

LAKE LANIER 2024 REPORT



THE NORTON AGENCY

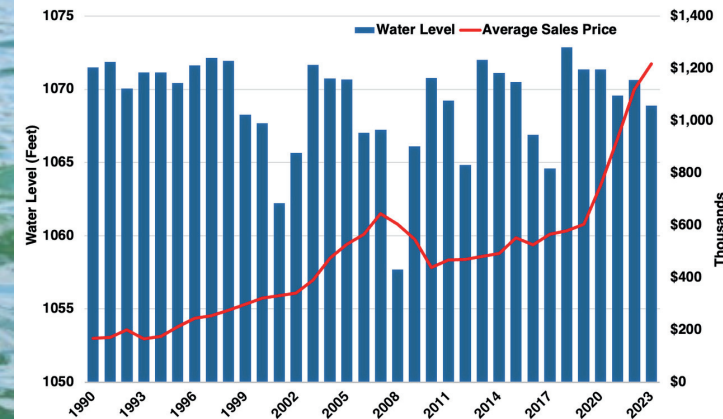
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LOW was a theme for Lake Lanier in 2023. Water levels hit the lowest since 2017, and the number of homes available for sale continues to be LOW. While the water is slowly rising, private docks (as tracked in this report), received extra attention - especially when located in deeper water. Lanier's attraction is no longer for just a second home, but for full-time residency.



LAKE LANIER
WATER LEVEL VS AVERAGE SALES PRICE



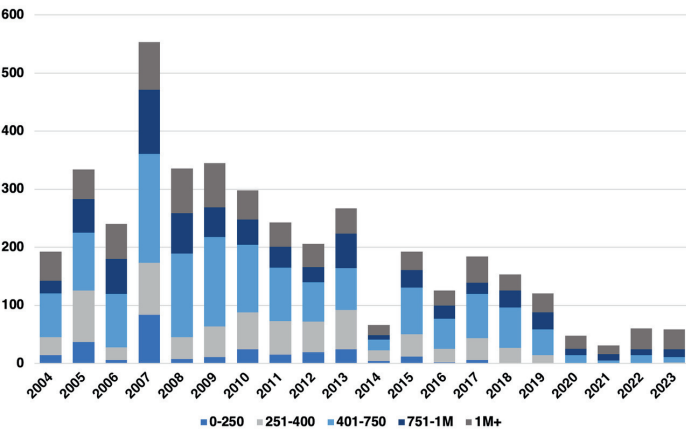
The average sales price of a home with a private dock increased 9% to \$1,218,189. Sales decreased a bit in 2023, as they did everywhere, bringing the months of supply to 3.4; the highest it has been since the Pandemic.

Homes without private docks are also getting attention, bringing more and more Lake Communities into the area. Buyers find themselves drawn to amenities such as community docks and active adult communities; perks with a lower price tag. But Lanier's resilience shines through and continues to be a target for North Georgia home buyers.

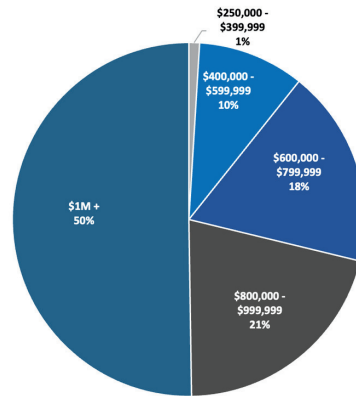
For more information, or assistance finding your piece of Lakefront property, reach out to a Norton Lake Specialist.



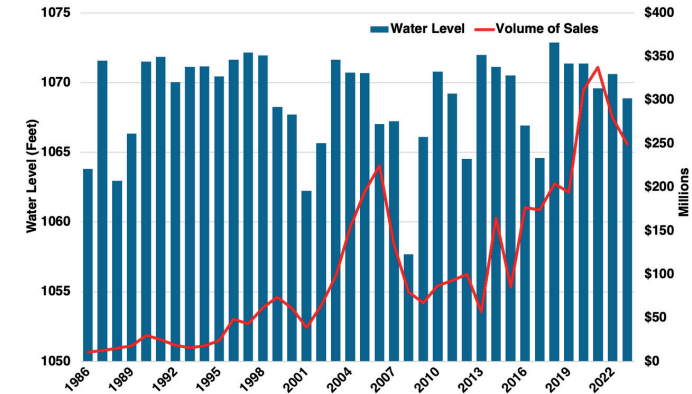
LAKE LANIER INVENTORY PRICE POINT BREAKDOWN



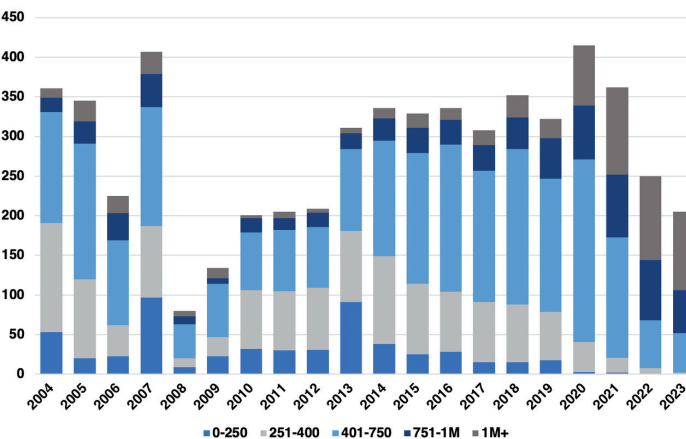
LAKE LANIER PRICE RANGES SOLD



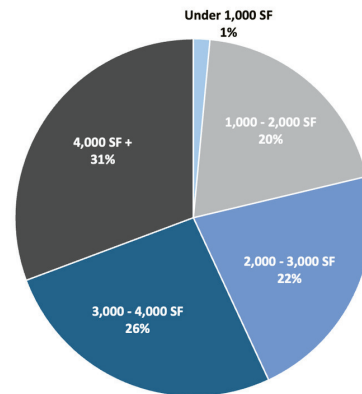
LAKE LANIER WATER LEVEL VS \$ VOLUME OF SALES



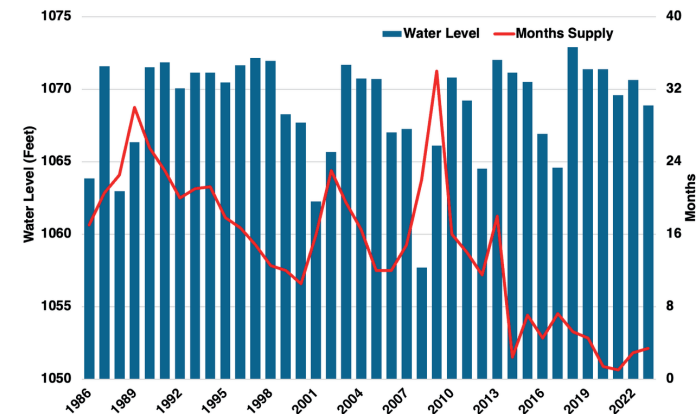
LAKE LANIER HOME SALES PRICE POINT BREAKDOWN



LAKE LANIER SIZE OF HOMES SOLD



LAKE LANIER WATER LEVEL VS MONTHS OF SUPPLY



*Norton Native Intelligence™ only tracks homes with private docks. Homes with group docks, homes with lake access with no dock, and lake view homes are not included.