

# LAKE LANIER

## 2025 MID-YEAR REPORT

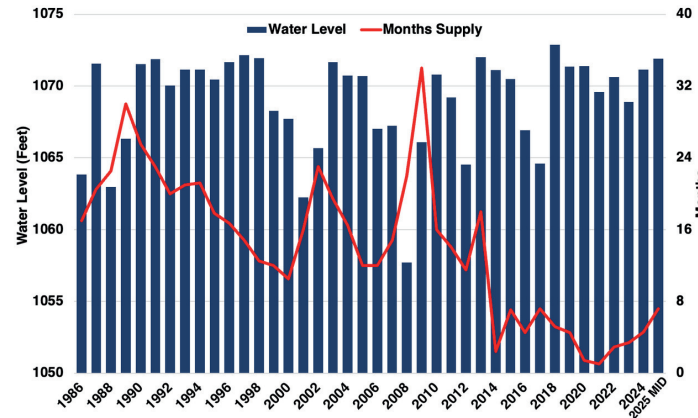


The average sales price now sits at \$1,150,000 for a lakefront home with a dock...a far cry from the \$552k average just 10 years ago. Lake homes under \$250k are no longer part of the conversation, and even tear-downs come with a premium if they include a dock permit.

Lake Lanier is no longer a second-home secret. It's a luxury market, and it's moving fast.

Are you looking to make a move? Connect with a Norton Lake Specialist who knows the lake, and the market, inside and out.

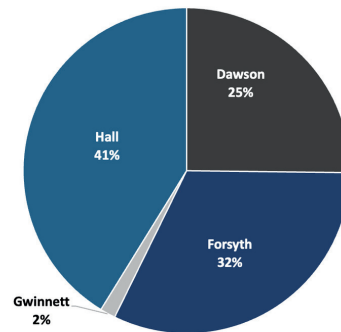
LAKE LANIER  
WATER LEVEL VS MONTHS OF SUPPLY



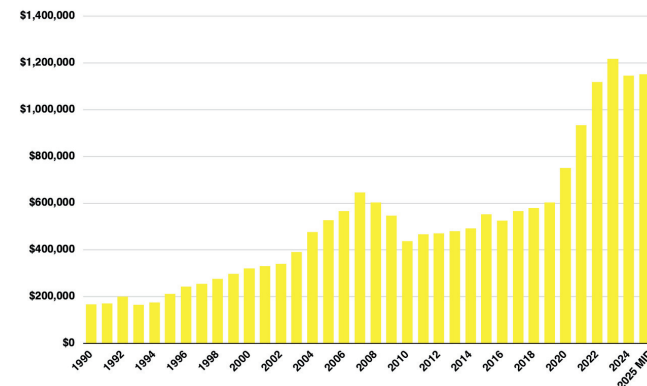
Lake Lanier is busier than ever, but don't let the increased inventory fool you. Prices are still pushing upward, and competition remains strong for the best properties.

So far this year, we've seen a notable rise in listings with private docks, especially in deep-water areas. But while more homes are hitting the market, most are priced well above \$1 million. In fact, finding a true lakefront home under that mark is becoming increasingly rare.

LAKE LANIER  
SALES BY COUNTY



LAKE LANIER  
AVERAGE SALES PRICE



THE NORTON AGENCY

434 GREEN STREET  
GAINESVILLE, GA 30501

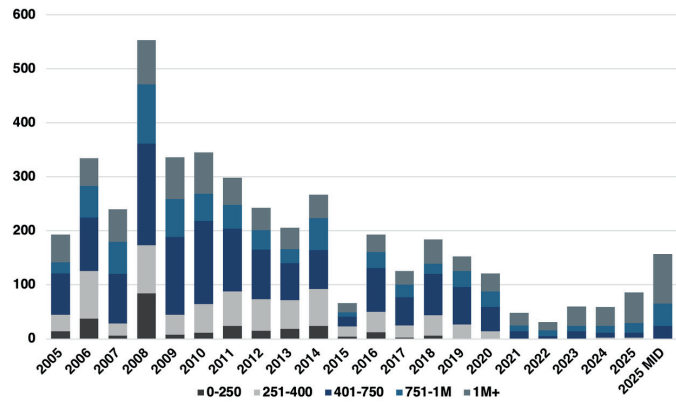
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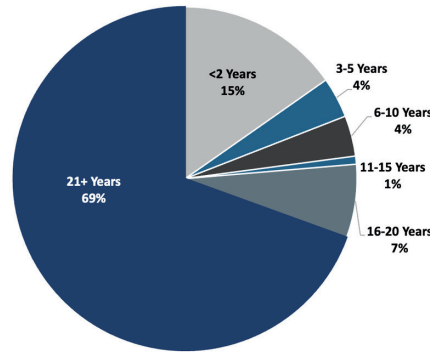
\*Norton Native Intelligence™ only tracks homes with private docks. Homes with group docks, homes with lake access with no dock, and lake view homes are not included.



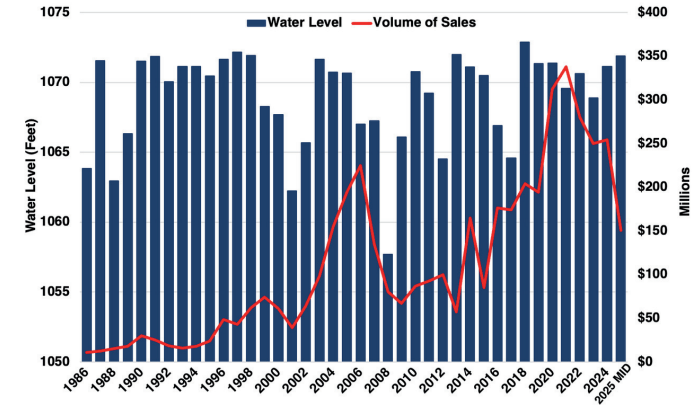
### LAKE LANIER INVENTORY PRICE POINT BREAKDOWN



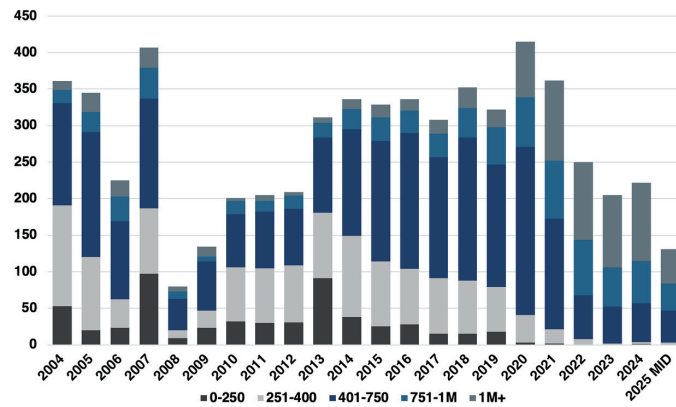
### LAKE LANIER AGE OF HOMES SOLD



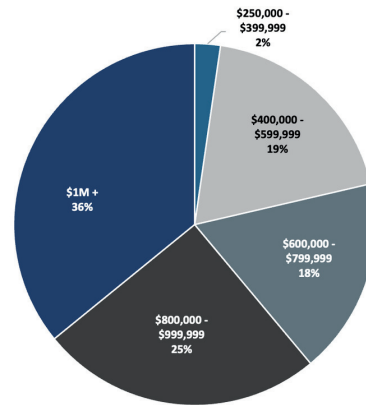
### LAKE LANIER WATER LEVEL VS \$ VOLUME OF SALES



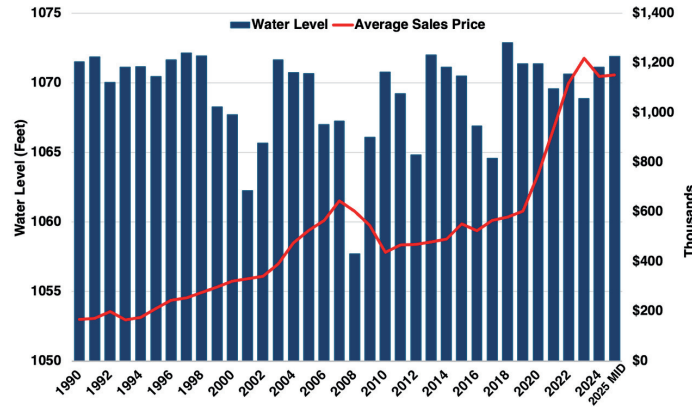
### LAKE LANIER HOME SALES PRICE POINT BREAKDOWN



### LAKE LANIER PRICE RANGES SOLD



### LAKE LANIER WATER LEVEL VS AVERAGE SALES PRICE



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