

Lakemont 30552

ZIP code · GA · Georgia · Rabun County

BUYER'S MARKET

\$370K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

32

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



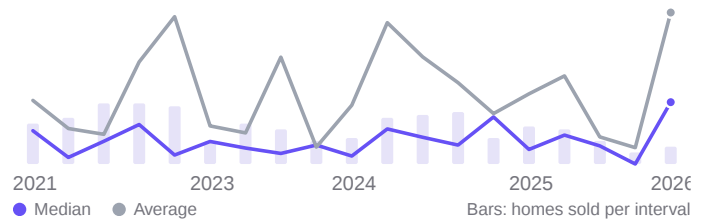
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$627K · Average \$1.2M

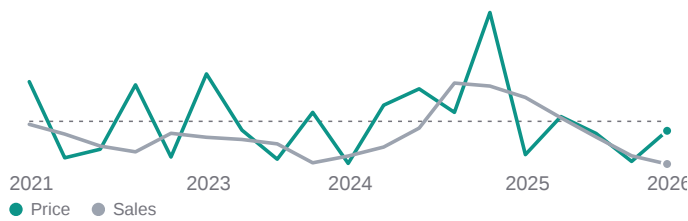


Growth (year over year)

Price -10.5% · Sales -47.5%

Price per square foot

\$339/ft²

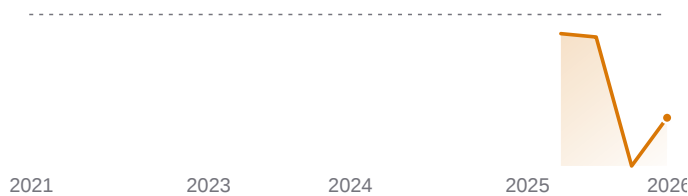


Sale premium vs estimated value

-31.8%

Annual turnover (share of homes sold)

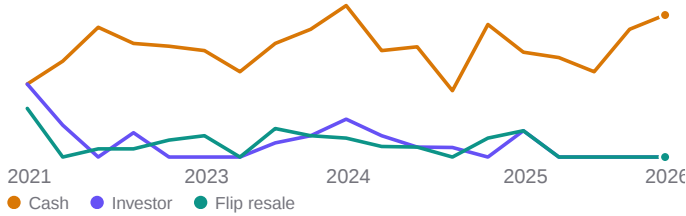
1.6%



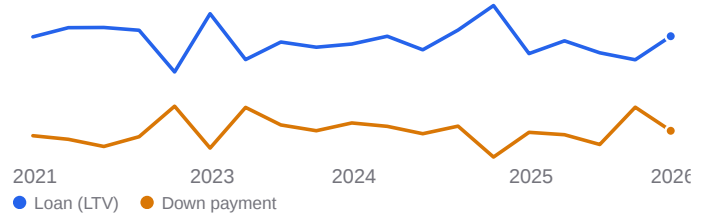
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



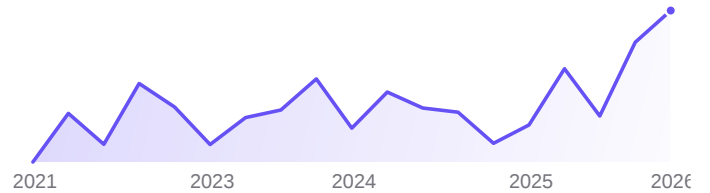
Sellers who sold at a gain

67%



Typical hold before selling

8.9 yrs



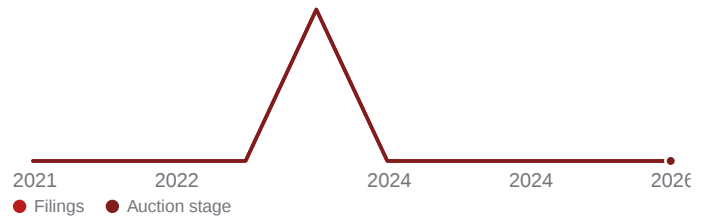
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,947
Median value (AVM)	\$587K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1990
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.6%
Owner occupied	40%
Company owned	17%
Median loan-to-value	12%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,239
Density	37 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	87
Homes occupied	56%
Bachelor's or higher	17%
Poverty rate	8.8%
Unemployment	0.8%
Average temp	56°F
Annual precip	72 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.