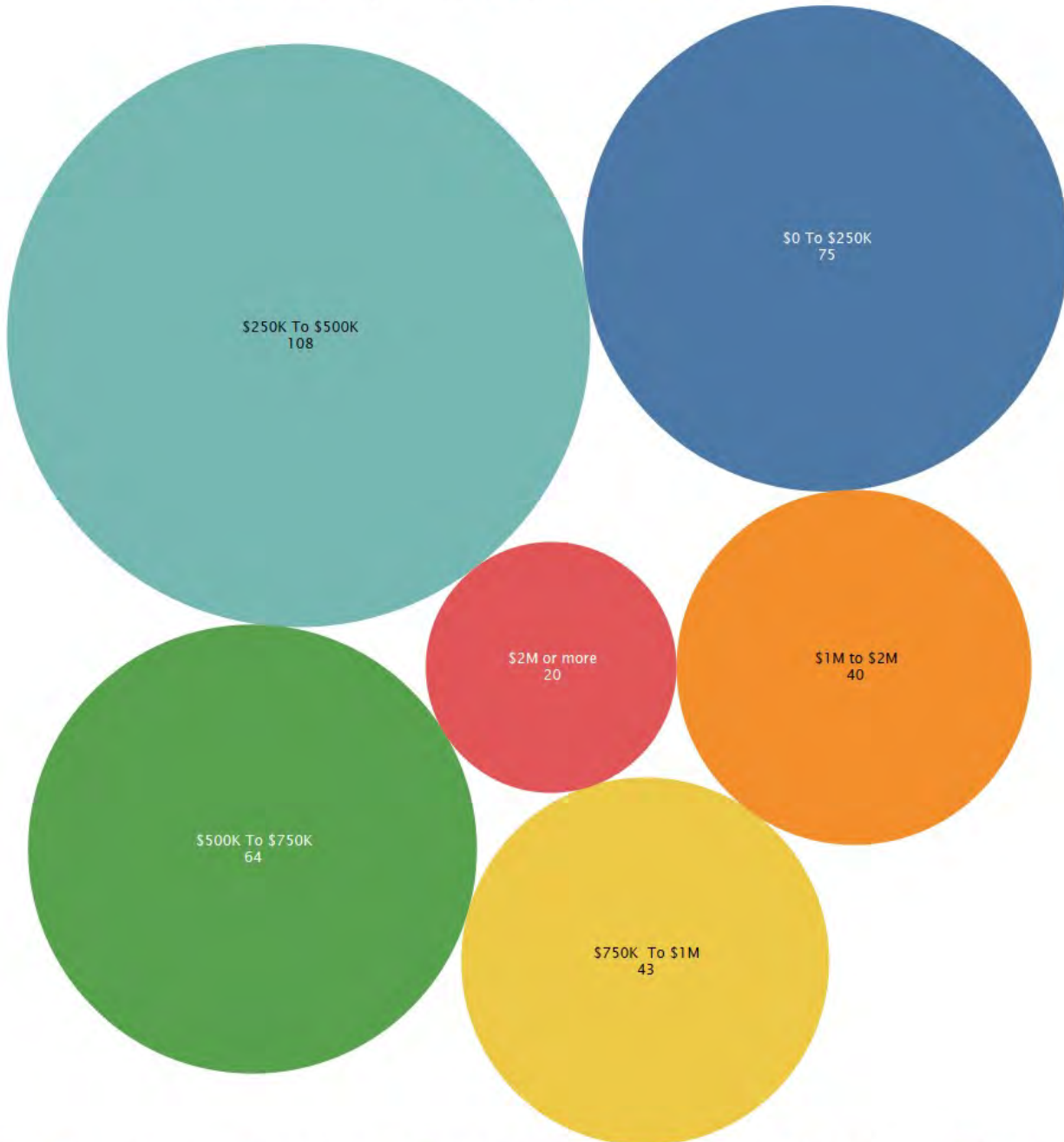


What Age Groups are Shopping 2024Q4



## WISCONSIN

Price Breakdown by Number of Homes in the Wisconsin Market 2024Q4



Range: ■ \$0 To \$250K ■ \$250K To \$500K ■ \$500K To \$750K ■ \$750K To \$1M ■ \$1M to \$2M ■ \$2M or more





# Wisconsin

The total Wisconsin market declined from \$426 million in fall 2024 to \$301 million in winter 2024, a \$125 million (30%) decrease.

## Largest Markets

1. Lake Saint Croix - Afton	\$20,847,800	6.9%	6. Long Lake - Long Lake	\$9,766,000	3.2%
2. Lake Superior	\$18,693,200	6.2%	7. Yellow Birch Lake	\$8,044,000	3.1%
3. Minocqua Lake	\$15,349,600	5.1%	8. Balsam Lake - Balsam Lake	\$7,794,900	2.6%
4. Catfish Lake	\$10,659,900	4.2%	9. Cranberry Lake - Washington	\$5,345,000	2.1%
5. Tomahawk Lake	\$10,300,000	4.0%	10. Boom Lake - Newbold	\$5,137,900	1.7%

**Total Wisconsin Market:**

**\$301,015,316**

## Largest Home Markets

1. Lake Saint Croix - Afton	\$17,502,800	6.8%
2. Minocqua Lake	\$14,354,600	5.6%
3. Lake Superior	\$12,688,300	5.0%
4. Catfish Lake	\$10,659,900	4.2%
5. Tomahawk Lake	\$10,300,000	4.0%
6. Long Lake - Long Lake	\$8,826,000	3.5%
7. Yellow Birch Lake	\$8,044,000	3.1%
8. Balsam Lake - Balsam Lake	\$7,294,900	2.9%
9. Cranberry Lake - Washington	\$5,345,000	2.1%
10. Big Saint Germain Lake	\$5,113,900	2.0%

**Total Wisconsin Home Market:**

**\$255,601,824**

## Largest Land Markets

1. Lake Superior	\$6,004,900	13.2%
2. Prairie Lake - Prairie Lake	\$3,829,120	8.4%
3. Lake Saint Croix - Afton	\$3,345,000	7.4%
4. Leclair Lake	\$2,726,582	6.0%
5. Lake Chetac - Birchwood	\$1,500,000	3.3%
6. Lake Mohawksin	\$1,223,500	2.7%
7. Big Butternut Lake - Luck	\$1,134,500	2.5%
8. Minocqua Lake	\$995,000	2.2%
9. Mud Lake	\$978,900	2.2%
10. Long Lake - Long Lake	\$940,000	2.1%

**Total Wisconsin Land Market:**

**\$45,413,492**

## Most Expensive Home Markets\*\*

1. Lake Saint Croix - Afton	\$1,458,567
2. Minocqua Lake	\$1,196,217
3. Lake Superior	\$746,371
4. Boom Lake - Newbold	\$459,773
5. Bridge Lake	\$367,729

## Most Affordable Home Markets\*\*

1. Bridge Lake	\$367,729
2. Boom Lake - Newbold	\$459,773
3. Lake Superior	\$746,371
4. Minocqua Lake	\$1,196,217
5. Lake Saint Croix - Afton	\$1,458,567

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

### Most Listings

1. Prairie Lake - Prairie Lake	64	9.8%	4. Shishebogama Lake	14	2.1%
2. Lake Superior	35	5.4%	7. Bridge Lake	13	2.0%
3. Boom Lake - Newbold	15	2.3%	7. Lake Mohawksin	13	2.0%
4. Apple River Flowage 134 - Lincoln	14	2.1%	7. Minocqua Lake	13	2.0%
4. Lake Saint Croix - Afton	14	2.1%	10. Shoal Lake - Jackson	12	4.0%
<b>Total Wisconsin Listings:</b>				<b>653</b>	

### Most Homes Available

1. Lake Superior	17	4.9%
2. Bridge Lake	12	3.4%
2. Lake Saint Croix - Afton	12	3.4%
2. Minocqua Lake	12	3.4%
5. Boom Lake - Newbold	11	3.1%
6. Catfish Lake	8	2.3%
7. Long Lake - Long Lake	7	2.0%
8. Lake Mallalieu - Hudson	6	1.7%
8. Shishebogama Lake	6	1.7%
10. Big Saint Germain Lake	5	1.4%
<b>Total Wisconsin Home Listings:</b>		<b>350</b>

### Most Land Available

1. Prairie Lake - Prairie Lake	63	20.8%
2. Lake Superior	18	5.9%
3. Shoal Lake - Jackson	12	4.0%
4. Apple River Flowage 134 - Lincoln	11	3.6%
5. Lake Mohawksin	9	3.0%
6. Gilmore Lake - Minong	8	2.6%
6. Shishebogama Lake	8	2.6%
8. Landing Lake	6	2.0%
8. Mercer Lake	6	2.0%
10. Big Butternut Lake - Luck	5	1.7%
<b>Total Wisconsin Land Listings:</b>		<b>303</b>

### Most Expensive Land Per Acre

#### Listings of Less Than 10 Acres

1. Lake Superior	\$111,207
2. Apple River Flowage 134 - Lincoln	\$17,032
3. Shoal Lake - Jackson	\$15,732

#### Listings of 10 Acres or More

\*\*\*

### Most Affordable Land per Acre

#### Listings of Less Than 10 Acres

1. Shoal Lake - Jackson	\$15,732
2. Apple River Flowage 134 - Lincoln	\$17,032
3. Lake Superior	\$111,207

#### Listings of 10 Acres or More

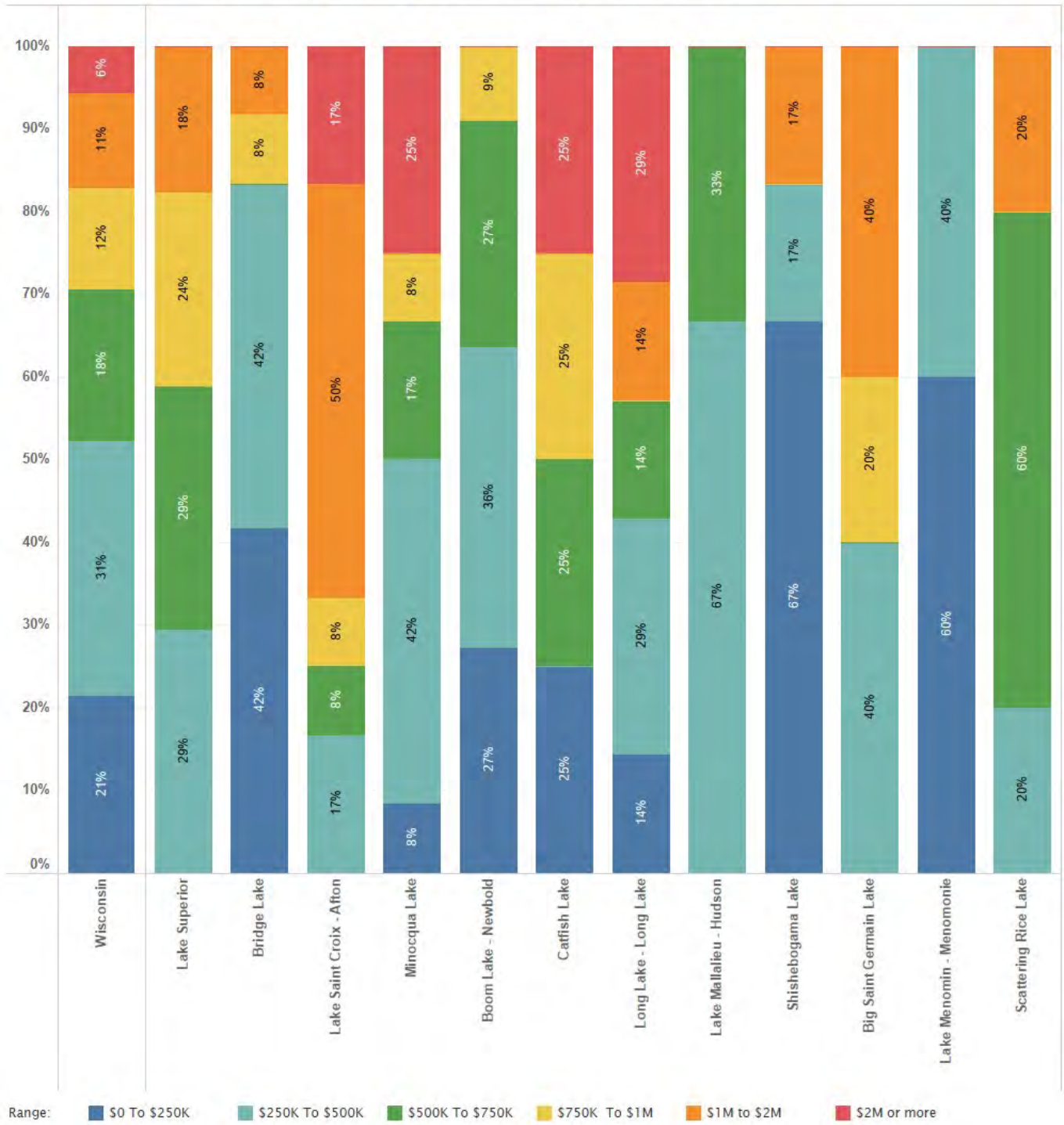
\*\*\*

\* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

\*\* The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

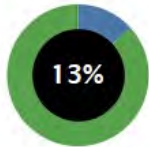
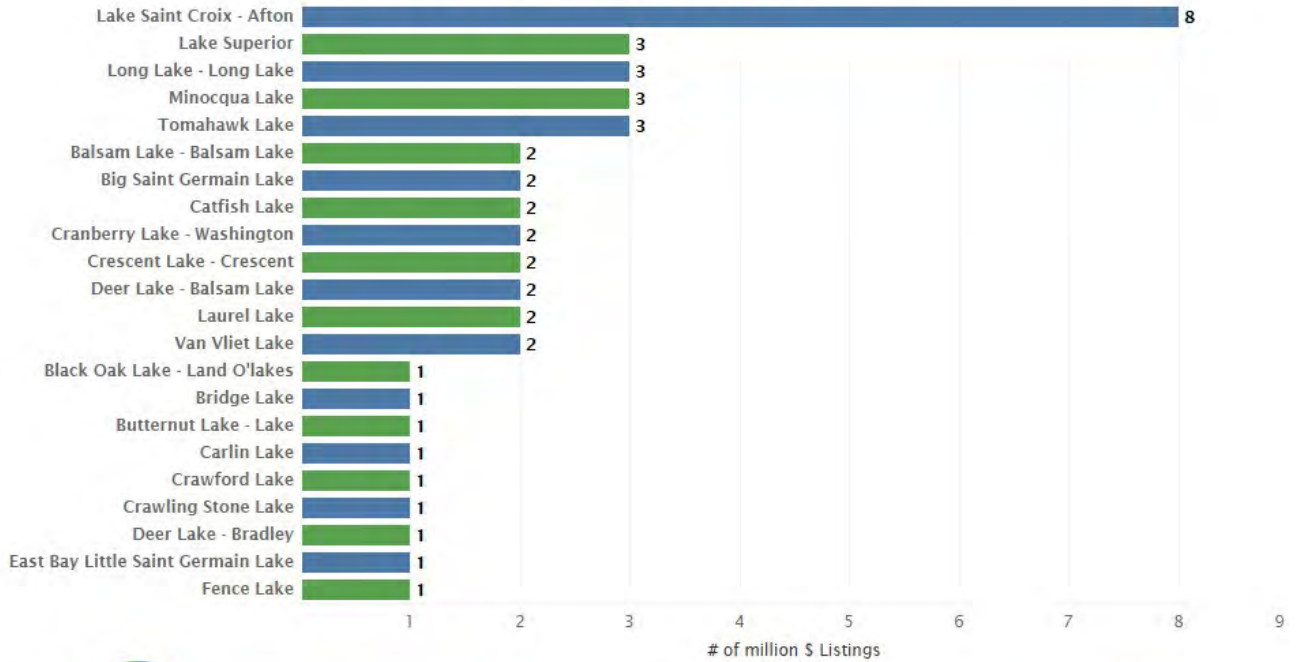
\*\*\* No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Wisconsin Market 2024Q4



## Luxury Lake Real Estate in Wisconsin

Where Are The Million-Dollar Listings? 2024Q4

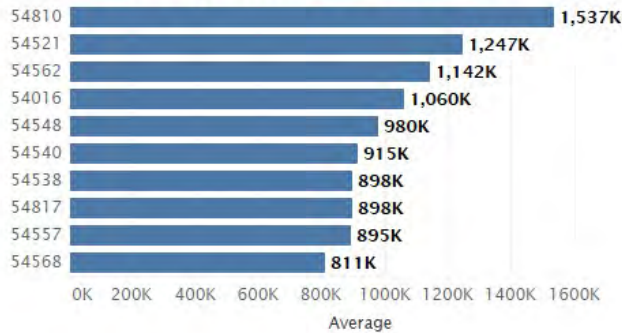


of \$1M+ Homes in Wisconsin are on Lake Saint Croix - Afton

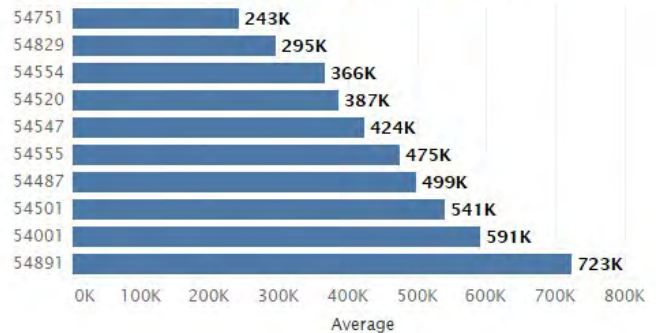
Total Number of \$1M+ Homes

60

Most Expensive ZIP Codes 2024Q4



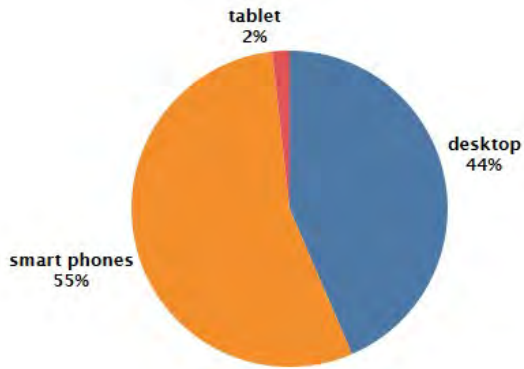
Most Affordable ZIP Codes 2024Q4



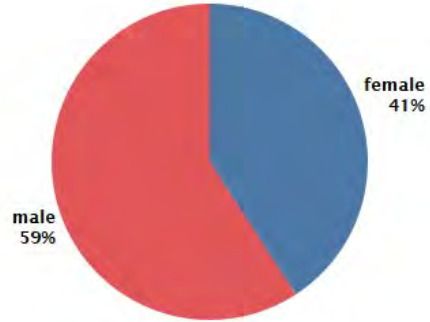
**LAKE HOMES<sub>RE</sub>**  
**REALTY**

## Who's Shopping Wisconsin Lake Real Estate

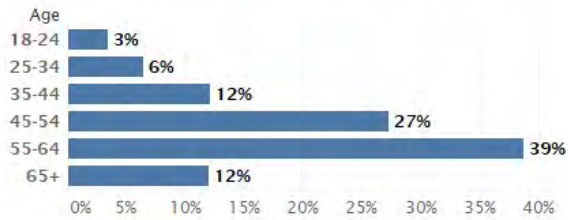
How are shoppers connecting 2024Q4



Male/Female Visitors 2024Q4



What Age Groups are Shopping 2024Q4



### Chicago IL

is the Number 1 metro area outside of WI searching for WI lake property!

Number 2-10 metros are:

- Minneapolis, MN
- Saint Paul, MN
- Rockford, IL
- Woodbury, MN
- Apple Valley, MN
- Rochester, MN
- Wyoming, MN
- Duluth, MN
- Lakeville, MN