

# LAKE MARKET REPORT FALL 2016



**LAKE HOMES REALTY**  
LAKEHOMES.COM

## REPORT METHODOLOGY

Lake Homes Realty is a member of 46 MLSs in the nine states covered in this report. We collect data from each MLS on a daily basis for each home and land/lot available for sale. Through our proprietary algorithm, we determine which MLS listings are lake homes and lake property. We define lake homes and land as any home or land/lot that is on a recognized inland body of water, has a view of any of these lakes, or has designated access to a lake.

Our data is comprehensive for each MLS of which we are a member, however we do add new MLSs occasionally which add to the total amount of data we collect and can slightly influence comparative measurements in future reports. We continually add new data and MLSs, and refine our lake algorithms to accurately include only lake property, resulting in additions or removal of listings periodically.

This report was based on listing data collected as of September 1st, 2016. When calculating the most expensive and most affordable categories, we eliminated any lake without at least 10 homes and 10 land/lots currently available. All other data that includes website traffic was determined using data from [www.lakehomes.com](http://www.lakehomes.com) for the 12-month period ending August 31, 2016.



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## ABOUT LAKE HOMES REALTY

Lake Homes Realty is a multi-state real estate brokerage with membership in 46 Multiple Listing Services (MLS) operating across 11 states. As Lake Homes grows into each state, the company provides the most comprehensive database of lake-specific real estate information available through our website, [www.LakeHomes.com](http://www.LakeHomes.com), expanding and enhancing the ability to connect buyers anywhere with local agents and sellers who have current listings.

Lake Homes Realty is founded around several key ideas. First, we believe finding the perfect lake home should be easy and convenient. You shouldn't have to visit several different sites to view and compare lake homes or land, and it should be easy to compare different lakes. Second, lake real estate is unique, and there are times when you need a guide to truly understand the lake or the properties you are considering.

A great lake agent will help you understand the area of the lake you are considering, the water depth and conditions at various properties, special rules and regulations about docks or boating, and so much more. Finally, we believe in service to our clients. It's important to us that we answer your call, update our clients regularly, and respond to every question. In short, we believe that helping clients buy or sell their lake home is about going above and beyond.

Combine the best lake-focused website covering 11 states with accurate listings, knowledgeable lake agents, and a company that delivers exceptional service, and what you have is Lake Homes Realty.

**To speak to a Lake Homes Realty expert, call 866/525-3466.**

# Overall Top 10s

*The top 10 lakes in Lake Homes' coverage area have available listings totaling more than \$5 billion.*

## BIGGEST MARKET

1. Lake Norman, North Carolina	\$ 840,434,001	6. Lake Keowee, South Carolina	\$ 470,581,797
2. Lake Travis, Texas	\$ 786,714,676	7. Lake Lyndon B. Johnson, Texas	\$ 387,594,874
3. Lake Lanier, Georgia	\$ 567,167,807	8. Old Hickory Lake, Tennessee	\$ 363,623,683
4. Lake Oconee, Georgia	\$ 566,004,828	9. Lake Austin, Texas	\$ 326,164,249
5. Smith Mountain Lake, Virginia	\$ 540,494,760	10. Lake Murray, South Carolina	\$ 266,174,519

## BIGGEST HOME MARKET

1. Lake Norman, North Carolina	\$ 686,990,842
2. Lake Travis, Texas	\$ 503,190,826
3. Lake Lanier, Georgia	\$ 391,325,217
4. Lake Oconee, Georgia	\$ 378,229,425
5. Smith Mountain Lake, Virginia	\$ 360,374,346
6. Lake Lyndon B. Johnson, Texas	\$ 297,233,680
7. Lake Keowee, South Carolina	\$ 287,762,541
8. Old Hickory Lake, Tennessee	\$ 276,835,364
9. Lake Austin, Texas	\$ 234,739,849
10. Jordan Lake, North Carolina	\$ 207,432,196

## BIGGEST LAND MARKET

1. Lake Travis, Texas	\$ 283,523,850
2. Lake Keowee, South Carolina	\$ 182,819,256
3. Smith Mountain Lake, Virginia	\$ 178,520,414
4. Lake Oconee, Georgia	\$ 173,768,003
5. Lake Norman, North Carolina	\$ 153,443,159
6. Lake Lanier, Georgia	\$ 120,998,523
7. Lake Austin, Texas	\$ 91,424,400
8. Lake Murray, South Carolina	\$ 90,695,213
9. Lake Lyndon B. Johnson, Texas	\$ 86,376,194
10. Lewis Smith Lake, Alabama	\$ 84,350,363

*There are seven Texas lakes with average home values among the Top 10 most expensive: Lake Austin, Lake Ray Roberts, Lady Bird Lake, Grapevine Lake, Lake Travis, Lake Lyndon B Johnson and Lake Tyler.*

## MOST EXPENSIVE HOMES

1. Lake Austin, Texas	\$ 2,667,498
2. Lake Ray Roberts, Texas	\$ 1,668,762
3. Lady Bird Lake, Texas	\$ 1,617,428
4. Lake Burton, Georgia	\$ 1,502,132
5. Grapevine Lake, Texas	\$ 1,404,991
6. Lake Travis, Texas	\$ 1,206,692
7. Lake Lyndon B. Johnson, Texas	\$ 1,084,794
8. Lake Tuscaloosa, Alabama	\$ 1,027,985
9. Lake Rabun, Georgia	\$ 931,045
10. Lake Tyler, Texas	\$ 911,708

## MOST EXPENSIVE LAND

1. Lake Austin, Texas	\$ 3,047,480
2. Lake Ray Hubbard, Texas	\$ 846,558
3. J. Percy Priest Lake, Tennessee	\$ 529,375
4. Lake Travis, Texas	\$ 497,410
5. Lake Lyndon B. Johnson, Texas	\$ 488,001
6. Lewisville Lake, Texas	\$ 477,810
7. Lake McQueeney, Texas	\$ 434,400
8. Carters Lake, Georgia	\$ 417,559
9. Lake Rabun, Georgia	\$ 377,600
10. Lake Ray Roberts, Texas	\$ 373,982

## MOST LISTINGS

1. Lake Oconee, Georgia	1,420	6. Lewis Smith Lake, Alabama	997
2. Smith Mountain Lake, Virginia	1,405	7. Lake Travis, Texas	987
3. Lake Lanier, Georgia	1,340	8. Lake Hartwell, South Carolina	931
4. Lake Norman, North Carolina	1,313	9. Old Hickory Lake, Tennessee	922
5. Lake Keowee, South Carolina	1,286	10. Lake Murray, South Carolina	891

## MOST HOMES AVAILABLE

1. Lake Norman, North Carolina	798
2. Lake Lanier, Georgia	750
3. Smith Mountain Lake, Virginia	602
4. Old Hickory Lake, Tennessee	595
5. Lake Oconee, Georgia	590
6. Lake Travis, Texas	417
7. Lake Hamilton, Arkansas	403
8. Lake Keowee, South Carolina	400
9. Lake Murray, South Carolina	399
10. Lake Hartwell, South Carolina	371

## MOST LAND AVAILABLE

1. Lake Keowee, South Carolina	886
2. Smith Mountain Lake, Virginia	802
3. Lake Oconee, Georgia	792
4. Lewis Smith Lake, Alabama	641
5. Norris Lake, Tennessee	576
6. Lake Travis, Texas	570
7. Lake Hartwell, South Carolina	559
8. Watts Bar Lake, Tennessee	537
9. Lake Lanier, Georgia	533
10. Tellico Lake, Tennessee	515

## MOST AFFORDABLE HOMES

1. Clarks Hill Lake, Georgia	\$ 112,300	6. Lake Russell, South Carolina	\$ 138,983
2. Lake Becky, South Carolina	\$ 123,300	7. Holly Lake, Texas	\$ 146,079
3. Bankhead Lake, Alabama	\$ 129,966	8. Callendar Lake, Texas	\$ 153,750
4. Copan Lake, Oklahoma	\$ 131,866	9. Million Dollar Lakes, Alabama	\$ 155,258
5. Hubbard Creek Lake, Texas	\$ 134,157	10. Kerr Lake, Oklahoma	\$ 158,612

## MOST AFFORDABLE LAND

1. Lake De Jarnette, Virginia	\$ 1,875	6. Table Rock Lake, Arkansas	\$ 30,804
2. Million Dollar Lakes, Alabama	\$ 14,682	7. Lake Whitney, Texas	\$ 36,381
3. Mountain Lakes, Texas	\$ 24,652	8. Highland Lake, Alabama	\$ 37,671
4. Lake Izac, Virginia	\$ 26,380	9. Bella Vista Lake	\$ 38,484
5. Lake Royale, North Carolina	\$ 27,297	10. Lake Eufaula, Oklahoma	\$ 40,083



***Texas' Lake Austin boasts the most expensive average lake home (\$2.67 million), which is \$1 million more than the second-most expensive average, on Lake Ray Roberts (1.67 million), also in Texas.***

# Top-Ranked by State

## BIGGEST MARKET

Alabama:	Lewis Smith Lake	\$ 238,782,451	South Carolina:	Lake Keowee	\$ 470,581,797
Arkansas:	Lake Hamilton	\$ 220,951,758	Tennessee:	Old Hickory Lake	\$ 363,623,683
Georgia:	Lake Lanier	\$ 567,167,807	Texas:	Lake Travis	\$ 786,714,676
North Carolina:	Lake Norman	\$ 840,434,001	Virginia:	Smith Mountain	\$ 540,494,760
Oklahoma:	Grand Lake	\$ 175,915,803			

## BIGGEST HOME MARKET

Alabama:	Lake Martin	\$ 198,565,796
Arkansas:	Lake Hamilton	\$ 168,294,783
Georgia:	Lake Lanier	\$ 391,325,217
North Carolina:	Lake Norman	\$ 686,990,842
Oklahoma:	Grand Lake	\$ 140,768,204
South Carolina:	Lake Keowee	\$ 287,762,541
Tennessee:	Old Hickory Lake	\$ 276,835,364
Texas:	Lake Travis	\$ 503,190,826
Virginia:	Smith Mountain	\$ 360,374,346

## BIGGEST LAND MARKET

Alabama:	Lewis Smith Lake	\$ 84,350,363
Arkansas:	Lake Hamilton	\$ 52,656,975
Georgia:	Lake Oconee	\$ 173,768,003
North Carolina:	Lake Norman	\$ 153,443,159
Oklahoma:	Grand Lake	\$ 33,658,599
South Carolina:	Lake Keowee	\$ 182,819,256
Tennessee:	Tellico Lake	\$ 71,643,867
Texas:	Lake Travis	\$ 283,523,850
Virginia:	Smith Mountain	\$ 178,520,414

*There are only three states with a lake where the average home listing is over \$1 million, Alabama, Georgia and Texas (which has six such lakes).*

## MOST EXPENSIVE HOMES

Alabama:	Lake Tuscaloosa	\$ 1,027,985
Arkansas:	Beaver Lake	\$ 423,595
Georgia:	Lake Burton	\$ 1,502,132
North Carolina:	Lake Jeanette	\$ 881,289
Oklahoma:	Grand Lake	\$ 433,132
South Carolina:	Lake Keowee	\$ 719,406
Tennessee:	Fort Loudoun Lake	\$ 845,536
Texas:	Lake Austin	\$ 2,667,498
Virginia:	Occoquan Reservoir	\$ 881,614

## MOST EXPENSIVE LAND

Alabama:	Lake Tuscaloosa	\$ 297,343
Arkansas:	Lake Hamilton	\$ 319,133
Georgia:	Carters Lake	\$ 417,559
North Carolina:	Lake Norman	\$ 297,947
Oklahoma:	Grand Lake	\$ 189,093
South Carolina:	Lake Monticello	\$ 244,908
Tennessee:	J. Percy Priest Lake	\$ 529,375
Texas:	Lake Austin	\$3,047,480
Virginia:	Smith Mountain Lake	\$ 222,594

## MOST LISTINGS

Alabama:	Lewis Smith Lake	997	South Carolina:	Lake Keowee	1,286
Arkansas:	Lake Hamilton	568	Tennessee:	Old Hickory Lake	922
Georgia:	Lake Oconee	1,420	Texas:	Lake Travis	987
North Carolina:	Lake Norman	1,313	Virginia:	Smith Mountain Lake	1,405
Oklahoma	Grand Lake	505			

## MOST HOMES AVAILABLE

Alabama:	Lewis Smith Lake	354
Arkansas:	Lake Hamilton	403
Georgia:	Lake Lanier	750
North Carolina:	Lake Norman	798
Oklahoma	Grand Lake	325
South Carolina:	Lake Keowee	400
Tennessee:	Old Hickory Lake	595
Texas:	Lake Travis	417
Virginia:	Smith Mountain Lake	602

## MOST LAND AVAILABLE

Alabama:	Lewis Smith Lake	641
Arkansas:	Beaver Lake	344
Georgia:	Lake Oconee	792
North Carolina:	Lake Norman	515
Oklahoma	Lake Eufaula	226
South Carolina:	Lake Keowee	886
Tennessee:	Norris Lake	576
Texas:	Lake Travis	570
Virginia:	Smith Mountain Lake	802

## MOST AFFORDABLE HOMES

Alabama:	Million Dollar Lakes	\$ 155,258	South Carolina:	Lake Becky	\$ 123,300
Arkansas:	Table Rock Lake	\$ 183,452	Tennessee:	J. Percy Priest Lake	\$ 240,503
Georgia:	Clarks Hill Lake	\$ 112,300	Texas:	Hubbard Creek Lake	\$ 134,157
North Carolina:	Lake Royale	\$ 214,628	Virginia:	Lake De Jarnette	\$ 159,600
Oklahoma	Copan Lake	\$ 131,866			

## MOST AFFORDABLE LAND

Alabama:	Million Dollar Lakes	\$ 14,682	South Carolina:	Lake Secession	\$ 62,793
Arkansas:	Table Rock Lake	\$ 30,804	Tennessee:	Great Falls Lake	\$ 41,896
Georgia:	Lake Tara	\$ 41,148	Texas:	Mountain Lakes	\$ 24,652
North Carolina:	Lake Royale	\$ 27,297	Virginia:	Lake De Jarnette	\$ 1,875
Oklahoma	Lake Eufaula	\$ 40,083			

***There are four states with at least one \$500-million market:  
North Carolina (Lake Norman), Texas (Lake Travis),  
Georgia (Lake Lanier and Lake Oconee)  
and Virginia (Smith Mountain Lake).***



# Alabama

*The ten largest lake markets in Alabama comprise 93% of the total lake real estate market in the state, more than \$1 billion.*

## BIGGEST MARKET

1. Lewis Smith Lake	\$ 238,782,451 (21.41 %)	6. Weiss Lake	\$ 60,457,026 (5.42 %)
2. Lake Martin	\$ 238,614,596 (21.40 %)	7. Wheeler Lake	\$ 45,670,972 (4.10 %)
3. Lake Guntersville	\$ 150,758,868 (13.52 %)	8. Neely Henry Lake	\$ 45,329,297 (4.06 %)
4. Logan Martin Lake	\$ 115,991,498 (10.40 %)	9. Lake Tuscaloosa	\$ 35,622,499 (3.19 %)
5. Lake Wedowee	\$ 74,028,763 ( 6.64 %)	10. Lay Lake	\$ 33,706,851 (3.02 %)

**TOTAL: \$1,115,262,149**

## BIGGEST HOME MARKET

1. Lake Martin	\$198,565,796 (24.63 %)
2. Lewis Smith Lake	\$149,053,588 (18.49 %)
3. Lake Guntersville	\$ 95,915,533 (11.90 %)
4. Logan Martin Lake	\$ 91,274,708 (11.32 %)
5. Weiss Lake	\$ 45,277,656 ( 5.62 %)
6. Lake Wedowee	\$ 42,079,266 ( 5.22 %)
7. Wheeler Lake	\$ 35,957,307 ( 4.46 %)
8. Neely Henry Lake	\$ 34,139,098 ( 4.24 %)
9. Lake Tuscaloosa	\$ 28,783,599 ( 3.57 %)
10. Lay Lake	\$ 23,814,875 ( 2.95 %)

**TOTAL: \$806,050,027**

## BIGGEST LAND MARKET

1. Lewis Smith Lake	\$ 84,350,363 (28.30 %)
2. Lake Guntersville	\$ 54,843,335 (18.40 %)
3. Lake Martin	\$ 35,548,800 (11.93 %)
4. Lake Wedowee	\$ 31,949,497 (10.72 %)
5. Logan Martin Lake	\$ 24,716,790 ( 8.29 %)
6. Weiss Lake	\$ 13,929,370 ( 4.67 %)
7. Neely Henry Lake	\$ 11,190,199 ( 3.75 %)
8. Lay Lake	\$ 9,891,976 ( 3.32 %)
9. Wheeler Lake	\$ 9,713,665 ( 3.26 %)
10. Lake Tuscaloosa	\$ 6,838,900 ( 2.29 %)

**TOTAL: \$298,083,622**

*The average home listing on Lake Tuscaloosa is over \$1 million, 55% more than on Lake Martin, the second most-expensive lake for average home listings.*

## MOST EXPENSIVE HOMES

1. Lake Tuscaloosa	\$1,027,985
2. Lake Martin	\$ 659,687
3. Lewis Smith Lake	\$ 421,055
4. Lake Guntersville	\$ 406,421
5. Lake Cameron	\$ 402,637
6. Neely Henry Lake	\$ 371,077
7. Logan Martin Lake	\$ 336,807
8. Lake Wedowee	\$ 336,634
9. Wheeler Lake	\$ 332,938
10. Lake Harding	\$ 315,110

## MOST EXPENSIVE LAND

1. Lake Tuscaloosa	\$297,343
2. Lake Martin	\$238,582
3. Lake Guntersville	\$157,595
4. Lake Cameron	\$133,588
5. Lewis Smith Lake	\$131,591
6. Wheeler Lake	\$129,515
7. Lake Wedowee	\$127,288
8. Jordan Lake	\$ 96,282
9. Lake Mitchell	\$ 95,971
10. Neely Henry Lake	\$ 82,890



## MOST LISTINGS

1. Lewis Smith Lake	997 (22.38 %)	6. Weiss Lake	375 (8.42 %)
2. Lake Guntersville	584 (13.11 %)	7. Lay Lake	237 (5.32 %)
2. Logan Martin Lake	584 (13.11 %)	8. Neely Henry Lake	227 (5.10 %)
4. Lake Martin	451 (10.13 %)	9. Wheeler Lake	183 (4.11 %)
5. Lake Wedowee	376 ( 8.44 %)	10. Jordan Lake	80 (1.80 %)

**TOTAL: 4,454**

## MOST HOMES AVAILABLE

1. Lewis Smith Lake	354 (17.42 %)
2. Lake Martin	301 (14.81 %)
3. Logan Martin Lake	271 (13.34 %)
4. Lake Guntersville	236 (11.61 %)
5. Weiss Lake	194 ( 9.55 %)
6. Lake Wedowee	125 ( 6.15 %)
7. Wheeler Lake	108 ( 5.31 %)
8. Lay Lake	107 ( 5.27 %)
9. Neely Henry Lake	92 ( 4.53 %)
10. Jordan Lake	51 ( 2.51 %)

**TOTAL: 2,032**

## MOST LAND AVAILABLE

1. Lewis Smith Lake	641 (26.51 %)
2. Lake Guntersville	348 (14.39 %)
3. Logan Martin Lake	313 (12.94 %)
4. Lake Wedowee	251 (10.38 %)
5. Weiss Lake	180 ( 7.44 %)
6. Lake Martin	149 ( 6.16 %)
7. Neely Henry Lake	135 ( 5.58 %)
8. Lay Lake	130 ( 5.38 %)
9. Wheeler Lake	75 ( 3.10 %)
10. Lake Mitchell	51 ( 2.11 %)

**TOTAL: 2,418**

## MOST AFFORDABLE HOMES

1. Bankhead Lake	\$129,966	6. Catoma Lake	\$275,376
2. Million Dollar Lakes	\$155,258	7. Jordan Lake	\$306,719
3. Lay Lake	\$222,568	8. Lake Mitchell	\$314,881
4. Weiss Lake	\$233,389	9. Lake Harding	\$315,110
5. Highland Lake	\$236,350	10. Wheeler Lake	\$332,938

## MOST AFFORDABLE LAND

1. Million Dollar Lakes	\$14,682	6. Neely Henry Lake	\$ 82,890
2. Highland Lake	\$37,671	7. Lake Mitchell	\$ 95,971
3. Lay Lake	\$76,092	8. Jordan Lake	\$ 96,282
4. Weiss Lake	\$77,385	9. Lake Wedowee	\$127,288
5. Logan Martin Lake	\$78,967	10. Wheeler Lake	\$129,515

***Two lakes — Lake Martin and Lewis Smith Lake — comprise almost half (42%) of the Alabama lake market and top the lists of market size, most listings and most expensive homes and land.***



# Arkansas

*Lake Hamilton represents more than half (50.4%) of the total Lake Homes value for Arkansas.*

## BIGGEST MARKET

1. Lake Hamilton	\$ 220,951,758 (50.58 %)	5. Lake Norfolk	\$ 18,481,485 (4.23 %)
2. Beaver Lake	\$ 117,268,263 (26.85 %)	6. Lake Catherine	\$ 13,761,449 (3.15 %)
3. Bella Vista Lake	\$ 26,934,394 ( 6.17 %)	7. Table Rock Lake	\$ 11,174,942 (2.56 %)
4. Bull Shoals Lake	\$ 26,296,943 ( 6.02 %)		
		<b>TOTAL:</b>	<b>\$436,818,834</b>

## BIGGEST HOME MARKET

1. Lake Hamilton	\$168,294,783 (52.05 %)
2. Beaver Lake	\$ 79,636,009 (24.63 %)
3. Bella Vista Lake	\$ 24,933,225 ( 7.71 %)
4. Bull Shoals Lake	\$ 17,408,095 ( 5.38 %)
5. Lake Norfolk	\$ 13,688,300 ( 4.23 %)
6. Table Rock Lake	\$ 9,172,638 ( 2.84 %)
7. Lake Catherine	\$ 8,348,649 ( 2.58 %)
<b>TOTAL:</b>	<b>\$323,328,499</b>

## BIGGEST LAND MARKET

1. Lake Hamilton	\$ 52,656,975 (46.40 %)
2. Beaver Lake	\$ 37,632,254 (33.16 %)
3. Bull Shoals Lake	\$ 8,888,848 ( 7.83 %)
4. Lake Catherine	\$ 5,412,800 ( 4.77 %)
5. Lake Norfolk	\$ 4,793,185 ( 4.22 %)
6. Table Rock Lake	\$ 2,002,304 ( 1.76 %)
7. Bella Vista Lake	\$ 2,001,169 ( 1.76 %)
<b>TOTAL:</b>	<b>\$113,490,335</b>

*The most expensive average lake homes in Arkansas are at Beaver Lake and Lake Hamilton, with the average home on each listing for just over \$400,000.*

## MOST EXPENSIVE HOMES

1. Beaver Lake	\$ 423,595
2. Lake Hamilton	\$ 417,604
3. Lake Norfolk	\$ 391,094
4. Bella Vista Lake	\$ 300,400
5. Lake Catherine	\$ 269,311
6. Bull Shoals Lake	\$ 229,053
7. Table Rock Lake	\$ 183,452

## MOST EXPENSIVE LAND

1. Lake Hamilton	\$ 319,133
2. Beaver Lake	\$ 109,396
3. Lake Catherine	\$ 94,961
4. Lake Norfolk	\$ 87,148
5. Bull Shoals Lake	\$ 84,655
6. Bella Vista Lake	\$ 38,484
7. Table Rock Lake	\$ 30,804

## MOST LISTINGS

1. Lake Hamilton	568 (33.06 %)	5. Table Rock Lake	115 (6.69 %)
2. Beaver Lake	532 (30.97 %)	6. Lake Norfolk	90 (5.24 %)
3. Bull Shoals Lake	181 (10.54 %)	7. Lake Catherine	88 (5.12 %)
4. Bella Vista Lake	135 ( 7.86 %)	<b>TOTAL: 1,718</b>	

## MOST HOMES AVAILABLE

1. Lake Hamilton	403 (46.16 %)
2. Beaver Lake	188 (21.53 %)
3. Bella Vista Lake	83 ( 9.51 %)
4. Bull Shoals Lake	76 ( 8.71 %)
5. Table Rock Lake	50 ( 5.73 %)
6. Lake Norfolk	35 ( 4.01 %)
7. Lake Catherine	31 ( 3.55 %)
<b>TOTAL: 873</b>	

## MOST LAND AVAILABLE

1. Beaver Lake	344 (40.71 %)
2. Lake Hamilton	165 (19.53 %)
3. Bull Shoals Lake	105 (12.43 %)
4. Table Rock Lake	65 ( 7.69 %)
5. Lake Catherine	57 ( 6.75 %)
6. Lake Norfolk	55 ( 6.51 %)
7. Bella Vista Lake	52 ( 6.15 %)
<b>TOTAL: 845</b>	

## MOST AFFORDABLE HOMES

1. Table Rock Lake	\$183,452	4. Bella Vista Lake	\$300,400
2. Bull Shoals Lake	\$229,053	5. Lake Norfolk	\$391,094
3. Lake Catherine	\$269,311	6. Lake Hamilton	\$417,604
		7. Beaver Lake	\$423,595

## MOST AFFORDABLE LAND

1. Table Rock Lake	\$ 30,804	4. Lake Norfolk	\$ 87,148
2. Bella Vista Lake	\$ 38,484	5. Lake Catherine	\$ 94,961
3. Bull Shoals Lake	\$ 84,655	6. Beaver Lake	\$109,396
		7. Lake Hamilton	\$319,133



*Arkansas has a large amount of extremely affordable inventory, with the average home listing of \$300,000 or less on four different lakes, and the average land listing of less than \$100,000 on five different lakes.*



# Georgia

**Georgia is the largest lake market in the Southeast (\$2.36 Billion) with average home prices ranging from \$1.5 million at Lake Burton to only \$249k on Lake Sinclair.**

## BIGGEST MARKET

1. Lake Lanier	\$ 567,167,807	(23.99 %)	6. Lake Sinclair	\$110,608,344	( 4.68 %)
2. Lake Oconee	\$ 566,004,828	(23.94 %)	7. Big Canoe Lake	\$ 93,544,853	( 3.96 %)
3. Lake Burton	\$ 208,951,420	( 8.84 %)	8. Chatuge Lake	\$ 67,422,088	( 2.85 %)
4. Lake Hartwell	\$ 162,799,869	( 6.89 %)	9. Lake Rabun	\$ 52,439,400	( 2.22 %)
5. Lake Allatoona	\$ 114,945,741	( 4.86 %)	10. Lake Blue Ridge	\$ 52,096,038	( 2.20 %)
<b>TOTAL: \$2,363,770,982</b>					

## BIGGEST HOME MARKET

1. Lake Lanier	\$ 391,325,217	(22.38 %)
2. Lake Oconee	\$ 378,229,425	(21.64 %)
3. Lake Burton	\$ 189,268,700	(10.83 %)
4. Lake Hartwell	\$ 99,013,438	( 5.66 %)
5. Lake Allatoona	\$ 92,031,387	( 5.26 %)
6. Lake Sinclair	\$ 90,723,316	( 5.19 %)
7. Big Canoe Lake	\$ 82,857,216	( 4.74 %)
8. Chatuge Lake	\$ 48,075,198	( 2.75 %)
9. Lake Blue Ridge	\$ 47,416,088	( 2.71 %)
10. Lake Rabun	\$ 44,690,200	( 2.56 %)
<b>TOTAL: \$1,748,165,817</b>		

## BIGGEST LAND MARKET

1. Lake Oconee	\$ 173,768,003	(32.88 %)
2. Lake Lanier	\$ 120,998,523	(22.90 %)
3. Lake Hartwell	\$ 59,315,731	(11.22 %)
4. Carters Lake	\$ 34,239,898	( 6.48 %)
5. Lake Allatoona	\$ 18,499,734	( 3.50 %)
6. Lake Sinclair	\$ 18,497,228	( 3.50 %)
7. Lake Burton	\$ 18,083,720	( 3.42 %)
8. Chatuge Lake	\$ 16,247,190	( 3.07 %)
9. Big Canoe Lake	\$ 10,687,637	( 2.02 %)
10. Nottely Lake	\$ 10,428,004	( 1.97 %)
<b>TOTAL: \$528,452,578</b>		

***Lake Lanier and Lake Oconee together make up approximately half (48%) of the Georgia lake market.***

## MOST EXPENSIVE HOMES

1. Lake Burton	\$ 1,502,132
2. Lake Rabun	\$ 931,045
3. Lake Kedron	\$ 873,615
4. Lake Blue Ridge	\$ 831,861
5. Windward Lake	\$ 741,720
6. Piedmont Lake	\$ 672,400
7. Berkeley Lake	\$ 647,170
8. Lake Oconee	\$ 641,066
9. Lake Redwine	\$ 622,939
10. Seed Lake	\$ 599,773

## MOST EXPENSIVE LAND

1. Carters Lake	\$ 417,559
2. Lake Rabun	\$ 377,600
3. Lake Burton	\$ 251,162
4. Lake Blue Ridge	\$ 229,002
5. Lake Lanier	\$ 227,014
6. Lake Oconee	\$ 219,404
7. Lake Allatoona	\$ 212,640
8. Jackson Lake	\$ 207,383
9. Lake Chatuge	\$ 165,787
10. Lake Hartwell	\$ 163,404

## MOST LISTINGS

1. Lake Oconee	1,420	(21.53 %)	6. Big Canoe Lake	301	(4.68 %)
2. Lake Lanier	1,340	(20.32 %)	7. Chatuge Lake	215	(3.96 %)
3. Lake Hartwell	656	( 9.95 %)	8. West Point Lake	202	(2.85 %)
4. Lake Sinclair	634	( 9.61 %)	9. Lake Burton	200	(2.22 %)
5. Lake Allatoona	340	( 5.15 %)	10. Nottely Lake	177	(2.68 %)

**TOTAL: 6,596**

## MOST HOMES AVAILABLE

1. Lake Lanier	750	(21.77 %)
2. Lake Oconee	590	(17.13 %)
3. Lake Sinclair	363	(10.54 %)
4. Lake Hartwell	281	( 8.16 %)
5. Lake Allatoona	243	( 7.05 %)
6. Big Canoe Lake	191	( 5.54 %)
7. Lake Burton	126	( 3.66 %)
8. Chatuge Lake	112	( 3.25 %)
9. Jackson Lake	99	( 2.87 %)
10. Bent Tree Lake	85	( 2.47 %)

**TOTAL: 3,445**

## MOST LAND AVAILABLE

1. Lake Oconee	792	(26.33 %)
2. Lake Lanier	533	(17.72 %)
3. Lake Hartwell	363	(12.07 %)
4. Lake Sinclair	265	( 8.81 %)
5. West Point Lake	131	( 4.36 %)
6. Big Canoe Lake	110	( 3.66 %)
7. Nottely Lake	108	( 3.59 %)
8. Chatuge Lake	98	( 3.26 %)
9. Lake Allatoona	87	( 2.89 %)
10. Bent Tree Lake	86	( 2.86 %)

**TOTAL: 3,008**

## MOST AFFORDABLE HOMES

1. Clarks Hill Lake	\$ 112,300	6. Bent Tree Lake	\$ 272,029
2. Water's Edge Lake	\$ 178,534	7. West Point Lake	\$ 276,564
3. Lake Tara	\$ 214,674	8. Lake Dow	\$ 308,978
4. Lake Sinclair	\$ 249,926	9. Carters Lake	\$ 310,888
5. Jackson Lake	\$ 265,419	10. Lake Arrowhead	\$ 321,642

## MOST AFFORDABLE LAND

1. Lake Tara	\$ 41,148	6. Lake Sinclair	\$ 69,800
2. Richard B. Russell Lake	\$ 45,656	7. Lake Arrowhead	\$ 74,535
3. Lake Dow	\$ 45,668	8. Clarks Hill Lake	\$ 78,562
4. Bent Tree Lake	\$ 49,684	9. Nottely Lake	\$ 96,555
5. West Point Lake	\$ 57,131	10. Big Canoe Lake	\$ 97,160

*Lake Lanier is an upscale lake at a high-value price  
— the average home listing is \$522K —  
and is now part of the Metro Atlanta area.*



# North Carolina

*Lake Norman, the South's biggest lake market (\$840M), has almost as many homes for sale as the next four North Carolina lakes combined.*

## BIGGEST MARKET

1. Lake Norman	\$ 840,434,001 (42.09 %)	6. Badin Lake	\$ 74,750,600 (3.74 %)
2. Jordan Lake	\$ 259,450,370 (12.99 %)	7. Lake Tillery	\$ 69,130,316 (3.46 %)
3. Lake Wylie	\$ 134,580,560 ( 6.74 %)	8. Lake Hickory	\$ 68,645,244 (3.44 %)
4. Lake Gaston	\$ 108,009,243 ( 5.41 %)	9. High Rock Lake	\$ 55,022,626 (2.76 %)
5. Falls Lake	\$ 86,551,998 ( 4.33 %)	10. Hyco Lake	\$ 47,923,584 (2.40 %)

**TOTAL: \$1,996,927,366**

## BIGGEST HOME MARKET

1. Lake Norman	\$ 686,990,842 (42.68 %)
2. Jordan Lake	\$ 207,432,196 (12.89 %)
3. Lake Wylie	\$ 106,412,271 ( 6.61 %)
4. Lake Gaston	\$ 84,592,200 ( 5.25 %)
5. Falls Lake	\$ 79,298,598 ( 4.93 %)
6. Badin Lake	\$ 62,016,700 ( 3.85%)
7. Lake Tillery	\$ 52,708,599 ( 3.27 %)
8. High Rock Lake	\$ 47,500,526 ( 2.95 %)
9. Lake Hickory	\$ 46,322,915 ( 2.88 %)
10. Hyco Lake	\$ 35,050,190 ( 2.18 %)

**TOTAL: \$1,609,814,021**

## BIGGEST LAND MARKET

1. Lake Norman	\$ 153,443,159 (39.72 %)
2. Jordan Lake	\$ 52,018,174 (13.46 %)
3. Lake Wylie	\$ 28,168,289 ( 7.29 %)
4. Lake Gaston	\$ 23,417,043 ( 6.06 %)
5. Lake Hickory	\$ 22,322,329 ( 5.78 %)
6. Lake Tillery	\$ 16,421,717 ( 4.25 %)
7. Hyco Lake	\$ 12,873,394 ( 3.33 %)
8. Badin Lake	\$ 12,733,900 ( 3.30 %)
9. Lake Rhodhiss	\$ 12,595,280 ( 3.26 %)
10. Chatuge Lake	\$ 10,607,362 ( 2.75 %)

**TOTAL: \$386,339,345**

***The top four North Carolina lake markets — Lake Norman, Jordan Lake, Lake Wylie and Lake Gaston — make up more than two-thirds of the total North Carolina market.***

## MOST EXPENSIVE HOMES

1. Lake Jeanette	\$ 881,289
2. Falls Lake	\$ 871,413
3. Lake Norman	\$ 860,890
4. Jordan Lake	\$ 691,440
5. Lake Wylie	\$ 608,070
6. Mountain Island Lake	\$ 504,487
7. Apalachia Lake	\$ 500,150
8. Sunset Lake	\$ 494,998
9. Lake Hickory	\$ 492,796
10. Lake Rhodhiss	\$ 488,791

## MOST EXPENSIVE LAND

1. Lake Norman	\$ 297,947
2. Badin Lake	\$ 259,875
3. Falls Lake	\$ 241,780
4. Jordan Lake	\$ 234,316
5. Lake Wylie	\$ 194,264
6. Hyco Lake	\$ 192,140
7. Kings Mountain Reservoir	\$ 154,523
8. Lake Tillery	\$ 139,167
9. Chatuge Lake	\$ 116,564
10. Lake Rhodhiss	\$ 113,470

## MOST LISTINGS

1. Lake Norman	1,313	(26.51 %)	6. Lake Royale	260	(5.25 %)
2. Jordan Lake	522	(10.54 %)	7. Lake Tillery	236	(4.76 %)
3. Lake Gaston	492	( 9.93 %)	8. High Rock Lake	200	(4.04 %)
4. Lake Hickory	334	( 6.74 %)	9. Badin Lake	197	(3.98 %)
5. Lake Wylie	320	( 6.46 %)	10. Chatuge Lake	159	(3.21 %)

**TOTAL: 4,953**

## MOST HOMES AVAILABLE

1. Lake Norman	798	(30.85 %)
2. Jordan Lake	300	(11.60 %)
3. Lake Gaston	195	( 7.54 %)
4. Lake Wylie	175	( 6.76 %)
5. Badin Lake	148	( 5.72 %)
6. High Rock Lake	120	( 4.64 %)
7. Lake Tillery	118	( 4.56 %)
8. Lake Hickory	94	( 3.63 %)
9. Falls Lake	91	( 3.52 %)
10. Hyco Lake	79	( 3.05 %)

**TOTAL: 2,587**

## MOST LAND AVAILABLE

1. Lake Norman	515	(21.79 %)
2. Lake Gaston	297	(12.56 %)
3. Lake Hickory	240	(10.15 %)
4. Jordan Lake	222	( 9.39 %)
5. Lake Royale	186	( 7.87 %)
6. Lake Wylie	145	( 6.13 %)
7. Lake Tillery	118	( 4.99 %)
8. Lake Rhodhiss	111	( 4.70 %)
9. Chatuge Lake	91	( 3.85 %)
10. High Rock Lake	80	( 3.38 %)

**TOTAL: 2,364**

## MOST AFFORDABLE HOMES

1. Lake Royale	\$214,628
2. Lake Mayo	\$254,470
3. Lake Lookout	\$279,950
4. Lake Davidson	\$317,830
5. Hiwassee Lake	\$322,255
6. Roanoke Rapids Lake	\$338,611
7. Cary Park Lake	\$350,489
8. John H. Kerr Reservoir	\$363,345
9. High Rock Lake	\$395,837
10. Badin Lake	\$419,031

## MOST AFFORDABLE LAND

1. Lake Royale	\$27,297
2. Apalachia Lake	\$55,562
3. Hiwassee Lake	\$65,839
4. Roanoke Rapids Lake	\$77,495
5. Lake Gaston	\$78,845
6. Lake Mayo	\$ 92,076
7. Lake Hickory	\$ 93,009
8. High Rock Lake	\$ 94,026
9. Lake Rhodhiss	\$113,470
10. Chatuge Lake	\$116,564

*North Carolina has a wide variety of affordable lakes, with an average list price of \$400K or less on nine different lakes.*



# Oklahoma

*The top 10 lakes in Oklahoma make up virtually all of the available lake market in the state (98%).*

## BIGGEST MARKET

1. Grand Lake	\$ 175,915,803 (36.52 %)	6. Lake Hudson	\$ 26,580,945 (5.52 %)
2. Lake Eufaula	\$ 67,846,081 (14.08 %)	7. Keystone Lake	\$ 25,939,036 (5.38 %)
3. Lake Texoma	\$ 52,394,998 (10.88 %)	8. Tenkiller Lake	\$ 23,534,500 (4.89 %)
4. Skiatook Lake	\$ 40,509,219 ( 8.41 %)	9. Oologah Lake	\$ 19,172,880 (3.98 %)
5. Fort Gibson Lake	\$ 27,241,050 ( 5.65 %)	10. Lake Claremore	\$ 14,454,099 (3.00%)

**TOTAL: \$481,716,300**

## BIGGEST HOME MARKET

1. Grand Lake	\$ 140,768,204 (39.02 %)
2. Lake Eufaula	\$ 53,377,281 (14.80 %)
3. Lake Texoma	\$ 42,069,548 (11.66 %)
4. Fort Gibson Lake	\$ 22,446,950 ( 6.22 %)
5. Skiatook Lake	\$ 20,556,749 ( 5.70 %)
6. Tenkiller Lake	\$ 18,815,850 ( 5.22 %)
7. Lake Hudson	\$ 16,637,900 ( 4.61 %)
8. Keystone Lake	\$ 14,350,500 ( 3.98 %)
9. Oologah Lake	\$ 12,948,298 ( 3.59 %)
10. Lake Claremore	\$ 12,833,999 ( 3.56 %)

**TOTAL: \$360,750,578**

## BIGGEST LAND MARKET

1. Grand Lake	\$ 33,658,599 (32.27 %)
2. Skiatook Lake	\$ 18,767,470 (17.99 %)
3. Keystone Lake	\$ 11,413,536 (10.94 %)
4. Lake Texoma	\$ 10,325,450 ( 9.90 %)
5. Lake Eufaula	\$ 9,058,805 ( 8.68 %)
6. Lake Hudson	\$ 6,447,945 ( 6.18 %)
7. Oologah Lake	\$ 5,559,583 ( 5.33 %)
8. Tenkiller Lake	\$ 4,118,750 ( 3.95 %)
9. Fort Gibson Lake	\$ 1,786,100 ( 1.71 %)

**TOTAL: \$104,309,828**

*Grand Lake is the largest and most exclusive lake in Oklahoma, leading almost every ranking in the state. Grand Lake alone makes up 36% of the Oklahoma lake market.*

## MOST EXPENSIVE HOMES

1. Grand Lake	\$ 433,132
2. Skiatook Lake	\$ 316,257
3. Fort Gibson Lake	\$ 291,518
4. Lake Eufaula	\$ 217,866
5. Lake Hudson	\$ 216,076
6. Lake Claremore	\$ 213,899
7. Oologah Lake	\$ 202,317
8. Tenkiller Lake	\$ 198,061
9. Keystone Lake	\$ 191,340
10. Lake Texoma	\$ 185,328

## MOST EXPENSIVE LAND

1. Grand Lake	\$ 189,093
2. Skiatook Lake	\$ 164,626
3. Keystone Lake	\$ 146,327
4. Oologah Lake	\$ 123,546
5. Lake Texoma	\$ 84,634
6. Lake Hudson	\$ 82,665
7. Tenkiller Lake	\$ 71,012
8. Fort Gibson Lake	\$ 45,797
9. Lake Eufaula	\$ 40,083



## MOST LISTINGS

1. Grand Lake	505 (21.43 %)	6. Tenkiller Lake	155 (6.58 %)
2. Lake Eufaula	487 (20.67 %)	7. Keystone Lake	154 (6.54 %)
3. Lake Texoma	349 (14.81 %)	8. Fort Gibson Lake	124 (5.26 %)
4. Skiatook Lake	184 ( 7.81 %)	9. Oologah Lake	113 (4.80 %)
5. Lake Hudson	162 ( 6.88 %)	10. Lake Claremore	65 (2.76 %)

**TOTAL: 2,356**

## MOST HOMES AVAILABLE

1. Grand Lake	325 (24.07 %)
2. Lake Eufaula	245 (18.15 %)
3. Lake Texoma	227 (16.81 %)
4. Tenkiller Lake	95 ( 7.04 %)
5. Fort Gibson Lake	77 ( 5.70 %)
6. Lake Hudson	77 ( 5.70 %)
7. Keystone Lake	75 ( 5.56 %)
8. Skiatook Lake	65 ( 4.81 %)
9. Oologah Lake	64 ( 4.74 %)
10. Lake Claremore	60 ( 4.44 %)

**TOTAL: 1,350**

## MOST LAND AVAILABLE

1. Lake Eufaula	226 (23.62 %)
2. Grand Lake	178 (18.60 %)
3. Lake Texoma	122 (12.75 %)
4. Skiatook Lake	114 (11.91 %)
5. Keystone Lake	78 ( 8.15 %)
6. Lake Hudson	78 ( 8.15 %)
7. Tenkiller Lake	58 ( 6.06 %)
8. Oologah Lake	45 ( 4.70 %)
9. Fort Gibson Lake	39 ( 4.08 %)

**TOTAL: 957**

## MOST AFFORDABLE HOMES

1. Copan Lake	\$131,866	6. Oologah Lake	\$202,317
2. Kerr Lake	\$158,612	7. Lake Claremore	\$213,899
3. Lake Texoma	\$185,328	8. Lake Hudson	\$216,076
4. Keystone Lake	\$191,340	9. Lake Eufaula	\$217,866
5. Tenkiller Lake	\$198,061	10. Fort Gibson Lake	\$291,518

## MOST AFFORDABLE LAND

1. Lake Eufaula	\$40,083	6. Oologah Lake	\$123,546
2. Fort Gibson Lake	\$45,797	7. Keystone Lake	\$146,327
3. Tenkiller Lake	\$71,012	8. Skiatook Lake	\$164,626
4. Lake Hudson	\$82,665	9. Grand Lake	\$189,093
5. Lake Texoma	\$84,634		



***Oklahoma lakes are very affordable, with the average price of its most expensive lake only \$433K and seven lakes having an average home price of less than \$250K.***



# South Carolina

*Lake Keowee is the largest market in South Carolina (36%) with an average home listing price of \$719K.*

## BIGGEST MARKET

1. Lake Keowee	\$ 470,581,797 (35.05 %)	6. Lake Greenwood	\$ 73,222,295 (5.45 %)
2. Lake Murray	\$ 266,174,519 (19.82 %)	7. Lake Wateree	\$ 55,214,899 (4.11 %)
3. Lake Hartwell	\$ 181,228,476 (13.50 %)	8. Lake Carolina	\$ 28,112,856 (2.09 %)
4. Lake Wylie	\$ 109,972,089 ( 8.19 %)	9. Forest Lake	\$ 17,264,900 (1.29 %)
5. Lake Marion	\$ 91,198,631 ( 6.79 %)	10. Lake Secession	\$ 9,131,737 (0.68 %)

**TOTAL: \$1,342,698,356**

## BIGGEST HOME MARKET

1. Lake Keowee	\$ 287,762,541 (31.76 %)
2. Lake Murray	\$ 175,479,306 (19.37 %)
3. Lake Hartwell	\$ 121,458,093 (13.40 %)
4. Lake Wylie	\$ 87,920,789 ( 9.70 %)
5. Lake Marion	\$ 72,600,550 ( 8.01 %)
6. Lake Greenwood	\$ 50,301,834 ( 5.55 %)
7. Lake Wateree	\$ 37,885,870 ( 4.18 %)
8. Lake Carolina	\$ 24,978,607 ( 2.76 %)
9. Forest Lake	\$ 14,396,000 ( 1.59 %)
10. Lake Secession	\$ 6,557,200 ( 0.72 %)

**TOTAL: \$906,088,492**

## BIGGEST LAND MARKET

1. Lake Keowee	\$ 182,819,256 (42.11 %)
2. Lake Murray	\$ 90,695,213 (20.89 %)
3. Lake Hartwell	\$ 59,521,383 (13.71 %)
4. Lake Wylie	\$ 22,051,300 ( 5.08%)
5. Lake Greenwood	\$ 21,921,461 ( 5.05 %)
6. Lake Marion	\$ 17,418,381 ( 4.01 %)
7. Lake Wateree	\$ 17,329,029 ( 3.99 %)
8. Lake Monticello	\$ 5,877,800 ( 1.35 %)
9. Lake Carolina	\$ 3,134,249 ( 0.72 %)
10. Lake Secession	\$ 2,574,537 ( 0.59 %)

**TOTAL: \$434,182,164**

*South Carolina offers lakes not only exclusive (Lake Keowee and Lake Wylie) but also of surprising affordability (Lake Wateree, Lake Hartwell, and Lake Marion).*

## MOST EXPENSIVE HOMES

1. Lake Keowee	\$ 719,406
2. Lake Wiley	\$ 594,059
3. Lake Moultrie	\$ 472,209
4. Lake Murray	\$ 439,797
5. Lake Monticello	\$ 388,316
6. Lake Greenwood	\$ 378,209
7. Lake Carolina	\$ 351,811
8. Lake Cherokee	\$ 348,133
9. Lake Wateree	\$ 347,576
10. Lake Hartwell	\$ 327,380

## MOST EXPENSIVE LAND

1. Lake Monticello	\$ 244,908
2. Lake Wiley	\$ 237,110
3. Lake Keowee	\$ 206,342
4. Lake Murray	\$ 184,339
5. Lake Wateree	\$ 161,953
6. Lake Russell	\$ 112,210
7. Lake Hartwell	\$ 106,478
8. Lake Greenwood	\$ 93,681
9. Lake Becky	\$ 93,164
10. Lake Carolina	\$ 89,549

## MOST LISTINGS

1. Lake Keowee	1,286 (26.43 %)	6. Lake Wylie	241 (4.95 %)
2. Lake Hartwell	931 (19.13 %)	7. Lake Wateree	216 (4.44 %)
3. Lake Murray	891 (18.31 %)	8. Lake Carolina	106 (2.18 %)
4. Lake Marion	535 (10.99 %)	9. Lake Secession	70 (1.44 %)
5. Lake Greenwood	368 ( 7.56 %)	10. Forest Lake	54 (1.11 %)

**TOTAL: 4,866**

## MOST HOMES AVAILABLE

1. Lake Keowee	400 (19.23 %)
2. Lake Murray	399 (19.18 %)
3. Lake Hartwell	371 (17.84 %)
4. Lake Marion	313 (15.05 %)
5. Lake Wylie	148 ( 7.12 %)
6. Lake Greenwood	133 ( 6.39 %)
7. Lake Wateree	109 ( 5.24 %)
8. Lake Carolina	71 ( 3.41 %)
9. Forest Lake	45 ( 2.16 %)
10. Lake Secession	29 ( 1.39 %)

**TOTAL: 2,080**

## MOST LAND AVAILABLE

1. Lake Keowee	886 (31.86 %)
2. Lake Hartwell	559 (20.10 %)
3. Lake Murray	492 (17.69 %)
4. Lake Greenwood	234 ( 8.41 %)
5. Lake Marion	219 ( 7.87 %)
6. Lake Wateree	107 ( 3.85 %)
7. Lake Wylie	93 ( 3.34 %)
8. Lake Secession	41 ( 1.47 %)
9. Lake Carolina	35 ( 1.26 %)
10. Fishing Creek Lake	24 ( 0.86 %)

**TOTAL: 2,781**

## MOST AFFORDABLE HOMES

1. Lake Becky	\$123,300	6. Fishing Creek Lake	\$279,370
2. Lake Russell	\$138,983	7. Forest Lake	\$319,911
3. Broadway Lake	\$190,340	8. Lake Hartwell	\$327,380
4. Lake Secession	\$226,110	9. Lake Wateree	\$347,576
5. Lake Marion	\$231,950	10. Lake Cherokee	\$348,133

## MOST AFFORDABLE LAND

1. Lake Secession	\$62,793	6. Lake Greenwood	\$ 93,681
2. Fishing Creek Lake	\$64,870	7. Lake Hartwell	\$106,478
3. Lake Marion	\$79,535	8. Lake Russell	\$112,210
4. Lake Carolina	\$89,549	9. Lake Wateree	\$161,953
5. Lake Becky	\$93,164	10. Lake Murray	\$184,339

***There are 10 lakes in South Carolina where the average listing price is less than \$350K.***



# Tennessee

*With over 3,600 listings, Tennessee has a large land market that is surprisingly affordable, with 10 lakes having average land/lot prices below \$136K.*

## BIGGEST MARKET

1. Old Hickory Lake	\$ 363,623,683 (20.72 %)	6. Tims Ford Lake	\$111,172,427 (5.42 %)
2. Fort Loudoun Lake	\$ 209,022,886 (11.91 %)	7. Douglas Lake	\$104,496,063 (4.10 %)
3. Tellico Lake	\$ 196,738,916 (11.21 %)	8. J. Percy Priest Lake	\$ 71,598,628 (4.06 %)
4. Norris Lake	\$ 163,538,897 ( 9.32 %)	9. Center Hill Lake	\$ 66,260,630 (3.19 %)
5. Watts Bar Lake	\$ 160,728,097 ( 9.16 %)	10. Cherokee Lake	\$ 62,175,693 (3.02 %)
<b>TOTAL: \$1,754,830,207</b>			

## BIGGEST HOME MARKET

1. Old Hickory Lake	\$ 276,835,364 (23.02 %)
2. Fort Loudoun Lake	\$ 160,651,999 (13.36 %)
3. Tellico Lake	\$ 125,095,049 (10.40 %)
4. Norris Lake	\$ 106,686,091 ( 8.87 %)
5. Watts Bar Lake	\$ 90,426,899 ( 7.52 %)
6. Tims Ford Lake	\$ 73,156,091 ( 6.08 %)
7. J. Percy Priest Lake	\$ 57,239,728 ( 4.76 %)
8. Douglas Lake	\$ 54,427,749 ( 4.53 %)
9. Center Hill Lake	\$ 44,782,032 ( 3.72 %)
10. Boone Lake	\$ 39,477,169 ( 3.28 %)
<b>TOTAL: \$1,202,628,594</b>	

## BIGGEST LAND MARKET

1. Tellico Lake	\$ 71,643,867 (14.45 %)
2. Watts Bar Lake	\$ 70,301,198 (14.17 %)
3. Norris Lake	\$ 56,852,806 (11.46 %)
4. Old Hickory Lake	\$ 55,009,496 (11.09 %)
5. Douglas Lake	\$ 50,068,314 (10.10 %)
6. Fort Loudoun Lake	\$ 48,370,887 ( 9.75 %)
7. Cherokee Lake	\$ 26,009,393 ( 5.24 %)
8. Center Hill Lake	\$ 21,478,598 ( 4.33 %)
9. Tims Ford Lake	\$ 20,249,336 ( 4.08 %)
10. Watauga Lake	\$ 15,826,977 ( 3.19 %)
<b>TOTAL: \$495,969,440</b>	

***The Knoxville area has a significant lake market, with almost \$900 million in available inventory at six lakes (Tellico, Douglas, Norris, Watts Barr, Fort Loudon, and Cherokee).***

## MOST EXPENSIVE HOMES

1. Fort Loudoun Lake	\$ 845,536
2. Chickamauga Lake	\$ 795,088
3. Tellico Lake	\$ 619,282
4. Boone Lake	\$ 548,294
5. Watauga Lake	\$ 533,839
6. Dale Hollow Lake	\$ 478,096
7. Old Hickory Lake	\$ 465,269
8. Melton Lake	\$ 461,741
9. Great Falls Lake	\$ 449,973
10. Normandy Lake	\$ 443,253

## MOST EXPENSIVE LAND

1. J. Percy Priest	\$ 529,375
2. Melton Hill Lake	\$ 278,122
3. Fort Loudoun Lake	\$ 218,872
4. Old Hickory Lake	\$ 201,499
5. Watauga Lake	\$ 190,686
6. Chickamauga Lake	\$ 162,695
7. Dale Hollow Lake	\$ 153,622
8. Boone Lake	\$ 142,335
9. Tellico Lake	\$ 139,114
10. Douglas Lake	\$ 137,173

## MOST LISTINGS

1. Old Hickory Lake	922 (14.36 %)	6. Cherokee Lake	433 (6.75 %)
2. Norris Lake	842 (13.12 %)	7. Fort Loudoun Lake	411 (6.40 %)
3. Watts Bar Lake	761 (11.86 %)	8. Tims Ford Lake	379 (5.90 %)
4. Tellico Lake	717 (11.17 %)	9. Center Hill Lake	298 (4.64 %)
5. Douglas Lake	493 ( 7.68 %)	10. J. Percy Priest Lake	264 (4.11 %)

**TOTAL: 6,419**

## MOST HOMES AVAILABLE

1. Old Hickory Lake	595 (22.47 %)
2. Norris Lake	266 (10.05 %)
3. J. Percy Priest Lake	238 ( 8.99 %)
4. Watts Bar Lake	224 ( 8.46 %)
5. Tellico Lake	202 ( 7.63 %)
6. Fort Loudoun Lake	190 ( 7.18 %)
7. Tims Ford Lake	179 ( 6.76 %)
8. Douglas Lake	128 ( 4.83 %)
9. Center Hill Lake	113 ( 4.27 %)
10. Kentucky Lake	96 ( 3.63 %)

**TOTAL: 2,648**

## MOST LAND AVAILABLE

1. Norris Lake	576 (15.69 %)
2. Watts Bar Lake	537 (14.63 %)
3. Tellico Lake	515 (14.03 %)
4. Douglas Lake	365 ( 9.94 %)
5. Cherokee Lake	345 ( 9.40 %)
6. Old Hickory Lake	273 ( 7.44 %)
7. Fort Loudoun Lake	221 ( 6.02 %)
8. Center Hill Lake	185 ( 5.04 %)
9. Tims Ford Lake	173 ( 4.71 %)
10. Watauga Lake	83 ( 2.26 %)

**TOTAL: 3,671**

## MOST AFFORDABLE HOMES

1. J. Percy Priest Lake	\$240,503	6. Fort Patrick Lake	\$379,712
2. Lake Barkley	\$242,828	7. Campbell Cove	\$395,382
3. Cordell Hull Lake	\$257,340	8. Center Hill Lake	\$396,301
4. Kentucky Lake	\$305,396	9. Norris Lake	\$401,075
5. Big Oak Lake	\$322,083	10. Watts Bar Lake	\$403,691

## MOST AFFORDABLE LAND

1. Great Falls Lake	\$ 41,896	6. Center Hill Lake	\$116,100
2. Campbell Cove	\$ 63,318	7. Tims Ford Lake	\$117,048
3. Cherokee Lake	\$ 75,389	8. Watts Bar Lake	\$130,914
4. Norris Lake	\$ 98,702	9. Kentucky Lake	\$134,138
5. Cordell Hull Lake	\$103,791	10. Lake Barkley	\$136,362



*The overall largest market and home market is Old Hickory outside of Nashville, which has an average listing price of only \$465K.*



# Texas

*Texas is one of the largest lake markets in the country, with almost \$3.5 billion available for sale.*

## BIGGEST MARKET

1. Lake Travis	\$ 786,714,676 (23.13 %)	6. Cedar Creek Lake	\$ 152,928,095 (4.50 %)
2. Lake Lyndon B. Johnson	\$ 387,594,874 (11.39 %)	7. Lake Livingston	\$ 97,266,546 (2.86 %)
3. Lake Austin	\$ 326,164,249 ( 9.59 %)	8. Canyon Lake	\$ 90,817,298 (2.67 %)
4. Lake Conroe	\$ 252,378,725 ( 7.42 %)	9. Lake Palestine	\$ 78,952,473 (2.32 %)
5. Possum Kingdom Lake	\$ 182,664,835 ( 5.37 %)	10. Richland Chambers Reservoir	\$ 64,895,024 (1.91 %)
<b>TOTAL: \$3,401,799,592</b>			

## BIGGEST HOME MARKET

1. Lake Travis	\$ 503,190,826 (29.15 %)
2. Lake Lyndon B. Johnson	\$ 297,233,680 (12.43 %)
3. Lake Austin	\$ 234,739,849 ( 9.81 %)
4. Lake Conroe	\$ 182,710,454 ( 7.64 %)
5. Possum Kingdom Lake	\$ 121,169,999 ( 5.07 %)
6. Cedar Creek Lake	\$ 117,022,467 ( 4.89 %)
7. Lake Livingston	\$ 81,210,847 ( 3.40 %)
8. Lake Palestine	\$ 57,177,040 ( 2.39 %)
9. Clear Lake	\$ 50,652,439 ( 2.12 %)
10. Canyon Lake	\$ 47,767,353 ( 2.00 %)
<b>TOTAL: \$2,391,969,609</b>	

## BIGGEST LAND MARKET

1. Lake Travis	\$ 283,523,850 (29.15 %)
2. Lake Austin	\$ 91,424,400 ( 9.40 %)
3. Lake Lyndon B. Johnson	\$ 86,376,194 ( 8.88 %)
4. Lake Conroe	\$ 69,668,271 ( 7.16 %)
5. Possum Kingdom Lake	\$ 58,979,836 ( 6.06 %)
6. Canyon Lake	\$ 39,320,045 ( 4.04 %)
7. Richland Chambers Reservoir	\$ 29,860,954 ( 3.07 %)
8. Cedar Creek Lake	\$ 29,234,628 ( 3.01 %)
9. Lake Palestine	\$ 21,775,433 ( 2.24 %)
10. Lake Ray Hubbard	\$ 20,317,400 ( 2.09 %)
<b>TOTAL: \$972,631,143</b>	

*Some of the most exclusive lakes in the country are in Texas, with no fewer than six lakes boasting an average listing price of more than \$1 million.*

## MOST EXPENSIVE HOMES

1. Lake Austin	\$ 2,667,498
2. Lake Ray Roberts	\$ 1,668,762
3. Lady Bird Lake	\$ 1,617,428
4. Grapevine Lake	\$ 1,404,991
5. Lake Travis	\$ 1,206,692
6. Lake Lyndon B. Johnson	\$ 1,084,794
7. Lake Tyler	\$ 911,708
8. Lake Ray Hubbard	\$ 903,733
9. Clear Lake	\$ 830,367
10. Lake Houston	\$ 762,439

## MOST EXPENSIVE LAND

1. Lake Austin	\$ 3,047,480
2. Lake Ray Hubbard	\$ 846,558
3. Lake Travis	\$ 497,410
4. Lake Lyndon B. Johnson	\$ 488,001
5. Lewisville Lake	\$ 477,810
6. Lake McQueeney	\$ 434,400
7. Lake Ray Roberts	\$ 373,982
8. Clear Lake	\$ 361,929
9. Moss Lake	\$ 339,933
10. Lake Buchanan	\$ 318,355

## MOST LISTINGS

1. Lake Travis	987 (12.97 %)	6. Richland Chambers Reservoir	428 ( 5.63 %)
2. Lake Conroe	547 ( 7.19 %)	7. Canyon Lake	409 ( 5.38 %)
3. Cedar Creek Lake	510 ( 6.70 %)	8. Lake Palestine	332 ( 4.36 %)
4. Possom Kingdom Lake	487 ( 6.40 %)	9. Lake Livingston	330 ( 4.34 %)
5. Lake Lyndon B. Johnson	454 ( 5.97 %)	10. Lake Texoma	305 ( 4.01 %)

**TOTAL: 7,607**

## MOST HOMES AVAILABLE

1. Lake Travis	417 (11.54 %)
2. Cedar Creek Lake	303 ( 8.39 %)
3. Lake Lyndon B. Johnson	274 ( 7.59 %)
4. Lake Conroe	271 ( 7.50 %)
5. Possom Kingdom Lake	224 ( 6.20 %)
6. Lake Livingston	208 ( 5.76 %)
7. Lake Palestine	169 ( 4.68 %)
8. Lake Granbury	99 ( 2.74 %)
9. Lake Texoma	98 ( 2.71 %)
10. Canyon Lake	96 ( 2.66 %)

**TOTAL: 3,612**

## MOST LAND AVAILABLE

1. Lake Travis	570 (14.54 %)
2. Richland Chambers Reservoir	354 ( 9.03 %)
3. Canyon Lake	310 ( 7.91 %)
4. Lake Conroe	276 ( 7.04 %)
5. Possom Kingdom Lake	256 ( 6.53 %)
6. Lake Texoma	202 ( 5.15 %)
7. Cedar Creek Lake	188 ( 4.79 %)
8. Lake Lyndon B. Johnson	177 ( 4.51 %)
9. Lake Palestine	163 ( 4.16 %)
10. Lake Fork Reservoir	163 ( 4.16 %)

**TOTAL: 3,921**

## MOST AFFORDABLE HOMES

1. Hubbard Creek Lake	\$ 134,157	6. Toldeo Bend Reservoir	\$ 203,574
2. Holly Lake	\$ 146,079	7. Lake Nocona	\$ 221,718
3. Callender Lake	\$ 153,750	8. Greenbriar Lake	\$ 227,514
4. Lake Tawakoni	\$ 182,885	9. Lake Amon G. Carter	\$ 235,300
5. Lake Holbrook	\$ 199,700	10. Lake Whitney	\$ 247,178

## MOST AFFORDABLE LAND

1. Mountain Lakes	\$ 24,652	6. Toledo Bend Reservoir	\$ 68,666
2. Lake Whitney	\$ 36,381	7. Lake Fork Reservoir	\$ 77,179
3. Lake Sam Rayburn	\$ 51,120	8. Richard Chambers Reservoir	\$ 84,352
4. Lake Tyler East	\$ 53,278	9. Lake Bob Sandlin	\$ 92,702
5. Lake Amon G. Carter	\$ 65,526	10. Joe Pool Lake	\$ 96,782



*There are 67 Texas lakes on Lakehomes.com,  
with average home listing prices ranging  
from only \$134K to more than \$2.5 million.*



# Virginia

*By far, Smith Mountain Lake dominates the Virginia market, with more than half (53%) of the available market.*

## BIGGEST MARKET

1. Smith Mountain Lake	\$ 540,494,760 (52.92 %)	6. Lake Monticello	\$ 31,375,043 (3.07 %)
2. Lake Anna	\$ 183,126,784 (17.93 %)	7. John H. Kerr Reservoir	\$ 19,096,200 (1.87 %)
3. Lake Gaston	\$ 61,140,124 ( 5.99 %)	8. Leesville Lake	\$ 17,062,047 (1.67 %)
4. Lake of the Woods	\$ 40,968,605 ( 4.01 %)	9. Fawn Lake	\$ 16,108,170 (1.58 %)
5. Occoquan Reservoir	\$ 35,141,380 ( 3.44 %)	10. Lake Chesdin	\$ 14,251,450 (1.40 %)

**TOTAL: \$1,012,288,701**

## BIGGEST HOME MARKET

1. Smith Mountain Lake	\$ 360,374,346 (50.60 %)
2. Lake Anna	\$ 120,609,826 (16.94 %)
3. Lake of the Woods	\$ 38,576,505 ( 5.42 %)
4. Lake Gaston	\$ 35,356,496 ( 4.96 %)
5. Occoquan Reservoir	\$ 31,652,980 ( 4.44 %)
6. Lake Monticello	\$ 25,634,193 ( 3.60 %)
7. John H. Kerr Reservoir	\$ 17,825,800 ( 2.50 %)
8. Fawn Lake	\$ 13,773,370 ( 1.93 %)
9. Lake Chesdin	\$ 10,737,500 ( 1.51 %)
10. Lake Caroline	\$ 6,287,144 ( 0.88 %)

**TOTAL: \$712,136,846**

## BIGGEST LAND MARKET

1. Smith Mountain Lake	\$ 178,520,414 (50.60 %)
2. Lake Anna	\$ 60,072,008 (19.69 %)
3. Lake Gaston	\$ 25,783,628 ( 8.45 %)
4. Leesville Lake	\$ 11,170,997 ( 3.66 %)
5. Lake Monticello	\$ 5,740,850 ( 1.88 %)
6. Lake Chesdin	\$ 3,513,950 ( 1.15 %)
7. South Holston Lake	\$ 3,399,900 ( 1.11 %)
8. Lake of the Woods	\$ 2,392,100 ( 0.78 %)
9. Lake Holiday	\$ 1,285,800 ( 0.42 %)
10. John H. Kerr Reservoir	\$ 1,270,400 ( 0.42 %)

**TOTAL: \$305,106,905**

***More than three-quarters (78%) of the available land for sale in Virginia is in only three markets, Smith Mountain Lake, Lake Anna, and Lake Gaston.***

## MOST EXPENSIVE HOMES

1. Occoquan Reservoir	\$ 811,614
2. Fawn Lake	\$ 655,874
3. Lake Chesdin	\$ 631,617
4. Smith Mountain Lake	\$ 598,902
5. Lake Anna	\$ 508,902
6. Leesville Lake	\$ 392,736
7. South Holston Lake	\$ 383,944
8. John H. Kerr Lake	\$ 342,803
9. Lake Caroline	\$ 314,357
10. Lake of the Woods	\$ 313,630

## MOST EXPENSIVE LAND

1. Smith Mountain Lake	\$ 222,594
2. Lake Anna	\$ 167,798
3. Lake Monticello	\$ 164,024
4. Lake Chesdin	\$ 159,725
5. Lake Gaston	\$ 140,894
6. Leesville Lake	\$ 115,164
7. John H. Kerr Lake	\$ 105,866
8. South Holston Lake	\$ 89,471
9. Lake Holiday	\$ 61,228
10. Lake of the Woods	\$ 41,966



## MOST LISTINGS

1. Smith Mountain Lake	1,405 (43.77 %)	6. Leesville Lake	112 ( 3.49 %)
2. Lake Anna	598 (18.63 %)	7. John H. Kerr Reservoir	64 ( 1.99 %)
3. Lake Gaston	308 ( 9.60 %)	8. South Holston	48 ( 1.50 %)
4. Lake of the Woods	180 ( 5.61 %)	9. Occoquan Reservoir	43 ( 1.34 %)
5. Lake Monticello	142 ( 4.42 %)	10. Lake Chesdin	39 ( 1.21 %)

**TOTAL: 3,210**

## MOST HOMES AVAILABLE

1. Smith Mountain Lake	602 (40.87 %)
2. Lake Anna	237 (16.09 %)
3. Lake Gaston	125 ( 8.49 %)
4. Lake of the Woods	123 ( 8.35 %)
5. Lake Monticello	107 ( 7.26 %)
6. John H. Kerr Reservoir	52 ( 3.53 %)
7. Occoquan Reservoir	39 ( 2.65 %)
8. Fawn Lake	21 ( 1.43 %)
9. Lake Caroline	20 ( 1.36 %)
10. Lake Louisa	19 ( 1.29 %)

**TOTAL: 1,473**

## MOST LAND AVAILABLE

1. Smith Mountain Lake	802 (46.28 %)
2. Lake Anna	358 (20.66 %)
3. Lake Gaston	183 (10.56 %)
4. Leesville Lake	97 ( 5.60 %)
5. Lake of the Woods	57 ( 3.29 %)
6. South Holston Lake	38 ( 2.19 %)
7. Lake Monticello	35 ( 2.02 %)
8. South Chesdin	22 ( 1.27 %)
9. Lake Izac	21 ( 1.21 %)
10. Lake Holiday	21 ( 1.21 %)

**TOTAL: 1,733**

## MOST AFFORDABLE HOMES

1. Lake De Jarnette	\$ 159,600	6. Lake Gaston	\$ 282,851
2. Lake Louisa	\$ 192,855	7. Lake Landor	\$ 293,720
3. Lake Izac	\$ 229,900	8. Lake of the Woods	\$ 313,630
4. Lake Monticello	\$ 239,571	9. Lake Caroline	\$ 314,357
5. Lake Holiday	\$ 243,400	10. John H. Kerr Reservoir	\$ 342,803

## MOST AFFORDABLE LAND

1. Lake De Jarnette	\$ 1,875	6. South Holston Lake	\$ 89,471
2. Lake Izac	\$ 26,380	7. John H. Kerr Reservoir	\$ 105,866
3. Lake Caroline	\$ 41,176	8. Leesville Lake	\$ 115,164
4. Lake of the Woods	\$ 41,966	9. Lake Gaston	\$ 140,894
5. Lake Holiday	\$ 61,228	10. Lake Chesdin	\$ 159,725

*There are a number of affordable lakes  
in Virginia, with an average asking price  
of \$350K or less on 10 different lakes.*

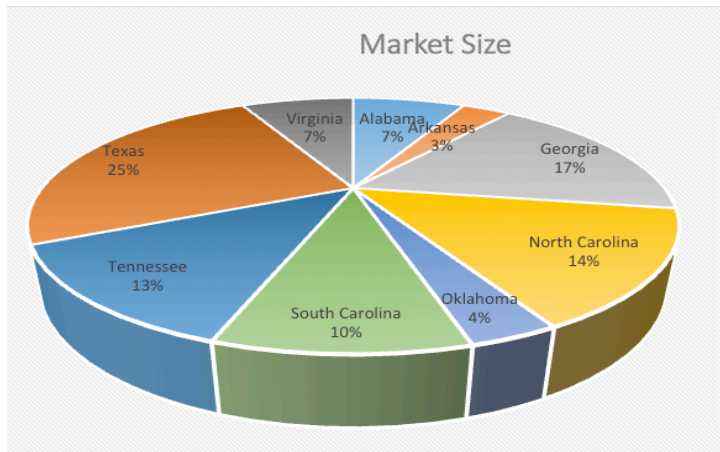
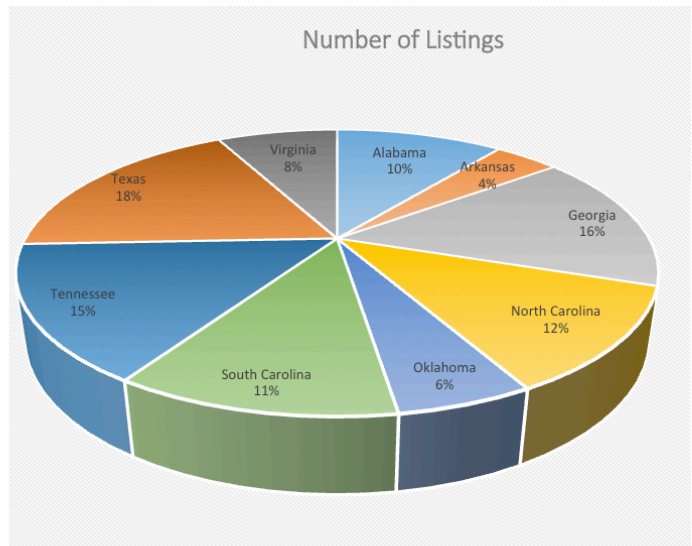


# AT A GLANCE

*There are seven lakes where the average home listing price is less than \$150,000.*

*With 52.92% of the Virginia market, Smith Mountain Lake has the largest share of any state market.*

*Lakehomes.com receives visitors from all 50 states each year, including 28 cities in Alaska and 52 cities in Hawaii.*



## MOST WEBSITE VISITS BY STATE

- |                        |                        |
|------------------------|------------------------|
| <b>Alabama:</b>        | <b>LAKE MARTIN</b>     |
| <b>Arkansas:</b>       | <b>LAKE HAMILTON</b>   |
| <b>Georgia:</b>        | <b>LAKE LANIER</b>     |
| <b>North Carolina:</b> | <b>LAKE NORMAN</b>     |
| <b>Oklahoma:</b>       | <b>LAKE TEXOMA</b>     |
| <b>South Carolina:</b> | <b>LAKE MURRAY</b>     |
| <b>Tennessee:</b>      | <b>NORRIS LAKE</b>     |
| <b>Texas:</b>          | <b>LAKE LIVINGSTON</b> |
| <b>Virginia:</b>       | <b>SMITH MOUNTAIN</b>  |

## MILLION-DOLLAR HOMES BY STATE

