



LAKE REAL ESTATE MARKET REPORT

SPRING 2025

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.

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CEO's Market Insights

Our team and agents have 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 has millions of visitors, and as they engage with us online and in person, we have a unique insight into these consumers and the market trends.

Our licensed real estate agents across the country are also an incredible resource. They are the local experts in lake real estate, and this further enhances our ability to prepare for market changes (and opportunities).

While no one (that I know) can predict the future, here is my opinion (as of today) of the 2025 U.S. lake real estate market.

1. I continue to expect 2025 will have **at least a 15% increase** year-over-year in the number of transactions for lake real estate compared to 2024. Why?
 - a. **Focus Shift:** With the 2024 election over, the owners and buyers of discretionary homes, such as lake homes, will refocus in 2025 on real estate and financial goals.
 - b. Buyer Interest: **Demand has not diminished** (and won't) for appropriately priced lake homes. Buyers are waiting for more choices at **realistic prices**.
 - c. **Sellers Get Reasonable:** While there will remain some "overly aspirational" pricing, 2025 will see home sellers become more serious about actually selling their lake home instead of pretending it is a lottery ticket that will pay off big.

To be blunt, sellers will begin to accept that a rich idiot is not coming to buy their lake home at a price well above market value.

2. **Mortgage interest changes (or lack of change) will continue to have little-to-no impact on lake real estate.** Why? Lake home buyers often pay cash (particularly for second homes).

Over 50% of our brokerage's real estate transactions nationwide **do not involve a mortgage**. So, mortgage rates have no impact other than consumer sentiment. And buyers who can afford these properties and desire a mortgage will often get the best rates.

With or without a mortgage, lake home buyers want what they want. They will buy when they find their dream home at a price they believe is at least reasonably reasonable!

3. Early 2025 roughly holds the 2024 **increase in the number of lake properties for sale** nationwide. This is NOT a sign of market improvement (yet). But it is staging for an improvement.

In housing, like most industries, an inventory increase is **not a singular sign of a more vibrant market**.

Inventory of lake homes for sale is the result of home sellers overpricing their homes beyond a range that will engage buyers to negotiate. **This is "Phantom Inventory," as it is listed but not sellable as priced.** Thus inventory grows.

Discretionary home buyers, such as lake home buyers, are not only uninterested in overpaying, but they also don't even want to think about negotiating when the starting price is too unrealistic.

“To be blunt, sellers will begin to accept that a rich idiot is not coming to buy their lake home at a price well above market value”

In 2025, more sellers will get realistic and buyers (who continue to show strong interest) will respond. This will increase transactions in 2025.

4. The **impact of the 2024 NAR commission lawsuit settlement on real estate** has yet to make a major impact on U.S. real estate. It may take a year or two to become obvious. However, my expectation is that the **impact will be less for lake real estate**, and other discretionary properties, than for primary residential real estate.

Why? Lake homes buyers and sellers are accustomed to using expert guidance and as a group are financially able to pay for quality real estate services. They understand that a seasoned expert in any financial transaction can more than cover their costs and minimize unexpected risks.

5. If selling a lake home, remember that **no amount of marketing can overcome overpricing!** Properties listed in MLSs and websites like LakeHomes.com are seen by buyers not only locally but also from across the country.

Failure to schedule showings or receive offers for these visible properties is not because of marketing and market exposure. Buyers have almost ZERO interest in spending time to even inquire about homes that are not at least within a negotiable price. Their time is more valuable than that, so they wait for practical sellers. After all, this is discretionary property.

Our report is just a sample of our vast lake real estate market information. Our local licensed real estate agents at your lake are THE local lake real estate experts! They can also provide you with very local market information that is updated each week.

Our agents understand the unusual nature of each lake's market and patiently guide lake home buyers and sellers, even over months or years. Have a question about your local market? Reach out to our office or find a local agent at LakeHomes.com/Agents.

Just want to check out the market yourself? Please visit LakeHomes.com. We are THE best source of lake real estate market information on your lake and your dream lake of the future!

- 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-seven 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 January of 2025, including value (i.e., list price) and volume of listings in the 37 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 January 31, 2025.

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.

V1

Overall Top 10s

Largest Markets

1. Lake Norman, NC	\$1,016,195,397	6. Lake Washington, WA	\$792,249,570
2. Puget Sound, WA	\$984,825,308	7. Lake Of The Ozarks, MO	\$708,049,255
3. Lake Tahoe, NV	\$964,206,361	8. Lake LBJ, TX	\$658,030,715
4. Lewisville Lake, TX	\$847,645,765	9. Lake Lanier, GA	\$649,691,013
5. Lake Michigan, IL	\$831,130,146	10. Lake Michigan, MI	\$646,301,107

Largest Home Markets

1. Lake Tahoe, NV	\$900,003,361
2. Puget Sound, WA	\$857,060,158
3. Lake Norman, NC	\$844,916,758
4. Lake Michigan, IL	\$811,989,096
5. Lewisville Lake, TX	\$732,866,992
6. Lake Washington, WA	\$726,743,070
7. Lake Of The Ozarks, MO	\$572,174,581
8. Lake Lanier, GA	\$537,525,437
9. Lake LBJ, TX	\$533,500,775
10. Lake Travis, TX	\$489,066,397

Largest Land Markets

1. Lake Michigan, MI	\$171,768,452
2. Lake Norman, NC	\$171,278,639
3. Lake Travis, TX	\$151,981,803
4. Lake Of The Ozarks, MO	\$135,874,674
5. Puget Sound, WA	\$127,765,150
6. Canyon Lake, TX	\$112,888,326
7. Lake Lanier, GA	\$112,165,576
8. Lake LBJ, TX	\$107,864,940
9. Lewis Smith Lake, AL	\$105,770,900
10. Table Rock Lake, AR/MO*	\$102,680,834

Most Expensive Homes

1. Lake Sherwood, CA	\$7,197,500
2. Lake Tahoe, NV	\$4,225,368
3. Lake Toxaway, NC	\$3,935,000
4. Lake Butler, FL	\$3,675,037
5. Whitefish Lake, MT	\$3,373,146
6. Lake Washington, WA	\$3,349,046
7. Lake Austin, TX	\$3,057,016
8. Flathead Lake, MT	\$2,898,586
9. Lake Michigan - Petoskey Area, MI	\$2,869,181
10. Butler Chain Of Lakes, FL	\$2,808,081

Most Affordable Homes

1. Lake Cadillac, MI	\$96,780
2. Spanish Lake, MO	\$110,838
3. Lake Catherine, FL	\$130,269
4. Carter Lake, NE	\$136,768
5. Bateman Lake, LA	\$146,954
6. Pymatuning Lake, PA	\$148,538
7. College Hill Reservoir, VA	\$165,177
8. Lake Buchanan, FL	\$169,638
9. Como Lake, FL	\$175,215
10. Cranes Roost, FL	\$176,759

Most Listings

Lake Of The Ozarks, MO	1,455	Puget Sound, WA	1,031
Lewisville Lake, TX	1,288	Lake Ray Hubbard, TX	930
Canyon Lake, TX	1,131	Lake Livingston, TX	925
Table Rock Lake, AR/MO*	1,114	Cedar Creek Lake, TX	916
Lake Norman, NC	1,099	Lake Michigan, IL	913

* 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	1,196
Lake Michigan, IL	887
Lake Of The Ozarks, MO	879
Lake Norman, NC	854
Lake Ray Hubbard, TX	826
Puget Sound, WA	701
Lake Lanier, GA	644
Lake Conroe, TX	617
Old Hickory Lake, TN	565
Canyon Lake, TX	534

Most Land Available

Canyon Lake, TX	597
Table Rock Lake, AR/MO*	597
Lake Of The Ozarks, MO	576
Lake Livingston, TX	513
Cedar Creek Lake, TX	411
Lake Eufaula, OK	385
Lewis Smith Lake, AL	379
Lake Cumberland, KY	369
Greers Ferry Lake, AR	366
Lake LBJ, TX	356

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Washington, WA	\$5,071,262
2. Lady Bird Lake, TX	\$4,817,351
3. Lake Austin, TX	\$3,085,910
4. Heron Lagoon, FL	\$2,901,919
5. Lake Tahoe, NV	\$2,125,925
6. Butterfly Lake, FL	\$2,109,082
7. Cass Lake, MI	\$1,560,730
8. Lake Las Vegas, NV	\$1,503,130
9. Lake Michigan - New Buffalo-Sawyer Area, MI	\$1,083,554
10. Lake Chelan, WA	\$1,008,772

Listings of 10 Acres or More

1. Lake Ray Hubbard, TX	\$323,620
2. Lake Toxaway, NC	\$186,542
3. Lewisville Lake, TX	\$144,612
4. Lake Harris, FL	\$123,592
5. Lake Travis, TX	\$109,093
6. Flathead Lake, MT	\$104,489
7. Lake Norman, NC	\$94,879
8. Coeur d'Alene Lake, ID	\$87,780
9. Lake Taneycomo, MO	\$75,491
10. Osoyoos Lake, WA	\$73,308

Most Affordable Land Per Acre

Listings of Less Than 10 Acres

1. Birch Lake, OK	\$10,599
2. Harry S Truman Reservoir, MO	\$11,530
3. Tink Wig Lake, PA	\$11,727
4. Lake Cherokee, AR	\$15,141
5. Summerset Lake, MO	\$15,855
6. Richard B. Russell Lake, GA	\$16,202
7. Lake Thunderbird, AR	\$16,795
8. Lake in the Clouds, PA	\$16,982
9. Lake Desoto, AR	\$18,148
10. Lake Omaha, AR	\$18,737

Listings of 10 Acres or More

1. Lake Oroville, CA	\$2,617
2. Bull Shoals Lake, MO	\$3,463
3. Neely Henry Lake, AL	\$5,249
4. Bull Shoals Lake, AR	\$5,349
5. St Lawrence River, NY	\$5,661
6. Tenkiller Lake, OK	\$5,747
7. Lake Norfolk, AR	\$5,782
8. Richard B. Russell Lake, GA	\$6,033
9. Great Sacandaga Lake, NY	\$6,137
10. Leesville Lake, VA	\$6,534

* 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	\$295,569,867
Arkansas:	Table Rock Lake*	\$424,532,673
California:	Lake Tahoe	\$455,336,196
Colorado:	Welch Reservoir	\$33,499,333
Connecticut:	Candlewood Lake	\$63,691,866
Florida:	Lake Harris	\$141,816,725
Georgia:	Lake Lanier	\$649,691,013
Idaho:	Coeur d'Alene Lake	\$326,369,622
Illinois:	Lake Michigan	\$831,130,146
Indiana:	Lake Michigan	\$40,149,958
Iowa:	West Okoboji Lake	\$84,699,001
Kentucky:	Lake Cumberland	\$103,094,446
Louisiana:	Lake Pontchartrain	\$175,420,972
Maryland:	Deep Creek Lake	\$104,487,498
Massachusetts:	Back Bay Fens	\$25,222,400
Michigan:	Lake Michigan	\$646,301,107
Minnesota:	Lake Minnetonka	\$341,695,159
Mississippi:	Ross R Barnett Reservoir	\$55,282,093
Missouri:	Lake Of The Ozarks	\$708,049,255
Montana:	Flathead Lake	\$239,747,999
Nebraska:	Waterford Lake	\$27,093,006
Nevada:	Lake Tahoe	\$964,206,361
New Hampshire:	Lake Winnepesaukee	\$195,996,586
New Jersey:	Delaware River	\$162,978,520
New York:	Lake Champlain*	\$166,781,740
North Carolina:	Lake Norman	\$1,016,195,397
North Dakota:	Lake Sakakawea	\$7,721,700
Oklahoma:	Grand Lake	\$281,443,090
Pennsylvania:	Lake Wallenpaupack	\$45,993,441
South Carolina:	Lake Wylie*	\$320,340,237
Tennessee:	Old Hickory Lake	\$459,441,339
Texas:	Lewisville Lake	\$847,645,765
Vermont:	Lake Champlain*	\$166,781,740
Virginia:	Smith Mountain Lake	\$209,073,234
Washington:	Puget Sound	\$984,825,308
West Virginia:	Cheat Lake	\$25,883,925
Wisconsin:	Lake Saint Croix - Afton	\$15,397,900

Most Listings

Alabama:	Lewis Smith Lake	570
Arkansas:	Table Rock Lake*	1,114
California:	Clear Lake	425
Colorado:	Franklin Lake	26
Connecticut:	Candlewood Lake	70
Florida:	Reedy Creek Swamp	286
Georgia:	Lake Lanier	840
Idaho:	Coeur d'Alene Lake	207
Illinois:	Lake Michigan	913
Indiana:	Lake Michigan	135
Iowa:	West Okoboji Lake	45
Kentucky:	Lake Cumberland	553
Louisiana:	Lake Pontchartrain	393
Maryland:	Deep Creek Lake	129
Massachusetts:	Back Bay Fens	23
Michigan:	Lake Michigan	687
Minnesota:	Lake Minnetonka	125
Mississippi:	Ross R Barnett Reservoir	175
Missouri:	Lake Of The Ozarks	1,455
Montana:	Flathead Lake	118
Nebraska:	Walnut Creek Lake	51
Nevada:	Lake Tahoe	236
New Hampshire:	Lake Winnepesaukee	169
New Jersey:	Delaware River	508
New York:	Lake Champlain*	230
North Carolina:	Lake Norman	1,099
North Dakota:	Lake Oahe	22
Oklahoma:	Lake Eufaula	634
Pennsylvania:	Lake Wallenpaupack	136
South Carolina:	Lake Hartwell*	685
Tennessee:	Old Hickory Lake	641
Texas:	Lewisville Lake	1,288
Vermont:	Lake Champlain*	230
Virginia:	Smith Mountain Lake	380
Washington:	Puget Sound	1,031
West Virginia:	Cheat Lake	40
Wisconsin:	Prairie Lake - Prairie Lake	60

* 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	\$189,825,104
Arkansas:	Table Rock Lake*	\$321,851,839
California:	Lake Tahoe	\$449,072,296
Colorado:	Welch Reservoir	\$30,845,333
Connecticut:	Candlewood Lake	\$58,931,066
Florida:	Lake Butler	\$135,976,383
Georgia:	Lake Lanier	\$537,525,437
Idaho:	Coeur d'Alene Lake	\$269,518,200
Illinois:	Lake Michigan	\$811,989,096
Indiana:	Lake Michigan	\$28,341,473
Iowa:	West Okoboji Lake	\$84,699,001
Kentucky:	Lake Cumberland	\$72,531,147
Louisiana:	Lake Pontchartrain	\$144,775,673
Maryland:	Deep Creek Lake	\$97,236,598
Massachusetts:	Back Bay Fens	\$25,222,400
Michigan:	Lake Michigan	\$474,532,655
Minnesota:	Lake Minnetonka	\$295,352,160
Mississippi:	Ross R Barnett Reservoir	\$44,732,783
Missouri:	Lake Of The Ozarks	\$572,174,581
Montana:	Flathead Lake	\$211,596,799
Nebraska:	Waterford Lake	\$27,093,006
Nevada:	Lake Tahoe	\$900,003,361
New Hampshire:	Lake Winnepesaukee	\$146,944,897
New Jersey:	Delaware River	\$150,750,572
New York:	Lake Champlain*	\$138,994,190
North Carolina:	Lake Norman	\$844,916,758
North Dakota:	Lake Sakakawea	\$5,162,900
Oklahoma:	Grand Lake	\$174,995,652
Pennsylvania:	Lake Wallenpaupack	\$41,903,744
South Carolina:	Lake Wylie*	\$295,732,337
Tennessee:	Old Hickory Lake	\$389,528,773
Texas:	Lewisville Lake	\$732,866,992
Vermont:	Lake Champlain*	\$138,994,190
Virginia:	Smith Mountain Lake	\$132,982,316
Washington:	Puget Sound	\$857,060,158
West Virginia:	Cheat Lake	\$24,079,725
Wisconsin:	Lake Saint Croix - Afton	\$11,253,900

Most Homes Available

Alabama:	Lewis Smith Lake	191
Arkansas:	Table Rock Lake*	517
California:	Lake Tahoe	278
Colorado:	Franklin Lake	26
Connecticut:	Candlewood Lake	58
Florida:	Reedy Creek Swamp	263
Georgia:	Lake Lanier	644
Idaho:	Coeur d'Alene Lake	116
Illinois:	Lake Michigan	887
Indiana:	Lake Michigan	70
Iowa:	West Okoboji Lake	45
Kentucky:	Lake Cumberland	178
Louisiana:	Lake Pontchartrain	281
Maryland:	Deep Creek Lake	98
Massachusetts:	Back Bay Fens	23
Michigan:	Lake Michigan	407
Minnesota:	Lake Minnetonka	110
Mississippi:	Ross R Barnett Reservoir	103
Missouri:	Lake Of The Ozarks	879
Montana:	Flathead Lake	73
Nebraska:	Walnut Creek Lake	44
Nevada:	Lake Tahoe	213
New Hampshire:	Lake Winnepesaukee	120
New Jersey:	Delaware River	470
New York:	Lake Champlain*	165
North Carolina:	Lake Norman	854
North Dakota:	Lake Sakakawea	7
Oklahoma:	Grand Lake	326
Pennsylvania:	Pocono Country Place	98
South Carolina:	Lake Wylie*	405
Tennessee:	Old Hickory Lake	565
Texas:	Lewisville Lake	1,196
Vermont:	Lake Champlain*	165
Virginia:	Smith Mountain Lake	142
Washington:	Puget Sound	701
West Virginia:	Cheat Lake	26
Wisconsin:	Lake Superior	13

* 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	\$105,770,900
Arkansas:	Table Rock Lake*	\$102,680,834
California:	Big Bear Lake	\$24,091,200
Colorado:	Lake Granby	\$9,500,000
Connecticut:	Candlewood Lake	\$2,965,800
Florida:	Lake Harris	\$64,709,599
Georgia:	Lake Lanier	\$112,165,576
Idaho:	Coeur d'Alene Lake	\$56,851,422
Illinois:	Lake Michigan	\$19,141,050
Indiana:	Lake Michigan	\$11,808,485
Iowa:	Clear Lake	\$1,900,000
Kentucky:	Kentucky Lake*	\$35,817,562
Louisiana:	Lake Pontchartrain	\$30,645,299
Maryland:	Deep Creek Lake	\$7,250,900
Massachusetts:	Prospect Lake	\$3,575,000
Michigan:	Lake Michigan	\$171,768,452
Minnesota:	Lake Minnetonka	\$46,342,999
Mississippi:	Ross R Barnett Reservoir	\$10,549,310
Missouri:	Lake Of The Ozarks	\$135,874,674
Montana:	Flathead Lake	\$28,151,200
Nebraska:	Ritz Lake	\$7,065,000
Nevada:	Lake Tahoe	\$64,203,000
New Hampshire:	Lake Winnepesaukee	\$28,434,789
New Jersey:	Delaware River	\$12,227,948
New York:	Lake Champlain*	\$17,888,650
North Carolina:	Lake Norman	\$171,278,639
North Dakota:	Lake Sakakawea	\$2,558,800
Oklahoma:	Grand Lake	\$69,780,515
Pennsylvania:	Lake Harmony - Split Rock	\$4,386,800
South Carolina:	Lake Keowee	\$77,326,138
Tennessee:	Old Hickory Lake	\$69,912,566
Texas:	Lake Travis	\$151,981,803
Vermont:	Lake Champlain*	\$17,888,650
Virginia:	Smith Mountain Lake	\$76,090,918
Washington:	Puget Sound	\$127,765,150
West Virginia:	Cheat Lake	\$1,804,200
Wisconsin:	Lake Saint Croix - Afton	\$4,144,000

Most Land Available

Alabama:	Lewis Smith Lake	379
Arkansas:	Table Rock Lake*	597
California:	Clear Lake	188
Colorado:	Fox Acres Number 2 Reservoir	8
Connecticut:	Candlewood Lake	11
Florida:	Lake Reedy	124
Georgia:	Lake Hartwell*	344
Idaho:	Coeur d'Alene Lake	91
Illinois:	Lake Thunderbird	48
Indiana:	Lake Michigan	65
Iowa:	Sun Valley Lake	13
Kentucky:	Lake Cumberland	369
Louisiana:	Lake Pontchartrain	112
Maryland:	Deep Creek Lake	31
Massachusetts:	Mattapoisett Neck Marshes	4
Michigan:	Lake Michigan	280
Minnesota:	Other Detroit Lakes Area Lakes	77
Mississippi:	Ross R Barnett Reservoir	72
Missouri:	Table Rock Lake*	597
Montana:	Flathead Lake	45
Nebraska:	Ritz Lake	48
Nevada:	Lake Las Vegas	43
New Hampshire:	Lake Winnepesaukee	37
New Jersey:	Delaware River	38
New York:	Lake Champlain*	57
North Carolina:	Lake Norman	245
North Dakota:	Lake Oahe	21
Oklahoma:	Lake Eufaula	385
Pennsylvania:	Lake Wallenpaupack	62
South Carolina:	Lake Hartwell*	344
Tennessee:	Kentucky Lake*	316
Texas:	Canyon Lake	597
Vermont:	Lake Champlain*	57
Virginia:	Smith Mountain Lake	238
Washington:	Puget Sound	330
West Virginia:	Alpine Lake	21
Wisconsin:	Prairie Lake - Prairie Lake	59

* 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:	Wilson Lake	\$1,230,245
Arkansas:	Loch Lomond	\$1,100,673
California:	Lake Sherwood	\$7,197,500
Colorado:	Welch Reservoir	\$2,372,718
Connecticut:	Lake Lillinonah	\$1,106,320
Florida:	Lake Butler	\$3,675,037
Georgia:	Lake Blue Ridge	\$2,009,494
Idaho:	Hayden Lake	\$2,423,682
Illinois:	Lake Michigan	\$915,433
Indiana:	Crooked Lake	\$840,238
Iowa:	West Okoboji Lake	\$1,882,200
Kentucky:	Herrington Lake	\$511,221
Louisiana:	Goodyears Pond	\$873,091
Maryland:	Deep Creek Lake	\$992,210
Massachusetts:	Back Bay Fens	\$1,096,626
Michigan:	Lake Michigan - Petoskey Area	\$2,869,181
Minnesota:	Lake Minnetonka	\$2,685,020
Mississippi:	Oxford Region Lakes	\$1,229,207
Missouri:	Lake Of The Ozarks	\$654,442
Montana:	Whitefish Lake	\$3,373,146
Nebraska:	Flatwater Lake	\$838,628
Nevada:	Lake Tahoe	\$4,225,368
New Hampshire:	Sunapee Lake	\$1,905,950
New Jersey:	Lake Mohawk	\$879,131
New York:	Skaneateles Lake	\$2,697,193
North Carolina:	Lake Toxaway	\$3,935,000
Oklahoma:	Lake Texoma	\$634,068
Pennsylvania:	Delaware River	\$776,853
South Carolina:	Lake Keowee	\$1,503,826
Tennessee:	Fort Loudoun Lake	\$1,204,290
Texas:	Lake Austin	\$3,057,016
Vermont:	Lake Champlain - Burlington Area	\$992,748
Virginia:	Lake Anna	\$1,017,115
Washington:	Lake Washington	\$3,349,046
West Virginia:	Cheat Lake	\$926,143
Wisconsin:	Lake Superior	\$679,700

Most Affordable Homes**

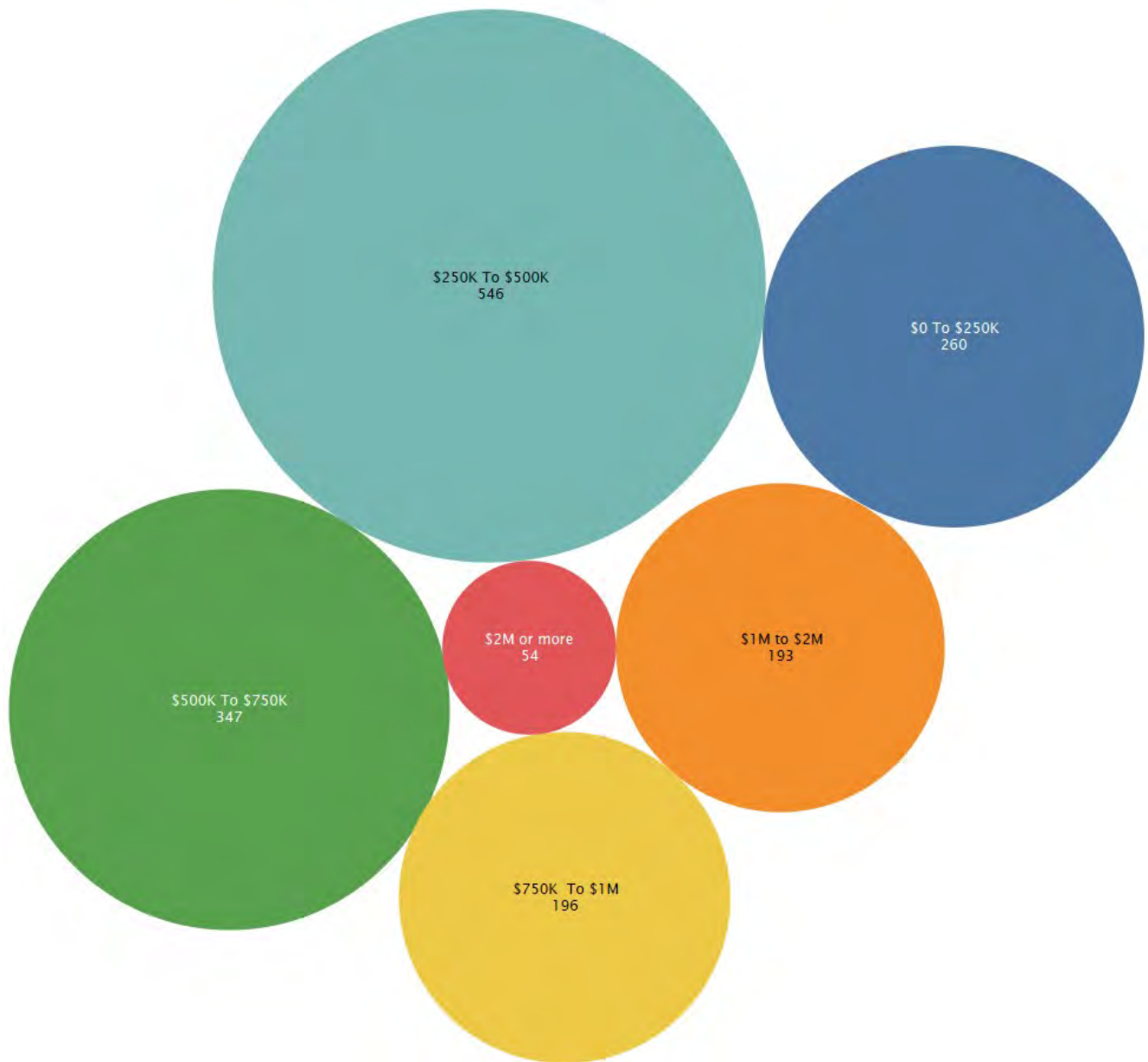
Alabama:	Waterford Lake - Calera	\$248,663
Arkansas:	Lake Desoto	\$217,781
California:	Clear Lake	\$405,816
Colorado:	Quincy Reservoir	\$490,122
Connecticut:	Wangumbaug Lake	\$370,367
Florida:	Lake Catherine	\$130,269
Georgia:	Savannah River - Augusta	\$214,827
Idaho:	Twin Lakes	\$644,958
Illinois:	Chain O'Lakes - Dunns Lake	\$212,120
Indiana:	Wolf Lake	\$256,911
Iowa:	East Okoboji Lake	\$514,651
Kentucky:	Lake Cumberland	\$407,478
Louisiana:	Bateman Lake	\$146,954
Maryland:	Schumaker Pond	\$303,063
Massachusetts:	Crystal Lake - Wakefield	\$740,830
Michigan:	Lake Cadillac	\$96,780
Minnesota:	Clamshell Lake	\$339,488
Mississippi:	Ross R Barnett Reservoir	\$434,299
Missouri:	Spanish Lake	\$110,838
Montana:	Noxon Reservoir	\$643,500
Nebraska:	Carter Lake	\$136,768
Nevada:	Virginia Lake	\$320,848
New Hampshire:	Eastman Pond	\$533,182
New Jersey:	Holiday Lake	\$233,127
New York:	Lake Ontario	\$210,100
North Carolina:	Oak Hollow Lake	\$285,132
Oklahoma:	Arbuckle Lake	\$279,921
Pennsylvania:	Pymatuning Lake	\$148,538
South Carolina:	Lake Marion	\$394,158
Tennessee:	Lake Catherine	\$321,073
Texas:	Callender Lake	\$254,912
Vermont:	Lake Memphremagog	\$577,492
Virginia:	College Hill Reservoir	\$165,177
Washington:	Lake Sacajawea	\$412,610
West Virginia:	Alpine Lake	\$312,382
Wisconsin:	Lake Superior	\$679,700

* 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 2025Q1



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 \$1.6 billion in winter 2024 to \$1.5 billion resulting in a \$100 million decrease.

Largest Markets

1. Lewis Smith Lake	\$295,569,867	19.4%	6. Wilson Lake	\$71,969,974	4.7%
2. Lake Martin	\$211,470,803	13.9%	7. Pickwick Lake*	\$64,822,749	4.3%
3. Lake Guntersville	\$152,352,145	10.0%	8. Weiss Lake	\$63,411,408	4.2%
4. Lake Tuscaloosa	\$101,987,468	6.7%	9. Lake Eufaula*	\$50,185,138	3.3%
5. Logan Martin Lake	\$75,854,662	5.0%	10. Neely Henry Lake	\$45,140,546	3.0%

Total Alabama Market:

\$1,522,292,928

Largest Home Markets

1. Lake Martin	\$189,825,104	16.6%
2. Lewis Smith Lake	\$189,798,967	16.6%
3. Lake Guntersville	\$101,699,345	8.9%
4. Lake Tuscaloosa	\$83,240,768	7.3%
5. Logan Martin Lake	\$58,888,715	5.1%
6. Wilson Lake	\$47,979,549	4.2%
7. Pickwick Lake*	\$47,938,299	4.2%
8. Weiss Lake	\$46,376,160	4.1%
9. Greystone Lake II	\$34,024,300	3.0%
10. Lake Eufaula*	\$32,439,038	2.8%

Total Alabama Home Market:

\$1,143,495,240

Largest Land Markets

1. Lewis Smith Lake	\$105,770,900	27.9%
2. Lake Guntersville	\$50,652,800	13.4%
3. Wilson Lake	\$23,990,425	6.3%
4. Lake Martin	\$21,645,699	5.7%
5. Lake Tuscaloosa	\$18,746,700	4.9%
6. Lake Eufaula*	\$17,746,100	4.7%
7. Weiss Lake	\$17,035,248	4.5%
8. Logan Martin Lake	\$16,965,947	4.5%
9. Pickwick Lake*	\$16,884,450	4.5%
10. Lake Wedowee	\$14,507,400	3.8%

Total Alabama Land Market:

\$378,797,688

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

Most Expensive Home Markets**

1. Wilson Lake	\$1,230,245
2. Lake Martin	\$1,122,723
3. Greystone Lake II	\$1,063,259
4. Lewis Smith Lake	\$1,030,995
5. Lake Tuscaloosa	\$858,152

Most Affordable Home Markets**

1. Waterford Lake - Calera	\$248,663
2. Alabama River	\$300,561
3. Northwood Lake	\$356,150
4. Lake Heather	\$381,581
5. Catoma Lake	\$385,638

* 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	570	15.9%	6. Lake Tuscaloosa	199	5.5%
2. Lake Guntersville	332	9.2%	7. Pickwick Lake*	173	4.8%
3. Logan Martin Lake	272	7.6%	8. Neely Henry Lake	172	4.8%
4. Weiss Lake	255	7.1%	9. Lake Wedowee	126	3.5%
5. Lake Martin	231	6.4%	10. Wilson Lake	124	3.4%

Total Alabama Listings:

3,596

Most Homes Available

1. Lewis Smith Lake	191	11.3%
2. Lake Martin	170	10.1%
3. Logan Martin Lake	142	8.4%
4. Lake Guntersville	136	8.1%
5. Lake Tuscaloosa	97	5.7%
6. Weiss Lake	96	5.7%
7. Lake Eufaula*	80	4.7%
8. Pickwick Lake*	79	4.7%
9. Neely Henry Lake	67	4.0%
10. Lake Wedowee	45	2.7%

Total Alabama Home Listings:

1,687

Most Land Available

1. Lewis Smith Lake	379	19.9%
2. Lake Guntersville	196	10.3%
3. Weiss Lake	159	8.3%
4. Logan Martin Lake	130	6.8%
5. Neely Henry Lake	105	5.5%
6. Lake Tuscaloosa	102	5.3%
7. Pickwick Lake*	94	4.9%
8. Wilson Lake	85	4.5%
9. Lake Wedowee	81	4.2%
10. Lay Lake	76	4.0%

Total Alabama Land Listings:

1,909

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Cameron	\$267,393
2. Lake Martin	\$242,878
3. Wilson Lake	\$238,863
4. Lewis Smith Lake	\$127,709
5. Lake Guntersville	\$116,801
6. Lake Tuscaloosa	\$115,957
7. Weiss Lake	\$111,808
8. Catoma Lake	\$102,473

Listings of 10 Acres or More

1. Lake Guntersville	\$64,240
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Million Dollar Lakes	\$22,848
2. Alabama River	\$31,479
3. Lay Lake	\$40,752
4. Logan Martin Lake	\$59,530
5. Lake Eufaula	\$70,621
6. Neely Henry Lake	\$71,062
7. Carrington Lake	\$76,213
8. Pickwick Lake	\$76,639

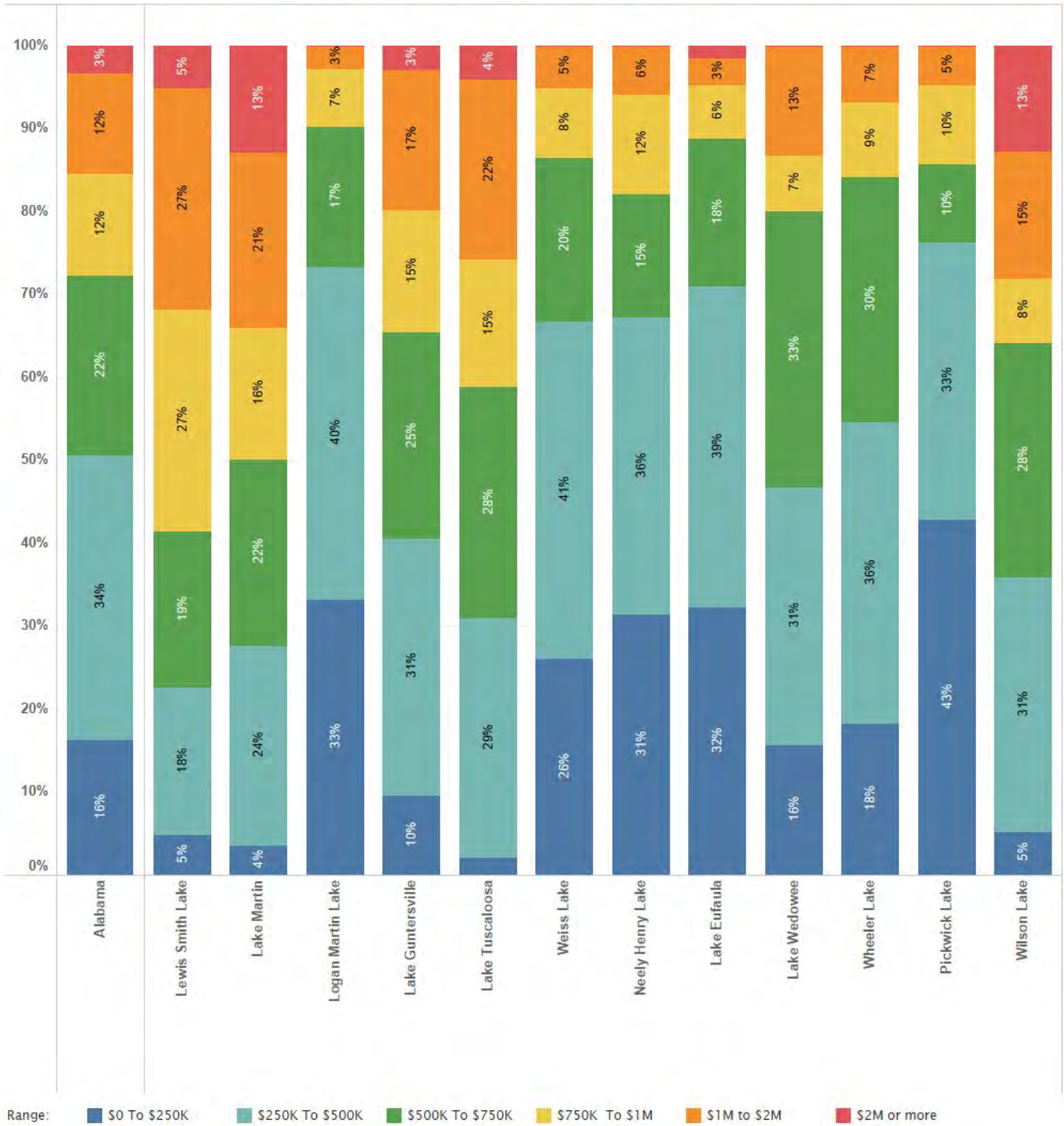
Listings of 10 Acres or More

1. Neely Henry Lake	\$5,249
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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.

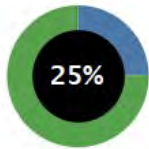
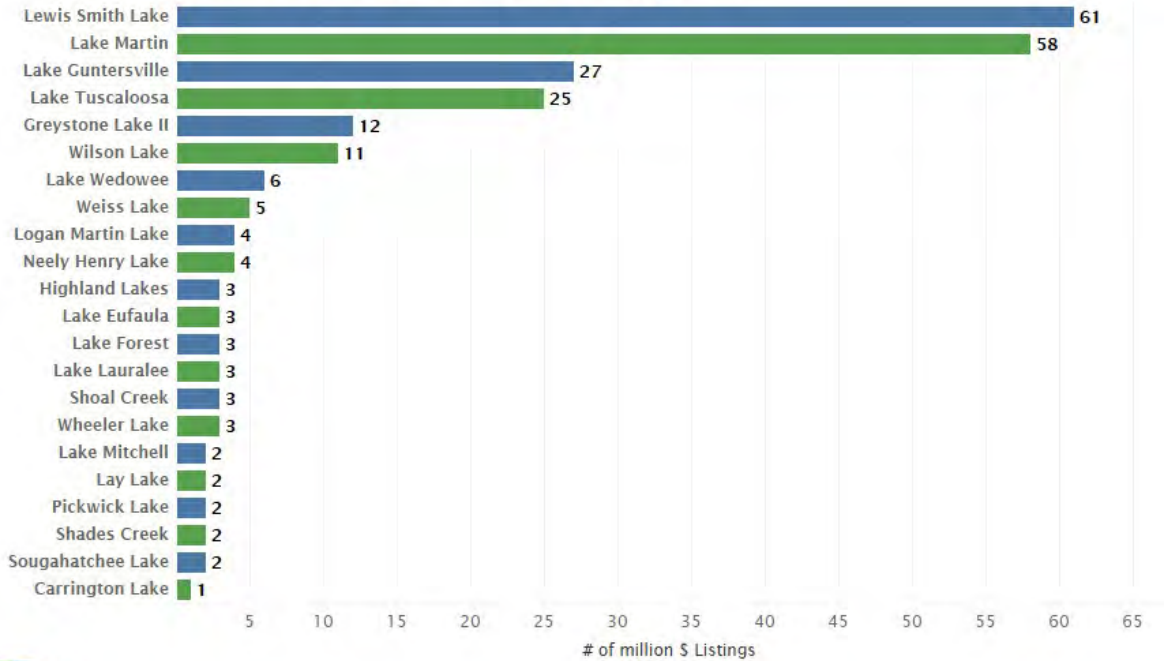
Price Breakdown by Percentage of Homes in the Alabama Market 2025Q1



* 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? 2025Q1

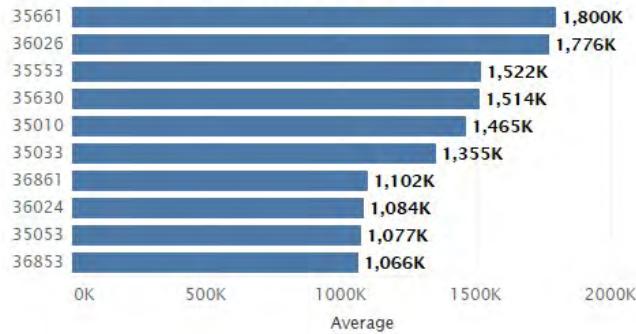


of \$1M+ Homes in Alabama are on Lewis Smith Lake

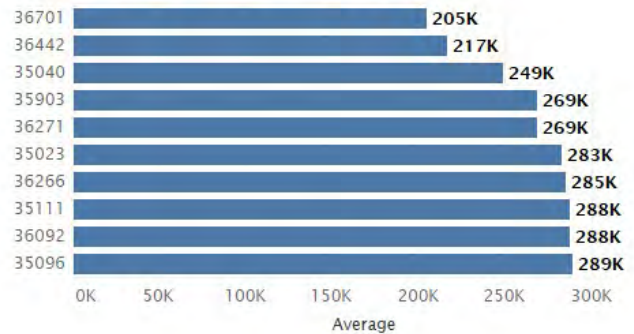
Total Number of \$1M+ Homes

247

Most Expensive ZIP Codes 2025Q1

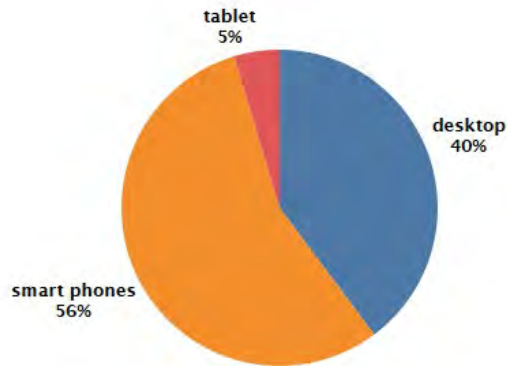


Most Affordable ZIP Codes 2025Q1

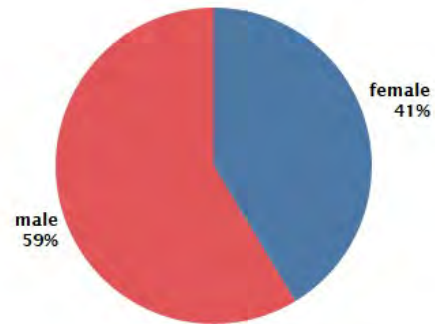


Who's Shopping Alabama Lake Real Estate

How are shoppers connecting 2025Q1



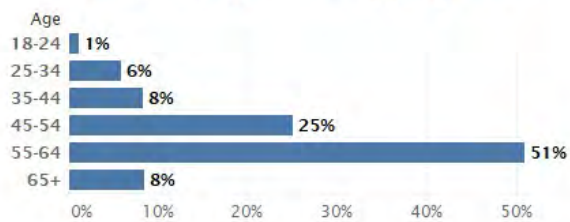
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

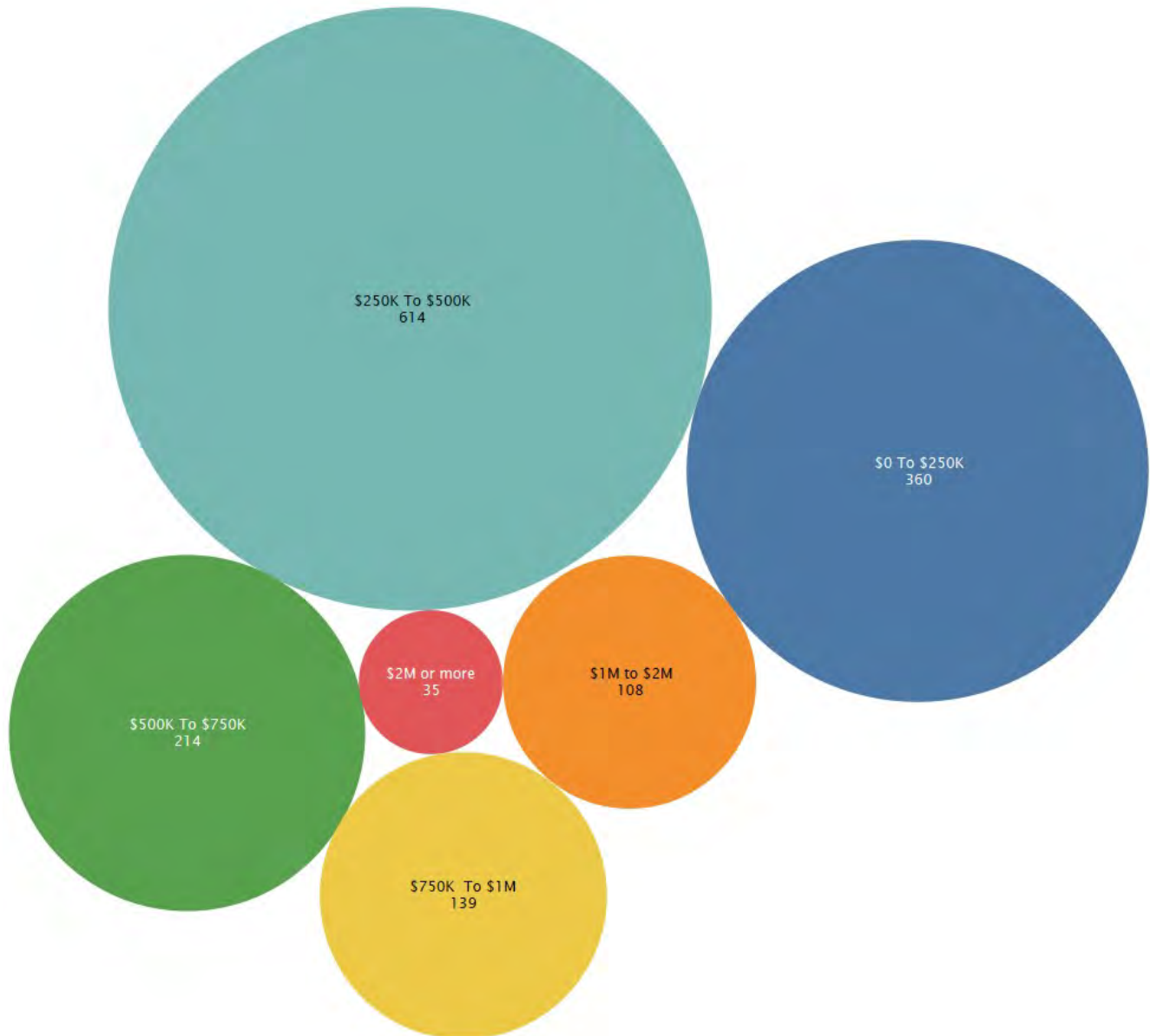


- Miami, FL
- New Orleans, LA
- Orlando, FL
- Columbus, GA
- Jacksonville, FL
- Newnan, GA
- Marietta, GA
- Niceville, FL
- Cabot, AR



ARKANSAS

Price Breakdown by Number of Homes in the Arkansas Market 2025Q1



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



Arkansas

The total Arkansas market fell from \$1.5 billion in winter 2024 to \$1.4 billion resulting in a \$100 million decrease.

Largest Markets

1. Table Rock Lake*	\$424,532,673	29.3%	6. Bull Shoals Lake*	\$61,709,423	4.2%
2. Lake Hamilton	\$234,092,992	16.1%	7. Lake Norfolk	\$30,728,799	2.1%
3. Beaver Lake	\$217,113,815	15.0%	8. Little Red River	\$21,350,999	1.5%
4. Greers Ferry Lake	\$96,352,923	6.6%	9. Diamante Country Club	\$19,271,122	1.3%
5. Loch Lomond	\$72,692,492	5.0%	10. Hurricane Lake	\$19,250,820	1.3%

Total Arkansas Market:

\$1,461,916,830

Largest Home Markets

1. Table Rock Lake*	\$321,851,839	28.2%
2. Lake Hamilton	\$203,169,624	17.8%
3. Beaver Lake	\$158,028,413	13.8%
4. Greers Ferry Lake	\$67,834,198	5.9%
5. Loch Lomond	\$55,033,644	4.8%
6. Bull Shoals Lake*	\$45,982,848	4.0%
7. Hurricane Lake	\$17,836,720	1.6%
8. Little Red River	\$17,235,599	1.5%
9. Diamante Country Club	\$17,086,078	1.5%
10. Lake Norfolk	\$16,572,300	1.4%

Total Arkansas Home Market:

\$1,143,081,533

Largest Land Markets

1. Table Rock Lake*	\$102,680,834	33.4%
2. Beaver Lake	\$59,085,402	19.2%
3. Lake Hamilton	\$30,923,368	10.0%
4. Greers Ferry Lake	\$28,518,725	9.3%
5. Loch Lomond	\$17,658,848	5.7%
6. Bull Shoals Lake*	\$10,513,775	3.4%
7. Lake Norfolk	\$8,242,599	2.7%
8. Little Red River	\$4,115,400	1.3%
9. Kirk Lake	\$3,749,644	1.2%
10. Lake Catherine	\$3,590,700	1.2%

Total Arkansas Land Market:

\$307,708,597

The Bull Shaols Lake market fell from \$67 million in winter 2024 to \$62 million resulting in a \$5 million decrease.

Most Expensive Home Markets**

1. Loch Lomond	\$1,100,673
2. Beaver Lake	\$845,072
3. Lake Ouachita	\$798,145
4. Lake Hamilton	\$693,213
5. Diamante Country Club	\$589,175

Most Affordable Home Markets**

1. Lake Desoto	\$217,781
2. Lake Valencia	\$226,340
3. Lakewood Lake Number One	\$230,969
4. Lake Cherokee	\$233,929
5. Lake Thunderbird	\$261,882

* 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*	1,114	25.9%	6. Diamante Country Club	104	2.4%
2. Greers Ferry Lake	541	12.6%	7. Loch Lomond	103	2.4%
3. Lake Hamilton	430	10.0%	8. Lake Chanute	99	4.3%
4. Beaver Lake	423	9.8%	9. Lake Balboa	75	1.7%
5. Bull Shoals Lake*	245	5.7%	10. Lake Norfolk	74	1.7%

Total Arkansas Listings:

4,314

Most Homes Available

1. Table Rock Lake*	517	25.9%
2. Lake Hamilton	300	15.0%
3. Beaver Lake	187	9.4%
4. Greers Ferry Lake	175	8.8%
5. Bull Shoals Lake*	110	5.5%
6. Loch Lomond	50	2.5%
7. Lake Norfolk	33	1.7%
8. Little Red River	32	1.6%
9. Hurricane Lake	31	1.6%
10. Diamante Country Club	29	1.5%

Total Arkansas Home Listings:

1,998

Most Land Available

1. Table Rock Lake*	597	25.9%
2. Greers Ferry Lake	366	15.9%
3. Beaver Lake	236	10.3%
4. Lake Hamilton	130	5.6%
5. Bull Shoals Lake*	126	5.5%
6. Lake Chanute	99	4.3%
7. Diamante Country Club	75	3.3%
8. Lake Coronado	54	2.3%
9. Loch Lomond	53	2.3%
10. Lake Balboa	48	2.1%

Total Arkansas Land Listings:

2,302

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Hamilton	\$174,458
2. Lake Avalon	\$132,162
3. Lake Maumelle	\$113,892
4. Lake Catherine	\$88,298
5. Loch Lomond	\$88,164
6. Little Red River	\$82,942
7. Lake Windsor	\$70,781
8. Diamante Country Club	\$66,676

Listings of 10 Acres or More

1. Lake Hamilton	\$41,282
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Lake Cherokee	\$15,141
2. Lake Thunderbird	\$16,795
3. Lake Desoto	\$18,148
4. Lake Omaha	\$18,737
5. Bull Shoals Lake	\$23,267
6. Lake Erling	\$23,678
7. Lake Chanute	\$24,023
8. Lake Cortez	\$32,598

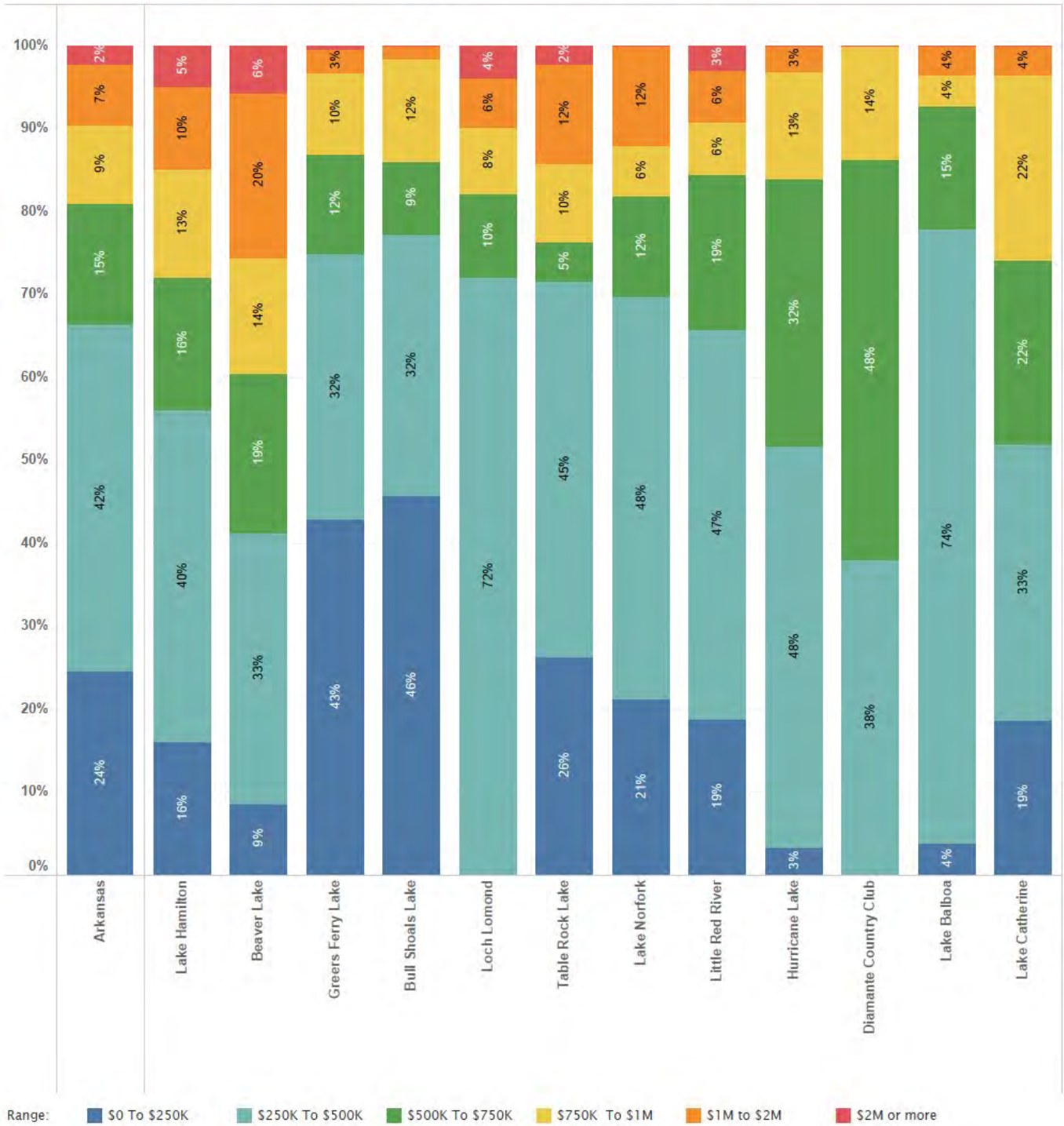
Listings of 10 Acres or More

1. Bull Shoals Lake	\$5,349
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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.

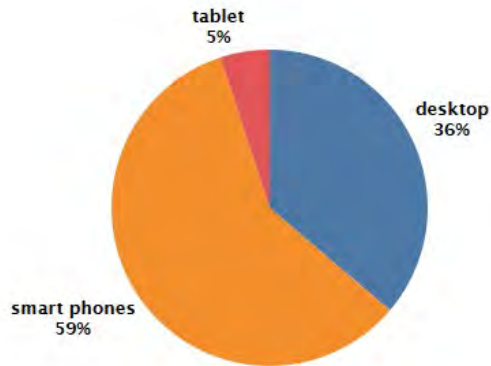
** No lake meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the Arkansas Market 2025Q1

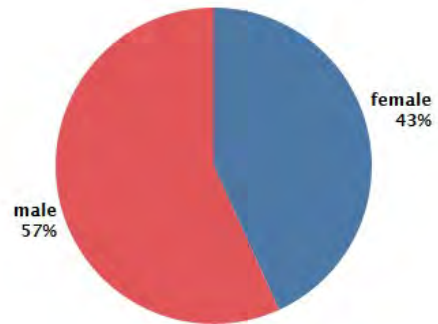


Who's Shopping Arkansas Lake Real Estate

How are shoppers connecting 2025Q1



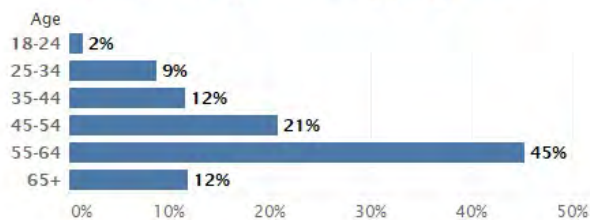
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

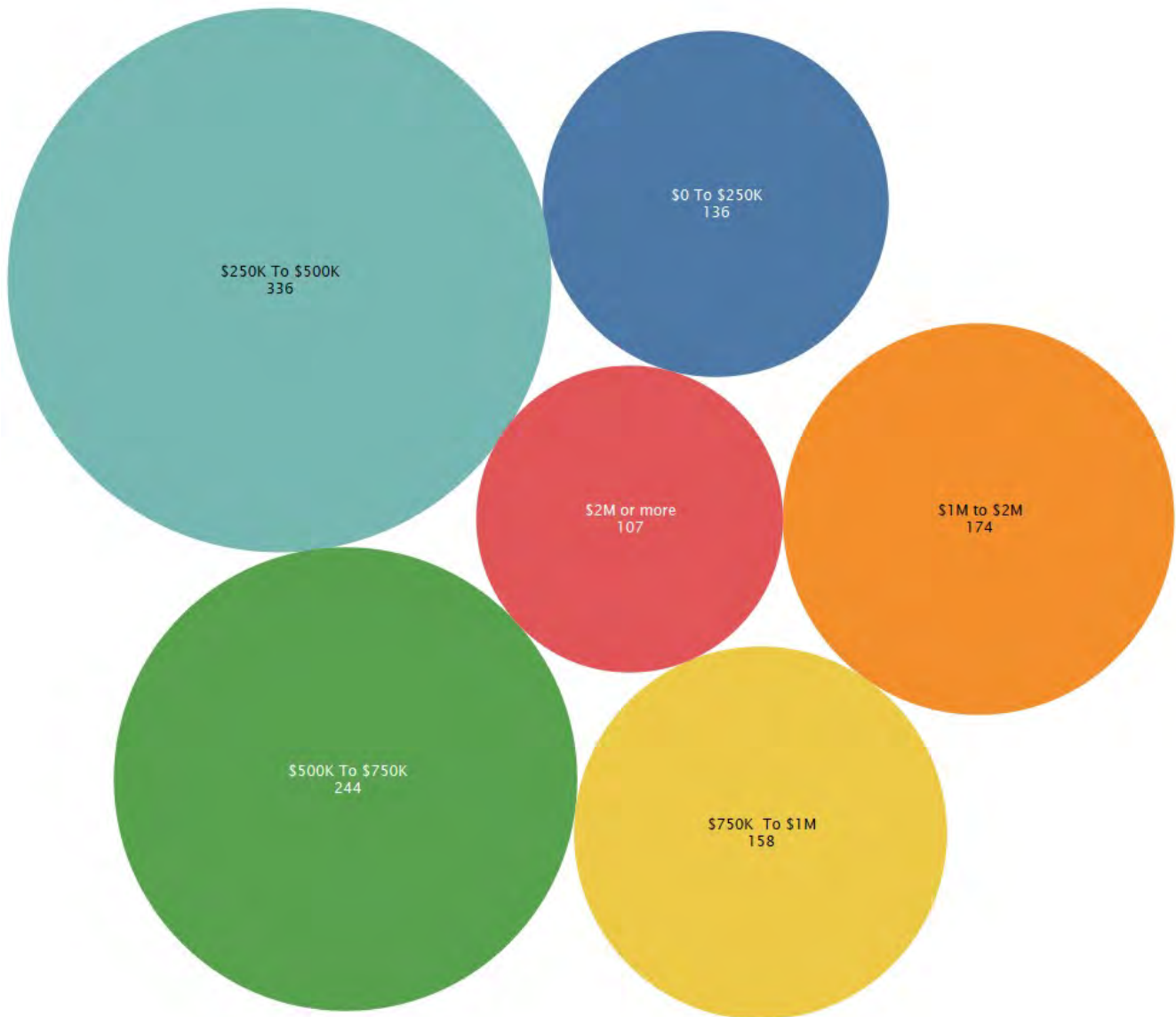


- New Orleans, LA
- Miami, FL
- Shreveport, LA
- Le Mars, IA
- Audubon, IA
- Orlando, FL
- Lafayette, LA
- Vernon, AL
- Breaux Bridge, LA



CALIFORNIA

Price Breakdown by Number of Homes in the California Market 2025Q1



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



California

The California Land market rose from \$78 million in winter 2024 to \$94 million resulting in a \$16 million increase.

Largest Markets

1. Lake Tahoe	\$455,336,196	33.2%	6. Canyon Lake	\$68,577,962	5.0%
2. Lake Arrowhead	\$229,939,279	16.8%	7. Westlake Lake	\$42,452,949	3.3%
3. Big Bear Lake	\$179,878,945	13.1%	8. Donner Lake	\$32,871,000	2.6%
4. Clear Lake	\$110,655,164	8.1%	9. Lake Elsinore	\$32,737,677	2.4%
5. Lake Sherwood	\$71,975,000	5.6%	10. Lake Gregory	\$31,737,890	2.3%

Total California Market:

\$1,370,709,773

Largest Home Markets

1. Lake Tahoe	\$449,072,296	35.2%
2. Lake Arrowhead	\$222,054,591	17.4%
3. Big Bear Lake	\$155,787,745	12.2%
4. Clear Lake	\$96,178,307	7.5%
5. Lake Sherwood	\$71,975,000	5.6%
6. Canyon Lake	\$65,090,863	5.1%
7. Westlake Lake	\$42,452,949	3.3%
8. Donner Lake	\$32,871,000	2.6%
9. Lake Gregory	\$29,774,448	2.3%
10. Lake Nacimiento	\$22,675,349	1.8%

Total California Home Market:

\$1,276,374,135

Largest Land Markets

1. Big Bear Lake	\$24,091,200	25.5%
2. Lake Elsinore	\$19,145,289	20.3%
3. Clear Lake	\$14,476,857	15.3%
4. Lake Arrowhead	\$7,884,688	8.4%
5. Lake Tahoe	\$6,263,900	6.6%
6. Lake Oroville	\$4,938,788	5.2%
7. Malibou Lake	\$3,853,000	4.1%
8. Canyon Lake	\$3,487,099	3.7%
9. Black Hawk Lake	\$2,942,900	3.1%
10. Lake Nacimiento	\$2,365,500	2.5%

Total California Land Market:

\$94,335,638

On Lake Tahoe, 39% of homes are valued at \$1M or more.

Most Expensive Home Markets**

1. Lake Sherwood	\$7,197,500
2. Westlake Lake	\$2,497,232
3. Donner Lake	\$1,730,053
4. Lake Tahoe	\$1,615,368
5. Lake Arrowhead	\$1,306,203

Most Affordable Home Markets**

1. Clear Lake	\$405,816
2. Lake Oroville	\$431,998
3. Lake Gregory	\$472,610
4. Lake Elsinore	\$617,836
5. Lake Nacimiento	\$839,828

* 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. Clear Lake	425	25.2%	6. Lake Elsinore	101	6.0%
2. Lake Tahoe	296	17.6%	7. Canyon Lake	78	4.6%
3. Big Bear Lake	220	13.1%	8. Lake Oroville	68	4.0%
4. Lake Arrowhead	218	12.9%	9. Lake Nacimiento	41	2.4%
5. Lake Gregory	102	6.1%	10. Donner Lake	19	1.6%

Total California Listings:

1,684

Most Homes Available

1. Lake Tahoe	278	23.9%
2. Clear Lake	237	20.3%
3. Big Bear Lake	178	15.3%
4. Lake Arrowhead	170	14.6%
5. Lake Gregory	63	5.4%
6. Canyon Lake	59	5.1%
7. Lake Oroville	30	2.6%
8. Lake Nacimiento	27	2.3%
9. Lake Elsinore	22	1.9%
10. Donner Lake	19	1.6%

Total California Home Listings:

1,165

Most Land Available

1. Clear Lake	188	36.2%
2. Lake Elsinore	79	15.2%
3. Lake Arrowhead	48	9.2%
4. Big Bear Lake	42	8.1%
5. Lake Gregory	39	7.5%
6. Lake Oroville	38	7.3%
7. Canyon Lake	19	3.7%
8. Lake Tahoe	18	3.5%
9. Lake Nacimiento	14	2.7%
10. Malibou Lake	6	1.2%

Total California Land Listings:

519

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Big Bear Lake	\$872,896
2. Canyon Lake	\$871,775
3. Lake Arrowhead	\$620,338
4. Lake Tahoe	\$606,886
5. Lake Nacimiento	\$478,164
6. Lake Gregory	\$291,823
7. Lake Elsinore	\$269,735
8. Clear Lake	\$80,909

Listings of 10 Acres or More

1. Clear Lake	\$22,657
---------------	----------

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Lake Oroville	\$63,857
2. Clear Lake	\$80,909
3. Lake Elsinore	\$269,735
4. Lake Gregory	\$291,823
5. Lake Nacimiento	\$478,164
6. Lake Tahoe	\$606,886
7. Lake Arrowhead	\$620,338
8. Canyon Lake	\$871,775

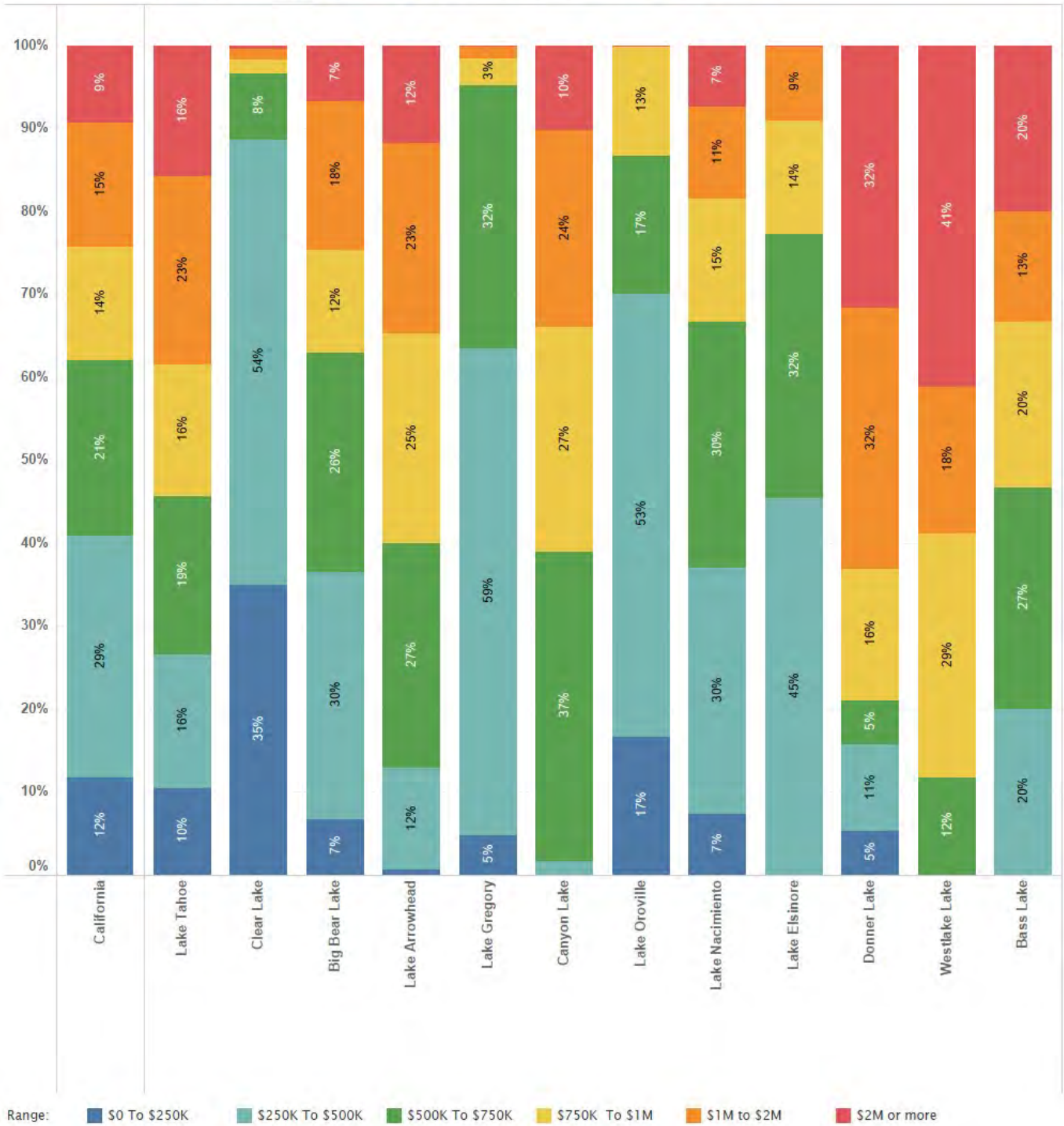
Listings of 10 Acres or More

1. Lake Oroville	\$2,617
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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.

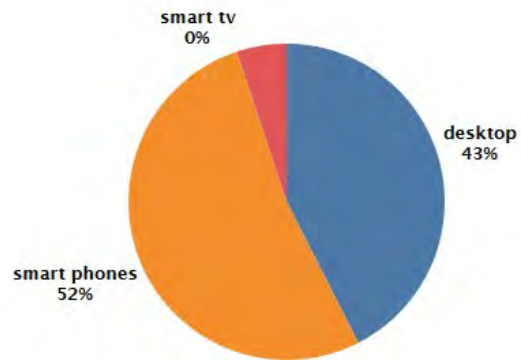
** No lake meets the criteria of 5 listings of 10 or more acres to be included in this section.

Price Breakdown by Percentage of Homes in the California Market 2025Q1

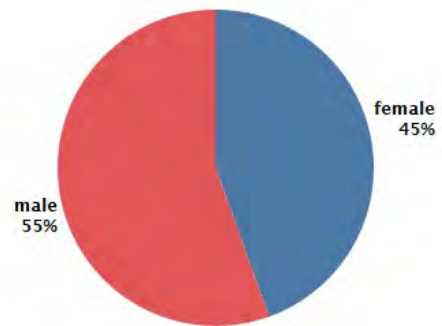


Who's Shopping California Lake Real Estate

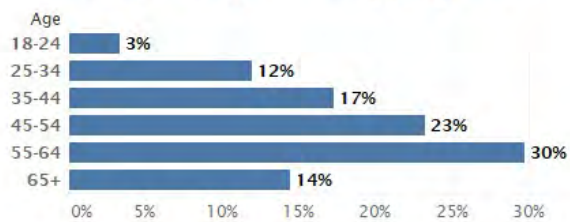
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

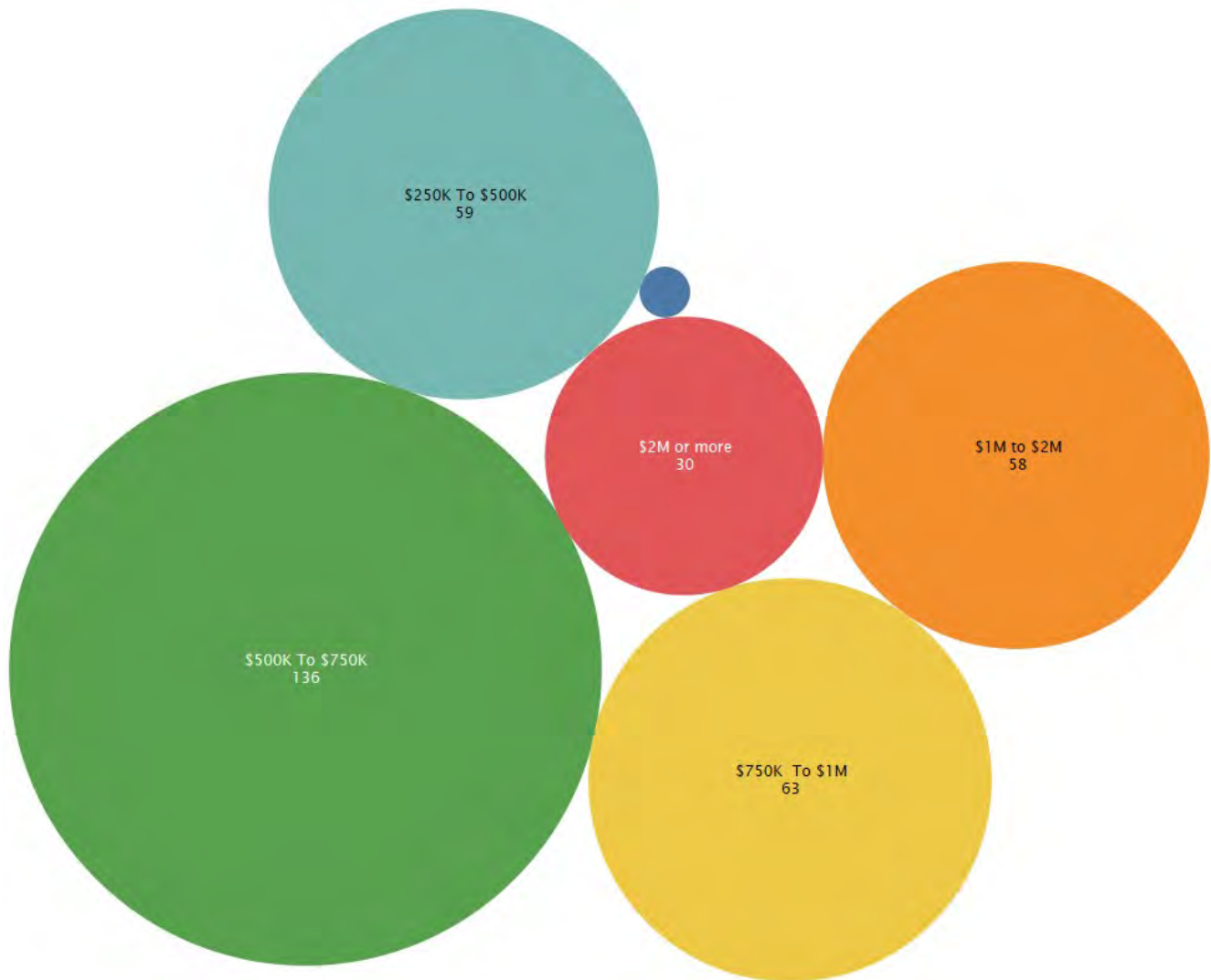


What Age Groups are Shopping 2025Q1



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 \$402 million in winter 2024 to \$386 million resulting in a \$16 million decrease.

Largest Markets

1. Welch Reservoir	\$33,499,333	8.7%	6. Timnath Reservoir	\$13,592,500	3.5%
2. Lonetree Reservoir	\$24,176,839	6.3%	7. Lake Granby	\$12,695,000	3.3%
3. Sloan Lake	\$20,613,495	5.3%	8. Horseshoe Lake	\$10,434,000	2.7%
4. Kitchel Lake	\$15,380,534	4.7%	9. Upper Twin Lake	\$10,050,000	2.6%
5. Franklin Lake	\$13,673,498	4.2%	10. Mariano Reservoir	\$9,192,777	2.8%

Total Colorado Market:

\$385,590,189

Largest Home Markets

1. Welch Reservoir	\$30,845,333	9.4%
2. Lonetree Reservoir	\$22,131,839	6.8%
3. Sloan Lake	\$19,698,495	6.0%
4. Kitchel Lake	\$15,380,534	4.7%
5. Franklin Lake	\$13,673,498	4.2%
6. Timnath Reservoir	\$13,012,500	4.0%
7. Mariano Reservoir	\$9,192,777	2.8%
8. Smith Lake	\$9,025,000	2.8%
9. Loveland Reservoir	\$8,087,000	2.5%
10. Horseshoe Lake	\$8,044,000	2.5%

Total Colorado Home Market:

\$326,956,590

Largest Land Markets

1. Lake Granby	\$9,500,000	16.2%
2. Chapman Reservoir	\$6,707,000	11.4%
3. Upper Twin Lake	\$5,625,000	9.6%
4. Hayden Lake	\$3,500,000	6.0%
5. Welch Reservoir	\$2,654,000	4.5%
6. Robert Benson Lake	\$2,535,000	4.3%
7. Horseshoe Lake	\$2,390,000	4.1%
8. Hidden Lake	\$2,350,000	4.0%
8. Windsor Lake - Windsor	\$2,350,000	4.0%
10. Eastlake Reservoir Number Three	\$2,199,000	3.8%

Total Colorado Land Market:

\$58,633,599

Most Expensive Home Markets**

1. Welch Reservoir	\$2,372,718
2. Lonetree Reservoir	\$1,844,320
3. Sloan Lake	\$1,515,269
4. Timnath Reservoir	\$1,301,250
5. Kitchel Lake	\$904,737

Most Affordable Home Markets**

1. Quincy Reservoir	\$490,122
2. Franklin Lake	\$525,904
3. Loveland Reservoir	\$673,917
4. Kitchel Lake	\$904,737
5. Timnath Reservoir	\$1,301,250

* 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	26	7.9%	6. Quincy Reservoir	13	4.0%
2. Welch Reservoir	20	4.9%	7. Loveland Reservoir	12	3.7%
3. Kitchel Lake	17	5.2%	8. Timnath Reservoir	11	2.7%
4. Lonetree Reservoir	15	3.7%	9. Fox Acres Number 2 Reservoir	10	2.4%
5. Sloan Lake	14	3.4%	10. Mariano Reservoir	9	2.7%

Total Colorado Listings:

409

Most Homes Available

1. Franklin Lake	26	7.9%
2. Kitchel Lake	17	5.2%
3. Quincy Reservoir	13	4.0%
3. Sloan Lake	13	4.0%
3. Welch Reservoir	13	4.0%
6. Lonetree Reservoir	12	3.7%
6. Loveland Reservoir	12	3.7%
8. Timnath Reservoir	10	3.0%
9. Mariano Reservoir	9	2.7%
10. Alford Lakes	7	2.1%

Total Colorado Home Listings:

328

Most Land Available

1. Fox Acres Number 2 Reservoir	8	9.9%
2. Chapman Reservoir	7	8.6%
2. Welch Reservoir	7	8.6%
4. Lake Quivira	4	4.9%
4. Sanchez Reservoir	4	4.9%
6. Harper Lake	3	3.7%
6. Lonetree Reservoir	3	3.7%
6. Panhandle Reservoir	3	3.7%
6. Robert Benson Lake	3	3.7%
6. Shadow Mountain Lake	3	3.7%

Total Colorado Land Listings:

81

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

Listings of 10 Acres or More

Most Affordable Land per Acre

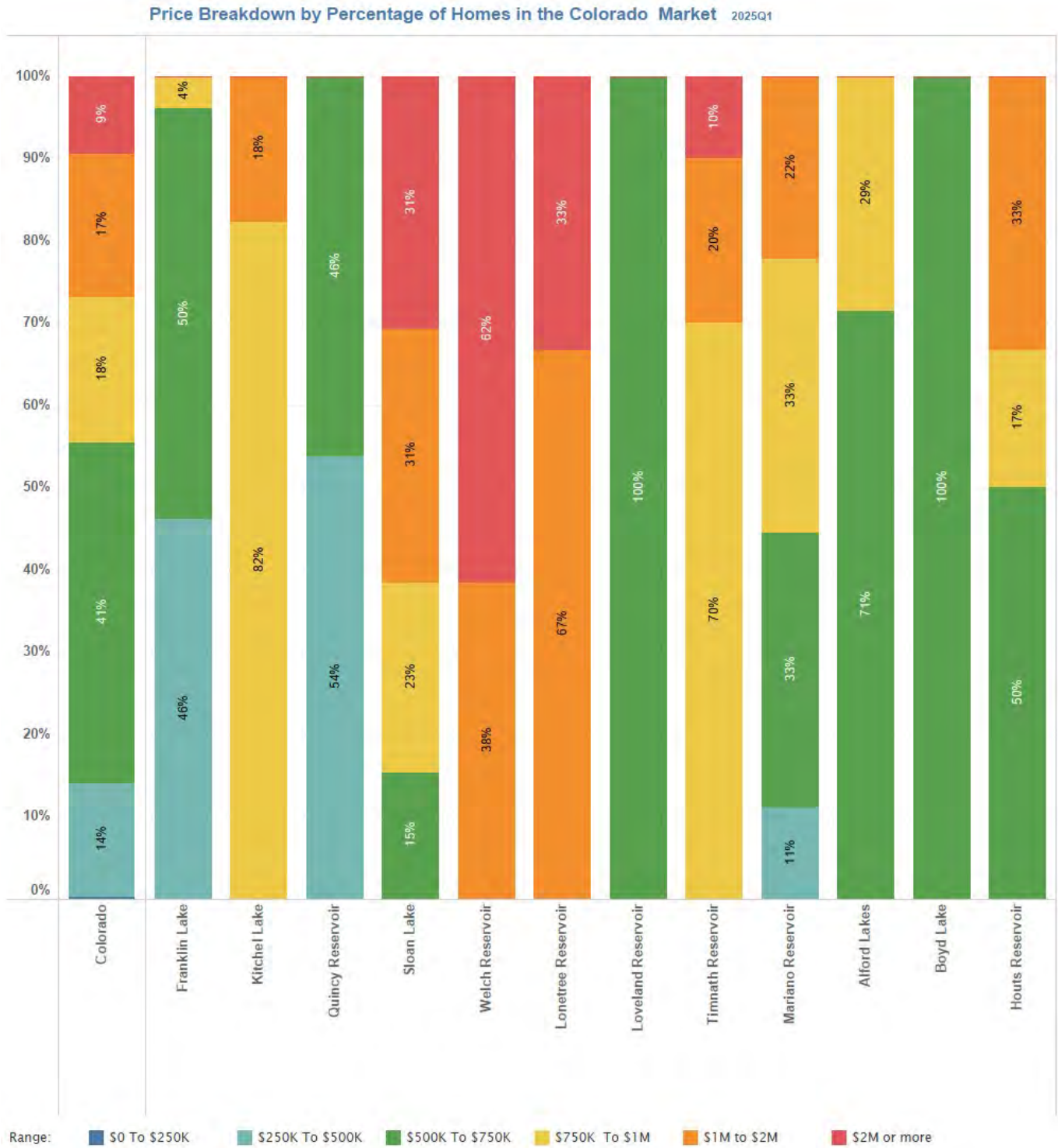
Listings of Less Than 10 Acres

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.

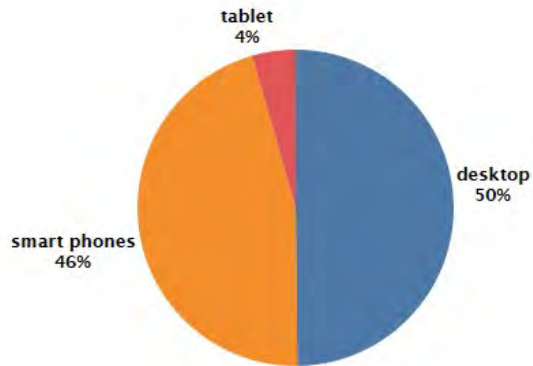
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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

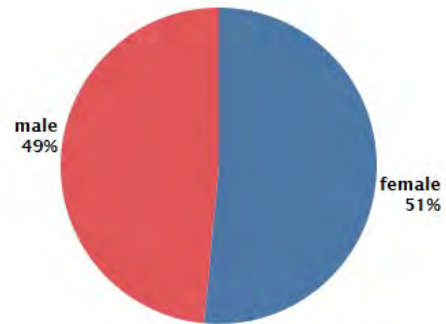


Who's Shopping Colorado Lake Real Estate

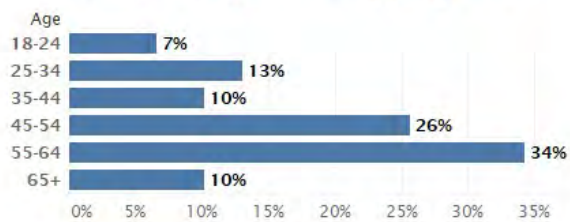
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

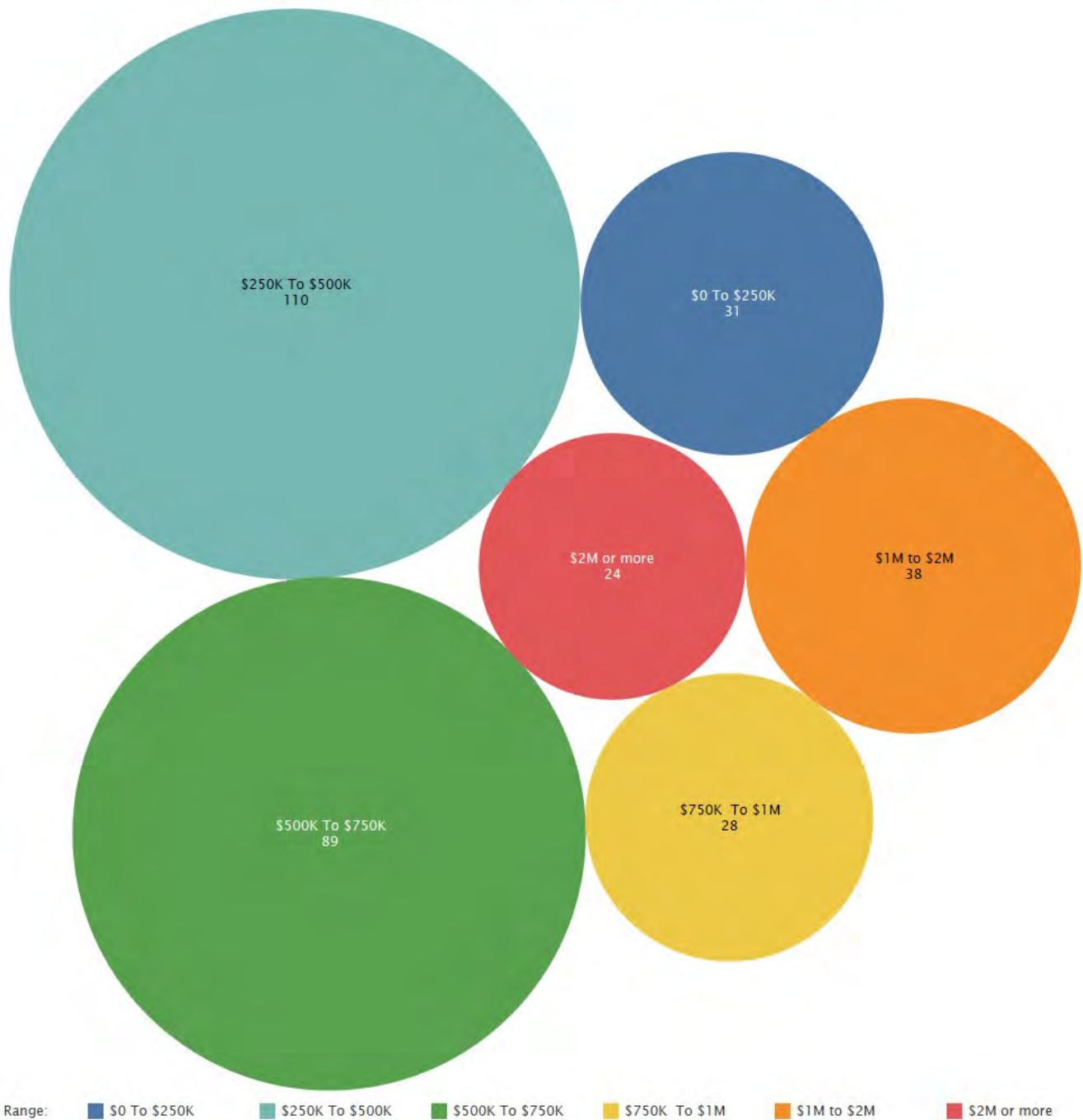


What Age Groups are Shopping 2025Q1



CONNECTICUT

Price Breakdown by Number of Homes in the Connecticut Market 2025Q1



Connecticut

The total Connecticut market declined from \$366 million in winter 2024 to \$302 million resulting in a \$64 million decrease.

Largest Markets

1. Candlewood Lake	\$63,691,866	21.0%
2. Pocotopaug Lake	\$16,969,899	6.0%
3. Lake Lillinonah	\$16,893,800	5.9%
4. Amos Lake	\$16,279,000	5.4%
5. Highland Lake	\$14,186,900	4.7%

Total Connecticut Market:

\$302,803,685

Most Listings

1. Candlewood Lake	70	17.1%
2. Pocotopaug Lake	28	8.3%
3. Lake Forest	22	6.9%
4. Wangumbaug Lake	19	4.6%
5. Lake Zoar	18	4.6%

Total Connecticut Listings:

410

Largest Home Markets

1. Candlewood Lake	\$58,931,066	22.1%
2. Lake Lillinonah	\$16,594,800	6.2%
3. Pocotopaug Lake	\$15,319,900	5.8%
4. Lake Waramaug	\$13,000,000	4.9%
5. Highland Lake	\$11,498,900	4.3%

Total Connecticut Home Market:

\$266,235,788

Most Homes Available

1. Candlewood Lake	58	18.1%
2. Pocotopaug Lake	26	8.1%
3. Lake Forest	22	6.9%
4. Lake Lillinonah	15	4.7%
5. Lake Zoar	14	4.4%

Total Connecticut Home Listings:

321

Largest Land Markets

1. Candlewood Lake	\$2,965,800	15.6%
2. Rogers Lake	\$2,550,000	13.4%
3. Bolton Lake	\$1,965,000	10.4%
4. Shenipsit Lake	\$1,550,000	8.2%
5. Bashan Lake	\$1,300,000	6.8%

Total Connecticut Land Market:

\$18,983,099

Most Land Available

1. Candlewood Lake	11	15.1%
2. Staffordville Reservoir	6	8.2%
3. Highland Lake	5	6.8%
4. Crystal Lake	4	5.5%
4. Lake Zoar	4	5.5%

Total Connecticut Land Listings:

73

Most Expensive Home Markets**

1. Lake Lillinonah	\$1,106,320
2. Candlewood Lake	\$1,016,053
3. Lake Zoar	\$817,343
4. Pocotopaug Lake	\$589,227
5. Lake Forest	\$435,886

Average Land Price Per Acre

Listings of Less Than 10 Acres

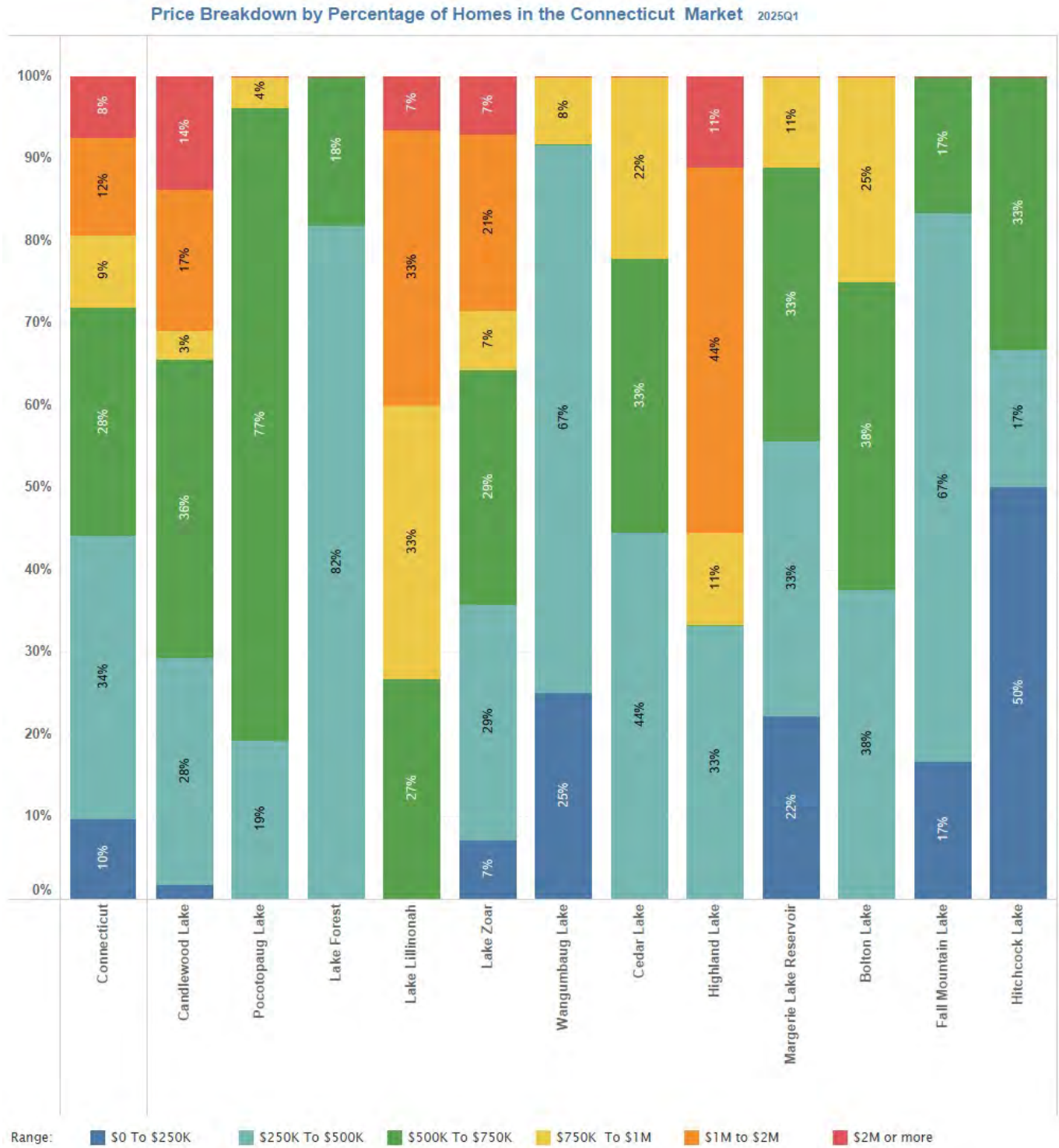
1. Candlewood Lake	\$278,473
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Listings of 10 Acres or More

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

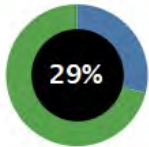
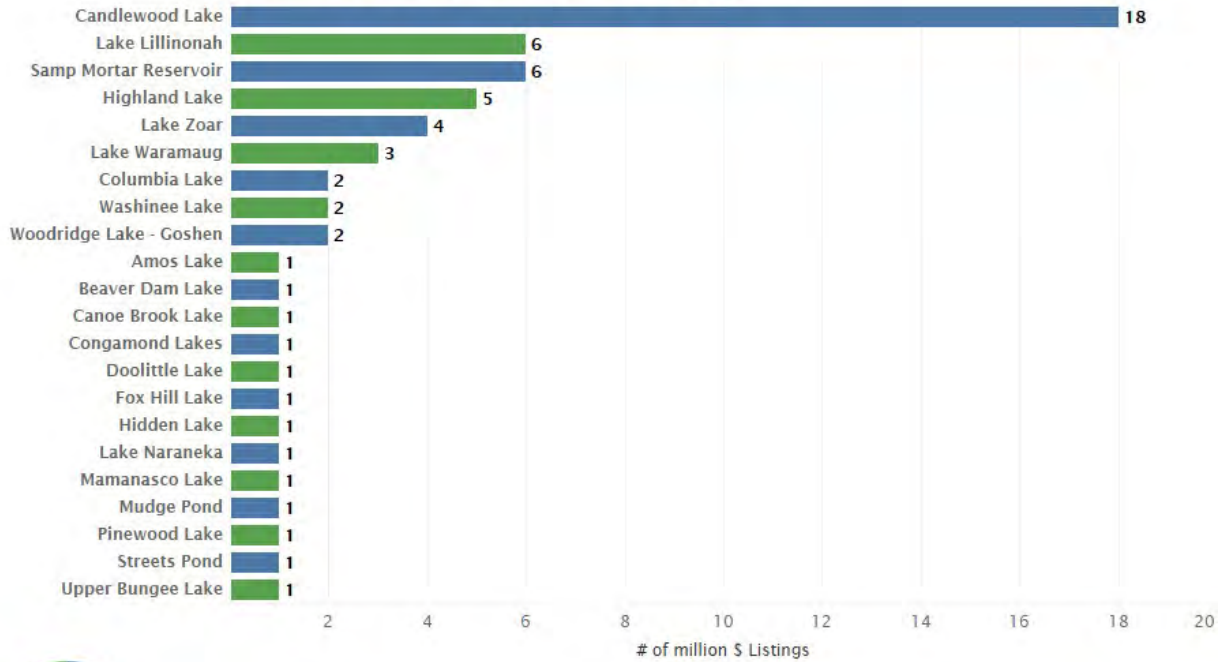
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Connecticut

Where Are The Million-Dollar Listings? 2025Q1

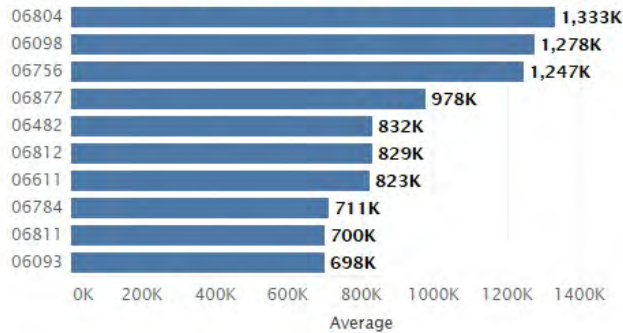


of \$1M+ Homes in Connecticut are on Candlewood Lake

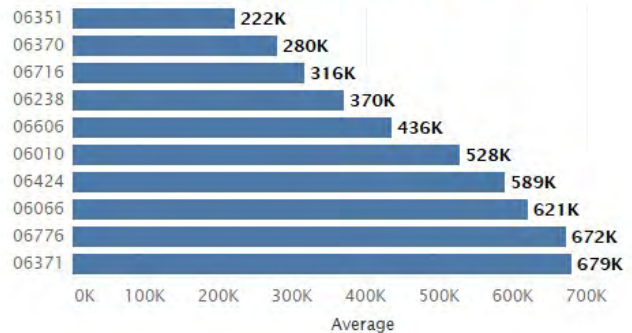
Total Number of \$1M+ Homes

62

Most Expensive ZIP Codes 2025Q1

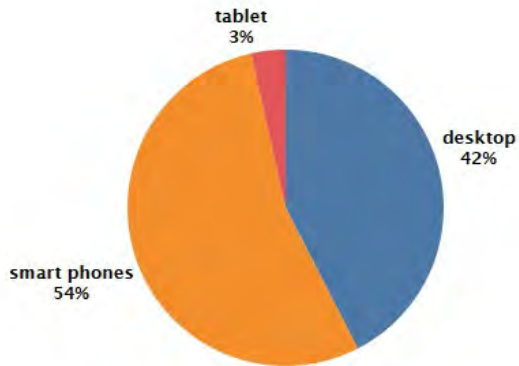


Most Affordable ZIP Codes 2025Q1

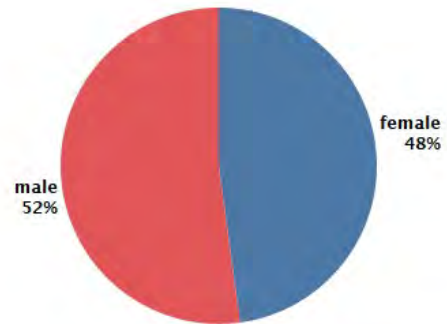


Who's Shopping Connecticut Lake Real Estate

How are shoppers connecting 2025Q1



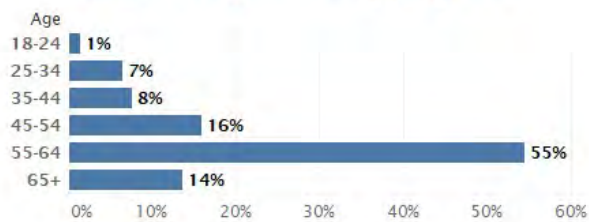
Male/Female Visitors 2025Q1



Miami FL

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

What Age Groups are Shopping 2025Q1

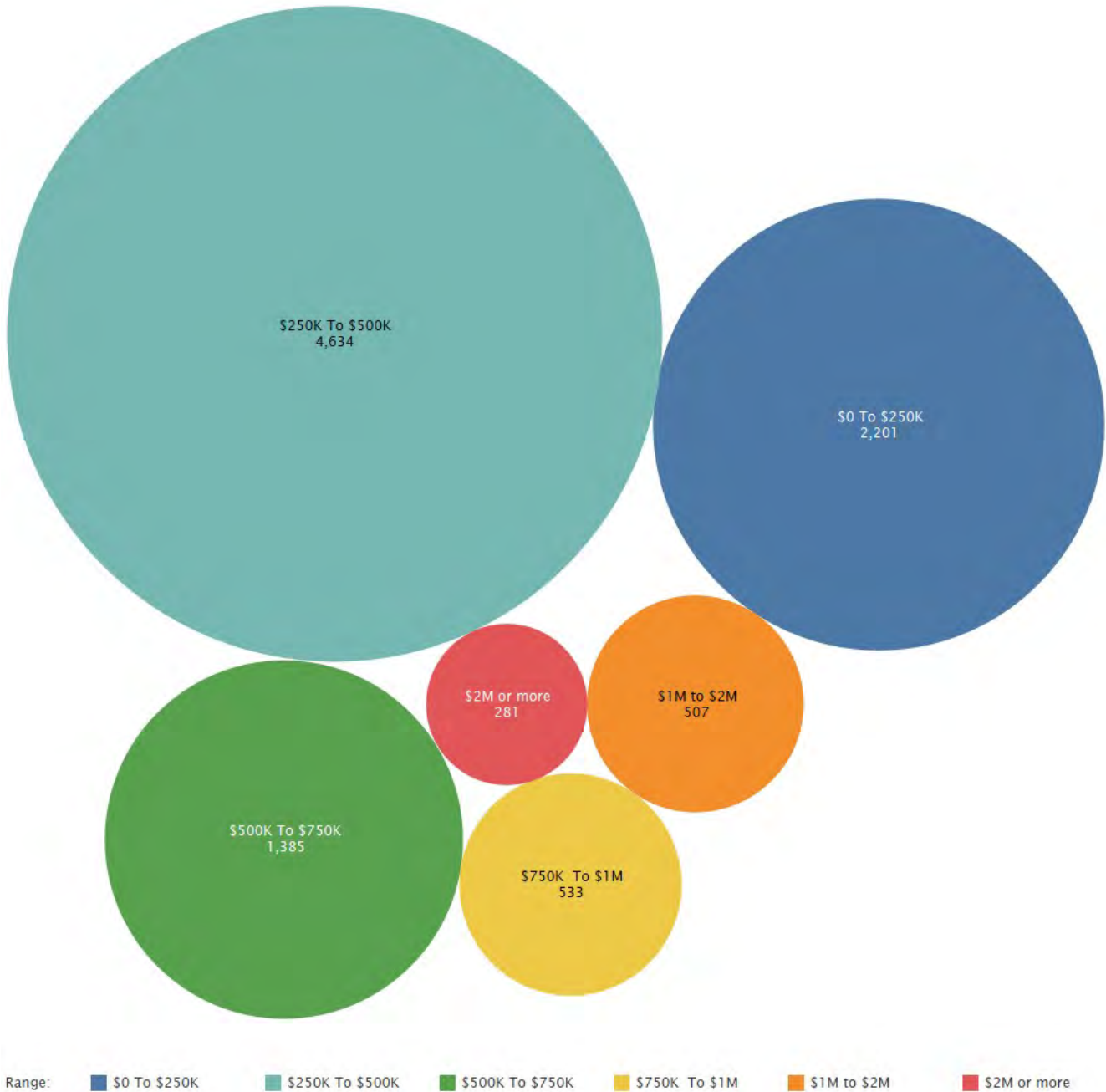


- Atlanta, GA
- Ocala, FL
- Orlando, FL
- Richmond Hill, GA
- Bradenton, FL
- La Grange, KY
- Alachua, FL
- Charleston, ME
- Lexington, KY



FLORIDA

Price Breakdown by Number of Homes in the Florida Market 2025Q1



Florida

The total Florida market rose from \$5.8 billion in winter 2024 to \$5.9 billion resulting in a \$ 100 million increase.

Largest Markets

1. Lake Harris	\$141,816,725	2.4%	6. Reedy Creek Swamp	\$107,408,051	1.8%
2. Lake Butler	\$141,500,383	2.4%	7. John's Lake	\$101,409,637	1.7%
3. Butler Chain Of Lakes	\$128,736,474	2.2%	8. Davenport Creek Swamp	\$96,330,850	1.6%
4. Lake Apopka	\$125,070,929	2.1%	9. Lake Maitland	\$89,920,482	1.5%
5. Lake Tarpon	\$117,029,154	2.0%	10. Lake Hancock - Polk	\$84,768,255	1.4%

Total Florida Market:

\$5,890,569,491

Largest Home Markets

1. Lake Butler	\$135,976,383	2.6%
2. Butler Chain Of Lakes	\$120,747,474	2.3%
3. Lake Tarpon	\$113,928,255	2.2%
4. Reedy Creek Swamp	\$105,409,351	2.0%
5. Lake Apopka	\$102,811,477	2.0%
6. John's Lake	\$97,384,737	1.9%
7. Davenport Creek Swamp	\$94,355,661	1.8%
8. Lake Maitland	\$86,881,482	1.7%
9. Lake Hancock - Polk	\$78,618,255	1.5%
10. Lake Down	\$77,969,200	1.5%

Total Florida Home Market:

\$5,201,722,369

Largest Land Markets

1. Lake Harris	\$64,709,599	9.4%
2. Lake Ashton	\$29,940,000	4.3%
3. Lake Apopka	\$22,259,452	3.2%
4. Lake Griffin	\$19,781,000	2.9%
5. Heron Lagoon	\$17,846,800	2.6%
6. Hickorynut Lake	\$16,000,000	2.3%
7. Lake Dora	\$13,844,789	2.0%
8. Lake Reedy	\$10,218,497	1.5%
9. Okahumpka Swamp	\$10,030,000	1.5%
10. Lake Geneva	\$9,995,000	1.5%

Total Florida Land Market:

\$688,847,122

Most Expensive Home Markets**

1. Lake Butler	\$3,675,037
2. Butler Chain Of Lakes	\$2,808,081
3. Lake Down	\$2,784,614
4. Lake Virginia	\$2,272,845
5. Lake Nona	\$2,239,181

Most Affordable Home Markets**

1. Lake Catherine	\$130,269
2. Lake Buchanan	\$169,638
3. Como Lake	\$175,215
4. Cranes Roost	\$176,759
5. Bivans Arm	\$177,307

* 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. Reedy Creek Swamp	286	2.5%	6. Lake Reedy	140	1.2%
2. Lake Tarpon	265	2.3%	7. Lake Dora	133	1.2%
3. Davenport Creek Swamp	222	1.9%	7. Lake Marion	133	1.2%
4. Lake Harris	198	1.7%	9. Butterfly Lake	131	1.1%
5. Lake Seminole	184	1.6%	10. Lake Jackson - Sebring	130	1.1%

Total Florida Listings:

11,550

Most Homes Available

1. Reedy Creek Swamp	263	2.8%
2. Lake Tarpon	257	2.7%
3. Davenport Creek Swamp	206	2.2%
4. Lake Seminole	182	1.9%
5. Lake Harris	168	1.8%
6. Lake Jackson - Sebring	119	1.2%
7. Butterfly Lake	113	1.2%
8. Lake Dora	109	1.1%
9. Lake Eustis	106	1.1%
9. Old Lake Davenport	106	1.1%

Total Florida Home Listings:

9,541

Most Land Available

1. Lake Reedy	124	6.2%
2. Lake Marion	85	4.2%
2. Lake Weohyakapka (Walk in Water)	85	4.2%
4. Lake Istokpoga	34	1.7%
4. Lake June	34	1.7%
6. Lake Apopka	33	1.6%
6. Loggy Pond Swamp	33	1.6%
8. Lake Harris	30	1.5%
9. Blackwater River	28	1.4%
9. Grassy Lake - Lake Placid	28	1.4%

Total Florida Land Listings:

2,009

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Heron Lagoon	\$2,901,919
2. Butterfly Lake	\$2,109,082
3. Hancock Bays	\$760,207
4. Weeki Wachee Swamp	\$727,019
5. Graham Swamp	\$690,778
6. Mud Lake - Lakeland	\$680,136
7. Lake Apopka	\$509,174
8. Lake Van - Auburndale	\$436,020

Listings of 10 Acres or More

1. Lake Harris	\$123,592
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Lake Green Sills	\$25,152
2. Loggy Pond Swamp	\$25,166
3. Deep Creek	\$25,499
4. Lake Lucy - Interlachen	\$29,161
5. Grassy Lake - Interlachen	\$31,279
6. Davenport Creek Swamp	\$36,205
7. Lake Reedy	\$37,027
8. Black Sink Prairie	\$37,056

Listings of 10 Acres or More

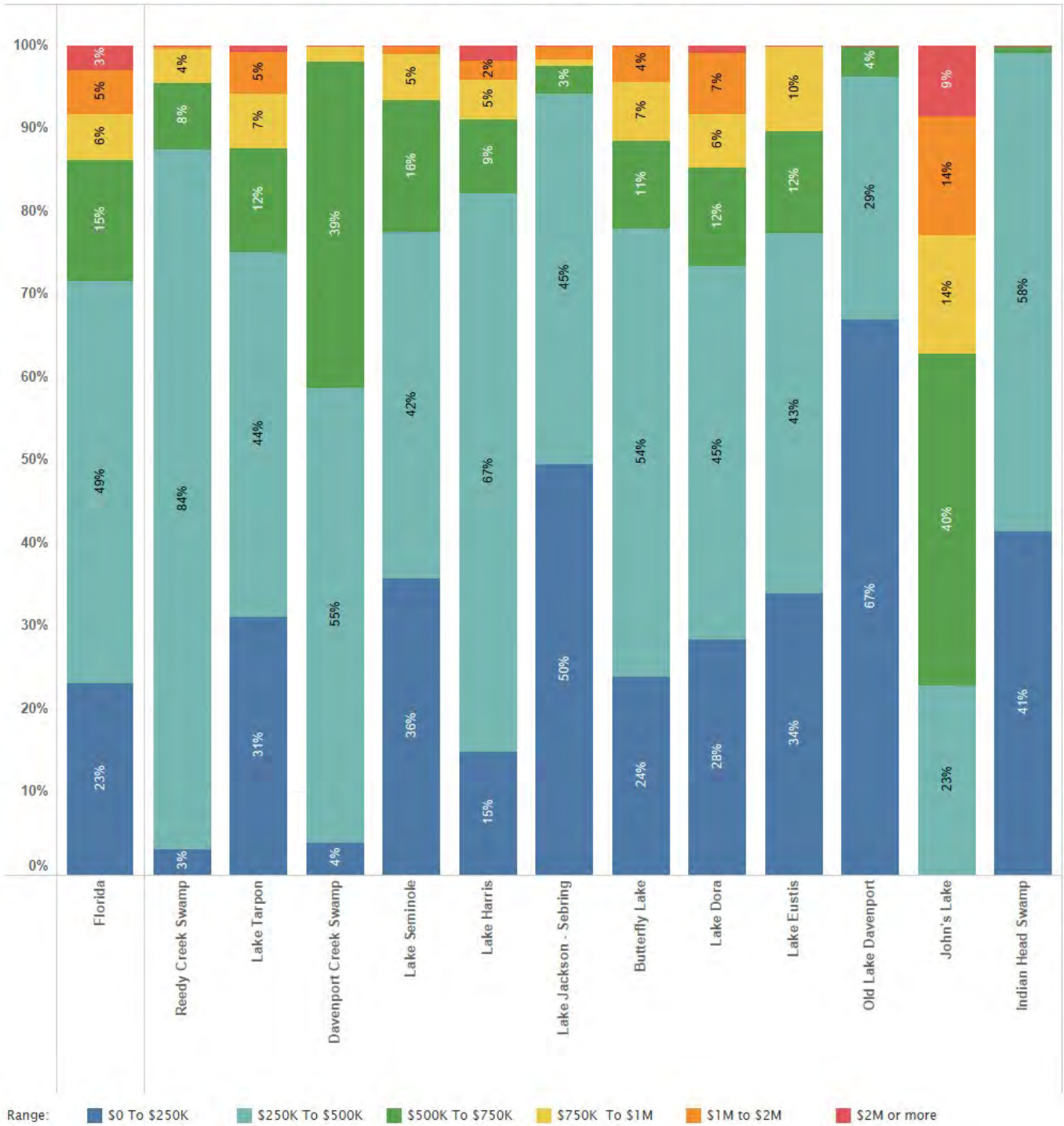
1. Halford Lake	\$22,880
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

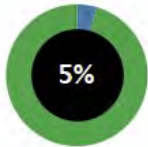
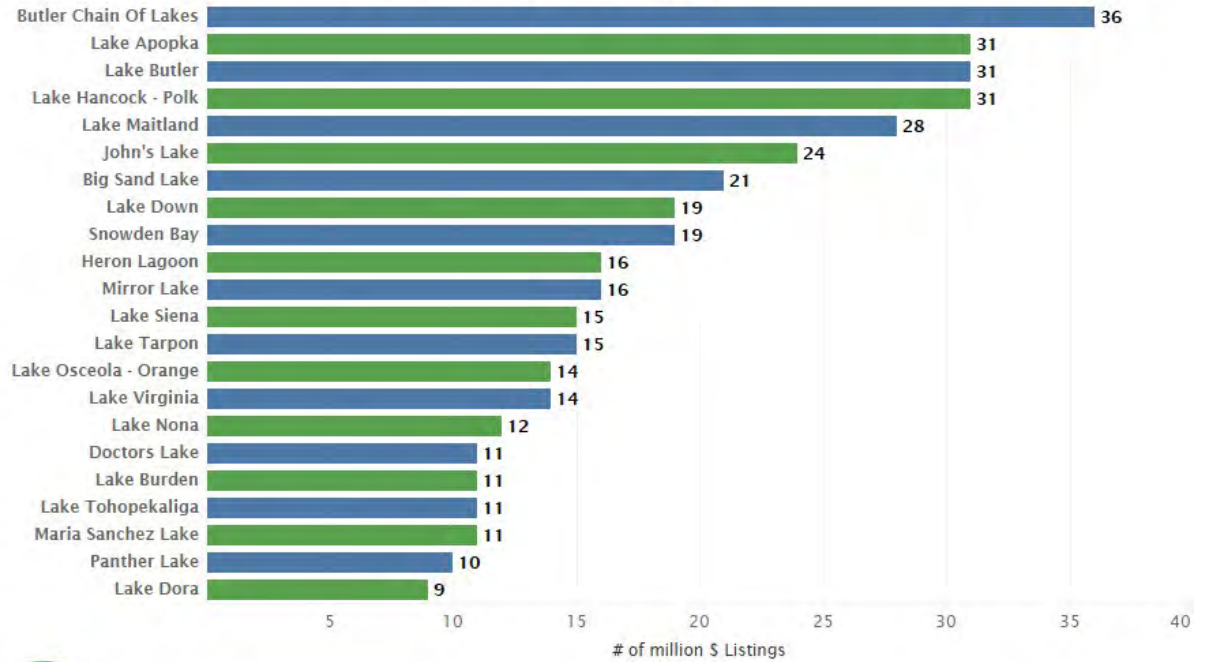
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Florida Market 2025Q1



Luxury Lake Real Estate in Florida

Where Are The Million-Dollar Listings? 2025Q1

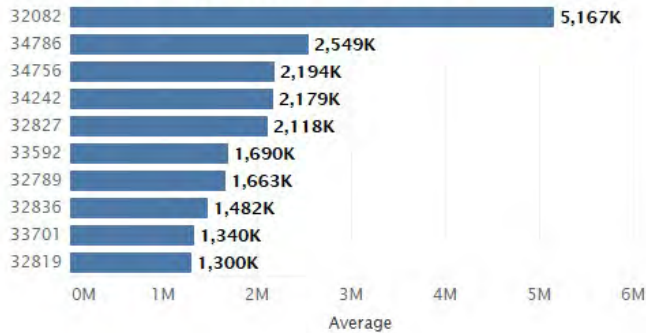


of \$1M+ Homes in Florida are on Butler Chain Of Lakes

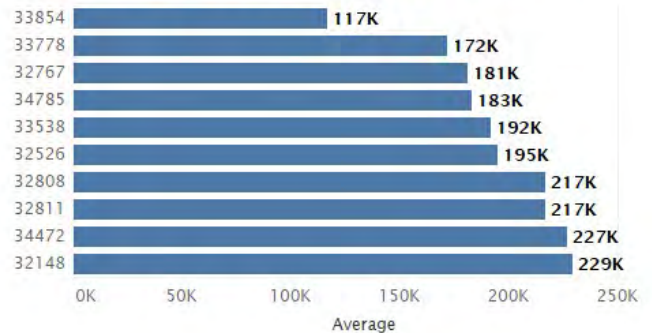
Total Number of \$1M+ Homes

788

Most Expensive ZIP Codes 2025Q1

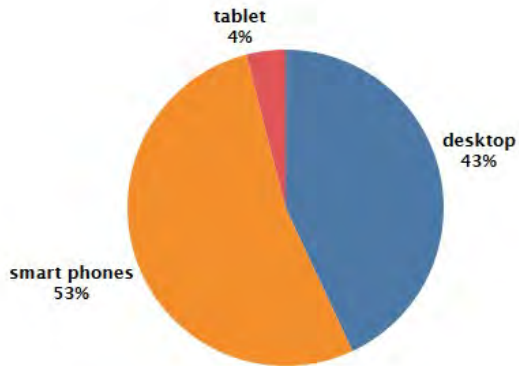


Most Affordable ZIP Codes 2025Q1

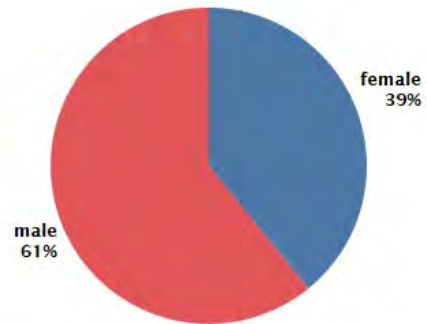


Who's Shopping Florida Lake Real Estate

How are shoppers connecting 2025Q1



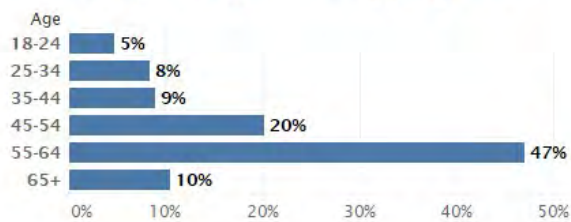
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

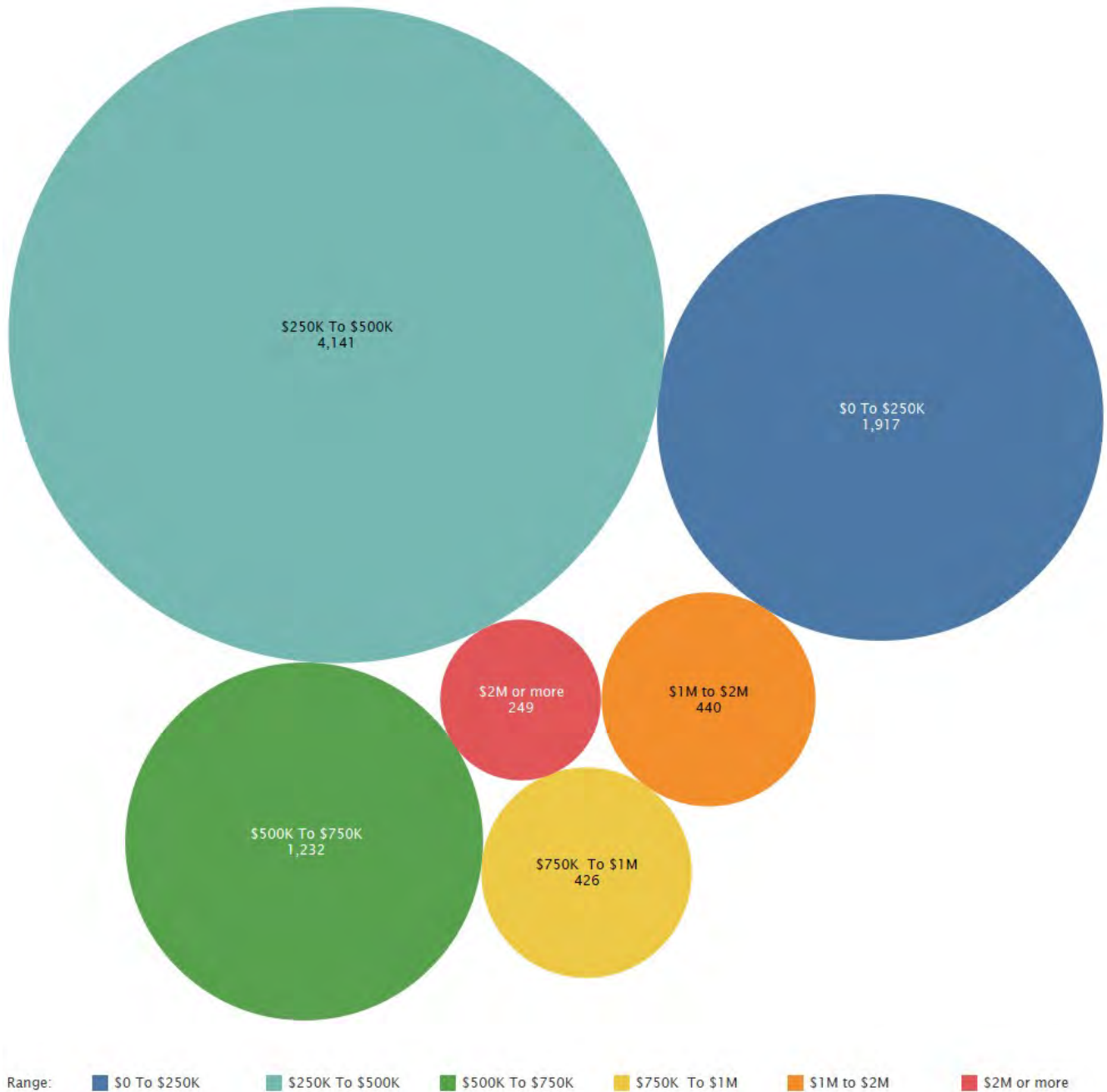


- Birmingham, AL
- Rumford, ME
- Cairo, GA
- Hinesville, GA
- Louisville, KY
- New Orleans, LA
- Calhoun, GA
- La Grange, KY
- Eatonton, GA



FLORIDA CENTRAL

Price Breakdown by Number of Homes in the Florida Central Market 2025Q1



Florida-Central

The total Florida-Central market rose from \$5 billion in winter 2024 to \$5.2 billion resulting in a \$200 million increase.

Largest Markets

1. Lake Harris	\$141,816,725	2.7%
2. Lake Butler	\$141,500,383	2.7%
3. Butler Chain Of Lakes	\$128,736,474	2.5%
4. Lake Apopka	\$125,070,929	2.4%
5. Lake Tarpon	\$117,029,154	2.3%

Total Florida Central Market: **\$5,157,936,275**

Most Listings

1. Reedy Creek Swamp	286	2.9%
2. Lake Tarpon	265	2.7%
3. Davenport Creek Swamp	222	2.2%
4. Lake Harris	198	2.0%
5. Lake Seminole	184	1.9%

Total Florida Central Listings: **9,886**

Largest Home Markets

1. Lake Butler	\$135,976,383	3.0%
2. Butler Chain Of Lakes	\$120,747,474	2.7%
3. Lake Tarpon	\$113,928,255	2.5%
4. Reedy Creek Swamp	\$105,409,351	2.3%
5. Lake Apopka	\$102,811,477	2.3%

Total Florida Central Home Market: **\$4,547,078,335**

Most Homes Available

1. Reedy Creek Swamp	263	3.1%
2. Lake Tarpon	257	3.1%
3. Davenport Creek Swamp	206	2.5%
4. Lake Seminole	182	2.2%
5. Lake Harris	168	2.0%

Total Florida Central Home Listings: **8,405**

Largest Land Markets

1. Lake Harris	\$64,709,599	10.6%
2. Lake Ashton	\$29,940,000	4.9%
3. Lake Apopka	\$22,259,452	3.6%
4. Lake Griffin	\$19,781,000	3.2%
5. Heron Lagoon	\$17,846,800	2.9%

Total Florida Central Land Market: **\$610,857,940**

Most Land Available

1. Lake Reedy	124	8.4%
2. Lake Marion	85	5.7%
2. Lake Weohyakapka (Walk in Water)	85	5.7%
4. Lake Istokpoga	34	2.3%
4. Lake June	34	2.3%

Total Florida Central Land Listings: **1,481**

Most Expensive Home Markets**

1. Lake Butler, FL	\$3,675,037
2. Butler Chain Of Lakes, FL	\$2,808,081
3. Lake Down, FL	\$2,784,614
4. Lake Virginia, FL	\$2,272,845
5. Lake Nona, FL	\$2,239,181

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Heron Lagoon	\$2,901,919
2. Butterfly Lake	\$2,109,082
3. Hancock Bays	\$760,207
4. Weeki Wachee Swamp	\$727,019
5. Mud Lake - Lakeland	\$680,136

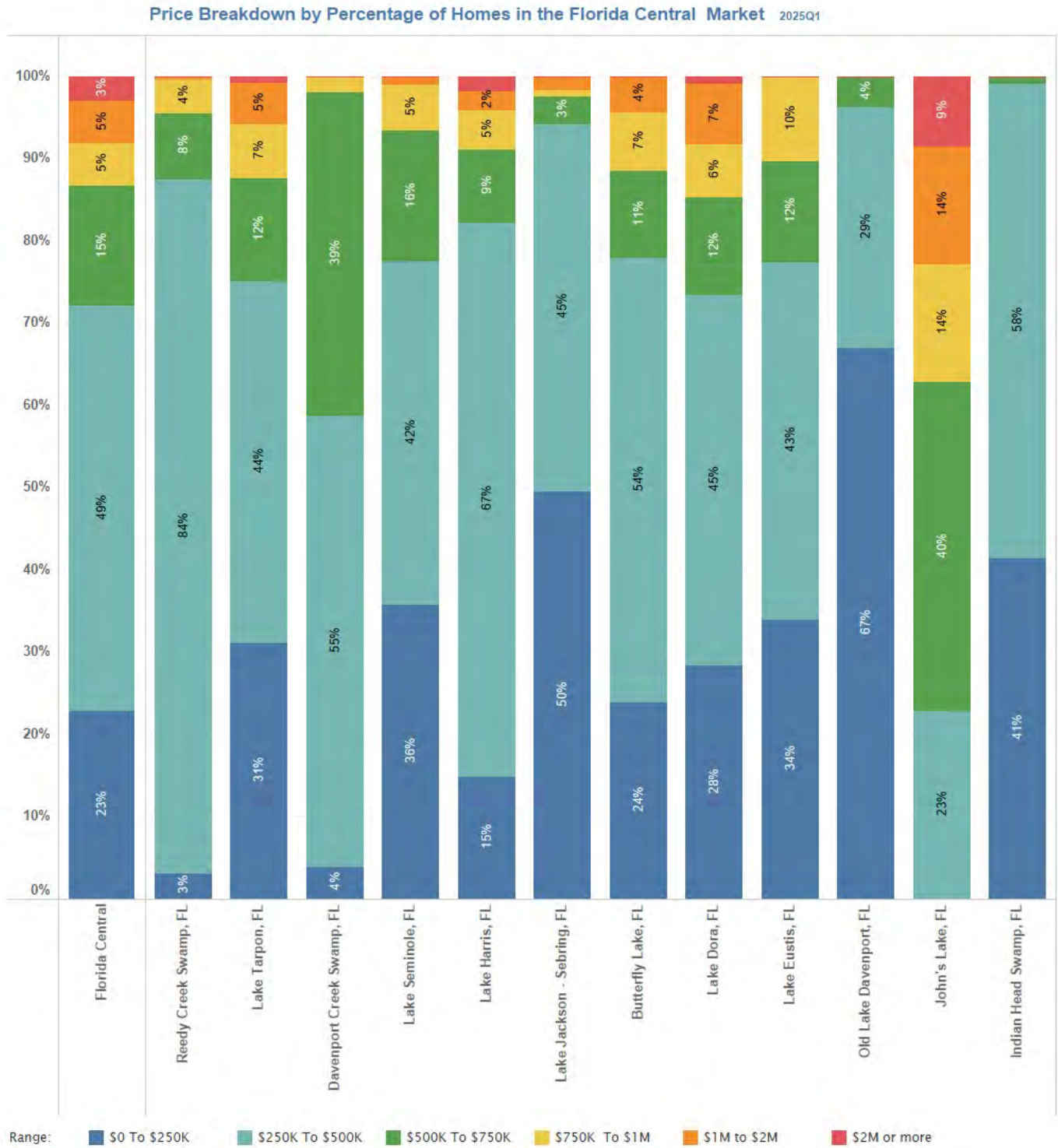
Listings of 10 Acres or More

1. Lake Harris	\$123,592
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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.

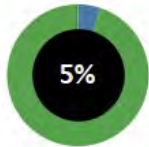
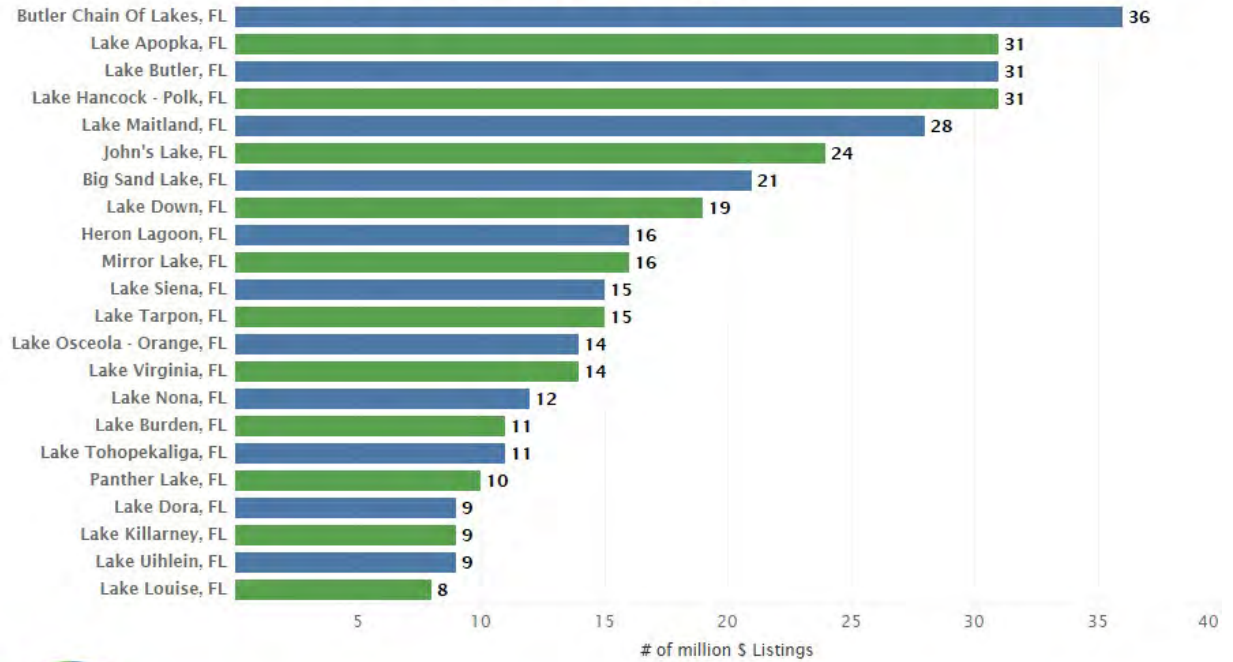
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Florida Central

Where Are The Million-Dollar Listings? 2025Q1

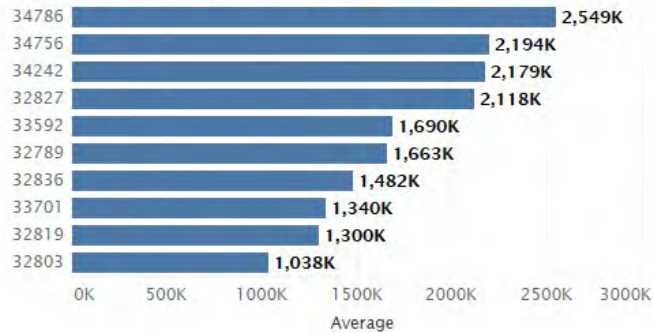


of \$1M+ Homes in Florida Central are on
Butler Chain Of Lakes

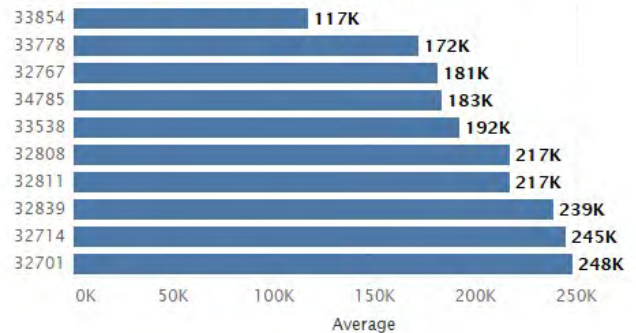
Total Number of \$1M+
Homes

689

Most Expensive ZIP Codes 2025Q1

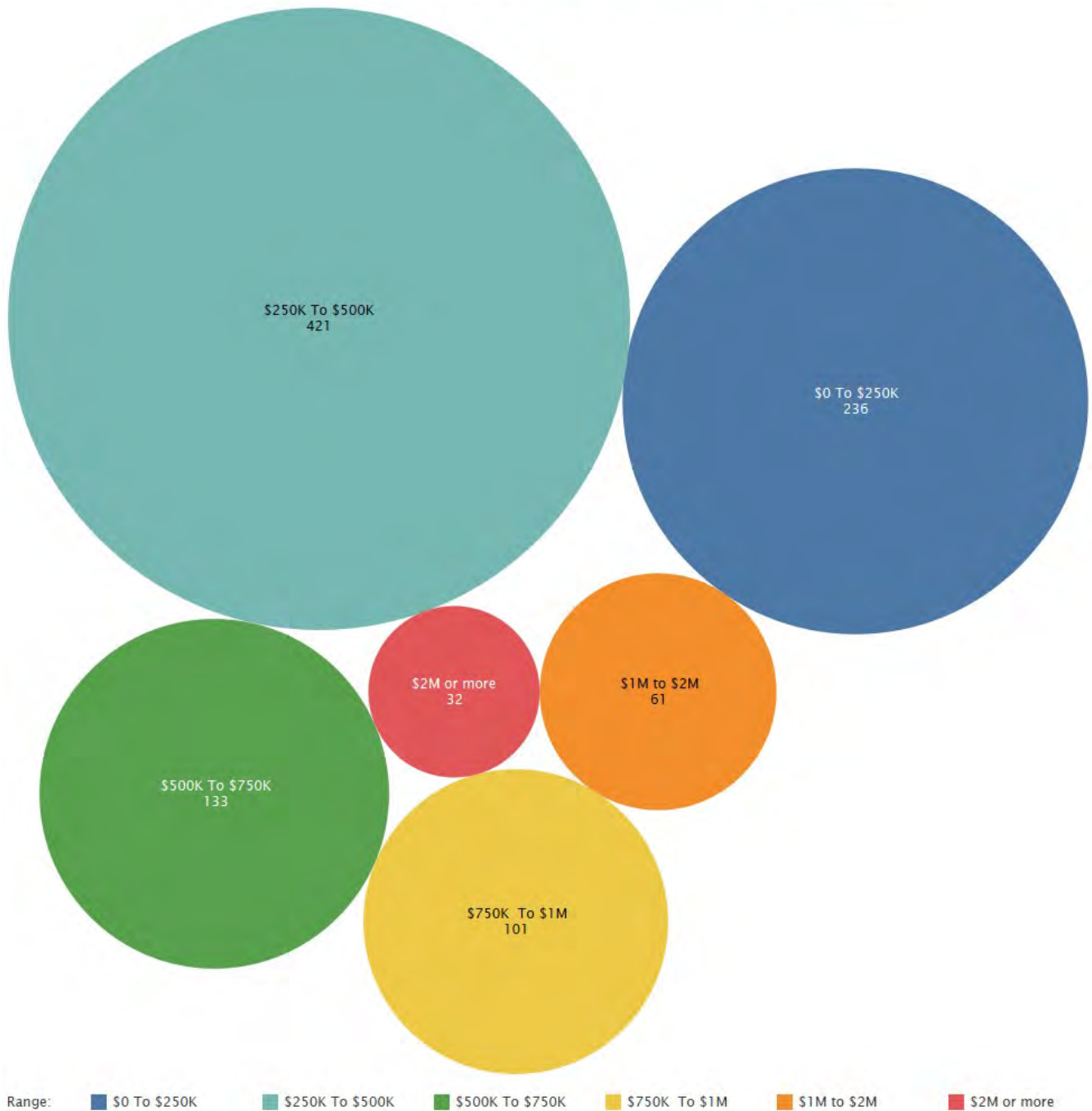


Most Affordable ZIP Codes 2025Q1



FLORIDA NE

Price Breakdown by Number of Homes in the Florida NE Market 2025Q1



Florida-NE

The total Florida-NE market declined from \$703 million in winter 2024 to \$663 million resulting in a \$40 million decrease.

Largest Markets

1. Lake Ponte Vedra	\$51,347,000	8.7%
2. Snowden Bay	\$49,356,367	8.3%
3. Doctors Lake	\$42,501,000	6.4%
4. Maria Sanchez Lake	\$35,140,197	5.3%
5. Lake Weir	\$34,843,218	5.3%

Total Florida NE Market:

\$663,003,139

Most Listings

1. Lake Weir	72	4.9%
2. Marshall Swamp	68	4.7%
3. Saint Johns River	64	4.4%
4. Doctors Lake	51	3.5%
5. Snowden Bay	50	5.1%

Total Florida NE Listings:

1,457

Largest Home Markets

1. Lake Ponte Vedra	\$51,347,000	8.7%
2. Snowden Bay	\$49,356,367	8.3%
3. Doctors Lake	\$38,511,000	6.5%
4. Maria Sanchez Lake	\$33,941,198	5.7%
5. Huguenot Lagoon	\$29,761,499	5.0%

Total Florida NE Home Market:

\$593,520,956

Most Homes Available

1. Lake Weir	59	6.0%
2. Saint Johns River	55	5.6%
3. Snowden Bay	50	5.1%
4. Marshall Swamp	46	4.7%
5. Doctors Lake	44	4.5%

Total Florida NE Home Listings:

984

Largest Land Markets

1. Lake Duval	\$8,850,000	12.7%
2. Lake Weir	\$6,329,400	9.1%
3. Black Branch Swamp	\$5,284,200	7.6%
4. Saint Johns River	\$5,117,400	7.4%
5. Silver Lake - Flagler Beach	\$4,573,000	6.6%

Total Florida NE Land Market:

\$69,482,183

Most Land Available

1. Marshall Swamp	22	4.7%
2. Black Sink Prairie	18	3.8%
3. Georges Lake	16	3.4%
4. Lake Ocklawaha	14	3.0%
5. Lake Weir	13	2.7%

Total Florida NE Land Listings:

473

Most Expensive Home Markets**

1. Huguenot Lagoon, FL	\$1,102,278
2. Maria Sanchez Lake, FL	\$1,028,521
3. Snowden Bay, FL	\$987,127
4. Cedar Head, FL	\$940,900
5. Doctors Lake, FL	\$875,250

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Marshall Swamp	\$151,843
2. Lake Weir	\$100,767
3. Lake Ocklawaha	\$96,563
4. Lake Grandin	\$71,526
5. Long Swamp	\$68,616

Listings of 10 Acres or More

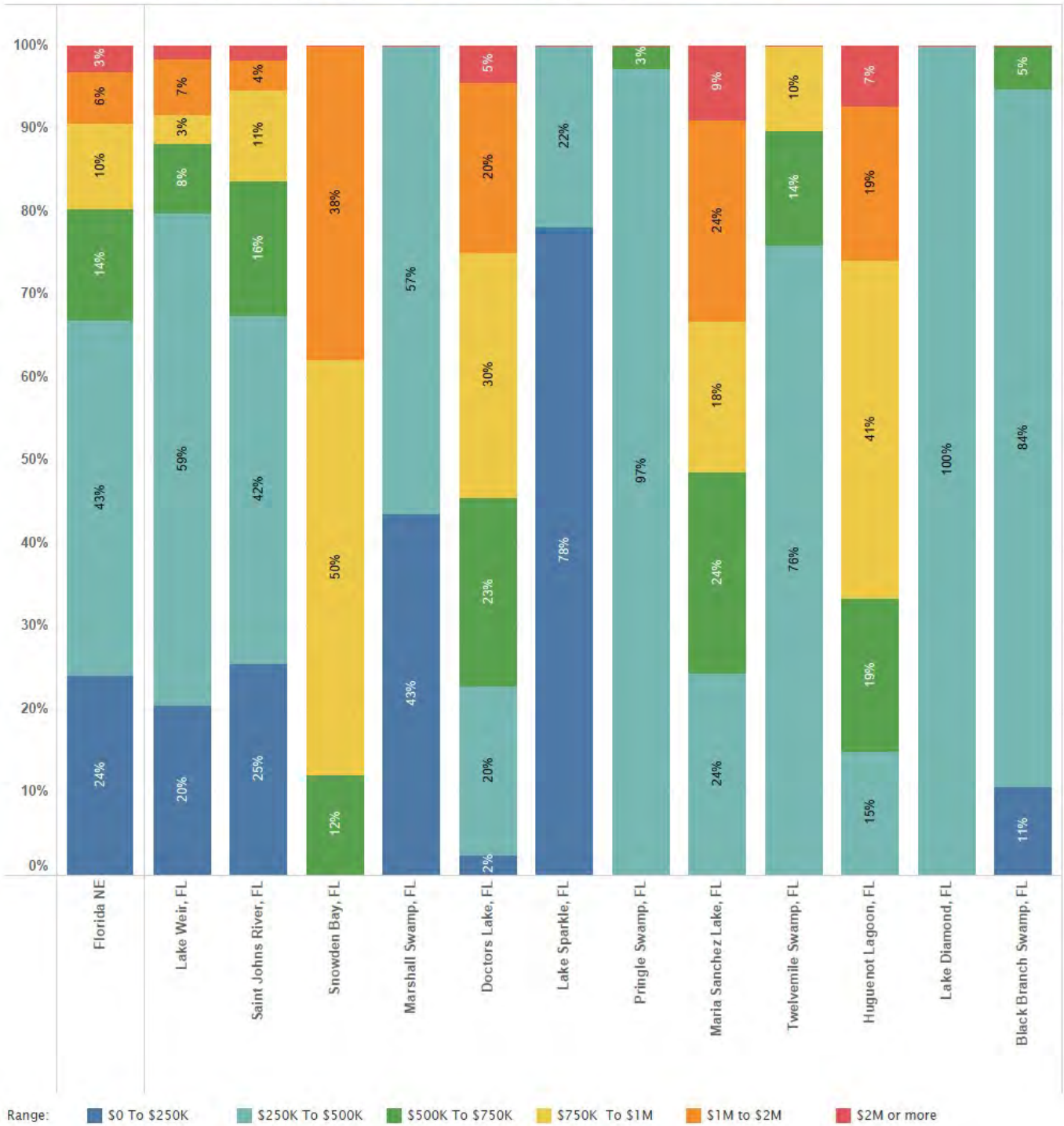
1. Halford Lake	\$22,880
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

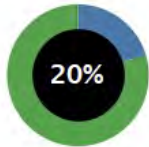
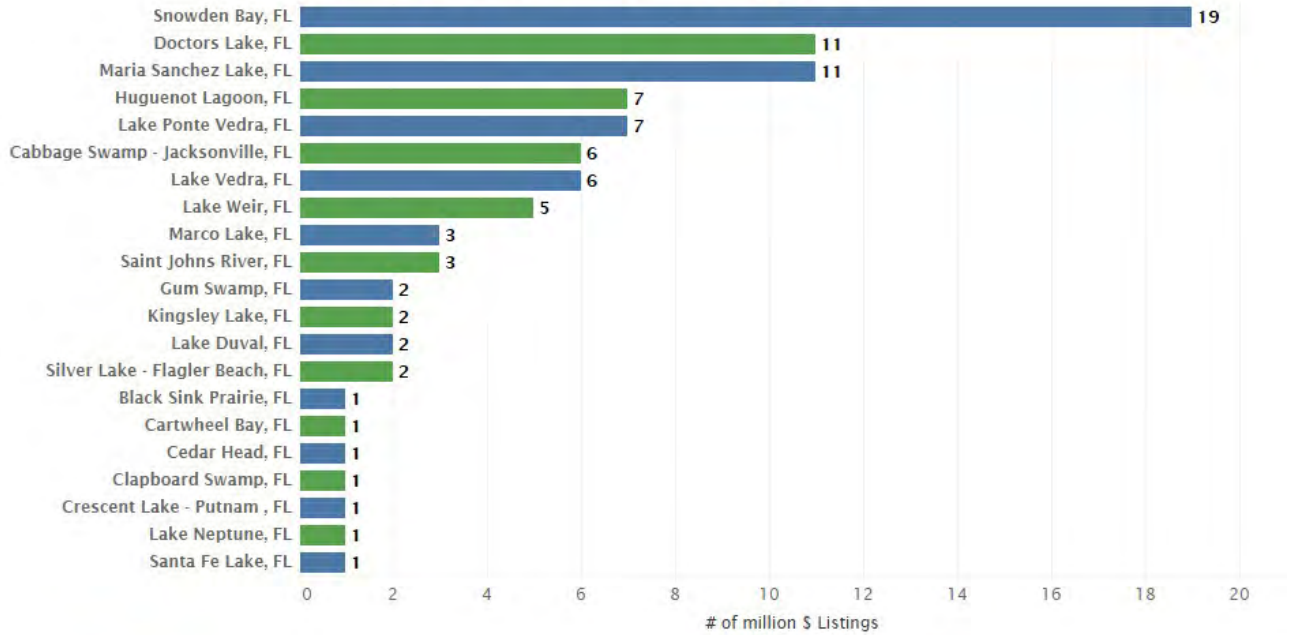
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Florida NE Market 2025Q1



Luxury Lake Real Estate in Florida NE

Where Are The Million-Dollar Listings? 2025Q1

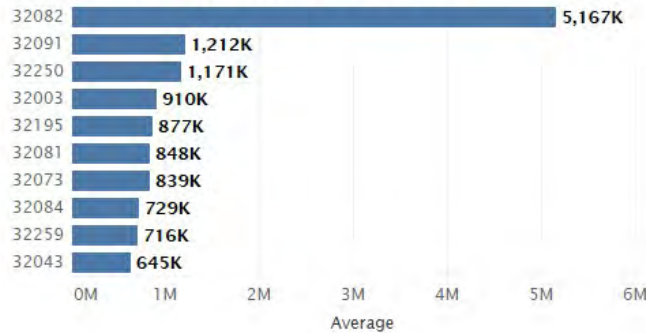


of \$1M+ Homes in Florida NE are on Snowden Bay

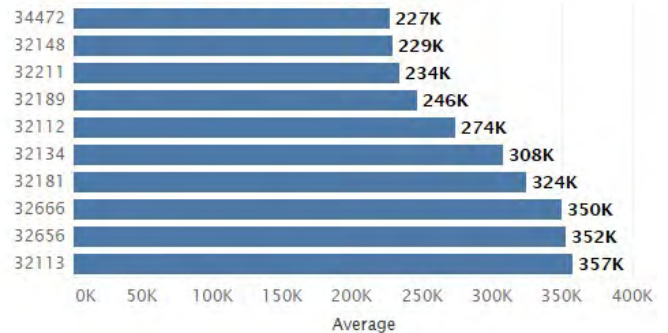
Total Number of \$1M+ Homes

93

Most Expensive ZIP Codes 2025Q1

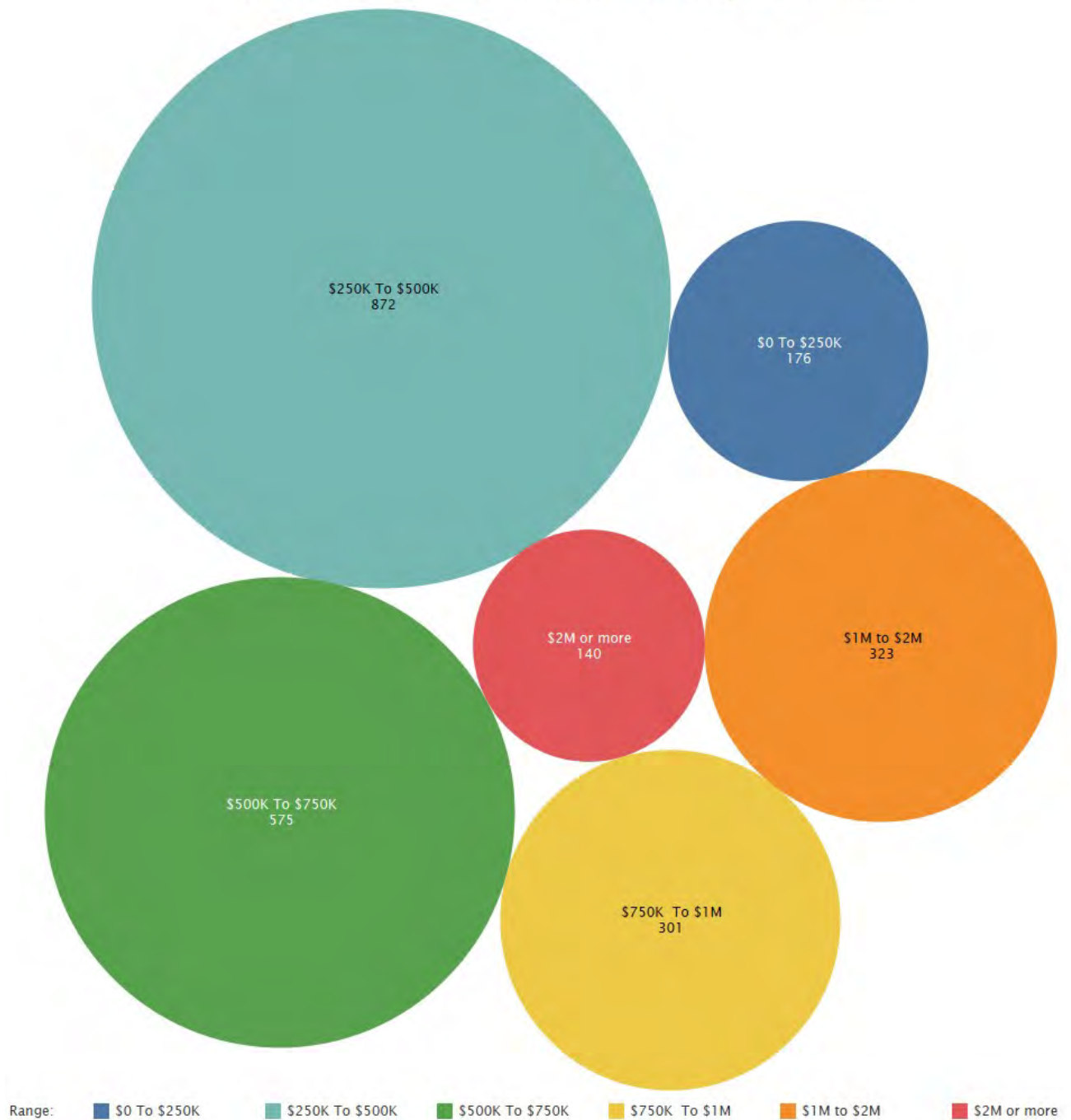


Most Affordable ZIP Codes 2025Q1



GEORGIA

Price Breakdown by Number of Homes in the Georgia Market 2025Q1



Georgia

The total Georgia market declined from \$2.7 billion in winter 2024 to \$2.5 billion resulting in a \$200 million decrease.

Largest Markets

1. Lake Lanier	\$649,691,013	26.3%	6. Lake Blue Ridge	\$92,470,349	3.7%
2. Lake Oconee	\$497,388,556	20.2%	7. Chatuge Lake*	\$73,145,377	3.0%
3. Lake Hartwell*	\$263,967,551	10.7%	8. Lake Burton	\$58,197,557	2.4%
4. Lake Sinclair	\$131,828,799	5.3%	9. Walter F. George Lake*	\$50,185,138	2.0%
5. Lake Allatoona	\$112,913,780	4.6%	10. Clarks Hill Lake*	\$48,492,925	2.0%

Total Georgia Market:

\$2,467,616,383

Largest Home Markets

1. Lake Lanier	\$537,525,437	26.0%
2. Lake Oconee	\$440,557,549	21.3%
3. Lake Hartwell*	\$194,971,265	9.4%
4. Lake Sinclair	\$114,205,932	5.5%
5. Lake Allatoona	\$94,004,481	4.6%
6. Lake Blue Ridge	\$82,389,250	4.0%
7. Lake Burton	\$53,301,362	2.6%
8. Chatuge Lake*	\$52,395,078	2.5%
9. Jackson Lake	\$43,682,586	2.1%
10. Hickory Log Creek Reservoir	\$41,819,987	2.0%

Total Georgia Home Market:

\$2,064,350,041

Largest Land Markets

1. Lake Lanier	\$112,165,576	27.9%
2. Lake Hartwell*	\$68,996,286	17.2%
3. Lake Oconee	\$55,747,007	13.9%
4. Chatuge Lake*	\$20,750,299	5.2%
5. Clarks Hill Lake*	\$18,990,225	4.7%
6. Lake Allatoona	\$18,909,299	4.7%
7. Walter F. George Lake*	\$17,746,100	4.4%
8. Lake Sinclair	\$17,337,867	4.3%
9. Lake Nottely	\$10,383,600	2.6%
10. Lake Blue Ridge	\$10,081,099	2.5%

Total Georgia Land Market:

\$401,897,342

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

Most Expensive Home Markets**

1. Lake Blue Ridge	\$2,009,494
2. Lake Burton	\$1,903,620
3. Windward Lake	\$1,449,939
4. Lake Oconee	\$1,200,843
5. Carters Lake	\$1,049,831

Most Affordable Home Markets**

1. Savannah River - Augusta	\$214,827
2. Norris Lake	\$310,174
3. High Falls Lake	\$356,743
4. Lake Tobesofkee	\$447,660
5. West Point Lake	\$447,990

* 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	840	19.1%	6. Chatuge Lake*	192	4.4%
2. Lake Hartwell*	685	15.6%	7. Lake Allatoona	183	4.2%
3. Lake Oconee	487	11.1%	8. Lake Nottely	135	3.1%
4. Lake Sinclair	285	6.5%	9. Big Canoe	121	2.8%
5. Clarks Hill Lake*	237	5.4%	10. Walter F. George Lake*	117	2.7%

Total Georgia Listings:

4,402

Most Homes Available

1. Lake Lanier	644	23.9%
2. Lake Oconee	368	13.7%
3. Lake Hartwell*	341	12.7%
4. Lake Sinclair	177	6.6%
5. Lake Allatoona	152	5.6%
6. Chatuge Lake*	86	3.2%
7. Jackson Lake	83	3.1%
8. Walter F. George Lake*	80	3.0%
9. Lake Arrowhead	75	2.8%
10. Hickory Log Creek Reservoir	71	2.6%

Total Georgia Home Listings:

2,695

Most Land Available

1. Lake Hartwell*	344	20.2%
2. Lake Lanier	196	11.5%
3. Clarks Hill Lake*	179	10.5%
4. Lake Oconee	117	6.9%
5. Lake Sinclair	107	6.3%
6. Chatuge Lake*	106	6.2%
7. Lake Nottely	83	4.9%
8. Big Canoe	69	4.0%
9. Bent Tree	55	3.2%
10. Lake Tobesofkee	51	3.0%

Total Georgia Land Listings:

1,704

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Blue Ridge	\$291,516
2. Lake Lanier	\$222,882
3. Lake Allatoona	\$222,511
4. Lake Oconee	\$219,747
5. Lake Hartwell	\$167,632
6. Lake Tara	\$132,630
7. Savannah River - Augusta	\$117,736
8. Lake Burton	\$114,037

Listings of 10 Acres or More

1. Lake Lanier	\$70,441
----------------	----------

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Richard B. Russell Lake	\$16,202
2. Bent Tree	\$23,932
3. Carters Lake	\$34,582
4. Lake Laceola	\$39,566
5. Clarks Hill Lake	\$43,803
6. West Point Lake	\$44,896
7. Lake Nottely	\$53,247
8. Big Canoe	\$58,337

Listings of 10 Acres or More

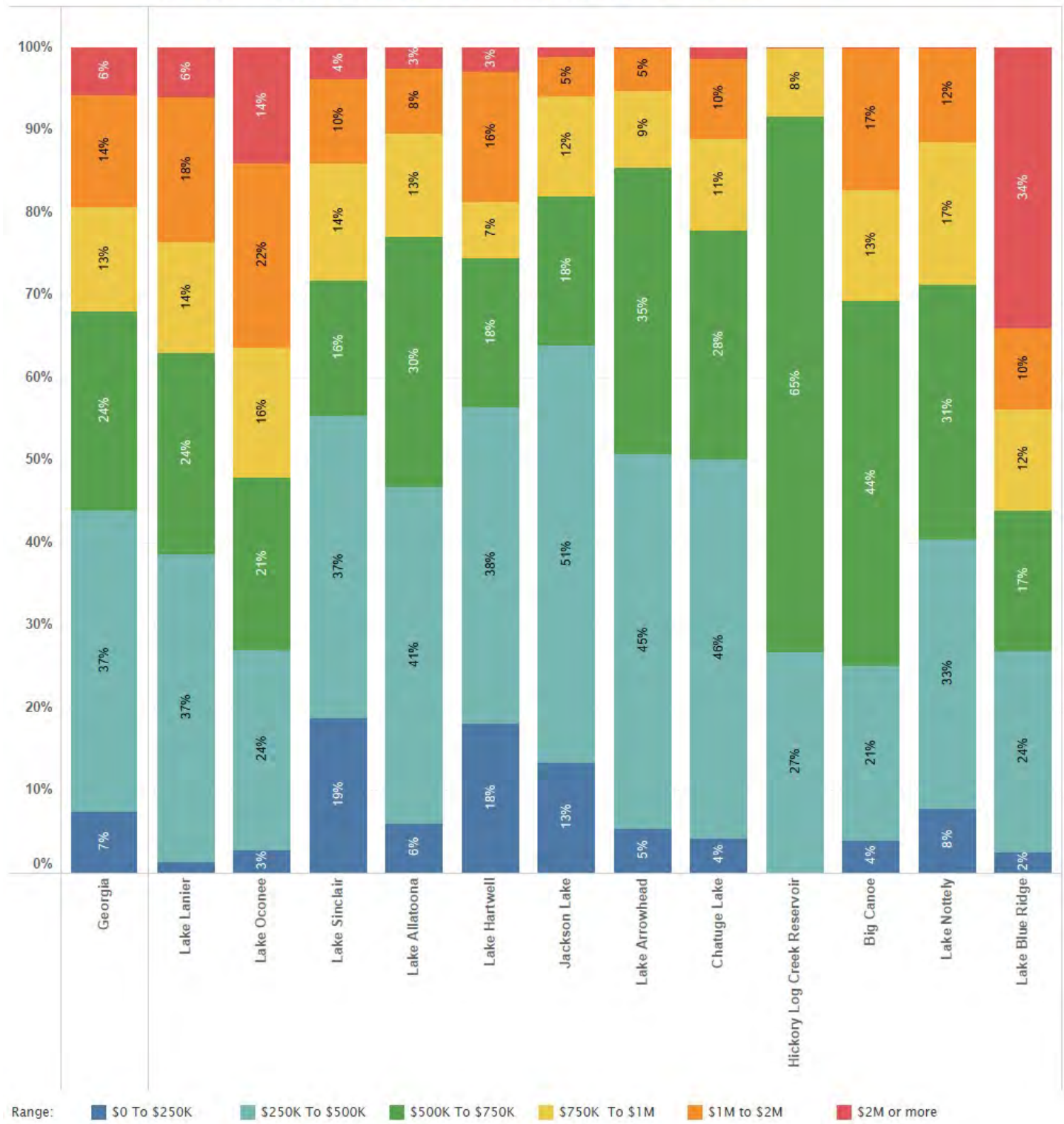
1. Richard B. Russell Lake	\$6,033
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

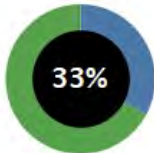
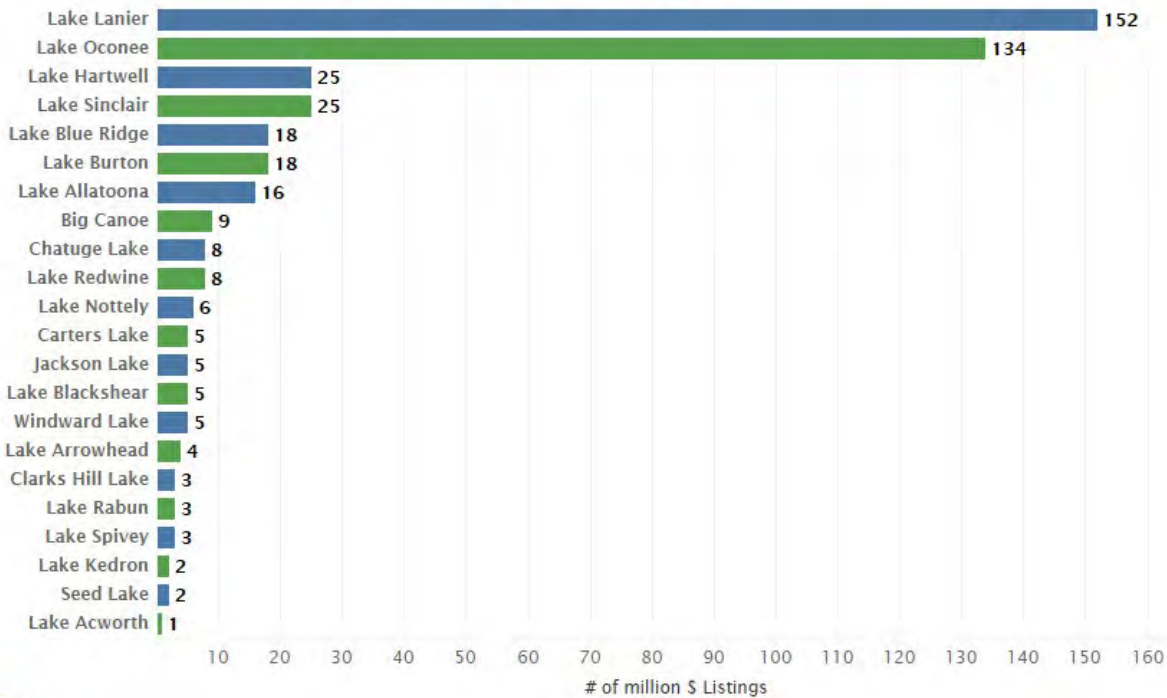
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Georgia Market 2025Q1



Luxury Lake Real Estate in Georgia

Where Are The Million-Dollar Listings? 2025Q1

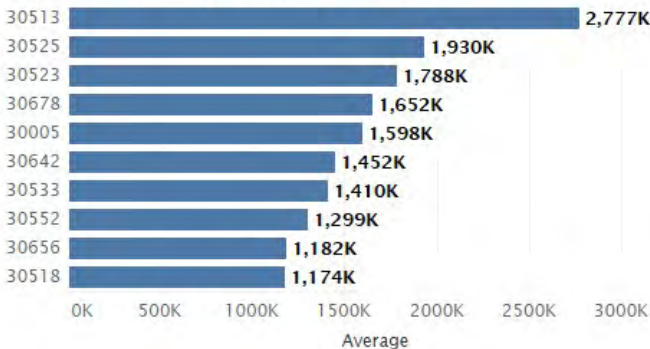


of \$1M+ Homes in Georgia are on Lake Lanier

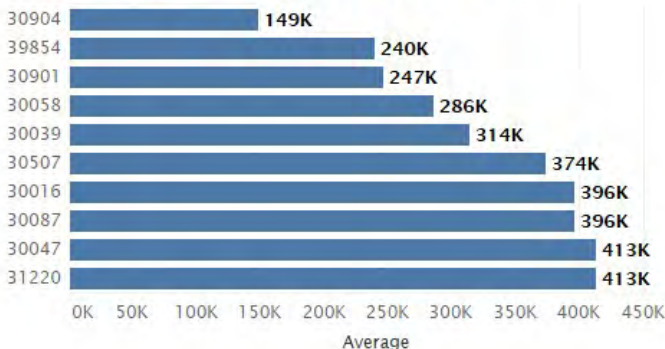
Total Number of \$1M+ Homes

463

Most Expensive ZIP Codes 2025Q1

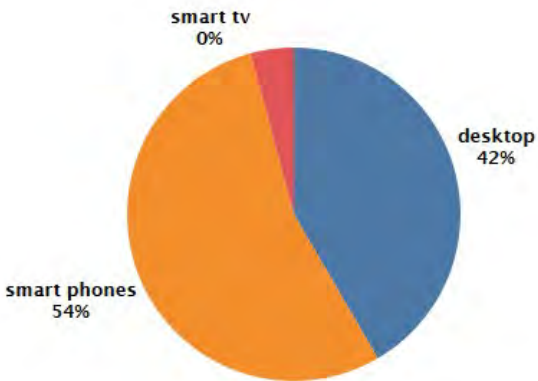


Most Affordable ZIP Codes 2025Q1

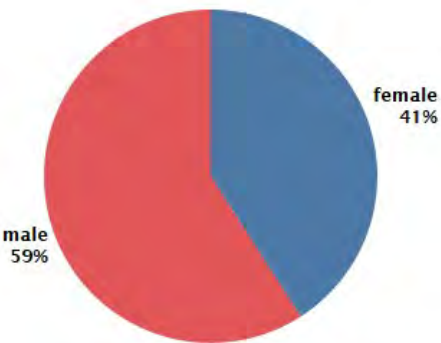


Who's Shopping Georgia Lake Real Estate

How are shoppers connecting 2025Q1



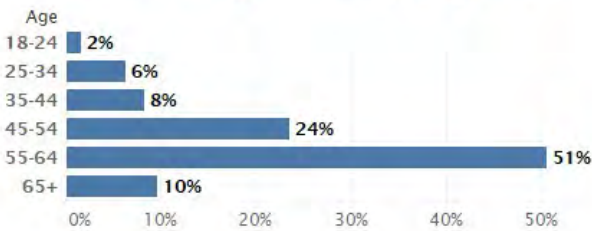
Male/Female Visitors 2025Q1



Miami FL

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

What Age Groups are Shopping 2025Q1

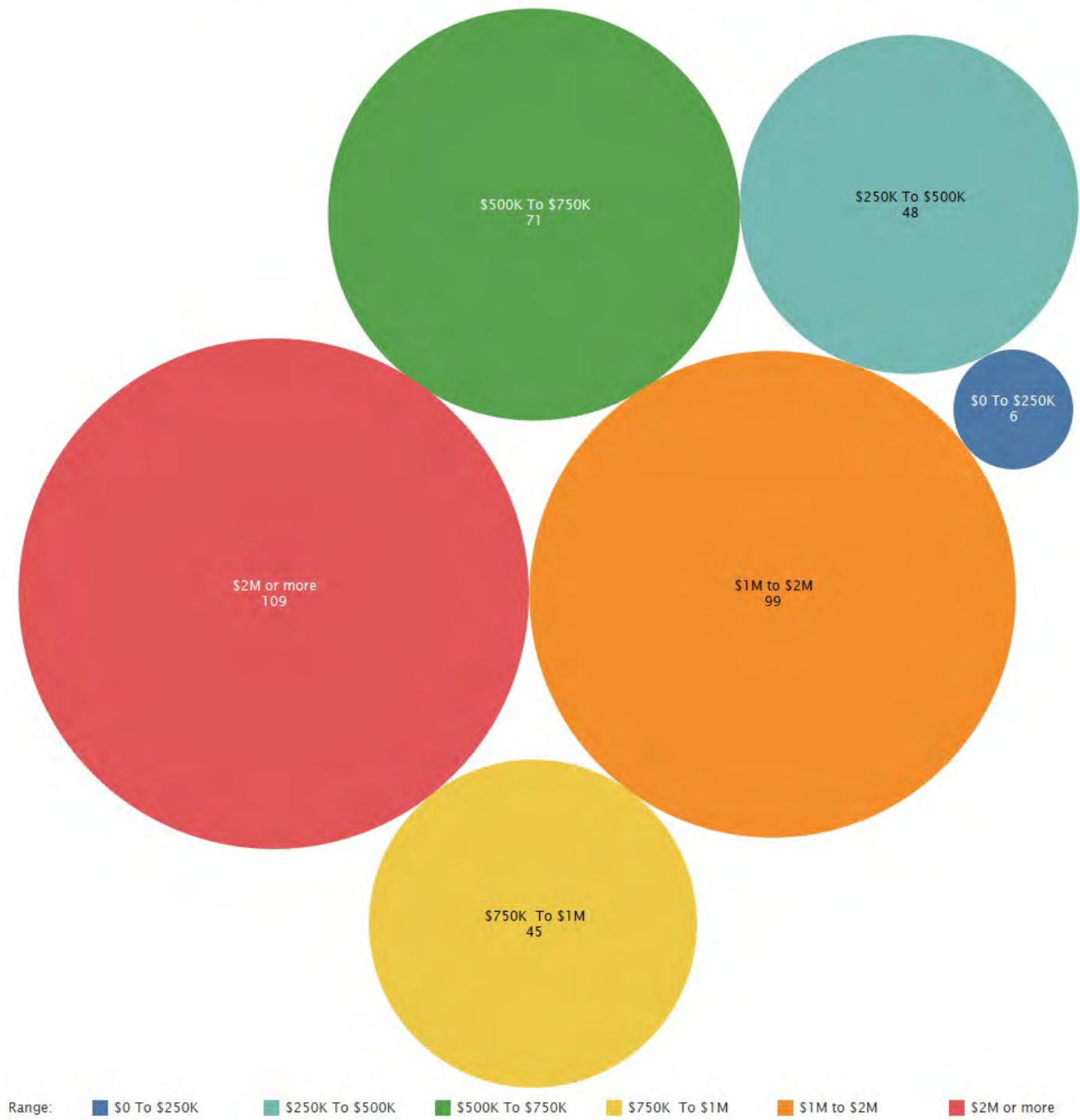


- Birmingham, AL
- Orlando, FL
- Jacksonville, FL
- Tampa, FL
- Davenport, FL
- Tallahassee, FL
- Ocala, FL
- Cape Coral, FL
- Jacksonville Beach, FL



IDAHO

Price Breakdown by Number of Homes in the Idaho Market 2025Q1



Idaho

The total Idaho market declined from \$1 billion in winter 2024 to \$889 million resulting in an \$111 million decrease.

Largest Markets

1. Coeur d'Alene Lake	\$326,369,622	37.7%
2. Lake Pend Oreille	\$175,282,945	19.7%
3. Spokane River	\$80,141,946	9.2%
4. Hayden Lake	\$60,172,599	6.9%
5. Pend Oreille River	\$58,592,600	6.6%

Total Idaho Market: **\$888,848,557**

Most Listings

1. Coeur d'Alene Lake	207	30.4%
2. Lake Pend Oreille	163	23.5%
3. Lake Cascade	64	9.4%
4. Pend Oreille River	53	7.6%
5. Hayden Lake	35	5.1%

Total Idaho Listings: **695**

Largest Home Markets

1. Coeur d'Alene Lake	\$269,518,200	40.7%
2. Lake Pend Oreille	\$111,422,145	16.8%
3. Hayden Lake	\$53,320,999	8.0%
4. Pend Oreille River	\$47,681,100	7.2%
5. Payette Lake	\$45,714,100	6.9%

Total Idaho Home Market: **\$662,616,785**

Most Homes Available

1. Coeur d'Alene Lake	116	30.7%
2. Lake Pend Oreille	71	18.8%
3. Pend Oreille River	32	8.5%
4. Spokane River	28	7.4%
5. Hayden Lake	22	5.8%

Total Idaho Home Listings: **378**

Largest Land Markets

1. Coeur d'Alene Lake	\$56,851,422	27.9%
2. Lake Pend Oreille	\$48,199,300	23.6%
3. Spokane River	\$34,659,900	17.0%
4. Lake Cascade	\$22,295,300	10.9%
5. Pend Oreille River	\$10,212,500	5.0%

Total Idaho Land Market: **\$203,967,272**

Most Land Available

1. Coeur d'Alene Lake	91	30.0%
2. Lake Pend Oreille	82	27.1%
3. Lake Cascade	43	14.2%
4. Pend Oreille River	20	6.6%
5. Hayden Lake	13	4.3%

Total Idaho Land Listings: **303**

Most Expensive Home Markets**

1. Hayden Lake	\$2,423,682
2. Coeur d'Alene Lake	\$2,341,550
3. Payette Lake	\$2,077,914
4. Spokane River	\$1,681,191
5. Lake Pend Oreille	\$1,589,045

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Hayden Lake	\$542,057
2. Lake Pend Oreille	\$378,908
3. Coeur d'Alene Lake	\$354,223
4. Lake Cascade	\$208,650
5. Pend Oreille River	\$149,023

Listings of 10 Acres or More

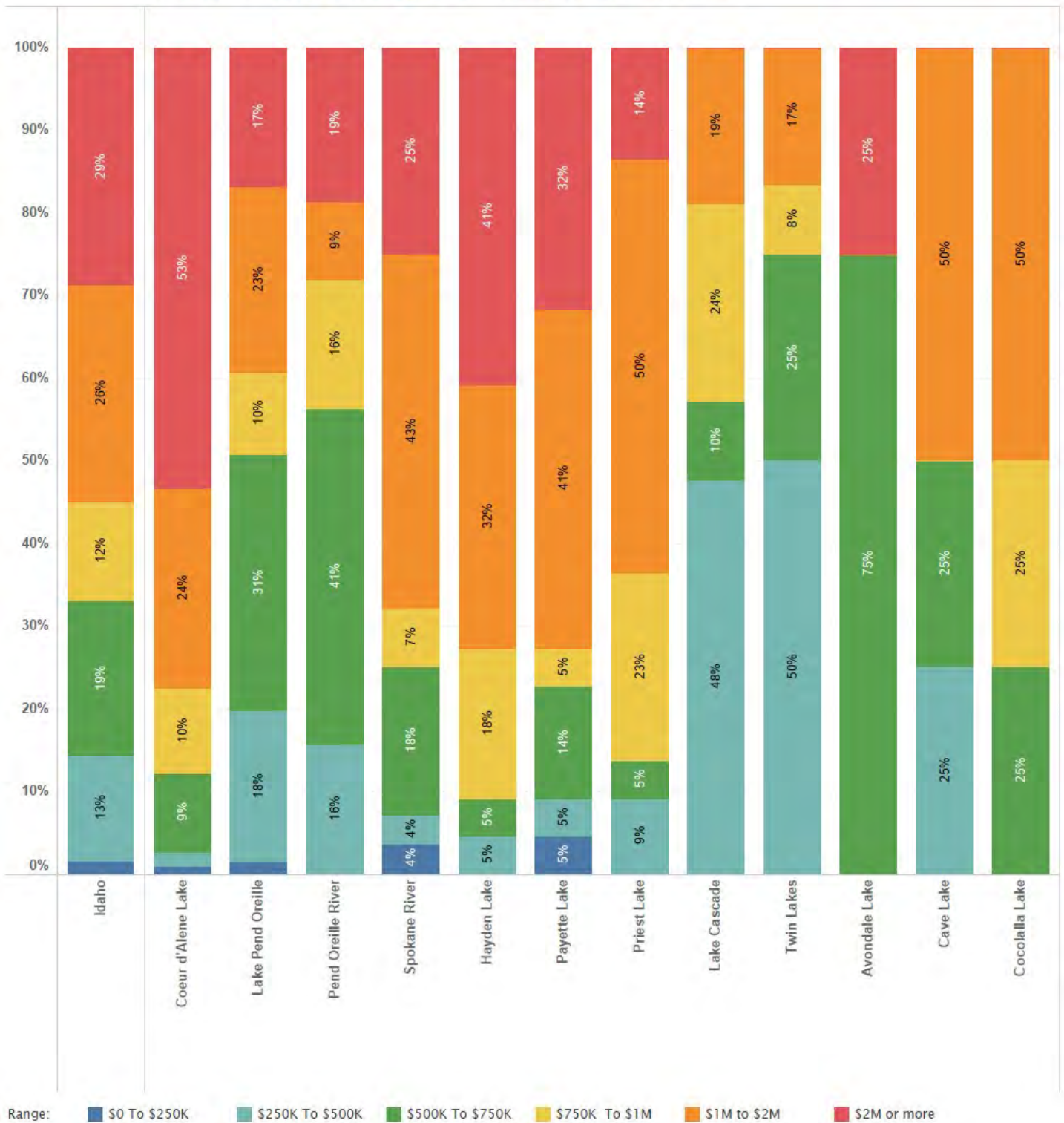
1. Coeur d'Alene Lake	\$87,780
2. Lake Pend Oreille	\$49,884

* 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.

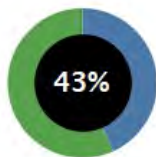
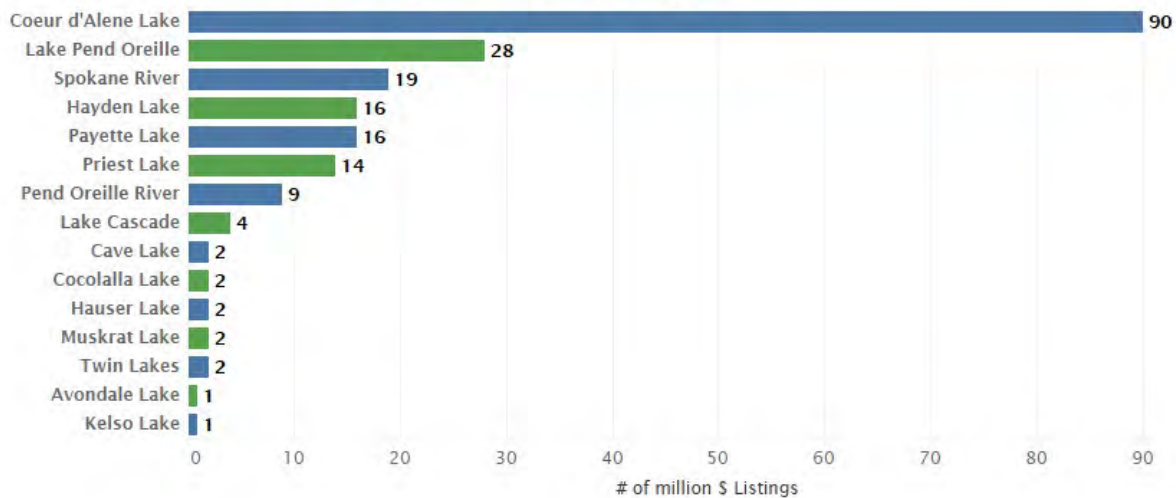
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Idaho Market 2025Q1



Luxury Lake Real Estate in Idaho

Where Are The Million-Dollar Listings? 2025Q1

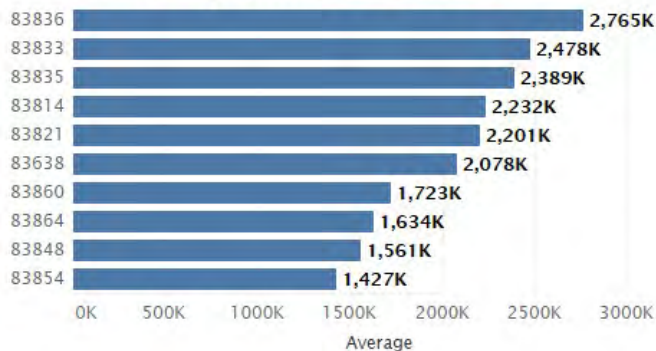


of \$1M+ Homes in Idaho are on Coeur d'Alene Lake

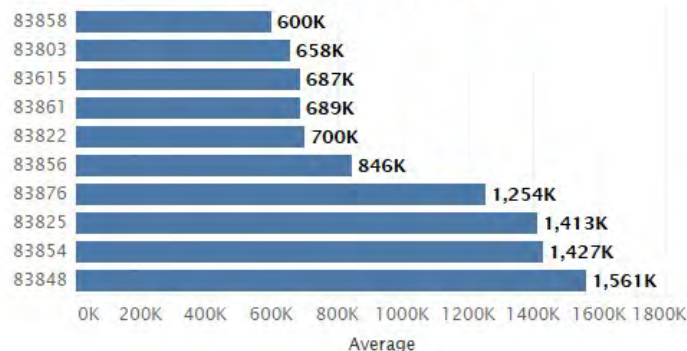
Total Number of \$1M+ Homes

208

Most Expensive ZIP Codes 2025Q1

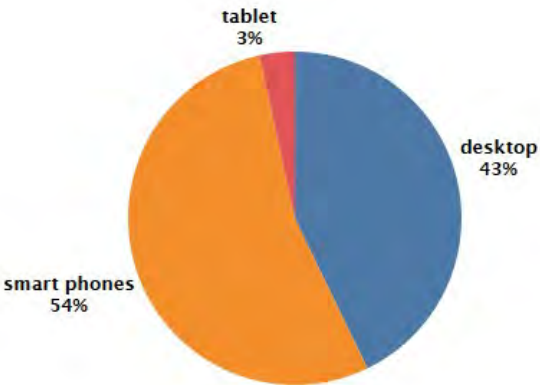


Most Affordable ZIP Codes 2025Q1

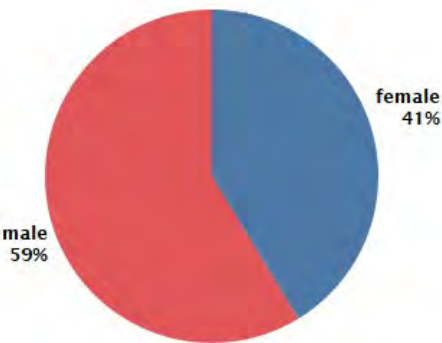


Who's Shopping Idaho Lake Real Estate

How are shoppers connecting 2025Q1



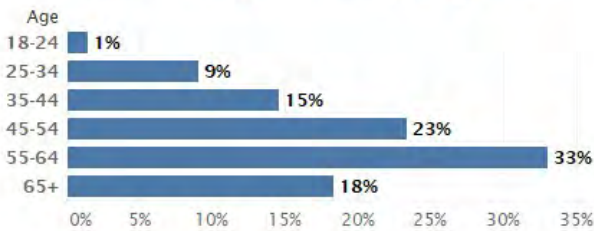
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

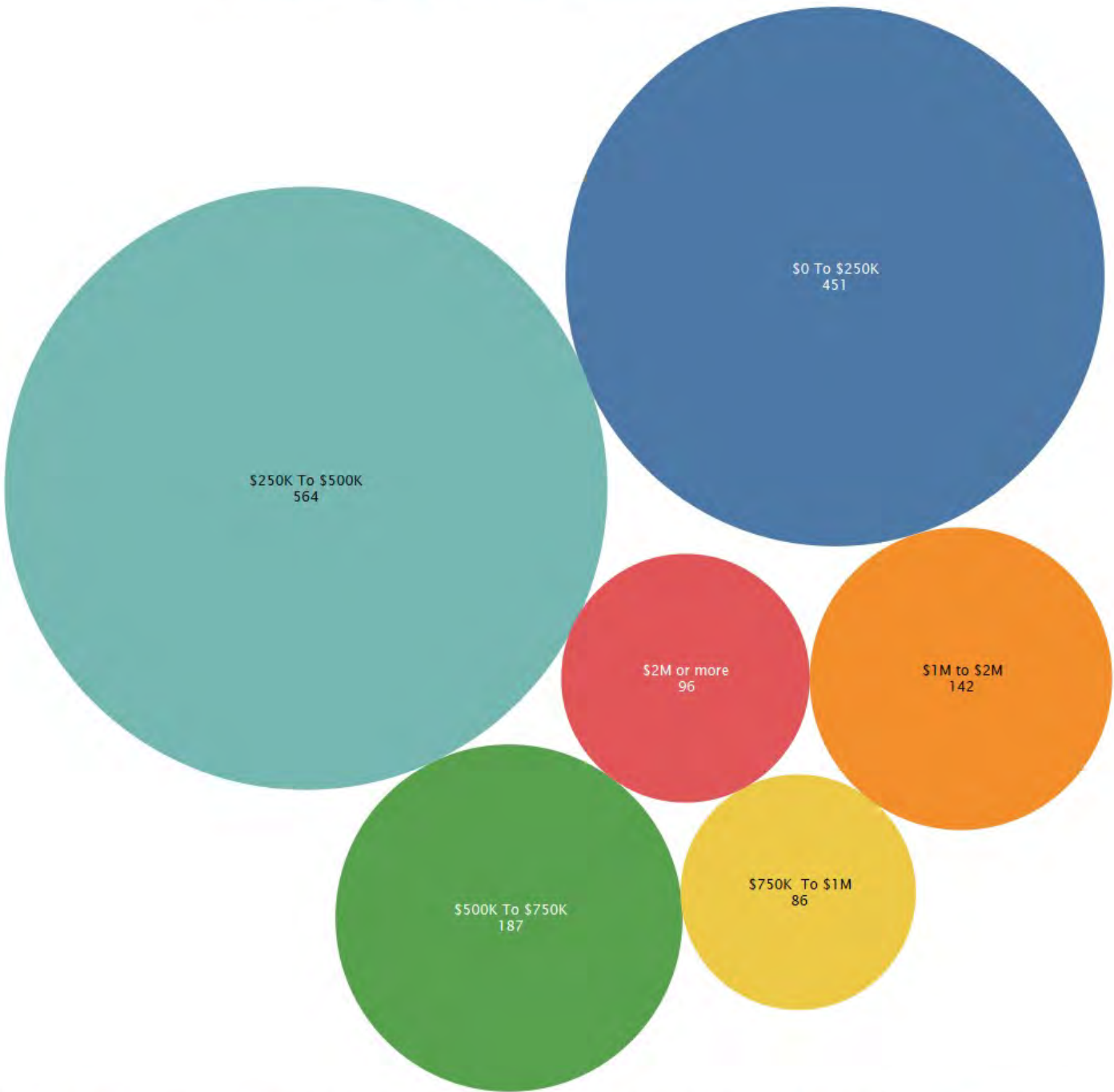


- Miami, FL
- Birmingham, AL
- Louisville, KY
- St. Petersburg, FL
- Altamonte Springs, FL
- Conyers, GA
- Des Moines, IA
- Fort Lauderdale, FL
- Jupiter, FL



ILLINOIS

Price Breakdown by Number of Homes in the Illinois Market 2025Q1



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 \$1.3 billion in winter 2024 to \$1.16 billion resulting in an 11% decrease.

Largest Markets

1. Lake Michigan	\$831,130,146	71.5%
2. Lake Of Egypt	\$11,855,300	1.0%
3. Lake Charles	\$11,581,155	1.0%
4. Chain O'Lakes - Fox Lake	\$11,452,398	1.0%
5. Quarry Lake	\$10,899,999	1.0%

Total Illinois Market:

\$1,162,618,737

Most Listings

1. Lake Michigan	913	48.0%
2. Lake Thunderbird	57	3.0%
3. Spoon Lake	44	2.3%
4. Lake Of Egypt	43	2.3%
5. Lake Decatur	35	1.8%

Total Illinois Listings:

1,901

Largest Home Markets

1. Lake Michigan	\$811,989,096	73.4%
2. Chain O'Lakes - Fox Lake	\$11,337,398	1.0%
3. Lake Charles	\$11,281,155	1.0%
4. Quarry Lake	\$10,899,999	1.0%
5. Lake Of Egypt	\$10,462,500	0.9%

Total Illinois Home Market:

\$1,106,775,334

Most Homes Available

1. Lake Michigan	887	58.0%
2. Lake Decatur	28	1.8%
3. Lake Of Egypt	19	1.2%
3. Wonder Lake	19	1.2%
5. Chain O'Lakes - Fox Lake	18	1.2%

Total Illinois Home Listings:

1,530

Largest Land Markets

1. Lake Michigan	\$19,141,050	34.3%
2. Chain O'Lakes - Dunns Lake	\$4,300,000	7.7%
3. Historic Hills Pond	\$2,394,800	4.3%
4. Peoria Lake	\$2,204,900	3.9%
5. Keene Lake	\$1,899,900	3.4%

Total Illinois Land Market:

\$55,843,403

Most Land Available

1. Lake Thunderbird	48	12.9%
2. Spoon Lake	36	9.7%
3. Lake Michigan	26	7.0%
4. Lake Of Egypt	24	6.5%
5. Lake Wildwood	23	6.2%

Total Illinois Land Listings:

371

Most Expensive Home Markets**

1. Lake Michigan	\$915,433
2. Chain O'Lakes - Fox Lake	\$629,855
3. Baker Lake	\$603,279
4. Lake Of Egypt	\$550,658
5. Bangs Lake	\$481,348

Average Land Price Per Acre

Listings of Less Than 10 Acres

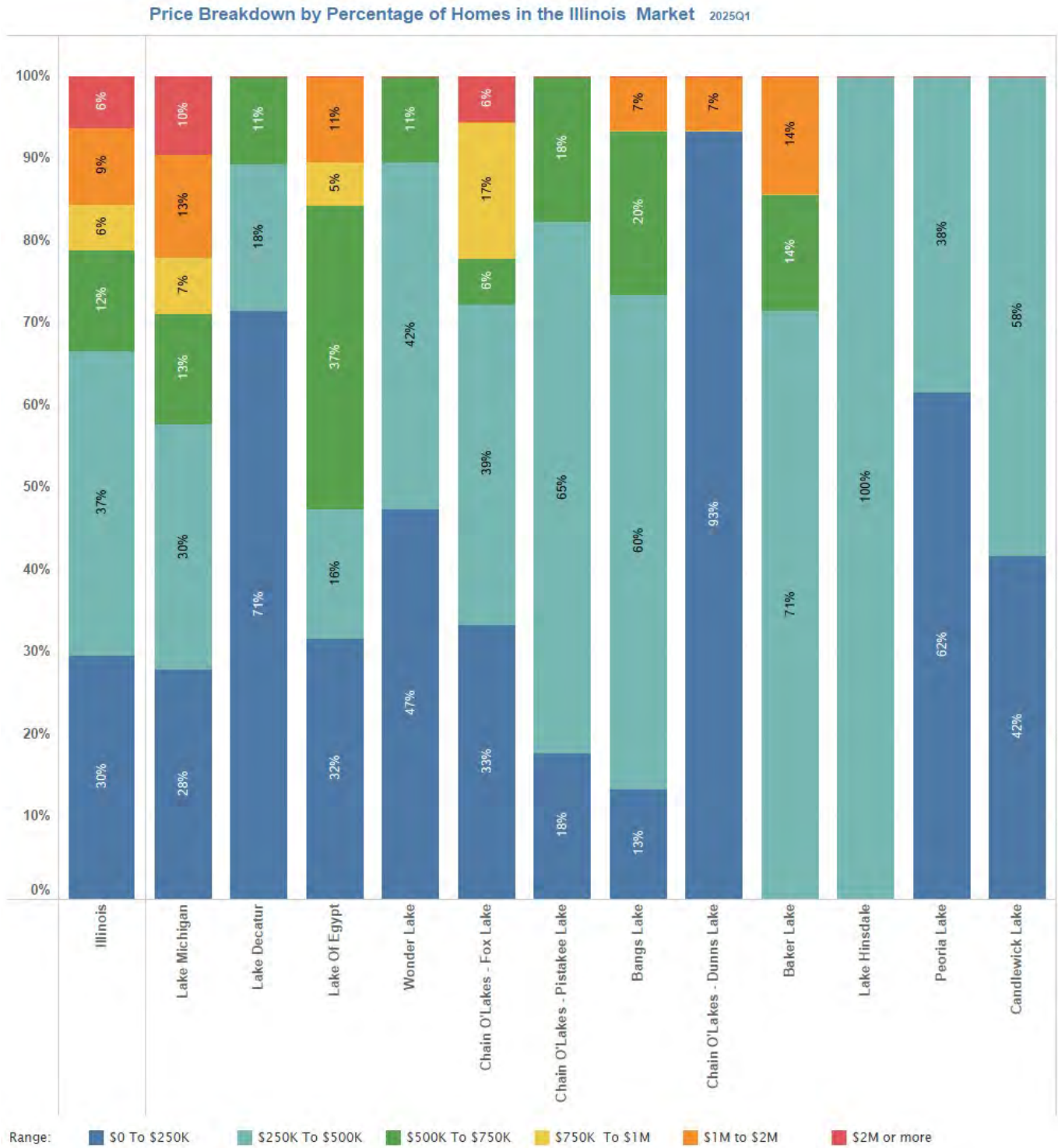
1. Lake Thunderbird	\$69,080
2. Lake Of Egypt	\$62,465
3. Lost Lake	\$20,286

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.

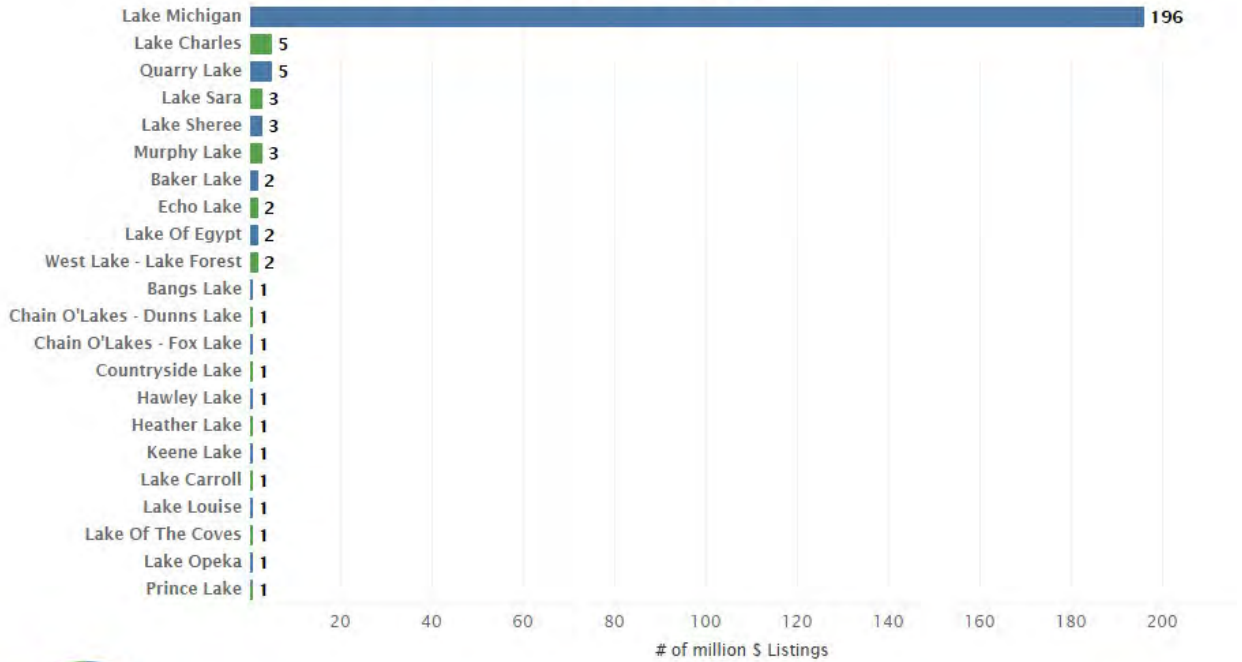
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Illinois

Where Are The Million-Dollar Listings? 2025Q1

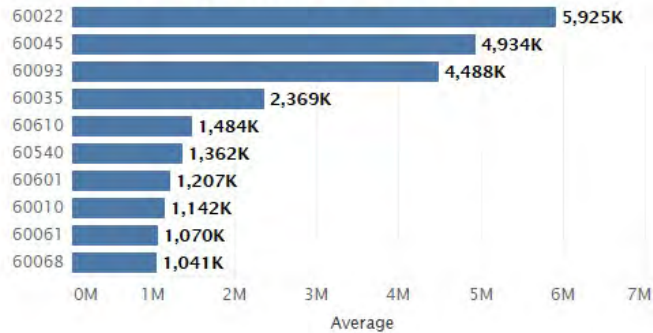


of \$1M+ Homes in Illinois are on Lake Michigan

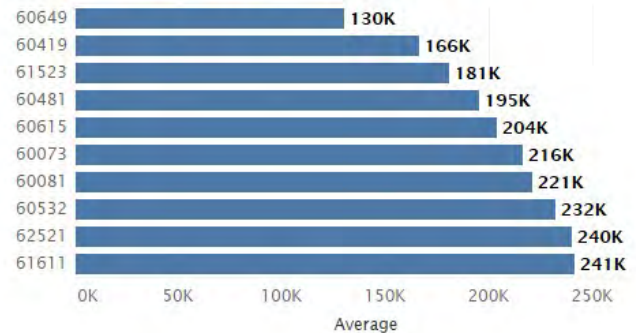
Total Number of \$1M+ Homes

238

Most Expensive ZIP Codes 2025Q1

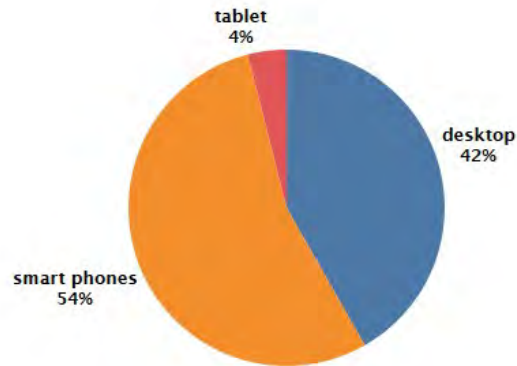


Most Affordable ZIP Codes 2025Q1

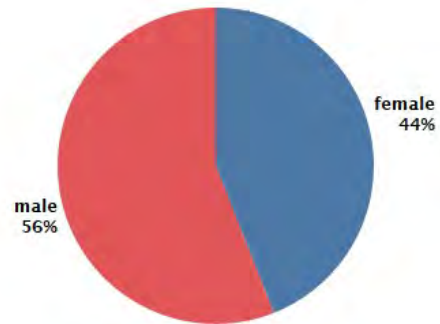


Who's Shopping Illinois Lake Real Estate

How are shoppers connecting 2025Q1



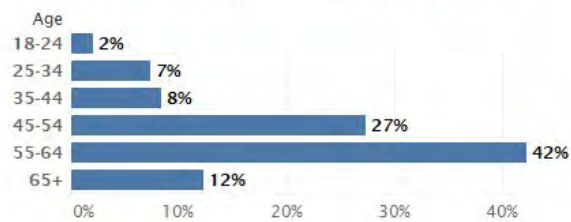
Male/Female Visitors 2025Q1



St. Louis MO

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

What Age Groups are Shopping 2025Q1

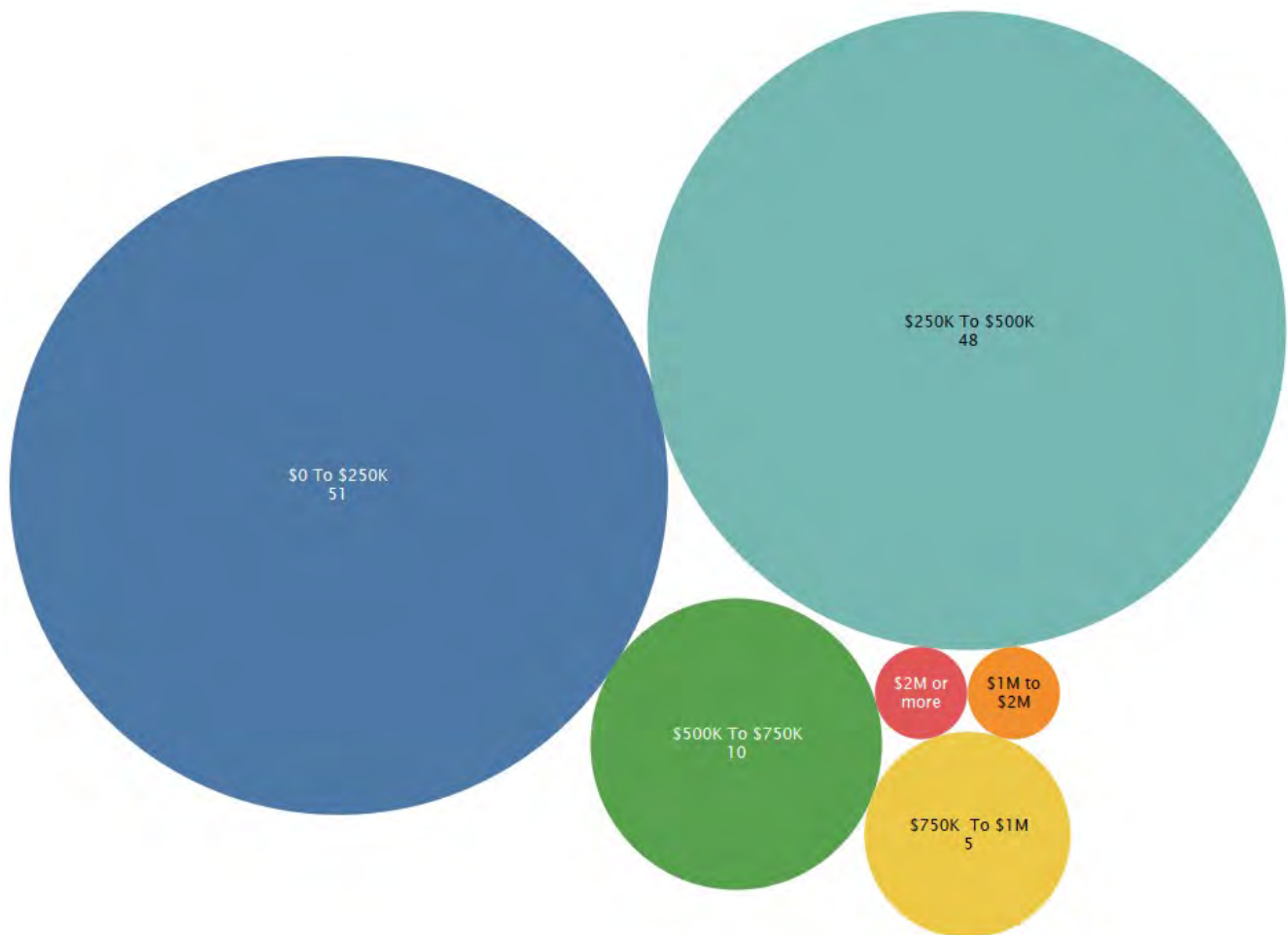


- Milwaukee, WI
- Minneapolis, MN
- Indianapolis, IN
- Kansas City, MO
- Boston, MA
- Pawnee City, NE
- Hammond, IN
- Eau Claire, WI
- Marinette, WI



CHAINOLAKES

Price Breakdown by Number of Homes in the ChainOLakes Market 2025Q1



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 \$58 million in winter 2024 to \$50 million resulting in a 14% decrease.

Largest Markets

1. Chain O'Lakes - Fox Lake	\$11,452,398	22.9%
2. Chain O'Lakes - Dunns Lake	\$7,481,800	15.0%
3. Chain O'Lakes - Pistakee Lake	\$6,769,765	13.5%
4. Lake Antioch	\$3,126,900	6.3%
5. Chain O'Lakes - Lake Marie	\$2,540,000	5.1%

Total ChainOLakes Market:

\$49,964,822

Most Listings

1. Chain O'Lakes - Pistakee Lake	22	13.8%
2. Chain O'Lakes - Fox Lake	19	11.9%
3. Chain O'Lakes - Dunns Lake	16	10.0%
4. Chain O'Lakes - Long Lake	14	8.8%
5. Chain O'Lakes - Grass Lake	13	8.1%

Total ChainOLakes Listings:

160

Largest Home Markets

1. Chain O'Lakes - Fox Lake	\$11,337,398	27.4%
2. Chain O'Lakes - Pistakee Lake	\$6,340,915	15.3%
3. Chain O'Lakes - Dunns Lake	\$3,181,800	7.7%
4. Lake Antioch	\$2,388,900	5.8%
5. Chain O'Lakes - Petite Lake	\$2,154,750	5.2%

Total ChainOLakes Home Market:

\$41,316,252

Most Homes Available

1. Chain O'Lakes - Fox Lake	18	15.5%
2. Chain O'Lakes - Pistakee Lake	17	14.7%
3. Chain O'Lakes - Dunns Lake	15	12.9%
4. Chain O'Lakes - Long Lake	8	6.9%
4. Chain O'Lakes - Nippersink Lake	8	6.9%

Total ChainOLakes Home Listings:

116

Largest Land Markets

1. Chain O'Lakes - Dunns Lake	\$4,300,000	49.7%
2. Chain O'Lakes - Lake Marie	\$798,000	9.2%
3. Chain O'Lakes - Bluff Lake	\$797,900	9.2%
4. Lake Antioch	\$738,000	8.5%
5. Chain O'Lakes - Long Lake	\$530,700	6.1%

Total ChainOLakes Land Market:

\$8,648,570

Most Land Available

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

Total ChainOLakes Land Listings:

44

Most Expensive Home Markets**

1. Chain O'Lakes - Fox Lake, IL	\$629,855
2. Chain O'Lakes - Pistakee Lake, IL	\$372,995
3. Chain O'Lakes - Dunns Lake, IL	\$212,120

Average Land Price Per Acre

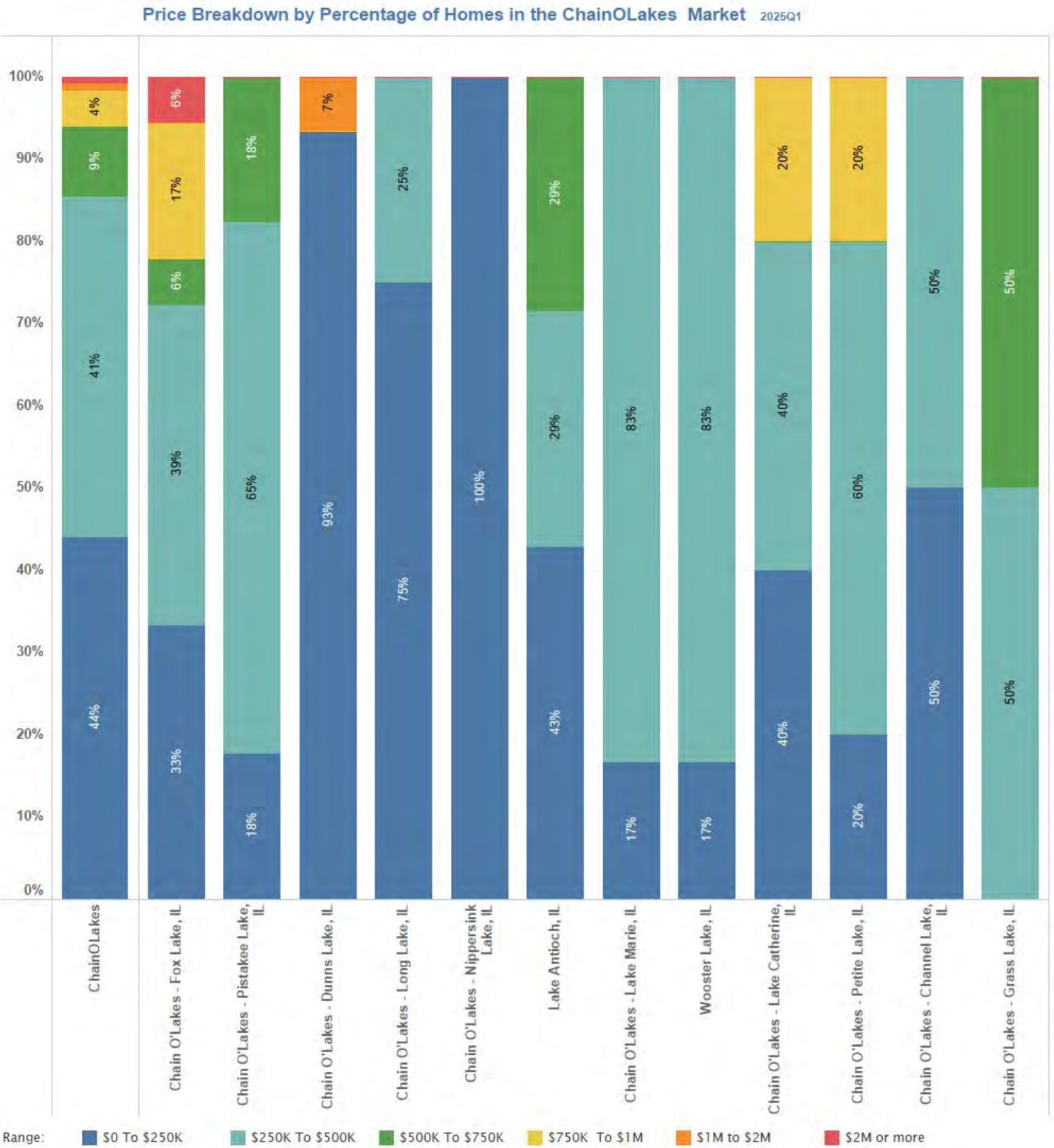
Listings of Less Than 10 Acres

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.

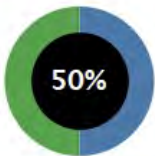
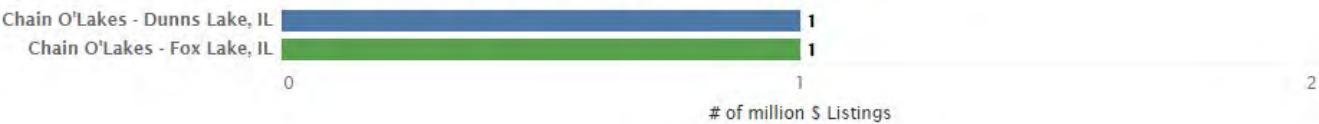
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.





Luxury Lake Real Estate in ChainOLakes

Where Are The Million-Dollar Listings? 2025Q1

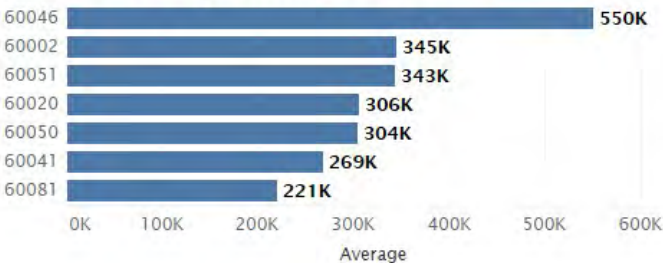


50% of \$1M+ Homes in ChainOLakes are on Chain O'Lakes - Dunns Lake

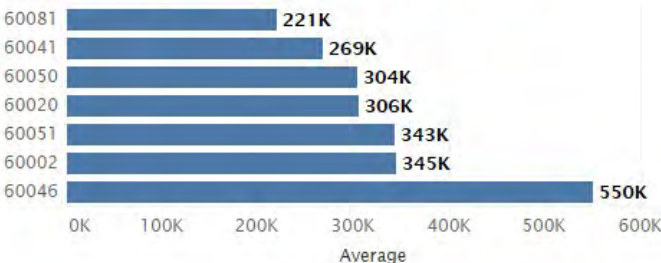
Total Number of \$1M+ Homes

2

Most Expensive ZIP Codes 2025Q1

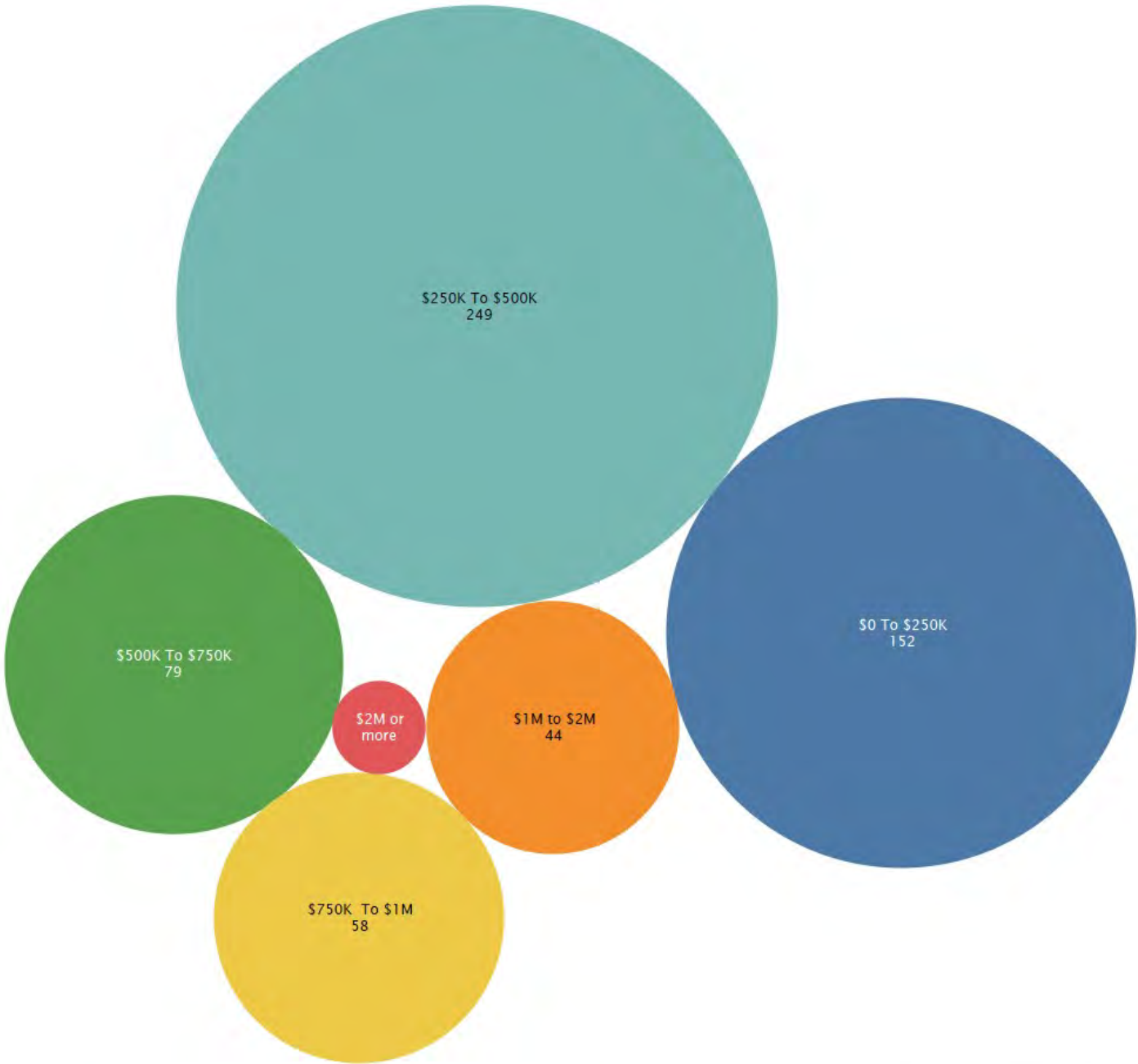


Most Affordable ZIP Codes 2025Q1



INDIANA

Price Breakdown by Number of Homes in the Indiana Market 2025Q1



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 \$388 million in winter 2024 to \$324 million resulting in a \$64 million decrease.

Largest Markets

1. Lake Michigan	\$40,149,958	12.4%
2. Geist Reservoir	\$22,881,900	7.1%
3. Crooked Lake	\$13,618,800	4.2%
4. Lake Wawasee	\$11,894,900	3.7%
5. Morse Reservoir	\$9,462,697	2.9%

Total Indiana Market: **\$324,366,330**

Most Listings

1. Lake Michigan	135	16.3%
2. Big Turkey Lake	29	3.5%
2. Geist Reservoir	29	3.5%
4. Cedar Lake	28	3.4%
4. Heritage Lake	28	3.4%

Total Indiana Listings: **828**

Largest Home Markets

1. Lake Michigan	\$28,341,473	9.8%
2. Geist Reservoir	\$22,144,900	7.7%
3. Crooked Lake	\$13,443,800	4.6%
4. Lake Wawasee	\$11,522,900	4.0%
5. Morse Reservoir	\$9,320,197	3.2%

Total Indiana Home Market: **\$289,446,541**

Most Homes Available

1. Lake Michigan	70	11.9%
2. Geist Reservoir	28	4.8%
3. Heritage Lake	21	3.6%
4. Morse Reservoir	20	3.4%
5. Lake Monroe	18	3.1%

Total Indiana Home Listings: **588**

Largest Land Markets

1. Lake Michigan	\$11,808,485	33.8%
2. Snow Lake	\$2,500,000	7.2%
3. Big Turkey Lake	\$1,709,900	4.9%
4. Cedar Lake	\$1,452,799	4.2%
5. Lake Maxinkuckee	\$1,295,000	3.7%

Total Indiana Land Market: **\$34,919,789**

Most Land Available

1. Lake Michigan	65	27.1%
2. Big Turkey Lake	27	11.3%
3. Cedar Lake	12	5.0%
4. Bischoff Reservoir	9	3.8%
5. Heritage Lake	7	2.9%

Total Indiana Land Listings: **240**

Most Expensive Home Markets**

1. Crooked Lake	\$840,238
2. Geist Reservoir	\$790,889
3. Lake Wawasee	\$720,181
4. Cordry Lake	\$586,650
5. Lake Shafer	\$527,745

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Lake Michigan	\$397,715
2. Big Turkey Lake	\$326,504
3. Cedar Lake	\$250,112

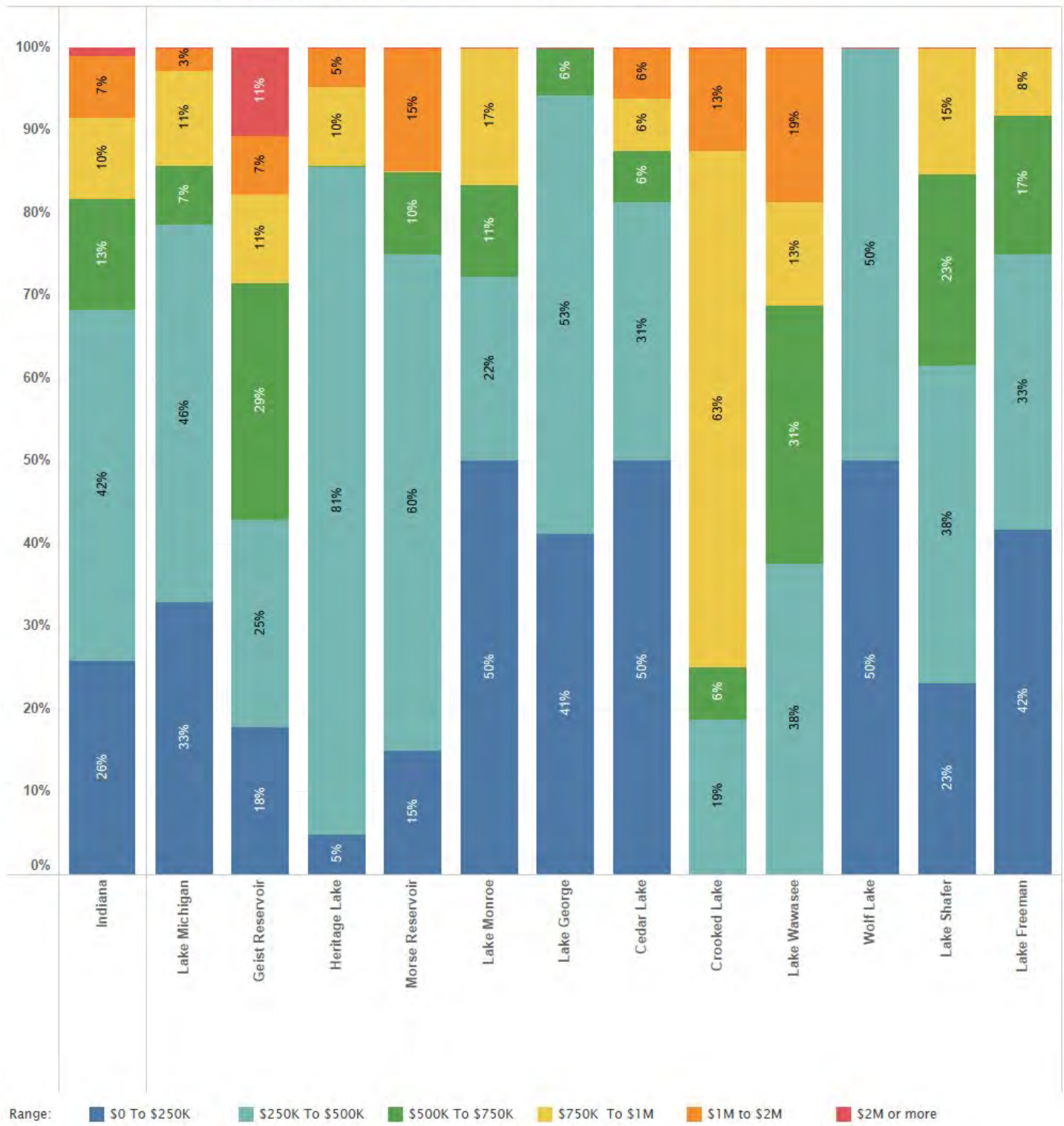
Listings of 10 Acres or More

* 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.

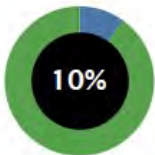
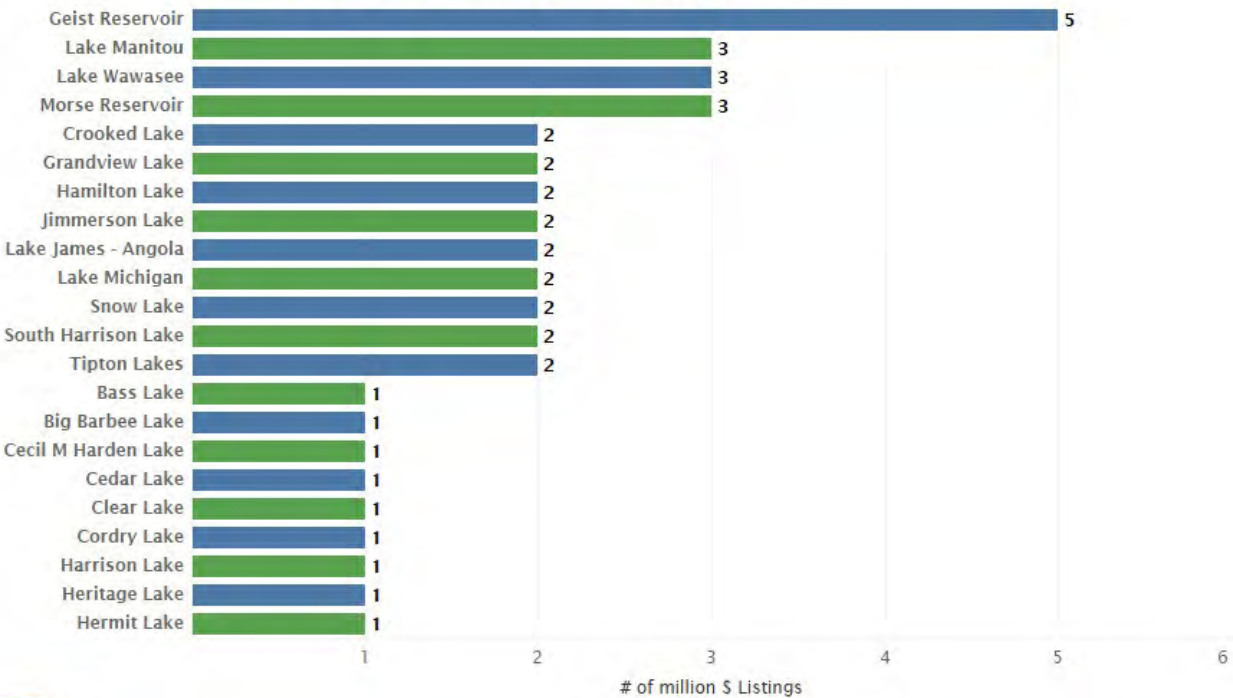
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Indiana Market 2025Q1



Luxury Lake Real Estate in Indiana

Where Are The Million-Dollar Listings? 2025Q1

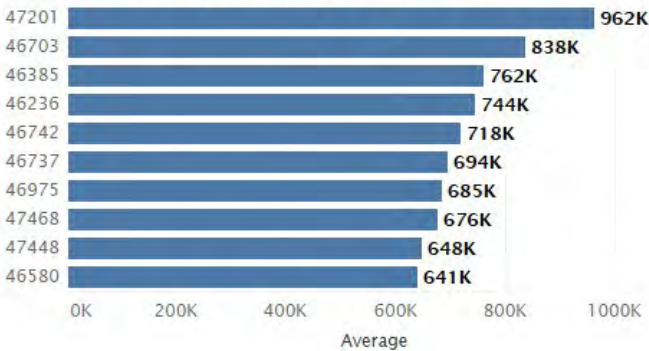


of \$1M+ Homes in Indiana are on Geist Reservoir

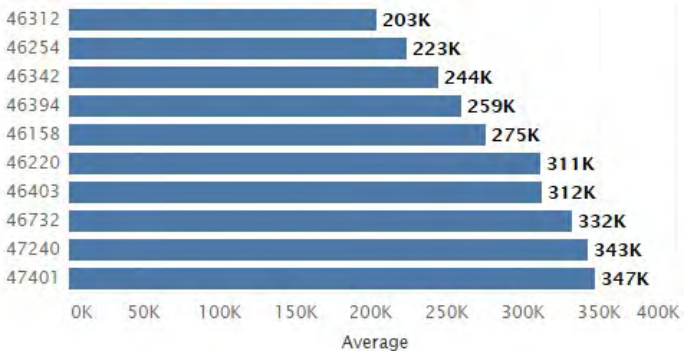
Total Number of \$1M+ Homes

50

Most Expensive ZIP Codes 2025Q1

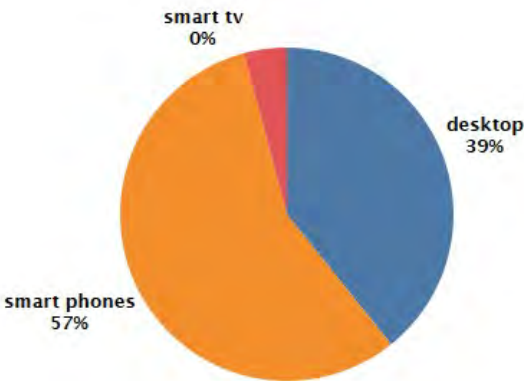


Most Affordable ZIP Codes 2025Q1

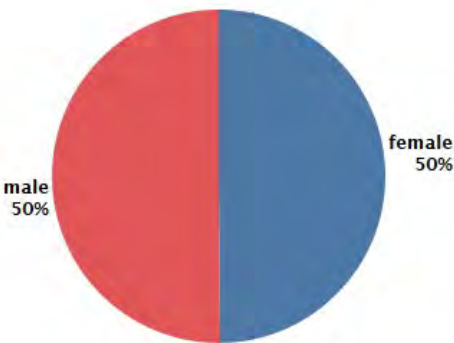


Who's Shopping Indiana Lake Real Estate

How are shoppers connecting 2025Q1



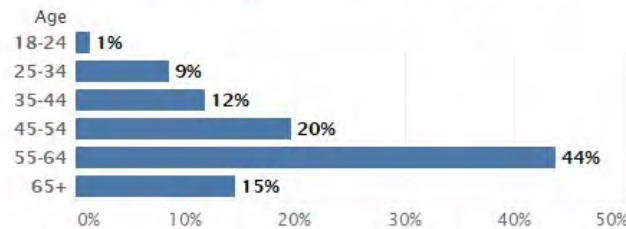
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

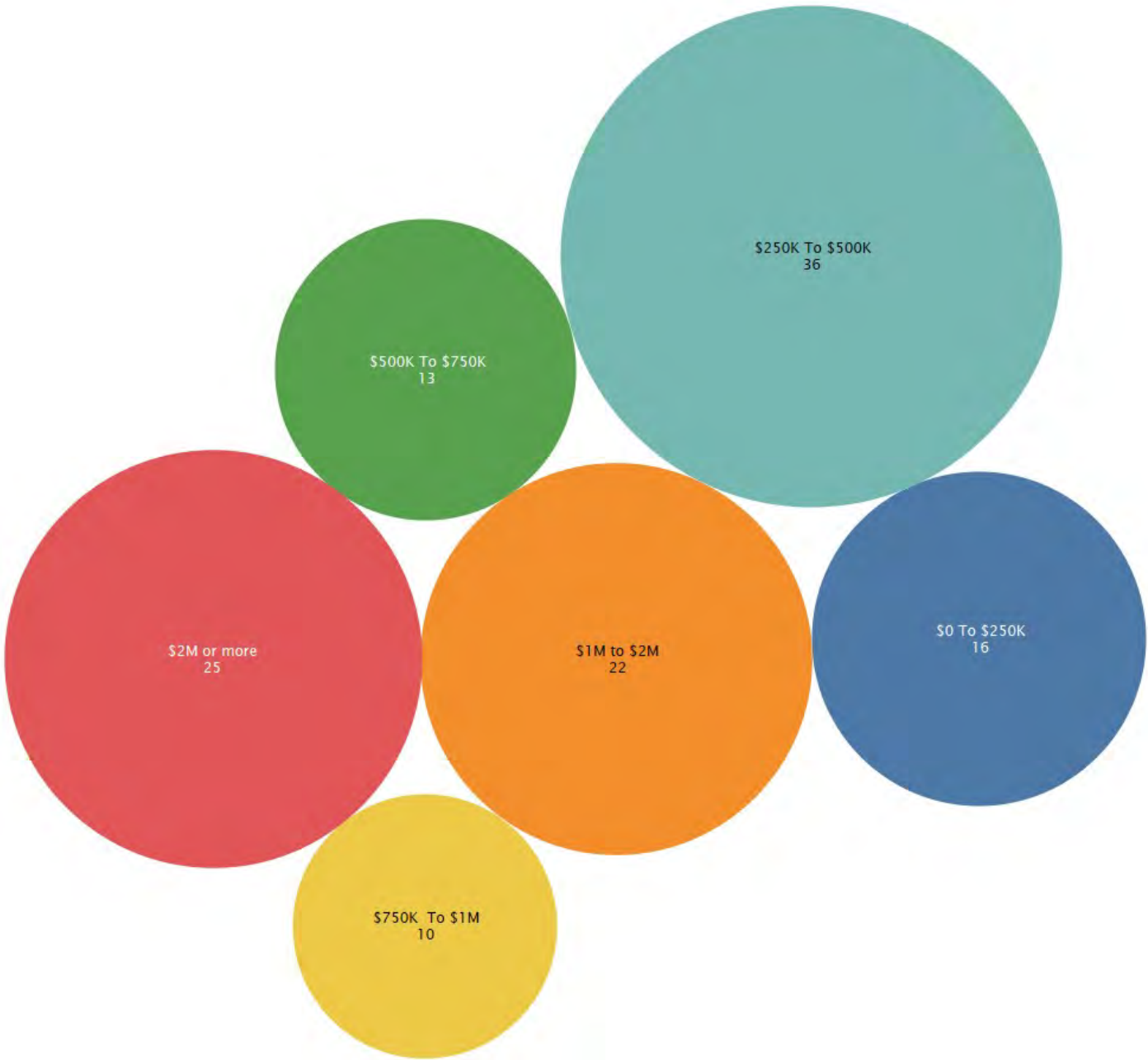


- Boston, MA
- Joliet, IL
- Oak Lawn, IL
- New Lenox, IL
- Orland Park, IL
- St. Louis, MO
- Naperville, IL
- Annapolis, MD
- Keene, NH



IOWA

Price Breakdown by Number of Homes in the Iowa Market 2025Q1



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



Iowa

The total Iowa market declined from \$172 million in winter 2024 to \$140 million resulting in a \$32 million decrease.

Largest Markets

1. West Okoboji Lake	\$84,699,001	62.8%
2. East Okoboji Lake	\$23,159,299	17.2%
3. Sun Valley Lake	\$8,773,800	6.3%
4. Big Spirit Lake	\$7,650,000	5.7%
5. Lake Ponderosa	\$3,413,000	2.4%

Total Iowa Market: **\$139,903,011**

Most Listings

1. East Okoboji Lake	45	36.6%
1. West Okoboji Lake	45	36.6%
3. Sun Valley Lake	20	13.7%
4. Lake Ponderosa	8	5.5%
5. Holiday Lake	7	4.8%

Total Iowa Listings: **146**

Largest Home Markets

1. West Okoboji Lake	\$84,699,001	62.8%
2. East Okoboji Lake	\$23,159,299	17.2%
3. Big Spirit Lake	\$7,650,000	5.7%
4. Sun Valley Lake	\$6,930,500	5.1%
5. Center Lake	\$2,769,000	2.1%

Total Iowa Home Market: **\$134,802,911**

Most Homes Available

1. East Okoboji Lake	45	36.6%
1. West Okoboji Lake	45	36.6%
3. Sun Valley Lake	7	5.7%
4. Big Spirit Lake	6	4.9%
5. Carter Lake	4	3.3%

Total Iowa Home Listings: **123**

Largest Land Markets

1. Clear Lake	\$1,900,000	37.3%
2. Sun Valley Lake	\$1,843,300	36.1%
3. Lake Ponderosa	\$710,000	13.9%
4. Holiday Lake	\$421,900	8.3%
5. Silver Lake	\$224,900	4.4%

Total Iowa Land Market: **\$5,100,100**

Most Land Available

1. Sun Valley Lake	13	56.5%
2. Holiday Lake	4	17.4%
2. Lake Ponderosa	4	17.4%
4. Clear Lake	1	4.3%
4. Silver Lake	1	4.3%

Total Iowa Land Listings: **23**

Most Expensive Home Markets**

1. West Okoboji Lake	\$1,882,200
2. East Okoboji Lake	\$514,651

Average Land Price Per Acre

Listings of Less Than 10 Acres

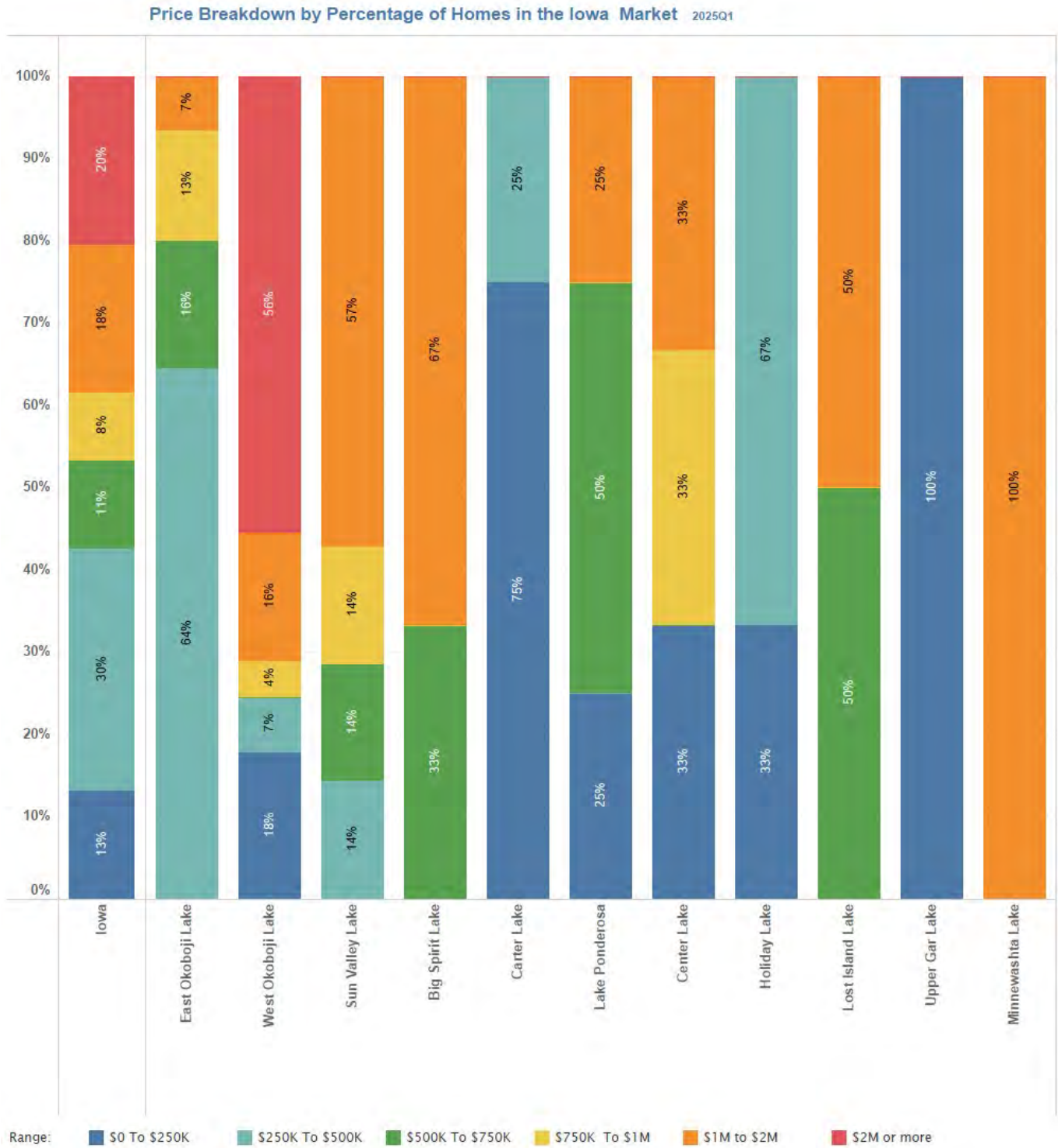
1. Sun Valley Lake	\$345,513
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Listings of 10 Acres or More

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

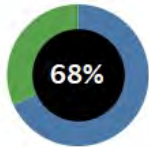
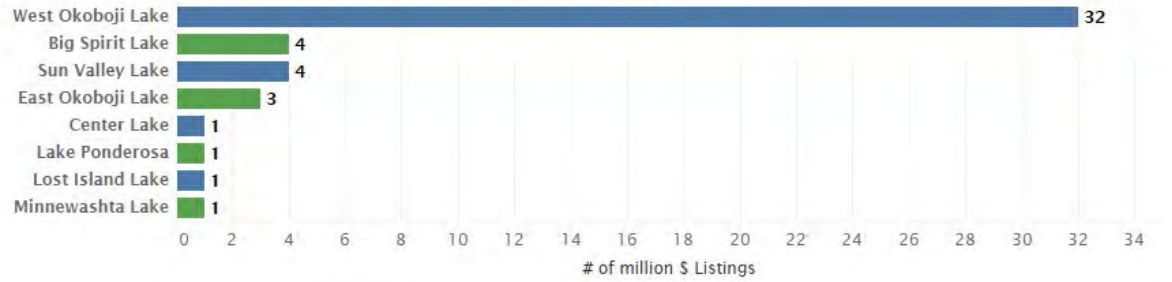
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Iowa

Where Are The Million-Dollar Listings? 2025Q1



68% of \$1M+ Homes in Iowa are on West Okoboji Lake

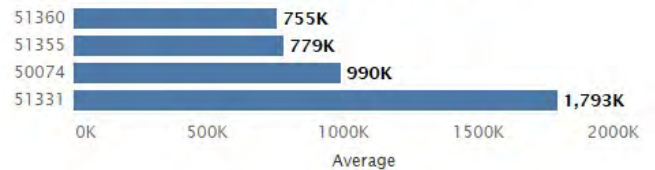
Total Number of \$1M+ Homes

47

Most Expensive ZIP Codes 2025Q1

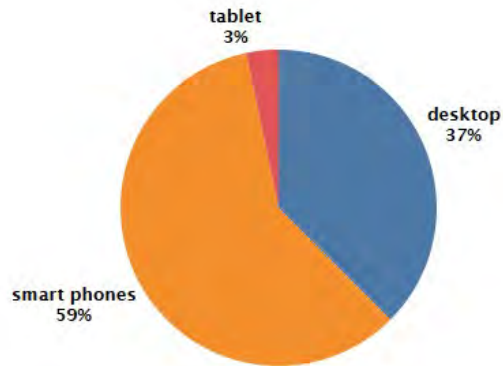


Most Affordable ZIP Codes 2025Q1

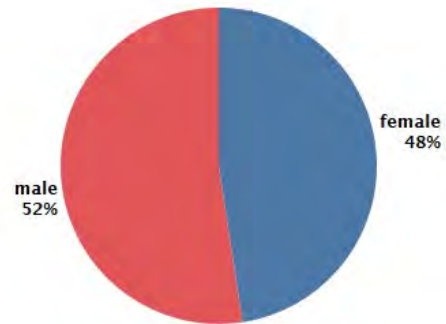


Who's Shopping Iowa Lake Real Estate

How are shoppers connecting 2025Q1



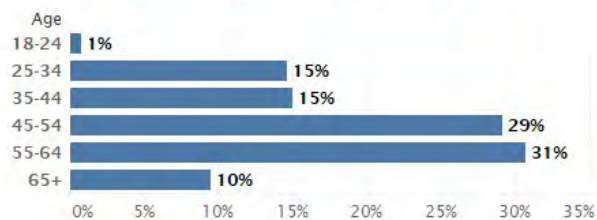
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

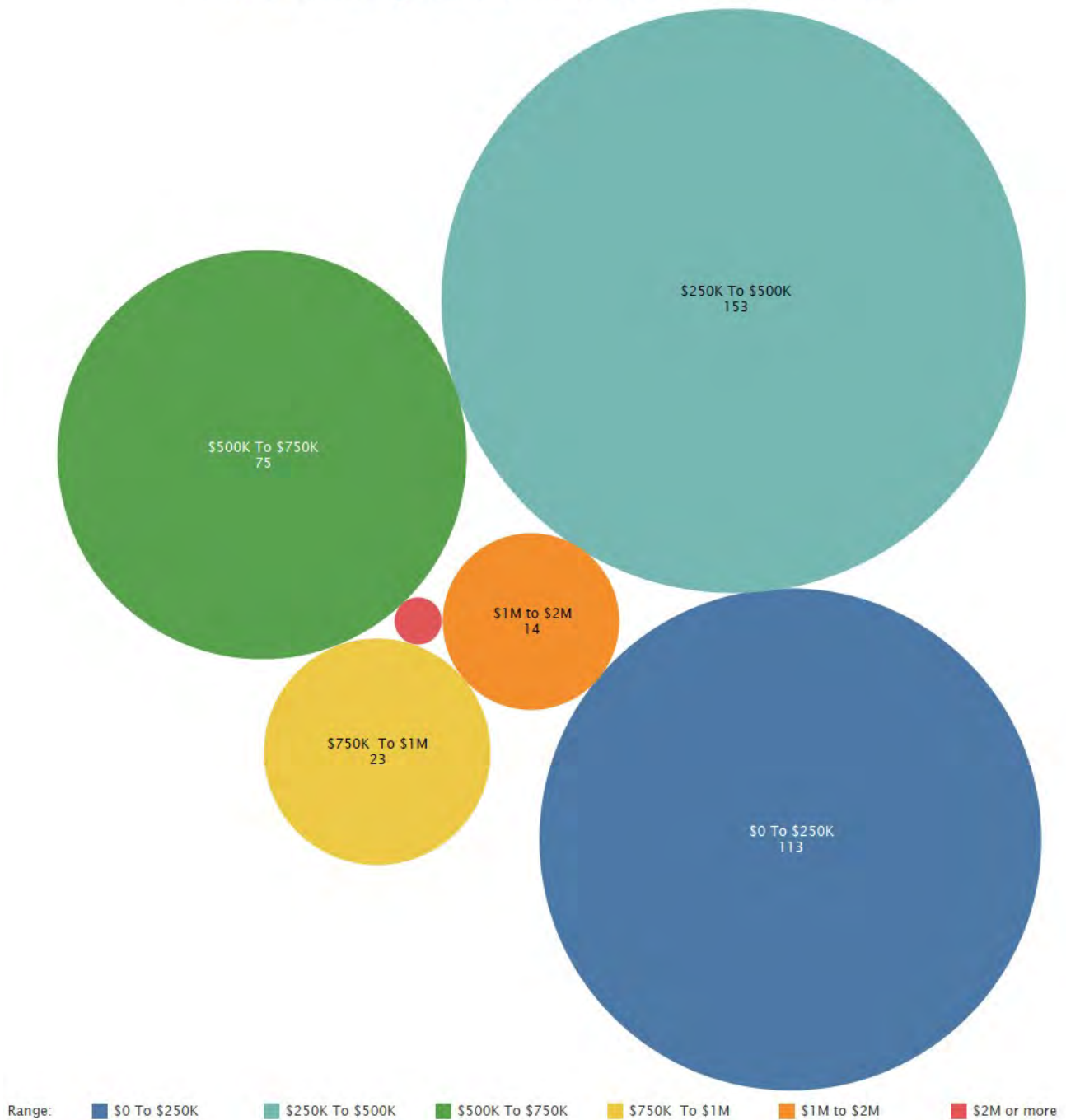


- Cullman, AL
- Miami, FL
- Vernon, AL
- Breaux Bridge, LA
- Huntsville, AR
- Jena, LA
- Largo, FL
- Russell Springs, KY
- Malvern, AR



KENTUCKY

Price Breakdown by Number of Homes in the Kentucky Market 2025Q1



Kentucky

The Total Kentucky market fell from \$380 million in winter 2024 to \$342 million in spring 2025 resulting in a \$38 million decrease.

Largest Markets

1. Lake Cumberland	\$103,094,446	30.1%
2. Kentucky Lake*	\$95,764,203	28.3%
3. Lake Barkley*	\$69,441,464	20.5%
4. Dale Hollow Lake*	\$45,191,472	13.3%
5. Herrington Lake	\$20,050,398	5.9%

Total Kentucky Market: **\$342,062,383**

Most Listings

1. Lake Cumberland	553	33.5%
2. Kentucky Lake*	455	27.7%
3. Lake Barkley*	346	21.1%
4. Dale Hollow Lake*	175	10.7%
5. Herrington Lake	90	5.5%

Total Kentucky Listings: **1,649**

Largest Home Markets

1. Lake Cumberland	\$72,531,147	31.5%
2. Kentucky Lake*	\$59,946,641	26.1%
3. Lake Barkley*	\$49,673,991	21.6%
4. Dale Hollow Lake*	\$31,867,279	13.9%
5. Herrington Lake	\$12,269,298	5.3%

Total Kentucky Home Market: **\$229,935,156**

Most Homes Available

1. Lake Cumberland	178	35.0%
2. Kentucky Lake*	139	27.4%
3. Lake Barkley*	121	23.8%
4. Dale Hollow Lake*	38	7.5%
5. Herrington Lake	24	4.7%

Total Kentucky Home Listings: **508**

Largest Land Markets

1. Kentucky Lake*	\$35,817,562	32.9%
2. Lake Cumberland	\$27,218,500	25.0%
3. Lake Barkley*	\$19,767,473	18.2%
4. Dale Hollow Lake*	\$13,324,193	12.2%
5. Herrington Lake	\$7,781,100	7.2%

Total Kentucky Land Market: **\$108,782,428**

Most Land Available

1. Lake Cumberland	369	32.5%
2. Kentucky Lake*	316	27.8%
3. Lake Barkley*	225	19.8%
4. Dale Hollow Lake*	137	12.1%
5. Herrington Lake	66	5.8%

Total Kentucky Land Listings: **1,135**

Most Expensive Home Markets**

1. Herrington Lake	\$511,221
2. Kentucky Lake	\$461,777
3. Lake Barkley	\$461,451
4. Lake Cumberland	\$407,478

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Herrington Lake	\$74,649
2. Kentucky Lake	\$54,313
3. Wood Creek Lake	\$47,452
4. Lake Cumberland	\$41,691
5. Lake Barkley	\$41,643

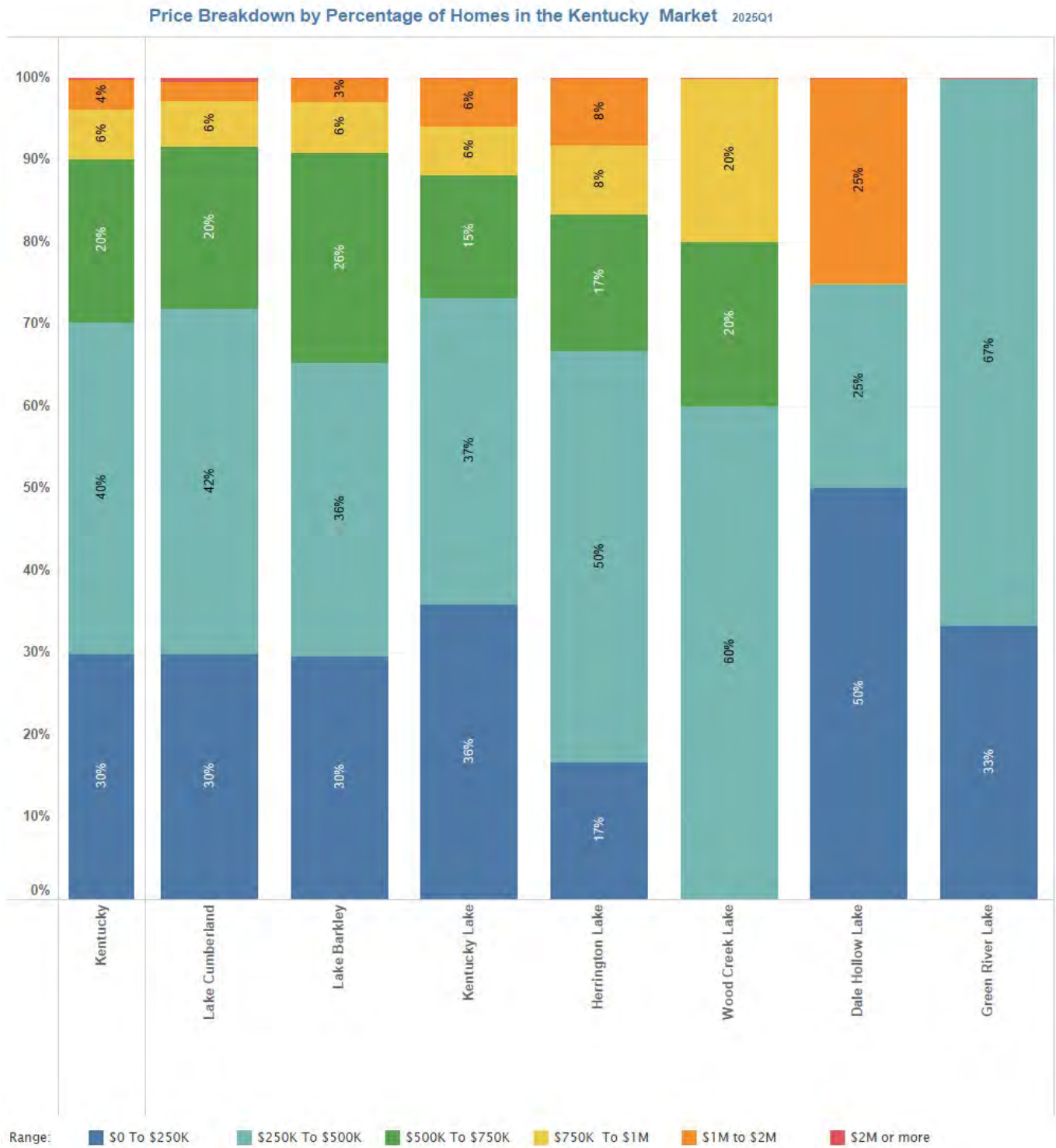
Listings of 10 Acres or More

1. Lake Cumberland	\$13,288
2. Kentucky Lake	\$10,824
3. Lake Barkley	\$9,442

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

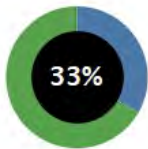
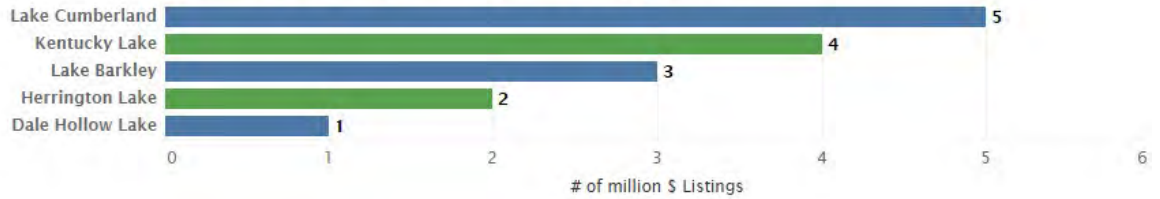
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Kentucky

Where Are The Million-Dollar Listings? 2025Q1

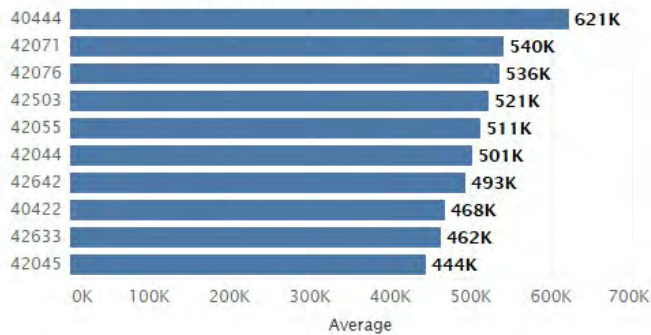


of \$1M+ Homes in Kentucky are on Lake Cumberland

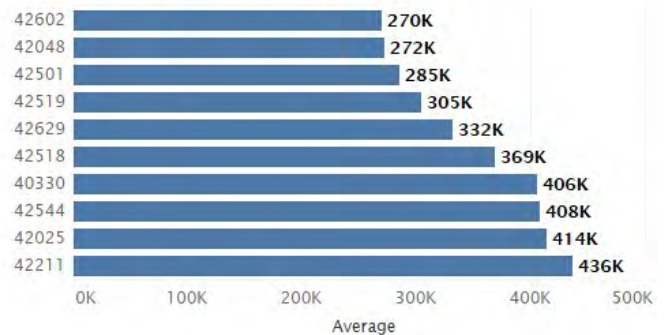
Total Number of \$1M+ Homes

15

Most Expensive ZIP Codes 2025Q1

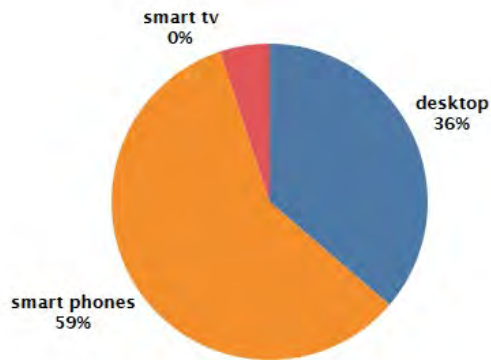


Most Affordable ZIP Codes 2025Q1

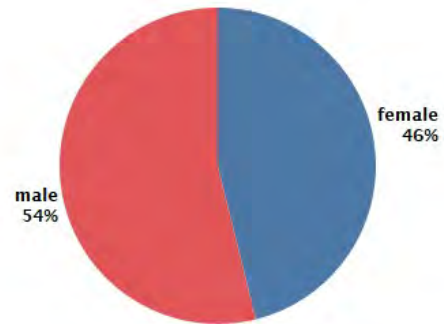


Who's Shopping Kentucky Lake Real Estate

How are shoppers connecting 2025Q1



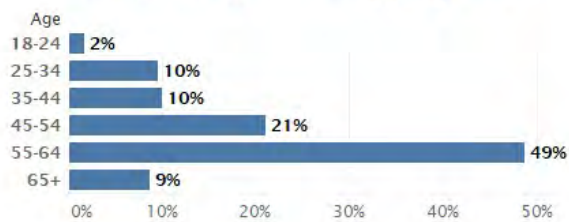
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

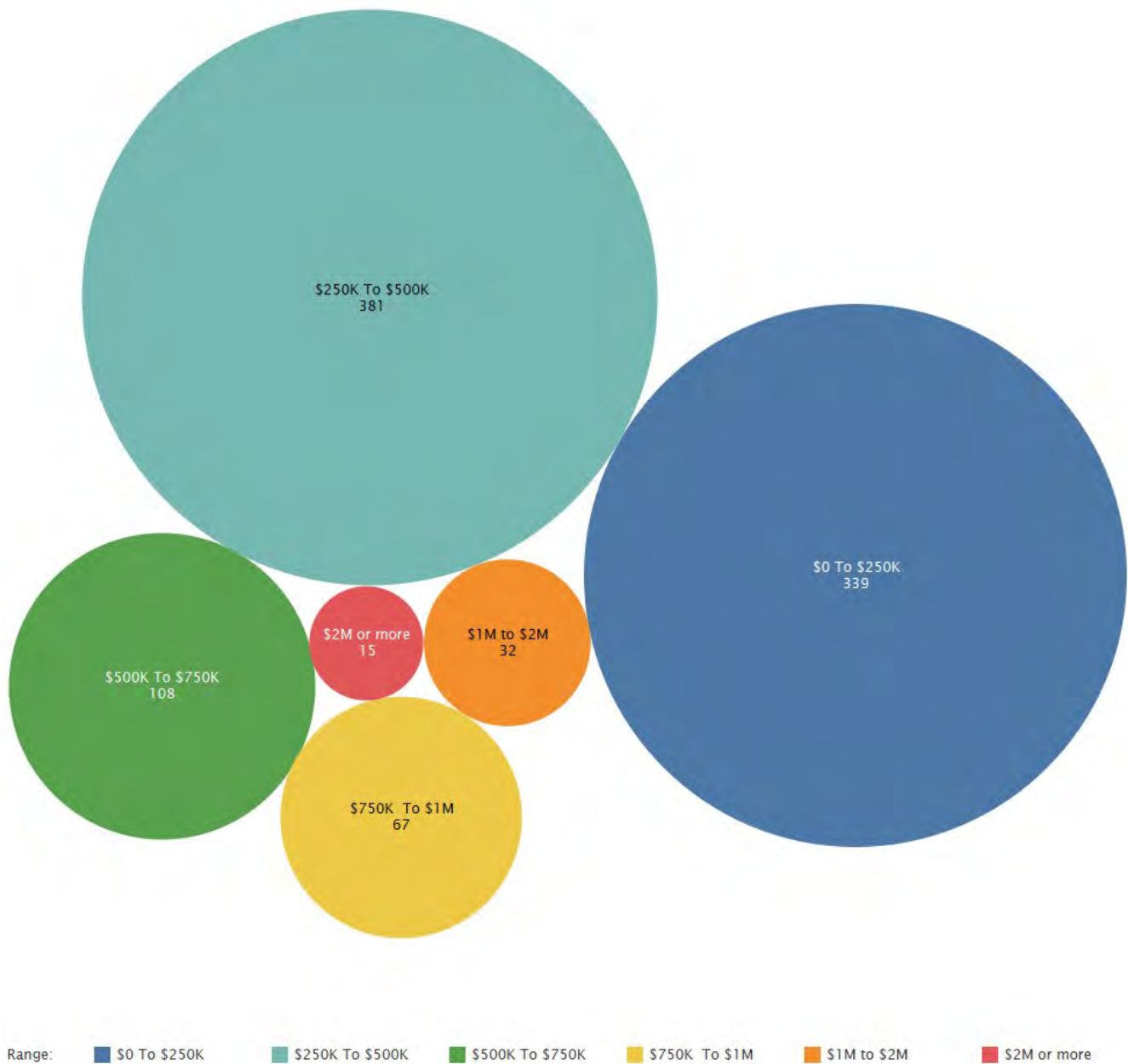


- Miami, FL
- Tampa, FL
- Orlando, FL
- Little Rock, AR
- Birmingham, AL
- Jacksonville, FL
- New Orleans, LA
- Ocala, FL
- Savannah, GA



LOUISIANA

Price Breakdown by Number of Homes in the Louisiana Market 2025Q1



Louisiana

The Total Louisiana market declined from \$588 million in winter 2024 to \$554 million in spring 2025 resulting in a \$34 million decrease.

Largest Markets

1. Lake Pontchartrain	\$175,420,972	31.7%	6. Cross Lake	\$22,232,860	4.0%
2. Toledo Bend Reservoir*	\$44,558,055	8.0%	7. Calcasieu Lake	\$21,414,224	3.9%
3. Grand Lagoon	\$40,802,998	7.4%	8. Black Bayou Reservoir	\$18,189,860	3.3%
4. Prien Lake	\$29,030,900	5.2%	9. Cypress Bayou Reservoir	\$17,244,800	3.1%
5. Lake Charles	\$25,240,502	4.6%	10. Goodyears Pond	\$13,714,000	2.5%

Total Louisiana Market:

\$553,849,495

Largest Home Markets

1. Lake Pontchartrain	\$144,775,673	33.4%
2. Toledo Bend Reservoir*	\$36,702,086	8.5%
3. Grand Lagoon	\$33,149,898	7.6%
4. Prien Lake	\$21,040,700	4.8%
5. Cross Lake	\$19,410,260	4.5%
6. Black Bayou Reservoir	\$17,166,860	4.0%
7. Lake Charles	\$15,887,276	3.7%
8. Cypress Bayou Reservoir	\$14,088,400	3.2%
9. Calcasieu Lake	\$13,774,874	3.2%
10. Lake Bistineau	\$10,048,599	2.3%

Total Louisiana Home Market:

\$434,053,813

Largest Land Markets

1. Lake Pontchartrain	\$30,645,299	25.6%
2. Lake Charles	\$9,353,226	7.8%
3. Prien Lake	\$7,990,200	6.7%
4. Toledo Bend Reservoir*	\$7,855,969	6.6%
5. Grand Lagoon	\$7,653,100	6.4%
6. Calcasieu Lake	\$7,639,350	6.4%
7. Goodyears Pond	\$4,110,000	3.4%
8. Bayou D'arbonne Lake	\$3,619,900	3.0%
9. Simoneaux Ponds	\$3,434,800	2.9%
10. Cypress Bayou Reservoir	\$3,156,400	2.6%

Total Louisiana Land Market:

\$119,637,682

Most Expensive Home Markets**

1. Goodyears Pond	\$873,091
2. Prien Lake	\$779,285
3. Black Bayou Reservoir	\$660,264
4. Cypress Bayou Reservoir	\$612,539
5. Round Lake - Bossier City	\$534,015

Most Affordable Home Markets**

1. Bateman Lake	\$146,954
2. Caddo Lake	\$247,729
3. Sibley Lake	\$268,111
4. Bayou D'arbonne Lake	\$290,386
5. Chaplin Lake	\$293,781

* 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	393	22.2%	6. Bayou D'arbonne Lake	76	4.3%
2. Toledo Bend Reservoir*	203	11.5%	7. Cross Lake	59	3.3%
3. Grand Lagoon	149	8.4%	8. Prien Lake	45	2.5%
4. Calcasieu Lake	106	6.0%	9. Goodyears Pond	36	2.0%
5. Lake Charles	91	5.1%	10. Cypress Bayou Reservoir	34	1.9%
Total Louisiana Listings:				1,768	

Most Homes Available

1. Lake Pontchartrain	281	27.0%
2. Toledo Bend Reservoir*	111	10.7%
3. Grand Lagoon	97	9.3%
4. Lake Charles	46	4.4%
5. Cross Lake	40	3.8%
6. Calcasieu Lake	31	3.0%
7. Chaplin Lake	27	2.6%
7. Prien Lake	27	2.6%
9. Black Bayou Reservoir	26	2.5%
10. Cypress Bayou Reservoir	23	2.2%

Total Louisiana Home Listings: 1,042

Most Land Available

1. Lake Pontchartrain	112	15.4%
2. Toledo Bend Reservoir*	92	12.7%
3. Calcasieu Lake	75	10.3%
4. Bayou D'arbonne Lake	54	7.4%
5. Grand Lagoon	52	7.2%
6. Lake Charles	45	6.2%
7. Goodyears Pond	25	3.4%
8. Cross Lake	19	2.6%
9. Prien Lake	18	2.5%
10. Caddo Lake	15	2.1%

Total Louisiana Land Listings: 725

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Charles	\$398,896
2. Prien Lake	\$388,967
3. Goodyears Pond	\$295,874
4. Lake Pontchartrain	\$258,379
5. Grand Lagoon	\$234,534
6. Calcasieu Lake	\$201,400
7. Lake Arthur	\$154,278
8. Kincaid Reservoir	\$153,687

Listings of 10 Acres or More

1. Caddo Lake	\$7,689
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Caddo Lake	\$30,754
2. Cotile Lake	\$34,052
3. Bayou D'arbonne Lake	\$51,161
4. Cross Lake	\$69,735
5. Blind Lagoon	\$77,233
6. Dufrene Ponds	\$89,499
7. Kincaid Reservoir	\$153,687
8. Lake Arthur	\$154,278

Listings of 10 Acres or More

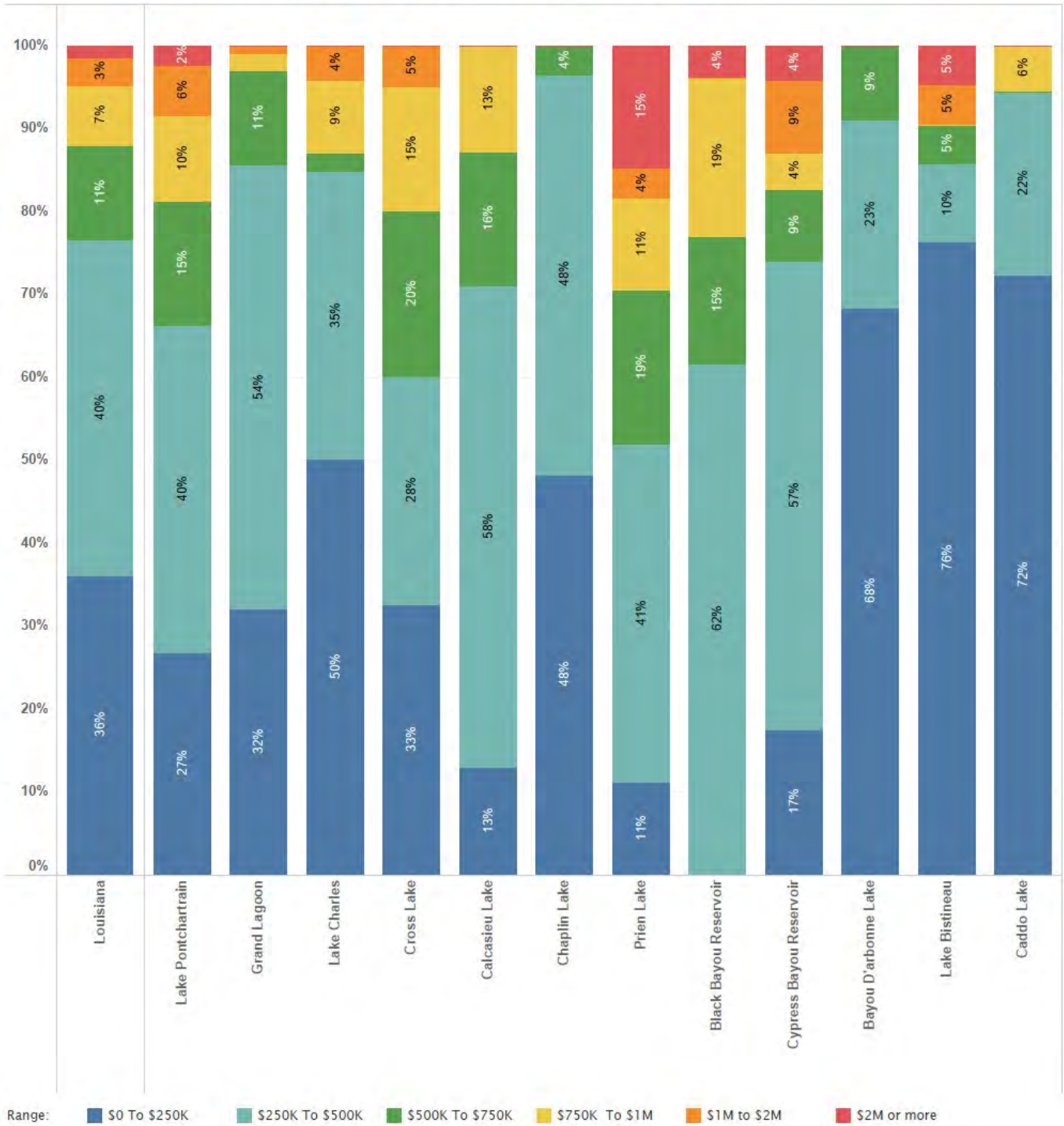
1. Caddo Lake	\$7,689
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

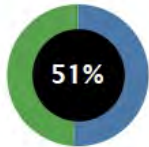
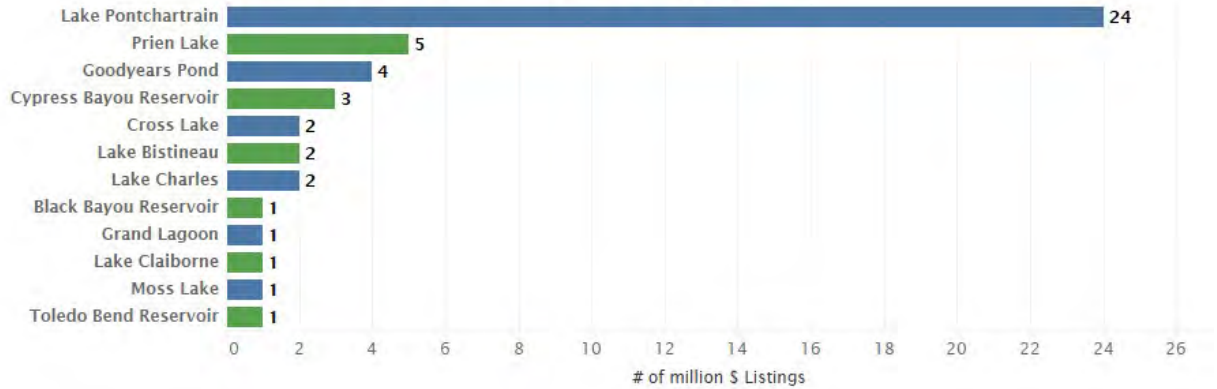
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Louisiana Market 2025Q1



Luxury Lake Real Estate in Louisiana

Where Are The Million-Dollar Listings? 2025Q1

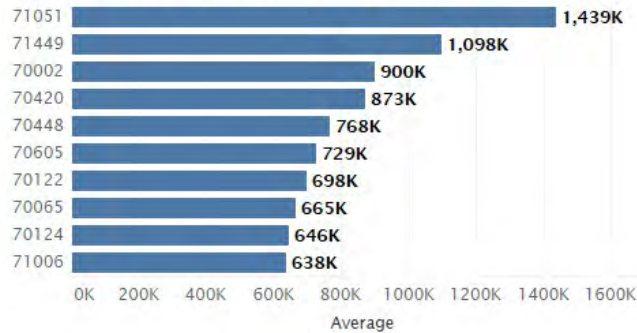


of \$1M+ Homes in Louisiana are on Lake Pontchartrain

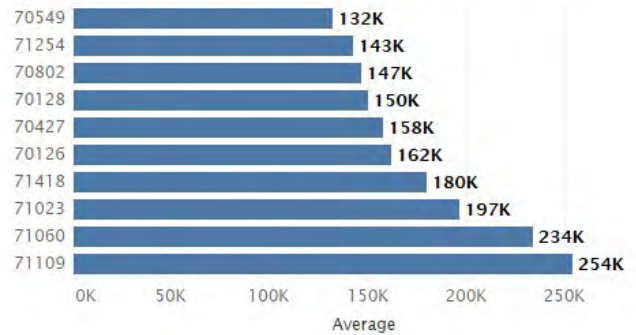
Total Number of \$1M+ Homes

47

Most Expensive ZIP Codes 2025Q1



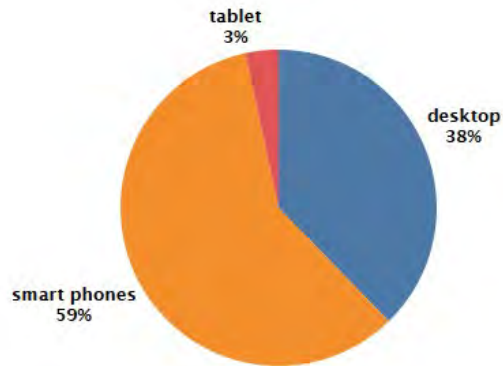
Most Affordable ZIP Codes 2025Q1



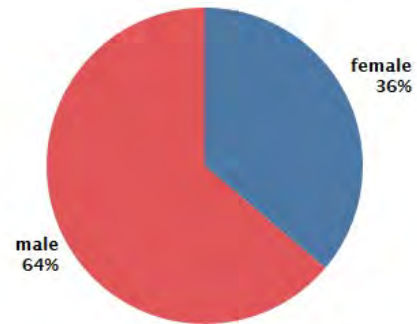
LAKE HOMES_®
REALTY_®

Who's Shopping Louisiana Lake Real Estate

How are shoppers connecting 2025Q1



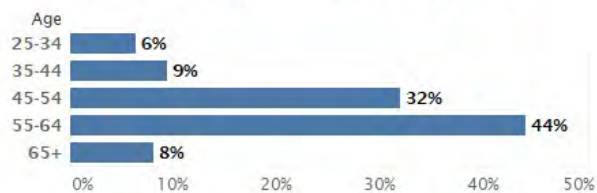
Male/Female Visitors 2025Q1



Atlanta GA

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

What Age Groups are Shopping 2025Q1

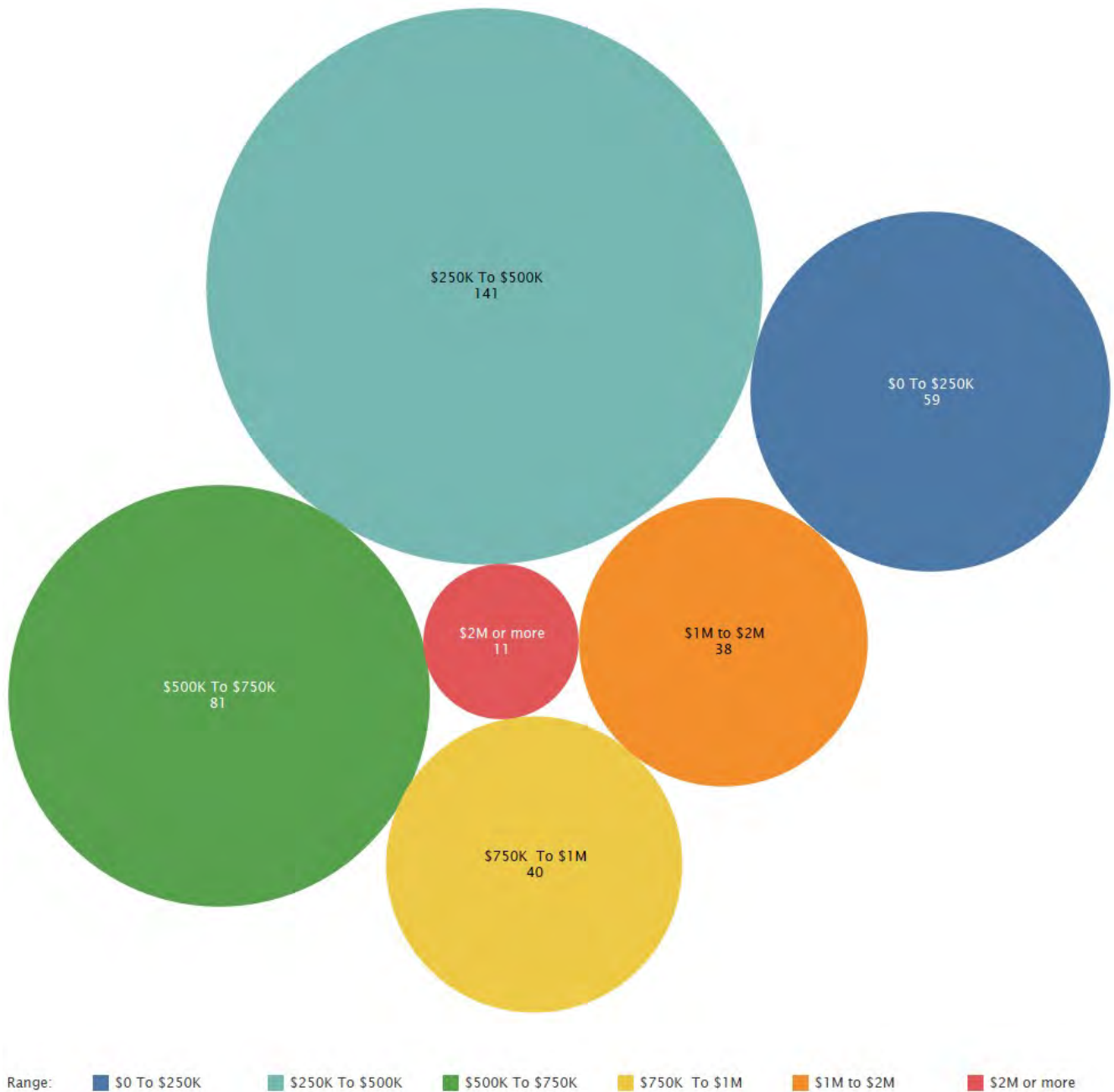


- Mobile, AL
- Orlando, FL
- Little Rock, AR
- Cabot, AR
- Cullman, AL
- El Dorado, AR
- Le Mars, IA
- Montevallo, AL
- Audubon, IA



MARYLAND

Price Breakdown by Number of Homes in the Maryland Market 2025Q1



Maryland

The Total Maryland market declined from \$276 million in winter 2024 to \$254 million in spring 2025 resulting in a \$22 million decrease.

Largest Markets

1. Deep Creek Lake	\$104,487,498	41.1%
2. Lake Linganore	\$17,546,063	6.9%
3. Liberty Lake	\$14,251,401	5.6%
4. Chase Pond	\$9,461,300	4.0%
5. Lake Ogleton	\$7,878,900	3.1%

Total Maryland Market: **\$254,150,870**

Most Listings

1. Deep Creek Lake	129	29.5%
2. Lake Linganore	26	5.9%
2. Liberty Lake	26	5.9%
4. Lake Lariat	23	5.3%
5. Schumaker Pond	20	4.6%

Total Maryland Listings: **438**

Largest Home Markets

1. Deep Creek Lake	\$97,236,598	40.9%
2. Lake Linganore	\$17,261,067	7.3%
3. Liberty Lake	\$13,701,401	5.8%
4. Chase Pond	\$9,461,300	4.0%
5. Lake Whetstone	\$7,303,199	3.1%

Total Maryland Home Market: **\$237,686,075**

Most Homes Available

1. Deep Creek Lake	98	26.5%
2. Liberty Lake	24	6.5%
3. Lake Linganore	20	5.4%
4. Schumaker Pond	19	5.1%
5. Lake Whetstone	15	4.1%

Total Maryland Home Listings: **370**

Largest Land Markets

1. Deep Creek Lake	\$7,250,900	44.0%
2. Lake Ogleton	\$4,400,000	26.7%
3. Schumaker Pond	\$920,000	5.6%
4. Westminster Community Pond	\$799,000	4.9%
5. Jordan Swamp	\$714,899	4.3%

Total Maryland Land Market: **\$16,464,795**

Most Land Available

1. Deep Creek Lake	31	45.6%
2. Lake Lariat	9	13.2%
3. Lake Linganore	6	8.8%
4. Jordan Swamp	3	4.4%
5. Hines Ponds	2	2.9%

Total Maryland Land Listings: **68**

Most Expensive Home Markets**

1. Deep Creek Lake	\$992,210
2. Lake Linganore	\$863,053
3. Chase Pond	\$727,792
4. Liberty Lake	\$570,892
5. Lake Whetstone	\$486,880

Average Land Price Per Acre

Listings of Less Than 10 Acres

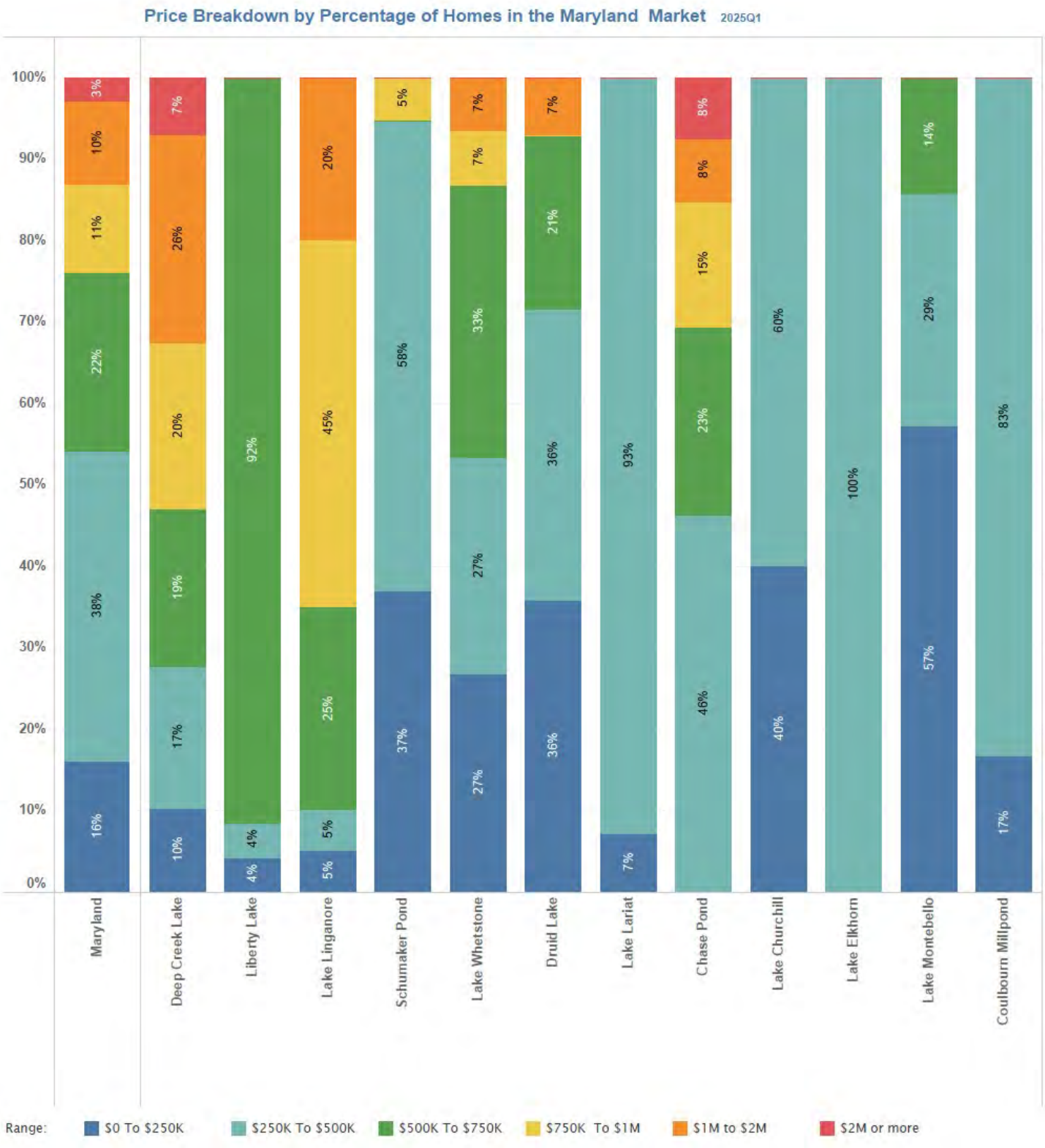
1. Deep Creek Lake	\$152,423
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Listings of 10 Acres or More

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

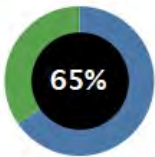
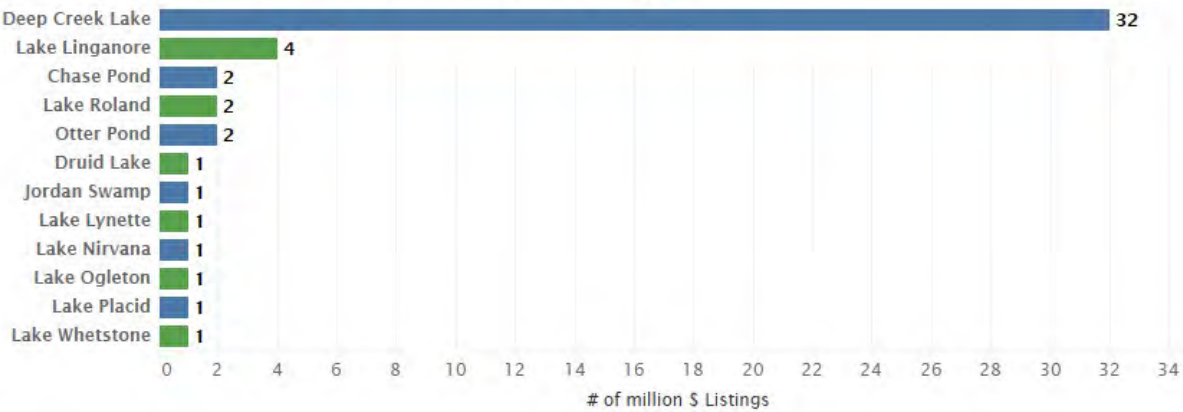
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Maryland

Where Are The Million-Dollar Listings? 2025Q1

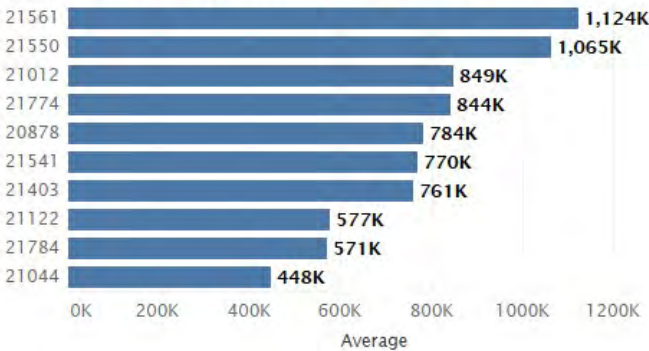


65% of \$1M+ Homes in Maryland are on Deep Creek Lake

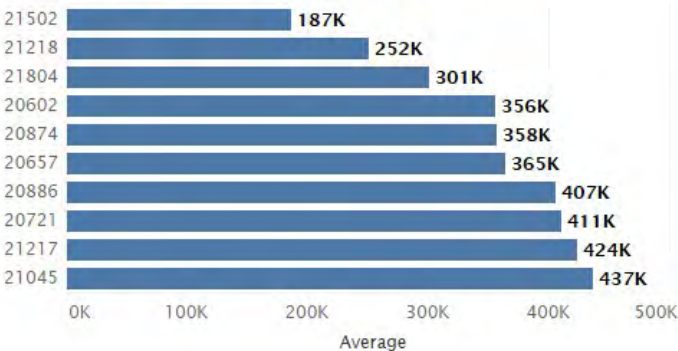
Total Number of \$1M+ Homes

49

Most Expensive ZIP Codes 2025Q1

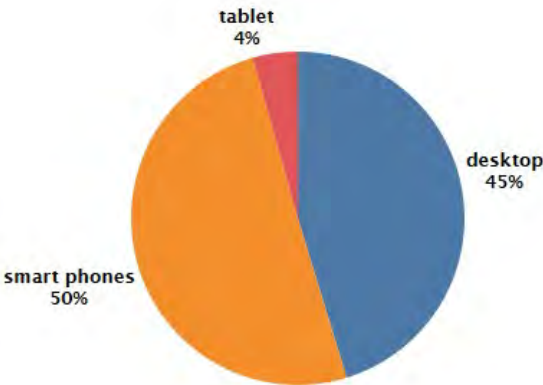


Most Affordable ZIP Codes 2025Q1

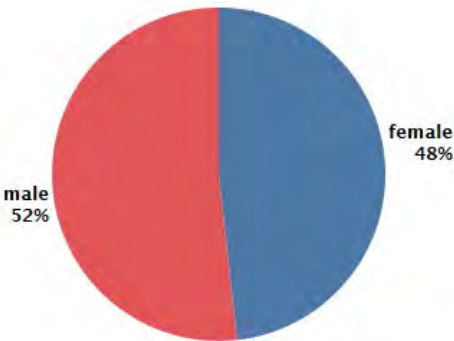


Who's Shopping Maryland Lake Real Estate

How are shoppers connecting 2025Q1



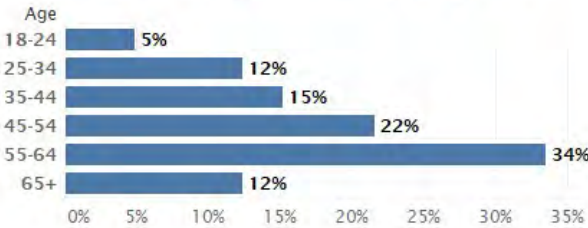
Male/Female Visitors 2025Q1



Boston MA

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

What Age Groups are Shopping 2025Q1

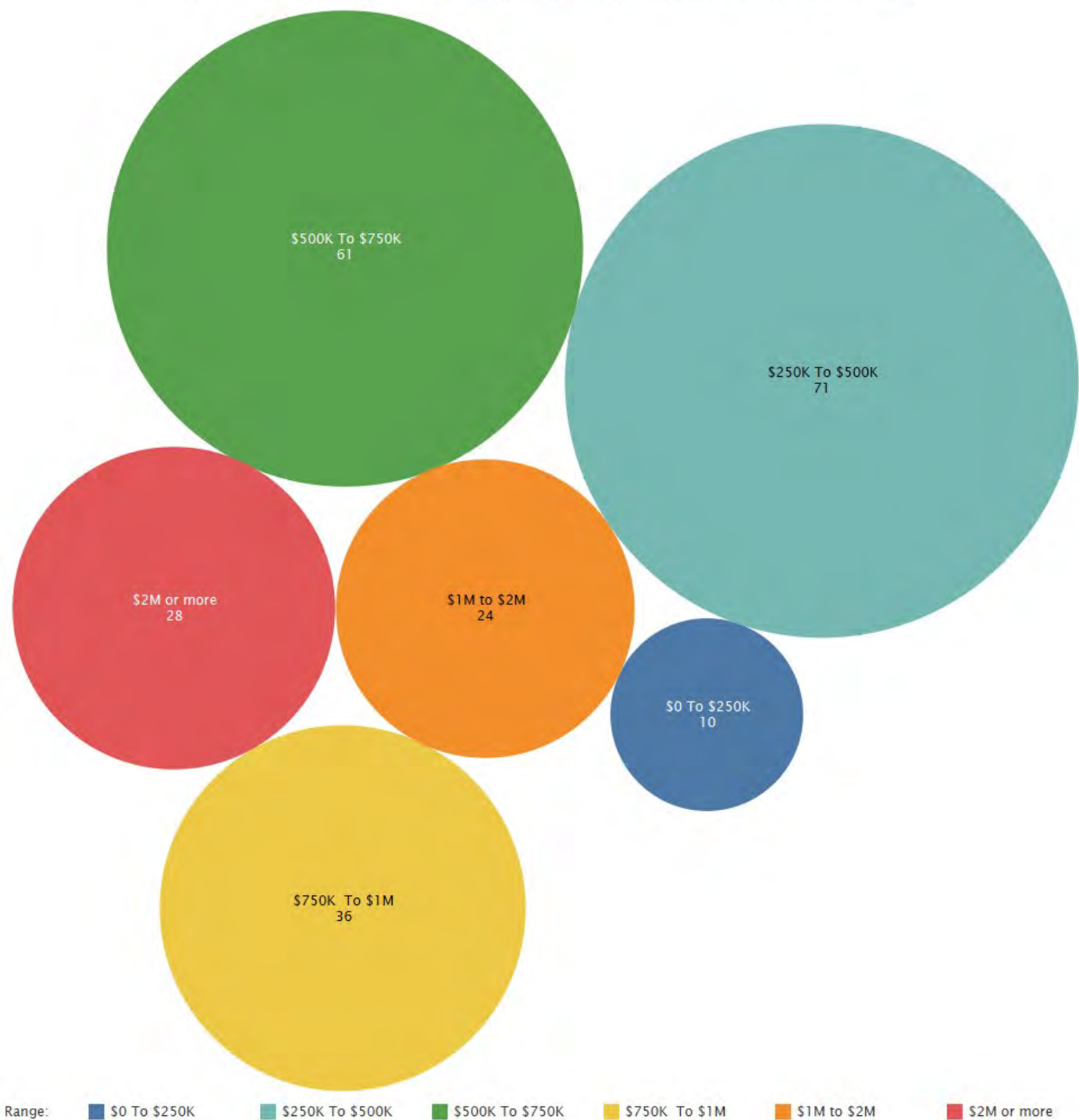


- Chicago, IL
- Fitchburg, MA
- Indianapolis, IN
- Bluffton, IN
- Cambridge, MA
- Elkhart, IN
- Minneapolis, MN
- Pendleton, IN
- Plymouth, NH



MASSACHUSETTS

Price Breakdown by Number of Homes in the Massachusetts Market 2025Q1



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 \$320 million in winter 2024 to \$264 million in spring 2025, a \$56 million decrease.

Largest Markets

1. Back Bay Fens	\$25,222,400	10.3%
2. Brookline Reservoir	\$15,275,000	6.2%
3. Stockbridge Bowl	\$15,199,500	5.8%
4. Oyster Pond	\$13,000,000	4.9%
5. Straits Pond	\$11,817,000	4.8%

Total Massachusetts Market:

\$263,930,615

Most Listings

1. Back Bay Fens	23	10.0%
2. Lake Quinsigamond	12	4.4%
3. Pontoosuc Lake	11	4.0%
4. Crystal Lake - Wakefield	10	4.3%
4. Watershops Pond	10	3.7%

Total Massachusetts Listings:

272

Largest Home Markets

1. Back Bay Fens	\$25,222,400	10.3%
2. Brookline Reservoir	\$15,275,000	6.2%
3. Stockbridge Bowl	\$15,000,000	6.1%
4. Oyster Pond	\$12,000,000	4.9%
5. Straits Pond	\$11,817,000	4.8%

Total Massachusetts Home Market:

\$245,666,716

Most Homes Available

1. Back Bay Fens	23	10.0%
2. Crystal Lake - Wakefield	10	4.3%
2. Lake Quinsigamond	10	4.3%
4. Pontoosuc Lake	9	3.9%
5. Watershops Pond	8	3.5%

Total Massachusetts Home Listings:

230

Largest Land Markets

1. Prospect Lake	\$3,575,000	19.6%
2. Cedar Pond	\$2,099,000	11.5%
3. Mattapoisett Neck Marshes	\$1,703,000	9.3%
4. Norton Reservoir	\$1,549,900	8.5%
5. Musquashcut Pond	\$1,499,000	8.2%

Total Massachusetts Land Market:

\$18,263,899

Most Land Available

1. Aucoot Cove Marshes	4	9.5%
1. Mattapoisett Neck Marshes	4	9.5%
3. Cedar Pond	2	4.8%
3. Dodgeville Pond	2	4.8%
3. Lake Chaubunagungamaug	2	4.8%

Total Massachusetts Land Listings:

42

Most Expensive Home Markets**

1. Back Bay Fens	\$1,096,626
2. Crystal Lake - Wakefield	\$740,830

Average Land Price Per Acre

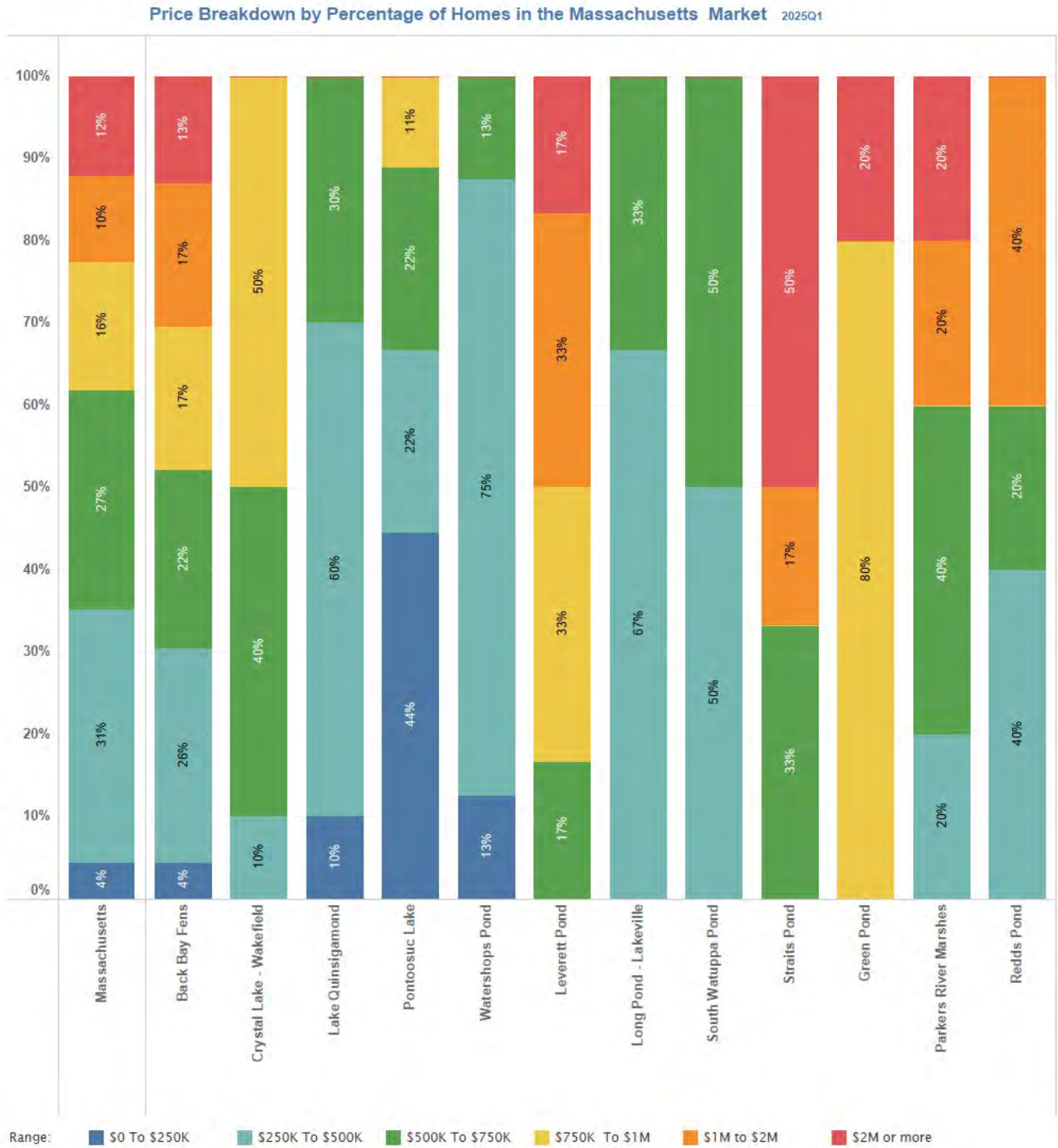
Listings of Less Than 10 Acres

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.

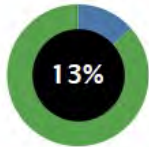
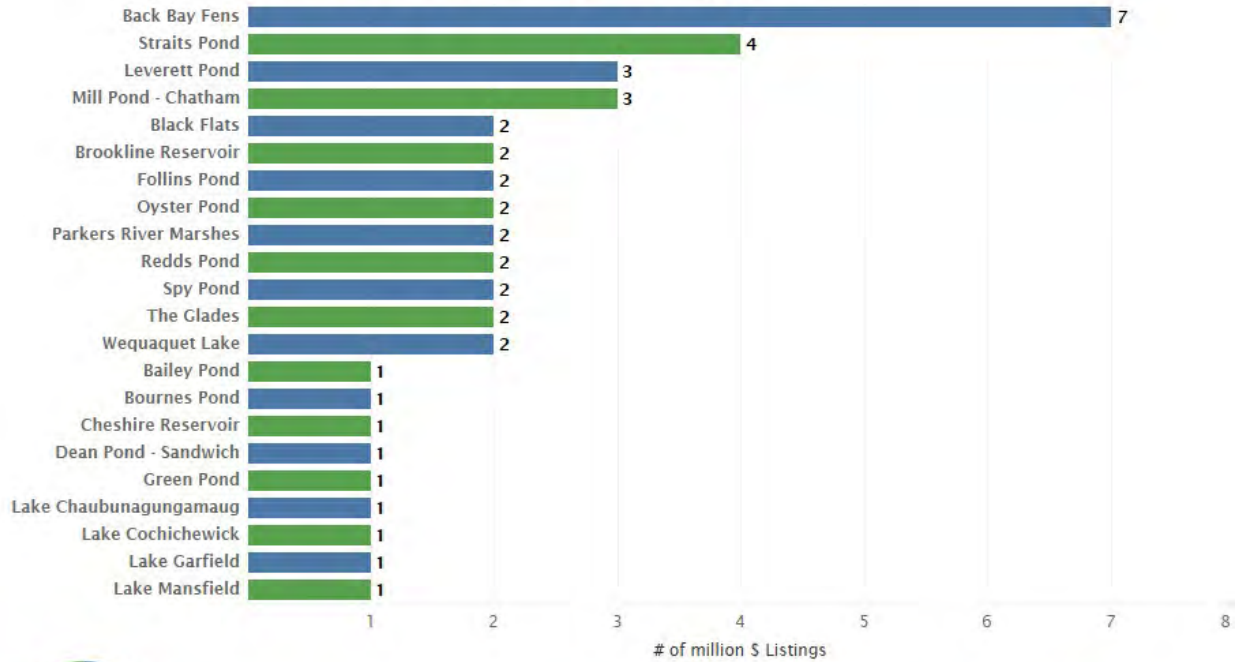
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Massachusetts

Where Are The Million-Dollar Listings? 2025Q1

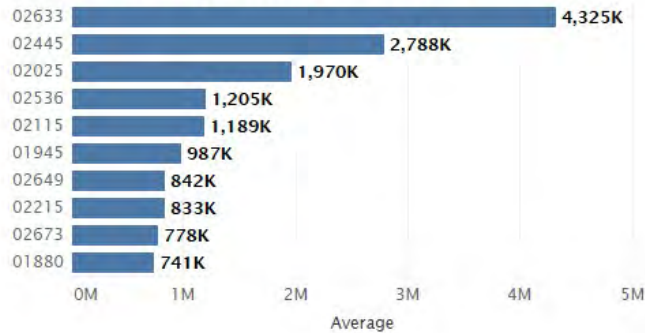


of \$1M+ Homes in Massachusetts are on Back Bay Fens

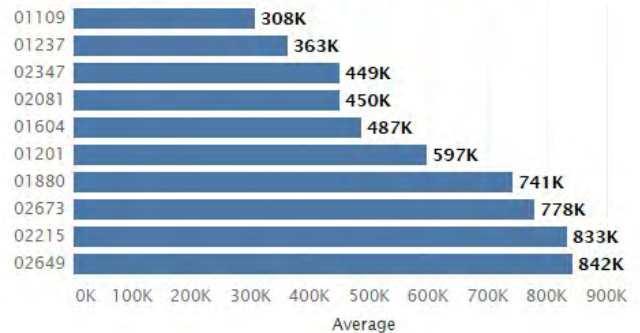
Total Number of \$1M+ Homes

52

Most Expensive ZIP Codes 2025Q1

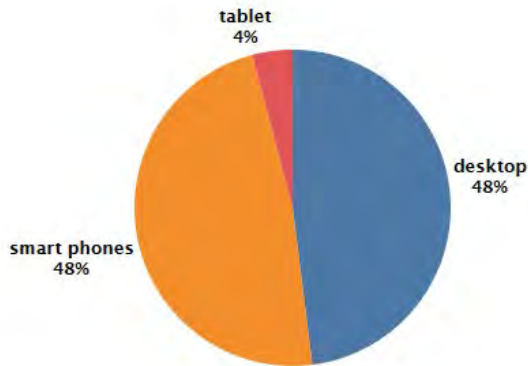


Most Affordable ZIP Codes 2025Q1

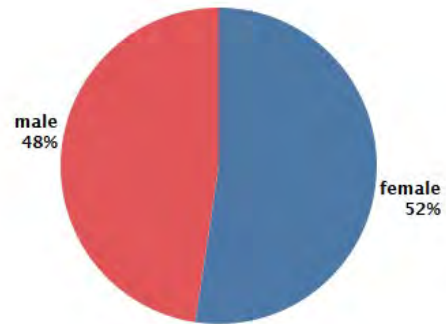


Who's Shopping Massachusetts Lake Real Estate

How are shoppers connecting 2025Q1



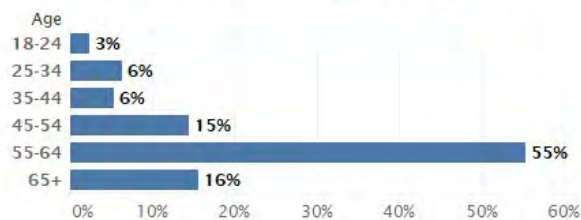
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

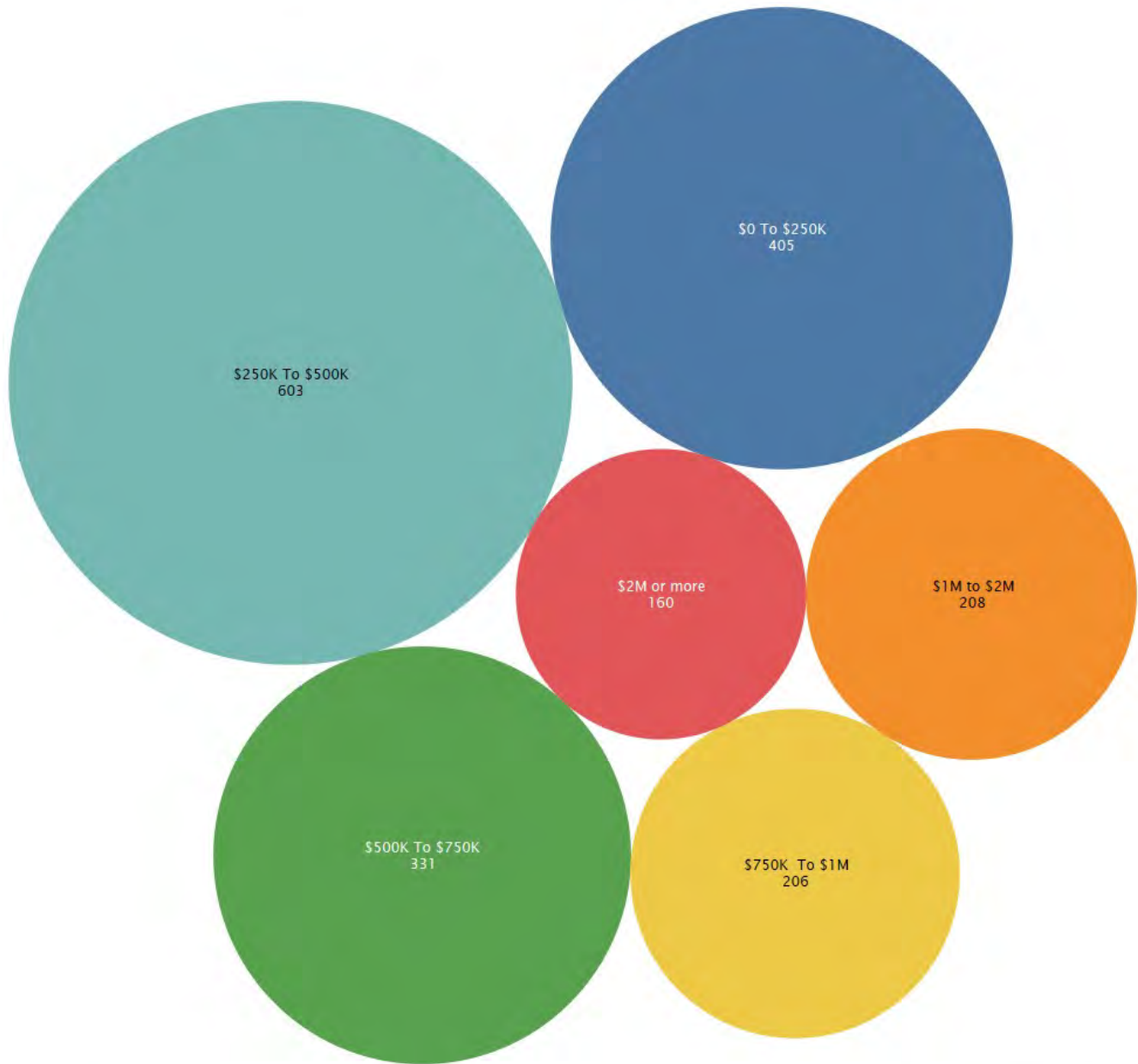


- Manchester, NH
- Baltimore, MD
- Daleville, IN
- Nashua, NH
- Batesville, IN
- Chestertown, MD
- Bloomington, IN
- Columbus, IN
- Keene, NH



MICHIGAN

Price Breakdown by Number of Homes in the Michigan Market 2025Q1



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 \$2.8 billion in winter 2024 to \$2 billion in spring 2025, a 29% decrease.

Largest Markets

1. Lake Michigan	\$646,301,107	33.0%	6. Lake Charlevoix	\$40,953,600	2.1%
2. Lake Huron	\$91,803,940	4.7%	7. Lake Macatawa	\$39,991,500	2.0%
3. Muskegon Lake	\$45,716,890	2.3%	8. Walloon Lake	\$37,739,000	1.9%
4. Lake Superior	\$44,476,600	2.3%	9. Torch Lake	\$37,329,199	1.9%
5. St Clair River	\$44,401,455	2.3%	10. Gull Lake	\$29,284,046	1.5%

Total Michigan Market:

\$1,960,796,101

Largest Home Markets

1. Lake Michigan	\$474,532,655	30.4%
2. Lake Huron	\$69,978,845	4.5%
3. Muskegon Lake	\$37,987,600	2.4%
4. Walloon Lake	\$37,574,000	2.4%
5. Lake Macatawa	\$37,561,500	2.4%
6. Torch Lake	\$36,419,699	2.3%
7. Lake Charlevoix	\$35,359,800	2.3%
8. St Clair River	\$33,624,946	2.2%
9. Gull Lake	\$25,181,046	1.6%
10. Lake Superior	\$25,015,100	1.6%

Total Michigan Home Market:

\$1,560,006,892

Largest Land Markets

1. Lake Michigan	\$171,768,452	43.3%
2. Lake Huron	\$20,380,095	5.1%
3. Lake Superior	\$19,461,500	4.9%
4. Turtle Lake	\$17,500,000	4.4%
5. St Clair River	\$10,776,509	2.7%
6. Cass Lake	\$7,912,900	2.0%
7. Muskegon Lake	\$7,729,290	1.9%
8. Lake Leelanau	\$5,843,900	1.5%
9. Lake Charlevoix	\$5,593,800	1.4%
10. Lower Long Lake	\$5,418,000	1.4%

Total Michigan Land Market:

\$396,549,309

The Lake Michigan market fell from \$909 million in winter 2024 to \$646 million in spring 2025, a 29% decrease

Most Expensive Home Markets**

1. Lake Michigan - Petoskey Area	\$2,869,181
2. Lake Charlevoix	\$2,525,700
3. Torch Lake	\$2,427,980
4. Reeds Lake	\$2,224,582
5. Lake Macatawa	\$2,086,750

Most Affordable Home Markets**

1. Lake Cadillac	\$96,780
2. Walled Lake	\$237,110
3. Wixom Lake	\$277,288
4. Lake Huron - Bay City Area	\$283,536
5. Lake Huron - Port Huron Area	\$293,342

* 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	687	23.0%	6. Lake St Clair	51	1.7%
2. Lake Huron	178	5.9%	7. Houghton Lake	36	1.2%
3. St Clair River	145	4.8%	8. Lake Lancer	34	1.1%
4. Lake Superior	79	2.6%	9. Deer Lake - Independence Twp	25	0.8%
5. Muskegon Lake	56	1.9%	10. Boardman Lake	24	0.8%

Total Michigan Listings:

2,994

Most Homes Available

1. Lake Michigan	407	21.3%
2. Lake Huron	112	5.9%
3. St Clair River	98	5.1%
4. Muskegon Lake	46	2.4%
5. Lake Superior	42	2.2%
6. Lake St Clair	39	2.0%
7. Houghton Lake	31	1.6%
8. Muskegon River	21	1.1%
9. Deer Lake - Independence Twp	19	1.0%
10. Lake Macatawa	18	0.9%

Total Michigan Home Listings:

1,913

Most Land Available

1. Lake Michigan	280	26.0%
2. Lake Huron	64	5.9%
3. St Clair River	47	4.4%
4. Lake Superior	37	3.4%
5. Lake Lancer	31	2.9%
6. Black River - Cheboygan	15	1.4%
7. Lake St Clair	12	1.1%
8. Grand Lake	11	1.0%
9. Cass Lake	10	0.9%
9. Lake Bellaire	10	0.9%

Total Michigan Land Listings:

1,077

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Cass Lake	\$1,560,730
2. Lake Michigan - New Buffalo-Sawyer Area	\$1,083,554
3. Lake Michigan - Traverse City Area	\$871,890
4. Lake St Clair	\$816,774
5. Lake Michigan - Torch Lake Area	\$540,811
6. Lake Michigan - Holland Area	\$268,889
7. Lake Michigan - South Haven Area	\$266,278
8. Lake Michigan - Glen Arbor Area	\$253,312

Listings of 10 Acres or More

1. Lake Superior	\$9,025
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Lake Huron - Rogers City Area	\$18,806
2. Lake Lancer	\$28,013
3. Lake Bellaire	\$35,199
4. Black River - Cheboygan	\$53,175
5. Lake Superior	\$59,168
6. Lake Michigan - Beaver Island Area	\$93,171
7. Lake Michigan - Petoskey Area	\$142,900
8. St Clair River	\$186,840

Listings of 10 Acres or More

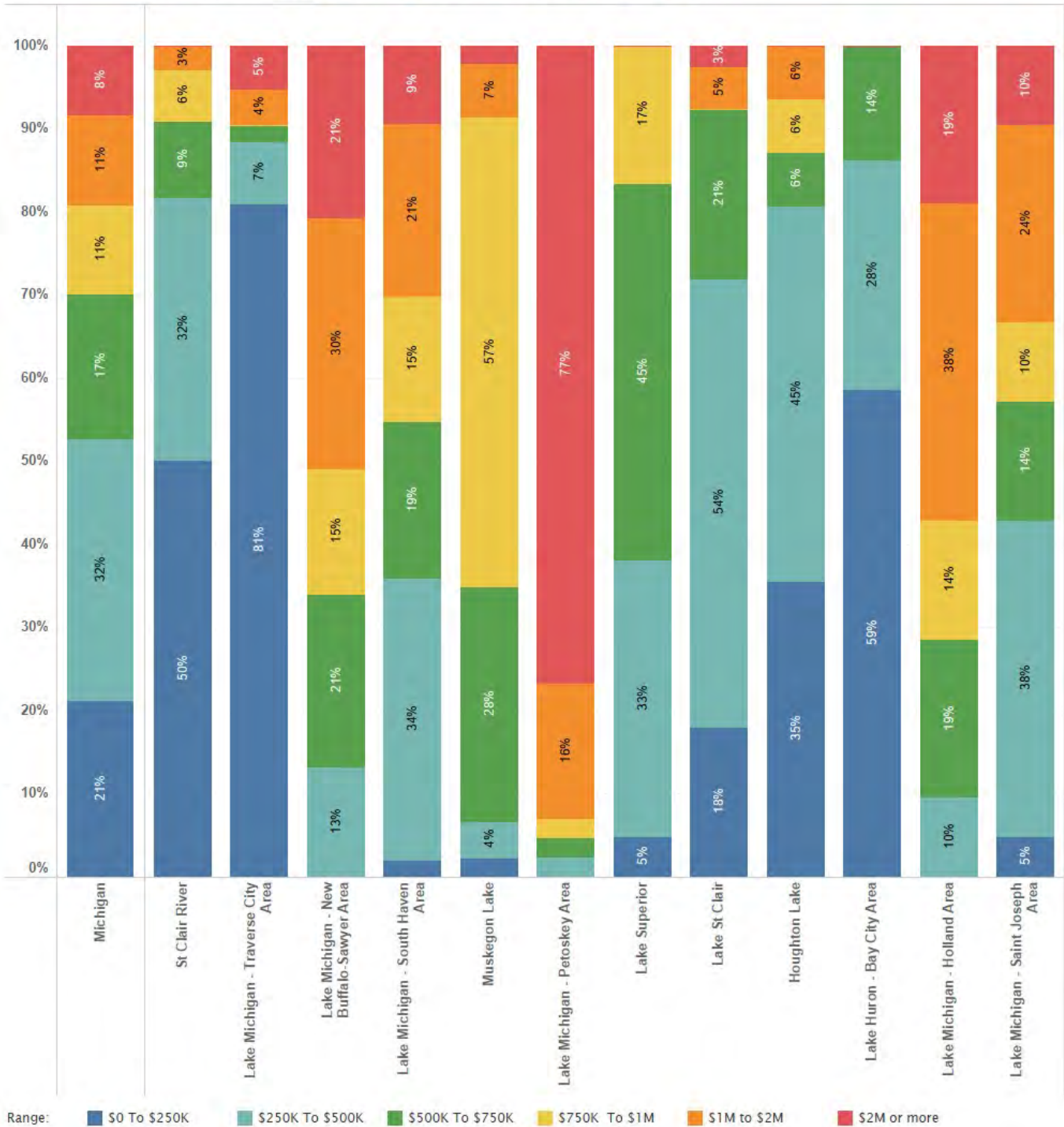
1. St Clair River	\$8,436
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

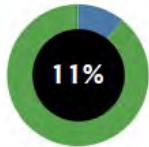
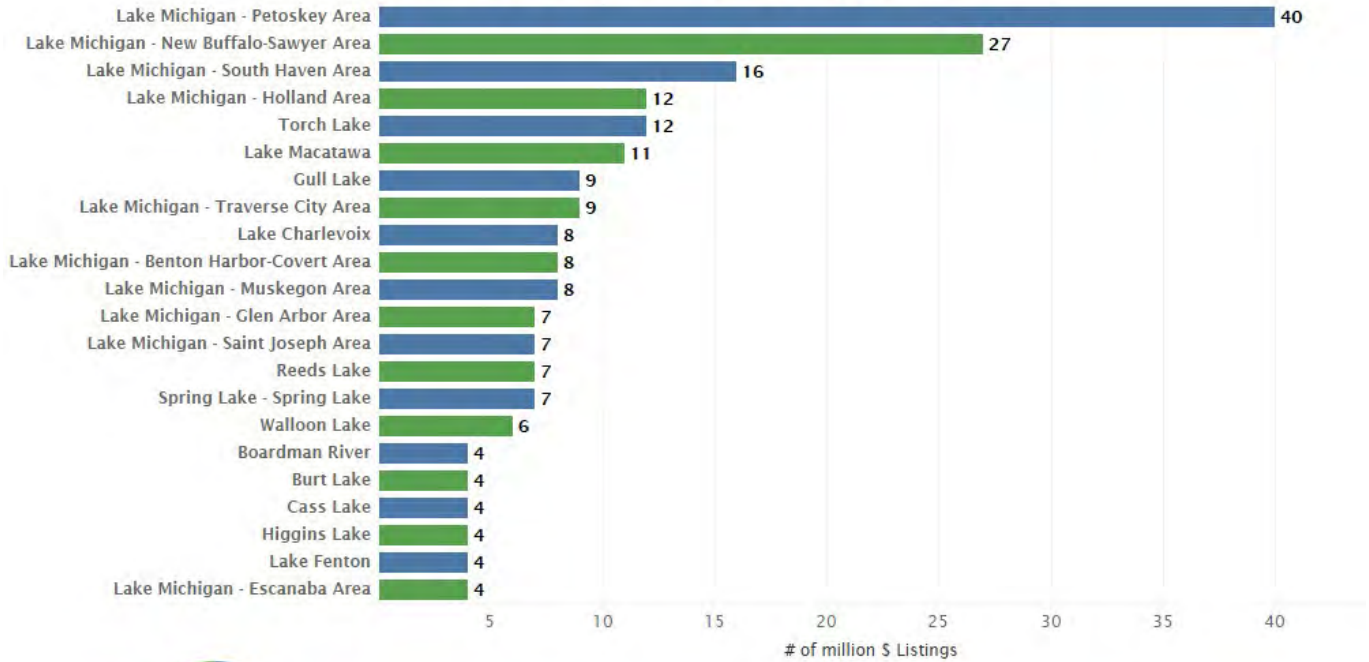
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Michigan Market 2025Q1



Luxury Lake Real Estate in Michigan

Where Are The Million-Dollar Listings? 2025Q1

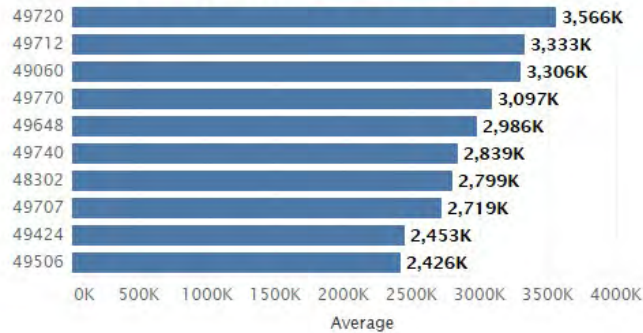


of \$1M+ Homes in Michigan are on Lake Michigan - Petoskey Area

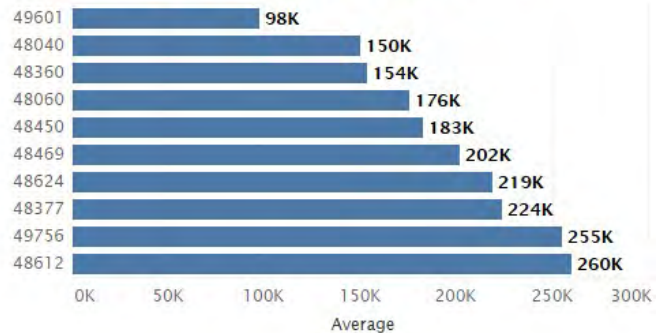
Total Number of \$1M+ Homes

368

Most Expensive ZIP Codes 2025Q1

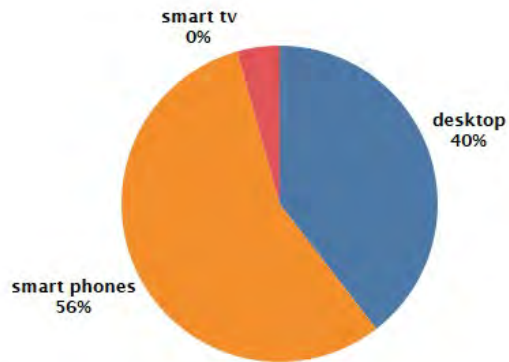


Most Affordable ZIP Codes 2025Q1

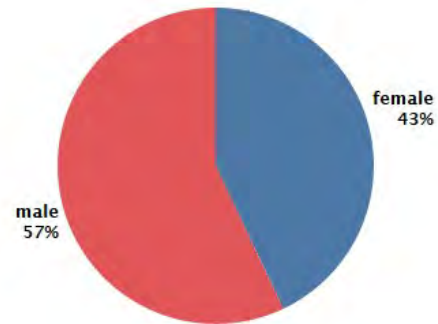


Who's Shopping Michigan Lake Real Estate

How are shoppers connecting 2025Q1



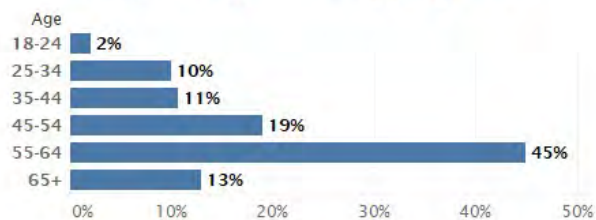
Male/Female Visitors 2025Q1



Ashburn VA

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

What Age Groups are Shopping 2025Q1

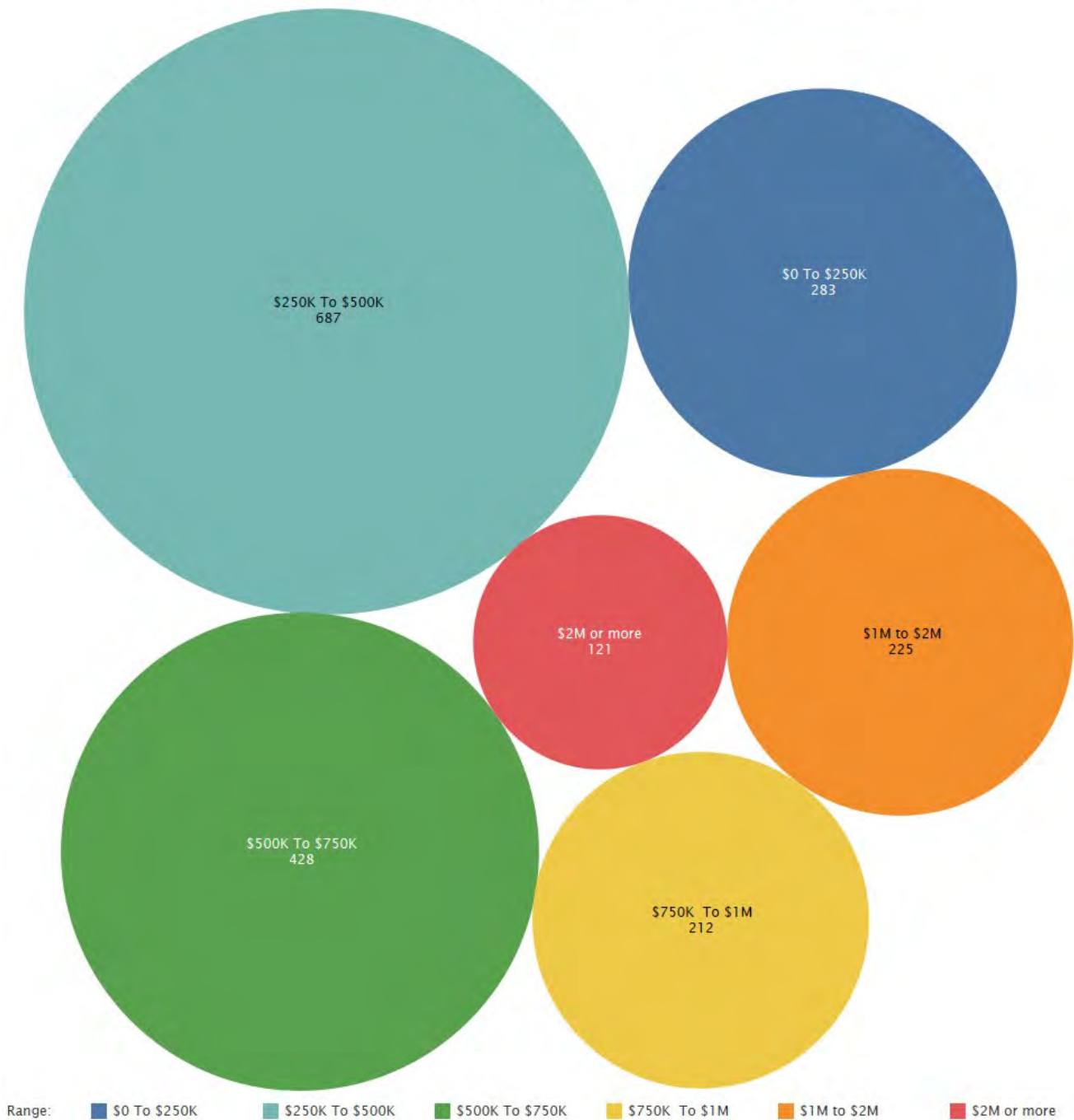


- Chicago, IL
- Atlanta, GA
- New York, NY
- Dallas, TX
- Indianapolis, IN
- Cincinnati, OH
- Columbus, OH
- Miami, FL
- Los Angeles, CA



MINNESOTA

Price Breakdown by Number of Homes in the Minnesota Market 2025Q1



Minnesota

The Minnesota market decreased from \$2.4 billion in winter 2024 to \$2 billion in spring 2025, a 17% decline.

Largest Markets

1. Lake Minnetonka	\$341,695,159	17.1%	6. Lake Of The Isles - Minneapolis	\$42,640,200	2.1%
2. Other Northern Metro Area Lakes	\$86,722,579	4.3%	7. Lower Prior Lake - Prior Lake	\$41,400,600	2.1%
3. Other SW Metro Area Lakes	\$65,405,135	3.3%	8. Other Greater St Cloud Area Lakes	\$33,312,098	1.7%
4. Other Prior Lake Area Lakes	\$56,164,900	2.8%	9. Other Bemidji Area Lakes	\$30,486,246	1.5%
5. Pleasant Lake - White Bear Twp	\$43,530,281	2.8%	10. Other Detroit Lakes Area Lakes	\$30,109,600	1.5%
Total Minnesota Market:				\$1,998,952,932	

Largest Home Markets

1. Lake Minnetonka	\$295,352,160	18.8%
2. Other Northern Metro Area Lakes	\$66,181,079	4.2%
3. Pleasant Lake - White Bear Twp	\$43,530,281	2.8%
4. Lake Of The Isles - Minneapolis	\$41,145,200	2.6%
5. Other SW Metro Area Lakes	\$35,316,736	2.2%
6. Other Prior Lake Area Lakes	\$31,837,500	2.0%
7. Other St Croix River Valley Area Lakes	\$26,026,450	1.7%
8. Other Bemidji Area Lakes	\$25,819,512	1.6%
9. Cull Lake - Nisswa	\$24,106,900	1.5%
10. Other Greater St Cloud Area Lakes	\$23,953,300	1.5%

Total Minnesota Home Market: \$1,570,816,711

Largest Land Markets

1. Lake Minnetonka	\$46,342,999	10.8%
2. Other SW Metro Area Lakes	\$30,088,399	7.0%
3. Other Prior Lake Area Lakes	\$24,327,400	5.7%
4. Lower Prior Lake - Prior Lake	\$21,283,000	5.0%
5. Other Northern Metro Area Lakes	\$20,541,500	4.8%
6. Other Detroit Lakes Area Lakes	\$16,344,900	3.8%
7. Uhl Lake	\$13,530,000	3.2%
8. Other Greater Brainerd Area Lakes	\$12,084,400	2.8%
9. Other Annandale Area Lakes	\$10,990,288	2.6%
10. Other Greater St Cloud Area Lakes	\$9,358,798	2.2%

Total Minnesota Land Market: \$428,136,221

The total Minnesota home market fell from \$1.9 billion in winter 2024 to \$1.6 billion resulting in a 16% decrease.

Most Expensive Home Markets**

1. Lake Minnetonka	\$2,685,020
2. Gull Lake - Nisswa	\$1,854,377
3. Lake Of The Isles - Minneapolis	\$1,469,471
4. Pleasant Lake - White Bear Twp	\$1,209,174
5. Lower Prior Lake - Prior Lake	\$1,183,388

Most Affordable Home Markets**

1. Clamshell Lake	\$339,488
2. Okabena Lake North - Worthington Twp	\$383,836
3. East Silent Lake - Dora Twp	\$393,909
4. Other Mankato Area Lakes	\$404,583
5. Mille Lacs Lake - South Harbor Twp	\$411,811

* 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 Minnetonka	125	3.8%	6. Other Bemidji Area Lakes	72	2.2%
2. Other Northern Metro Area Lakes	115	3.5%	7. Other Prior Lake Area Lakes	64	1.9%
3. Other Greater Brainerd Area Lakes	100	3.0%	8. Other Mankato Area Lakes	48	1.5%
3. Other Greater St Cloud Area Lakes	100	3.0%	8. Other Otter Tail County Area Lakes	48	1.5%
5. Other Detroit Lakes Area Lakes	98	3.0%	10. Mille Lacs Lake - South Harbor Twp	47	1.4%

Total Minnesota Listings:

3,290

Most Homes Available

1. Lake Minnetonka	110	5.6%
2. Other Northern Metro Area Lakes	84	4.3%
3. Other Bemidji Area Lakes	52	2.7%
4. Other Greater St Cloud Area Lakes	43	2.2%
5. Other Prior Lake Area Lakes	41	2.1%
6. Mille Lacs Lake - South Harbor Twp	37	1.9%
7. Pleasant Lake - White Bear Twp	36	1.8%
8. Other SW Metro Area Lakes	31	1.6%
9. Other Longville Area Lakes	30	1.5%
10. Lake Of The Isles - Minneapolis	28	1.4%

Total Minnesota Home Listings:

1,956

Most Land Available

1. Other Detroit Lakes Area Lakes	77	5.8%
2. Other Greater Brainerd Area Lakes	72	5.4%
3. Other Greater St Cloud Area Lakes	57	4.3%
4. Other Northern Metro Area Lakes	31	2.3%
4. Other Otter Tail County Area Lakes	31	2.3%
6. Other Mankato Area Lakes	30	2.2%
7. Long Lake - Detroit Twp	25	1.9%
8. Lake Vermilion	24	1.8%
9. Other Prior Lake Area Lakes	23	1.7%
10. Other Annandale Area Lakes	21	1.6%

Total Minnesota Land Listings:

1,334

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Minnetonka	\$2,326,456
2. Lower Prior Lake - Prior Lake	\$1,483,772
3. Lake Jessie - Alexandria Twp	\$459,922
4. Other Northern Metro Area Lakes	\$358,998
5. Lake John - Southside Twp	\$295,546
6. Other Mankato Area Lakes	\$221,455
7. Diamond Lake	\$171,237
8. Other Prior Lake Area Lakes	\$170,573

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	\$21,043
3. Other Cambridge Area Lakes	\$32,399
4. Other Lake of the Woods Area Lakes	\$40,152
5. Other Greater Brainerd Area Lakes	\$51,300
6. Lake Vermilion	\$53,026
7. Trout Lake - Trout Lake Twp	\$64,981
8. Lake Lizzie - Dunn Twp	\$71,101

Listings of 10 Acres or More

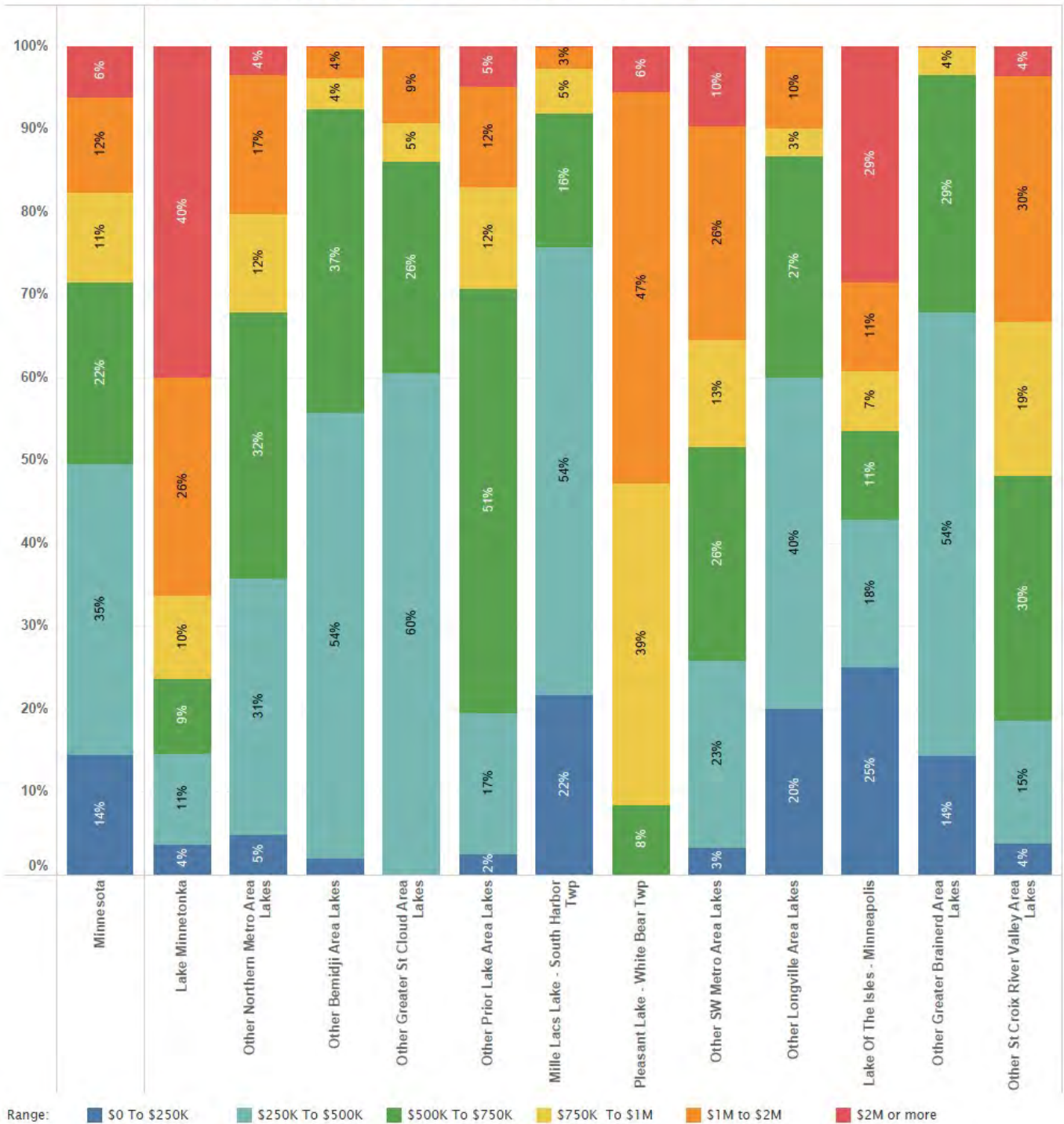
1. Other Virginia Area Lakes	\$2,329
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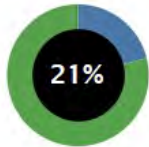
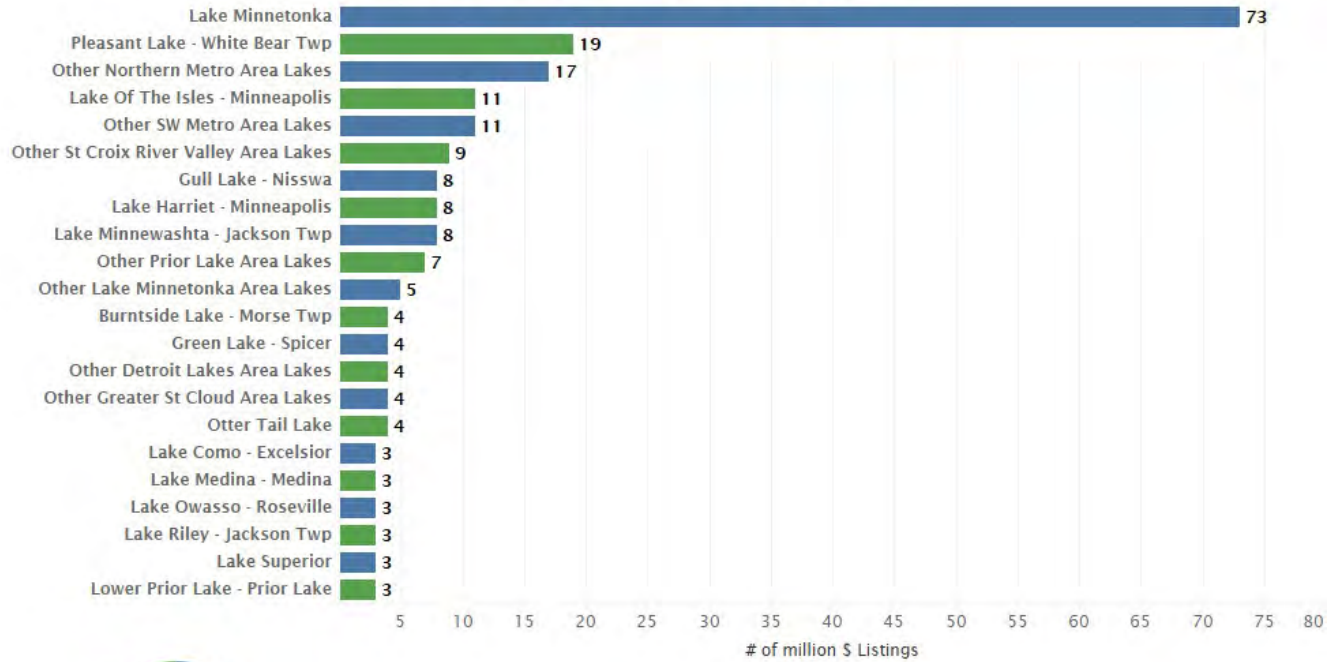
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Price Breakdown by Percentage of Homes in the Minnesota Market 2025Q1



Luxury Lake Real Estate in Minnesota

Where Are The Million-Dollar Listings? 2025Q1

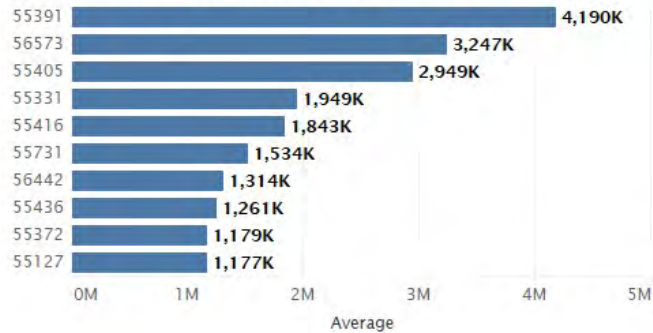


of \$1M+ Homes in Minnesota are on Lake Minnetonka

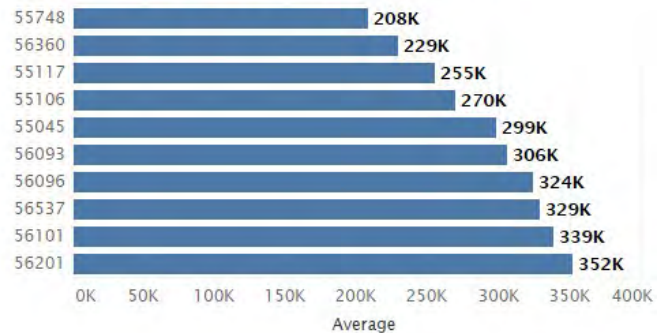
Total Number of \$1M+ Homes

346

Most Expensive ZIP Codes 2025Q1

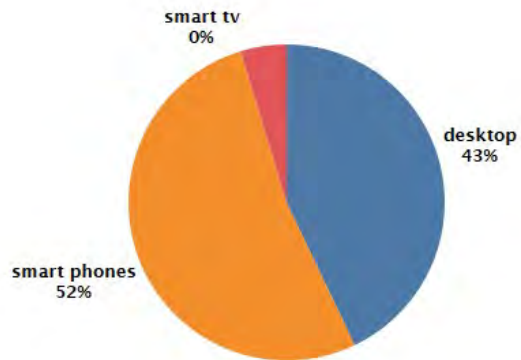


Most Affordable ZIP Codes 2025Q1

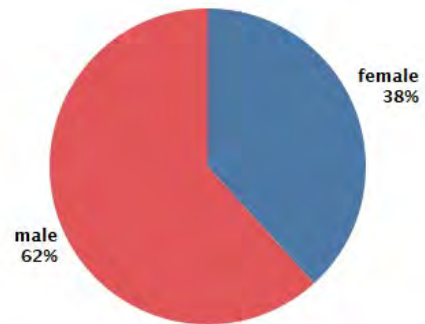


Who's Shopping Missouri Lake Real Estate

How are shoppers connecting 2025Q1



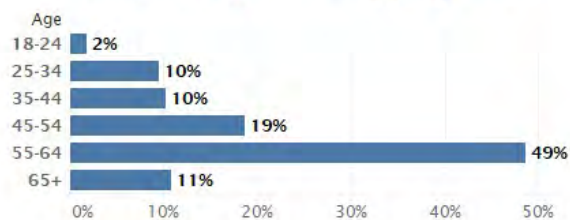
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

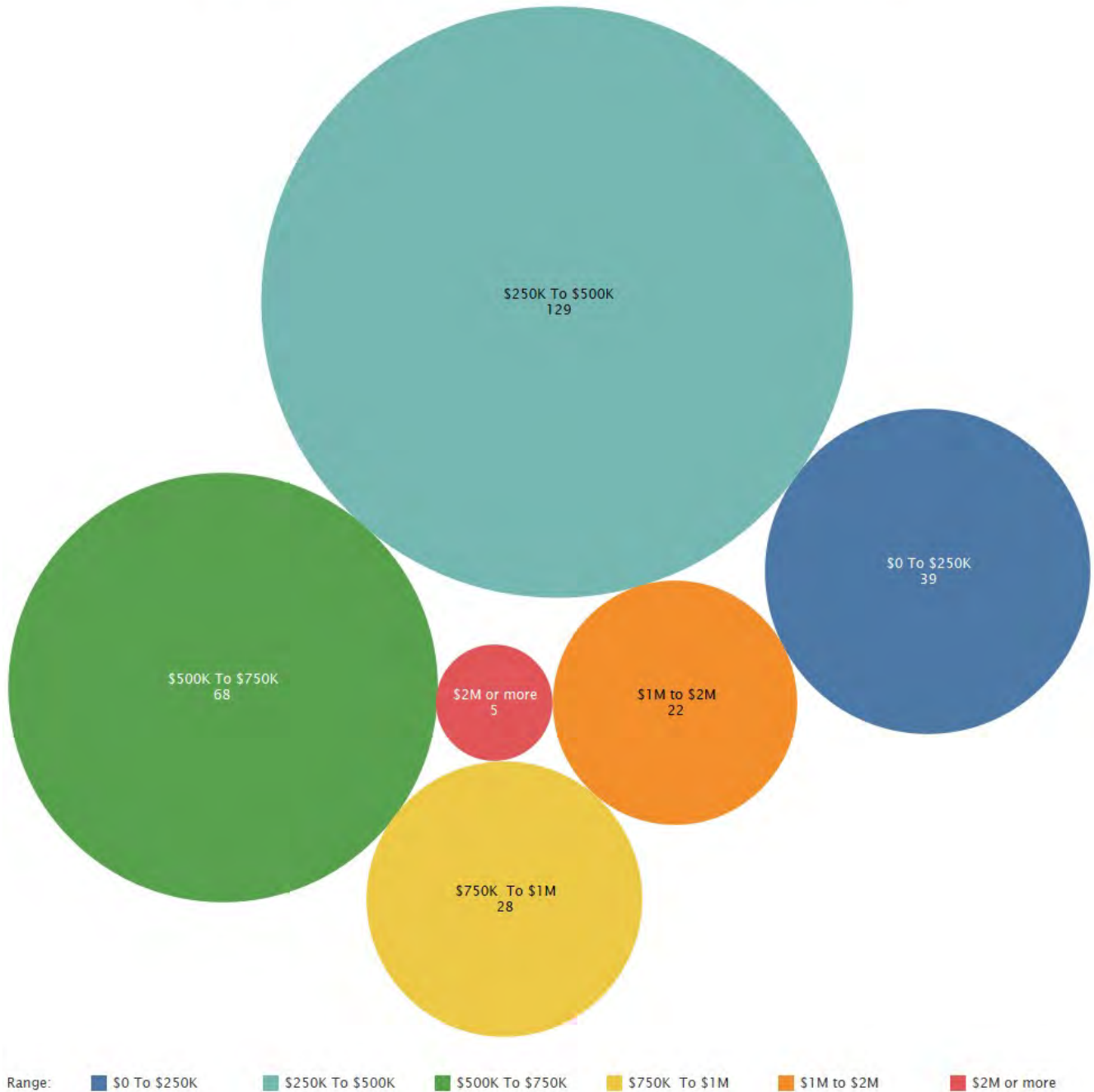


- Omaha, NE
- Minneapolis, MN
- Lincoln, NE
- Indianapolis, IN
- Quincy, IL
- Belleville, IL
- Milwaukee, WI
- Springfield, IL
- Hastings, NE



MISSISSIPPI

Price Breakdown by Number of Homes in the Mississippi Market 2025Q1



Mississippi

The Total Mississippi market declined from \$203 million in winter 2024 to \$197 million in spring 2025 resulting in a \$6 million decrease.

Largest Markets

1. Ross R Barnett Reservoir	\$55,282,093	28.1%
2. Lake Caroline	\$25,552,124	13.0%
3. Reunion Lake	\$23,488,800	11.9%
4. Oxford Region Lakes	\$19,196,400	9.7%
5. Pickwick Lake	\$10,764,700	5.5%

Total Mississippi Market:

\$196,925,977

Most Listings

1. Ross R Barnett Reservoir	175	34.9%
2. Lake Caroline	56	11.2%
3. Reunion Lake	35	7.0%
4. Pickwick Lake	34	6.8%
5. Chestnut Hill Lakes	30	6.0%

Total Mississippi Listings:

502

Largest Home Markets

1. Ross R Barnett Reservoir	\$44,732,783	27.5%
2. Lake Caroline	\$22,928,124	14.1%
3. Reunion Lake	\$21,179,900	13.0%
4. Oxford Region Lakes	\$17,506,400	10.8%
5. Pickwick Lake	\$7,918,700	4.9%

Total Mississippi Home Market:

\$162,633,600

Most Homes Available

1. Ross R Barnett Reservoir	103	35.2%
2. Lake Caroline	42	14.3%
3. Reunion Lake	26	8.9%
4. Oxford Region Lakes	15	5.1%
4. Pickwick Lake	15	5.1%

Total Mississippi Home Listings:

293

Largest Land Markets

1. Ross R Barnett Reservoir	\$10,549,310	30.8%
2. Lake Castle	\$5,073,619	14.8%
3. Chestnut Hill Lakes	\$3,066,596	8.9%
4. Pickwick Lake	\$2,846,000	8.3%
5. Lake Caroline	\$2,624,000	7.7%

Total Mississippi Land Market:

\$34,292,377

Most Land Available

1. Ross R Barnett Reservoir	72	34.4%
2. Chestnut Hill Lakes	28	13.4%
3. Pickwick Lake	19	9.1%
4. Lake Caroline	14	6.7%
5. Oxford Region Lakes	11	5.3%

Total Mississippi Land Listings:

209

Most Expensive Home Markets**

1. Oxford Region Lakes	\$1,229,207
2. Reunion Lake	\$814,612
3. Lake Caroline	\$545,908
4. Pickwick Lake	\$527,913
5. Ross R Barnett Reservoir	\$434,299

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Pickwick Lake	\$598,368
2. Lake Caroline	\$370,621
3. Ross R Barnett Reservoir	\$249,305
4. Oxford Region Lakes	\$83,030
5. Chestnut Hill Lakes	\$70,496

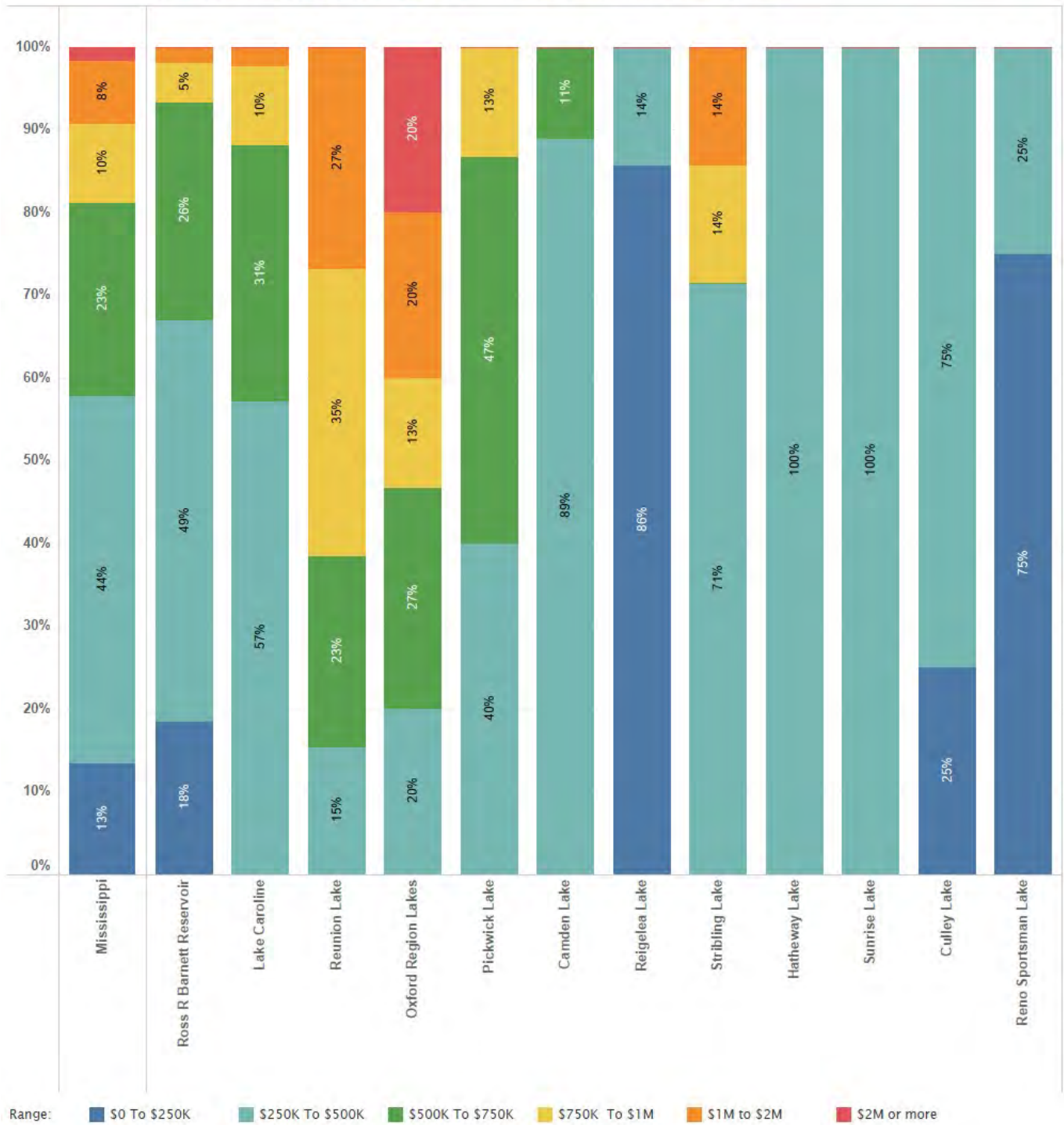
Listings of 10 Acres or More

* 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.

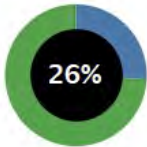
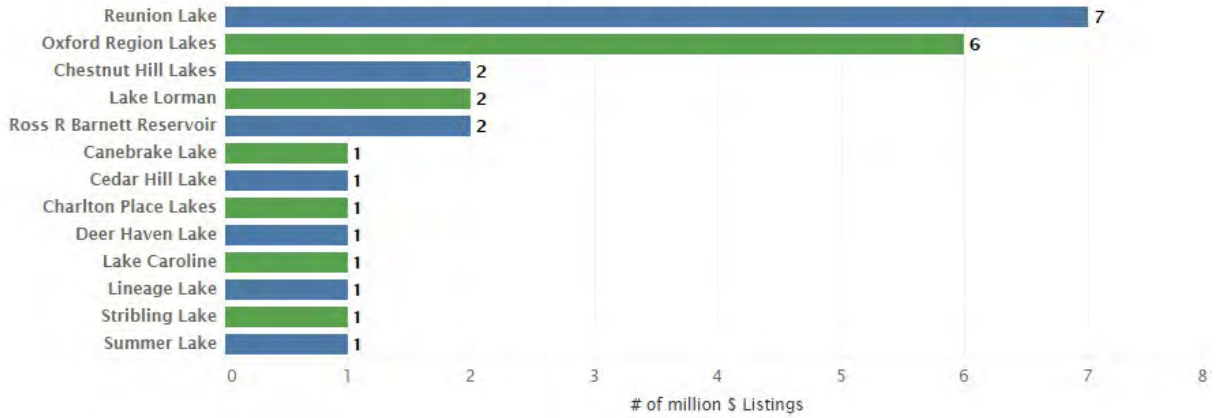
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Mississippi Market 2025Q1



Luxury Lake Real Estate in Mississippi

Where Are The Million-Dollar Listings? 2025Q1

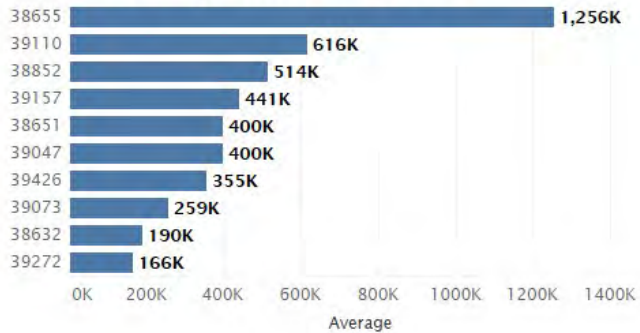


of \$1M+ Homes in Mississippi are on Reunion Lake

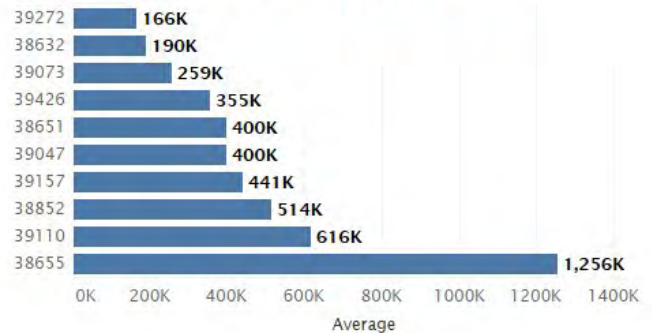
Total Number of \$1M+ Homes

27

Most Expensive ZIP Codes 2025Q1

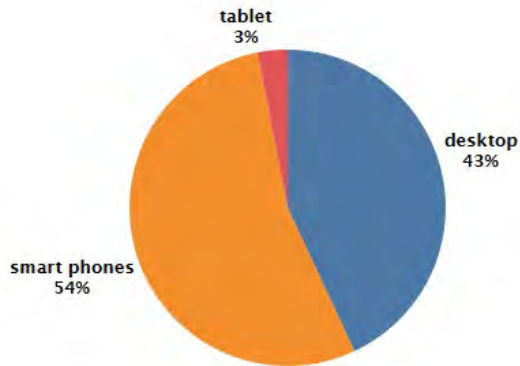


Most Affordable ZIP Codes 2025Q1

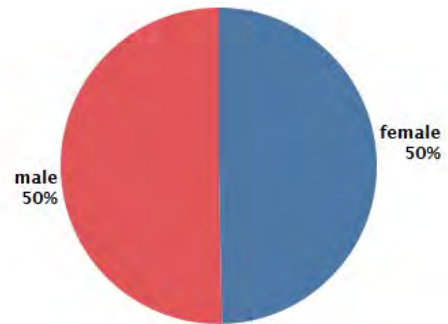


Who's Shopping Mississippi Lake Real Estate

How are shoppers connecting 2025Q1



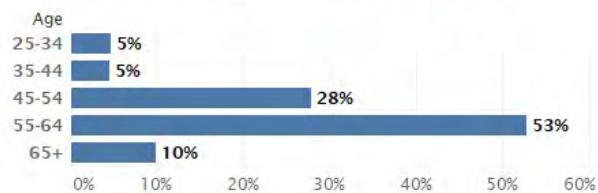
Male/Female Visitors 2025Q1



Seattle WA

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

What Age Groups are Shopping 2025Q1

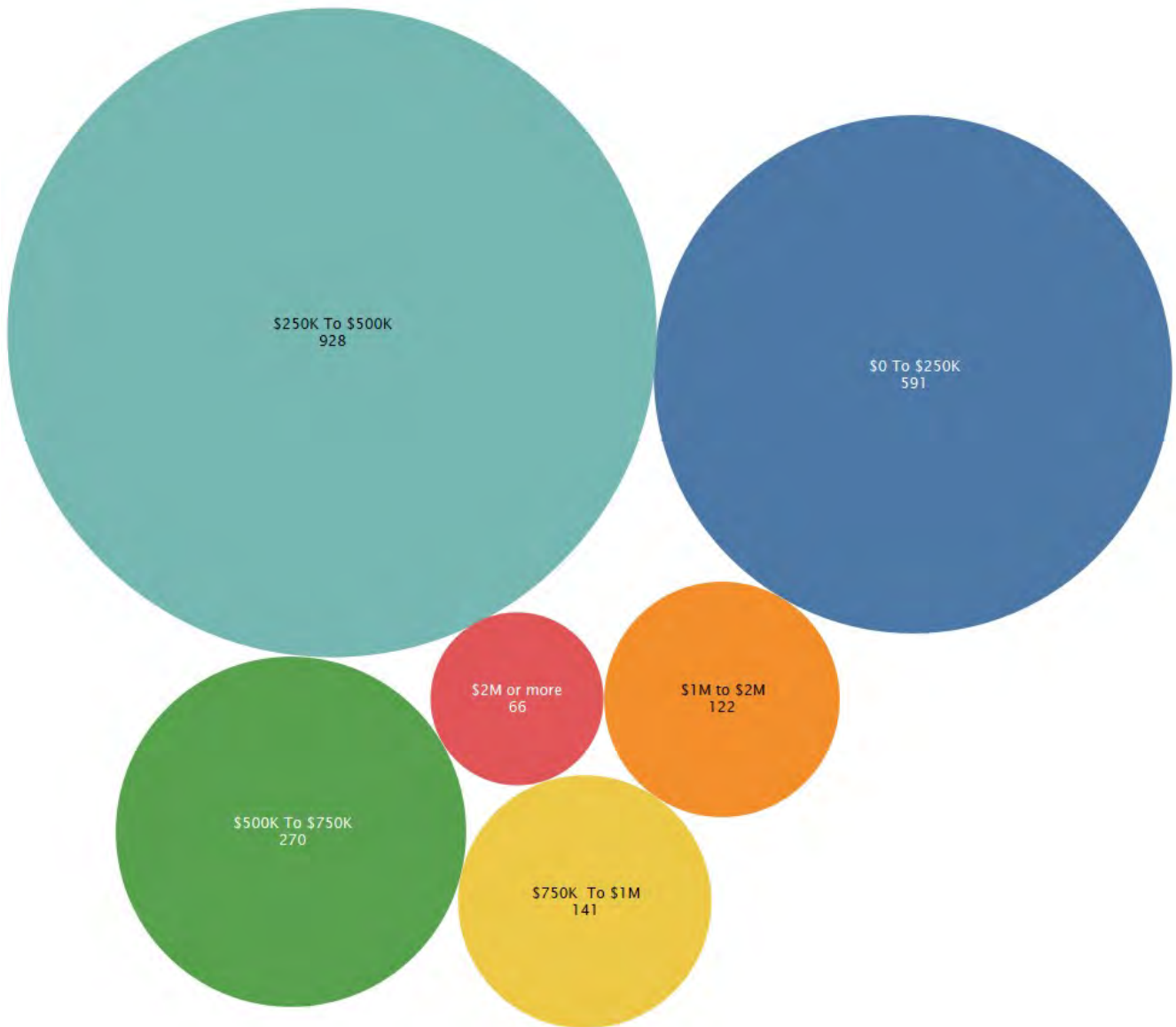


- Brewster, WA
- Raymond, WA
- Tacoma, WA



MISSOURI

Price Breakdown by Number of Homes in the Missouri Market 2025Q1



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



Missouri

The Total Missouri market declined from \$1.67 billion in winter 2024 to \$1.5 billion in spring 2025 resulting in a \$170 million decrease.

Largest Markets

1. Lake Of The Ozarks	\$708,049,255	47.5%
2. Table Rock Lake*	\$424,532,673	28.5%
3. Lake Taneycomo	\$124,940,113	8.4%
4. Bull Shoals Lake*	\$61,709,423	4.1%
5. Pomme De Terre Lake	\$13,710,799	0.9%

Total Missouri Market: **\$1,496,552,772**

Most Listings

1. Lake Of The Ozarks	1,455	36.6%
2. Table Rock Lake*	1,114	28.1%
3. Lake Taneycomo	371	9.3%
4. Bull Shoals Lake*	245	6.2%
5. Pomme De Terre Lake	85	2.1%

Total Missouri Listings: **3,979**

Largest Home Markets

1. Lake Of The Ozarks	\$572,174,581	47.7%
2. Table Rock Lake*	\$321,851,839	26.9%
3. Lake Taneycomo	\$105,152,264	8.8%
4. Bull Shoals Lake*	\$45,982,848	3.8%
5. Pomme De Terre Lake	\$12,501,499	1.0%

Total Missouri Home Market: **\$1,198,683,740**

Most Homes Available

1. Lake Of The Ozarks	879	39.6%
2. Table Rock Lake*	517	23.3%
3. Lake Taneycomo	299	13.5%
4. Bull Shoals Lake*	110	5.0%
5. Pomme De Terre Lake	51	2.3%

Total Missouri Home Listings: **2,219**

Largest Land Markets

1. Lake Of The Ozarks	\$135,874,674	46.4%
2. Table Rock Lake*	\$102,680,834	35.1%
3. Lake Taneycomo	\$19,787,849	6.8%
4. Bull Shoals Lake*	\$10,513,775	3.6%
5. Stockton Lake	\$3,550,900	1.2%

Total Missouri Land Market: **\$292,656,232**

Most Land Available

1. Table Rock Lake*	597	34.1%
2. Lake Of The Ozarks	576	32.9%
3. Bull Shoals Lake*	126	7.2%
4. Lake Taneycomo	72	4.1%
5. Pomme De Terre Lake	34	1.9%

Total Missouri Land Listings: **1,751**

Most Expensive Home Markets**

1. Lake Of The Ozarks	\$654,442
2. Table Rock Lake	\$638,457
3. Number 126 Reservoir	\$631,700
4. Lake Springfield	\$515,215
5. Lake Saint Louis	\$513,531

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Lake Thunderhead	\$284,111
2. Goose Creek Lake	\$123,130
3. Lake Of The Ozarks	\$120,132
4. Table Rock Lake	\$75,434
5. Lake Pottawatomie	\$70,392

Listings of 10 Acres or More

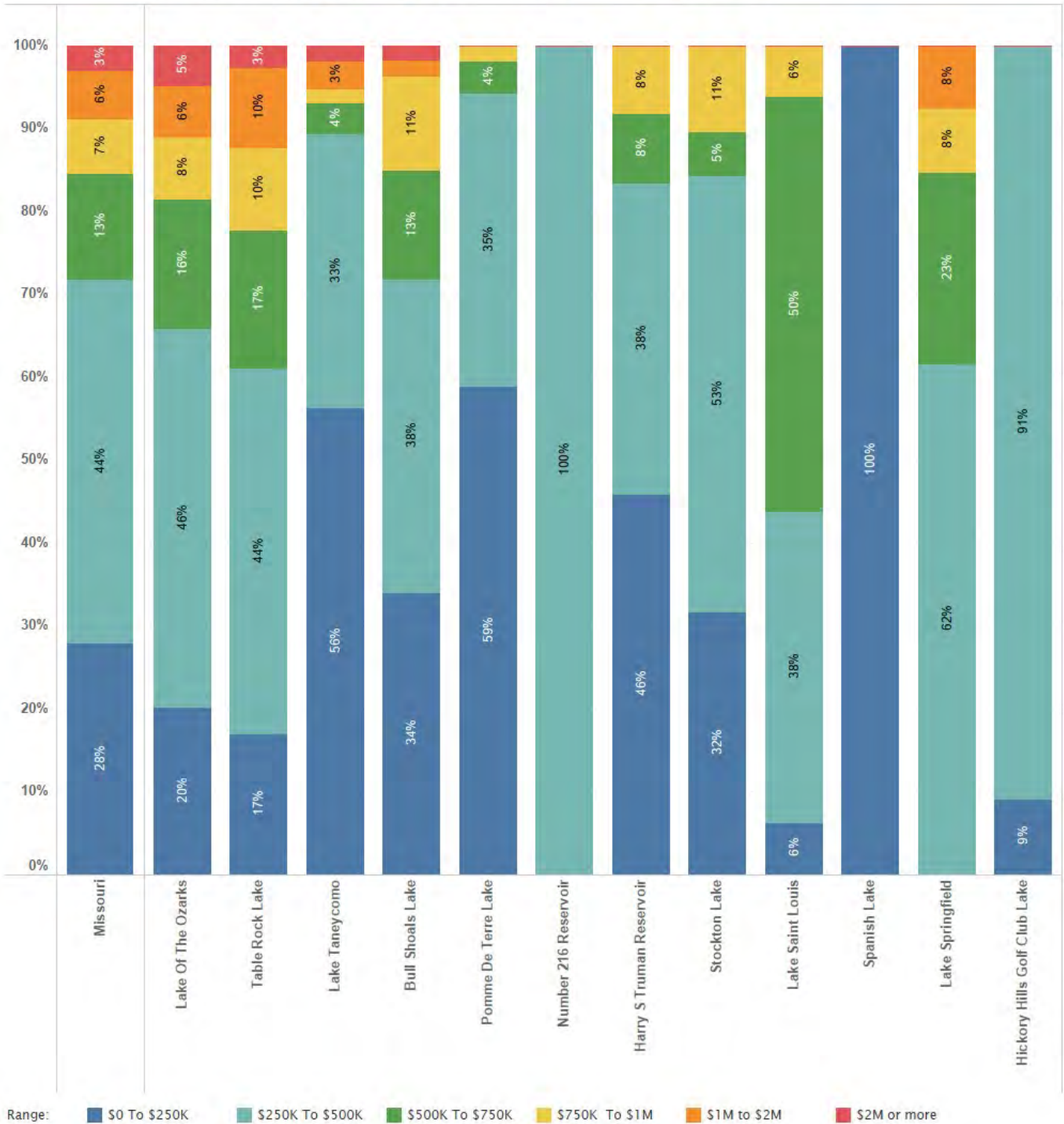
1. Lake Taneycomo	\$75,491
2. Lake Of The Ozarks	\$39,163
3. Table Rock Lake	\$12,228
4. Stockton Lake	\$6,866
5. Harry S Truman Reservoir	\$6,797

* 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.

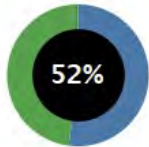
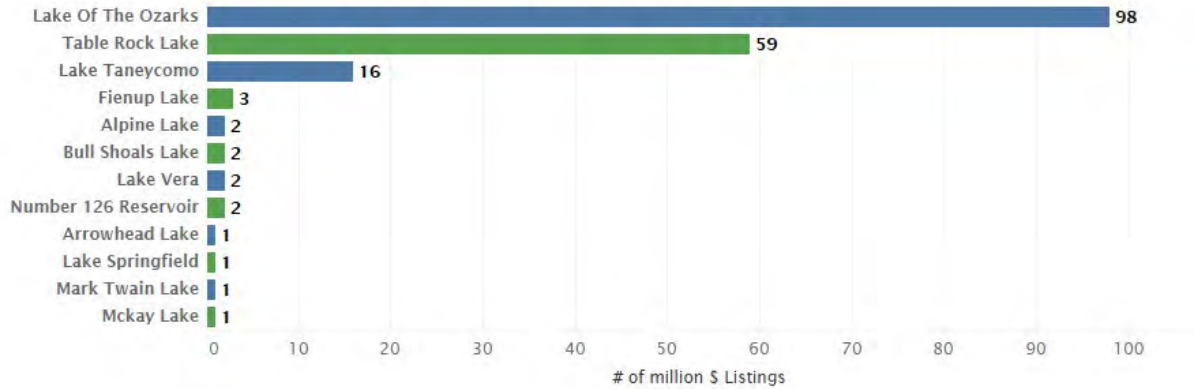
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Missouri Market 2025Q1



Luxury Lake Real Estate in Missouri

Where Are The Million-Dollar Listings? 2025Q1

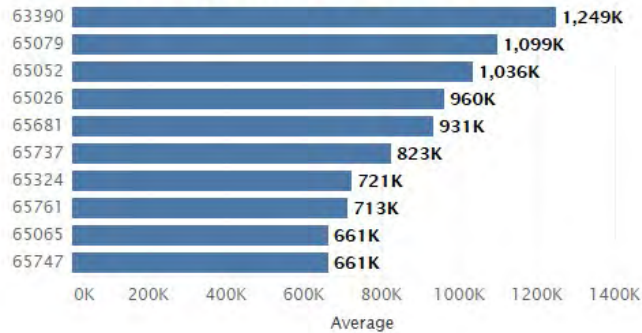


of \$1M+ Homes in Missouri are on Lake Of The Ozarks

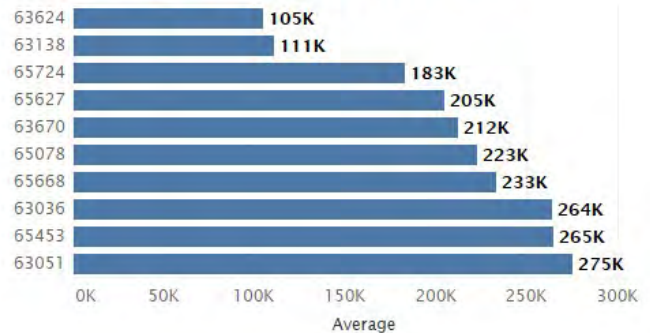
Total Number of \$1M+ Homes

188

Most Expensive ZIP Codes 2025Q1

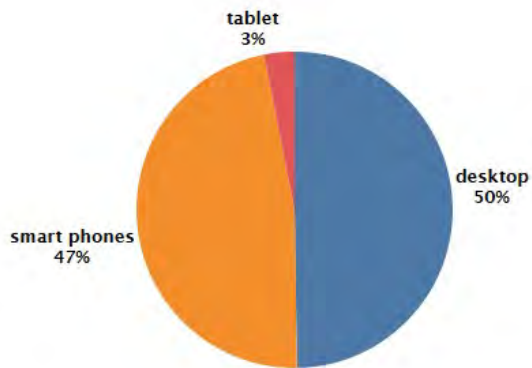


Most Affordable ZIP Codes 2025Q1

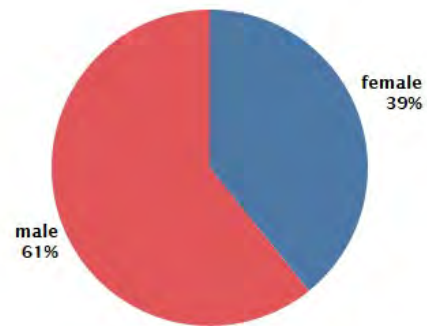


Who's Shopping Missouri Lake Real Estate

How are shoppers connecting 2025Q1



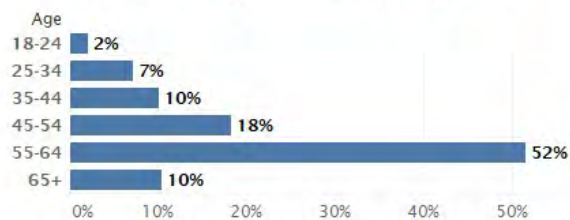
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

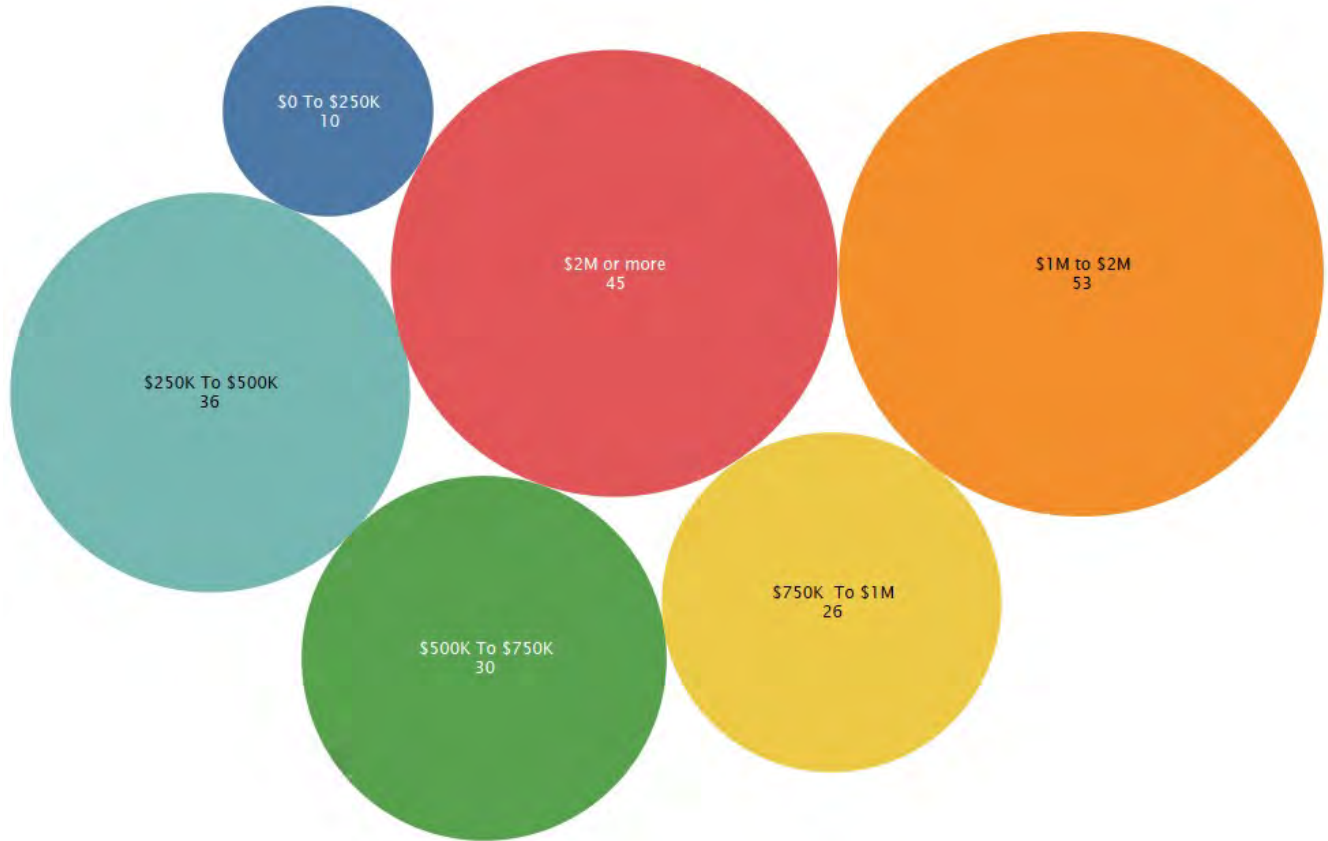


- Omaha, NE
- Minneapolis, MN
- Lincoln, NE
- Indianapolis, IN
- Quincy, IL
- Belleville, IL
- Milwaukee, WI
- Springfield, IL
- Hastings, NE



MONTANA

Price Breakdown by Number of Homes in the Montana Market 2025Q1



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 \$551 million in winter 2024 to \$499 million in spring 2025, a 9% decrease.

Largest Markets

1. Flathead Lake	\$239,747,999	48.0%
2. Whitefish Lake	\$94,578,949	18.9%
3. Little Bootjack Lake	\$13,100,400	2.6%
4. Eagle Lake	\$12,875,000	3.1%
5. Noxon Reservoir	\$11,905,000	2.4%

Total Montana Market: **\$499,342,673**

Most Listings

1. Flathead Lake	118	34.3%
2. Whitefish Lake	31	9.0%
3. Noxon Reservoir	25	7.3%
4. Lake Elmo	20	5.8%
5. Canyon Ferry Lake	12	3.5%

Total Montana Listings: **344**

Largest Home Markets

1. Flathead Lake	\$211,596,799	50.8%
2. Whitefish Lake	\$91,074,949	21.8%
3. Eagle Lake	\$12,875,000	3.1%
4. Bull Lake	\$11,138,900	2.7%
5. Swan Lake	\$10,483,000	2.5%

Total Montana Home Market: **\$416,828,697**

Most Homes Available

1. Flathead Lake	73	35.6%
2. Whitefish Lake	27	13.2%
3. Noxon Reservoir	14	6.8%
4. Eagle Lake	10	4.9%
5. Wilderness Lake	8	3.9%

Total Montana Home Listings: **205**

Largest Land Markets

1. Flathead Lake	\$28,151,200	34.1%
2. Little Bootjack Lake	\$9,400,000	11.4%
3. Whitefish Lake	\$3,504,000	4.2%
4. Tetrault Lake	\$3,250,000	3.9%
5. Noxon Reservoir	\$2,896,000	3.5%

Total Montana Land Market: **\$82,513,976**

Most Land Available

1. Flathead Lake	45	32.4%
2. Lake Elmo	13	9.4%
3. Noxon Reservoir	11	7.9%
4. Canyon Ferry Lake	6	4.3%
5. Ashley Lake	4	2.9%

Total Montana Land Listings: **139**

Most Expensive Home Markets**

1. Whitefish Lake	\$3,373,146
2. Flathead Lake	\$2,898,586
3. Eagle Lake	\$1,287,500
4. Noxon Reservoir	\$643,500

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Flathead Lake	\$289,718
2. Lake Elmo	\$278,722
3. Noxon Reservoir	\$88,338

Listings of 10 Acres or More

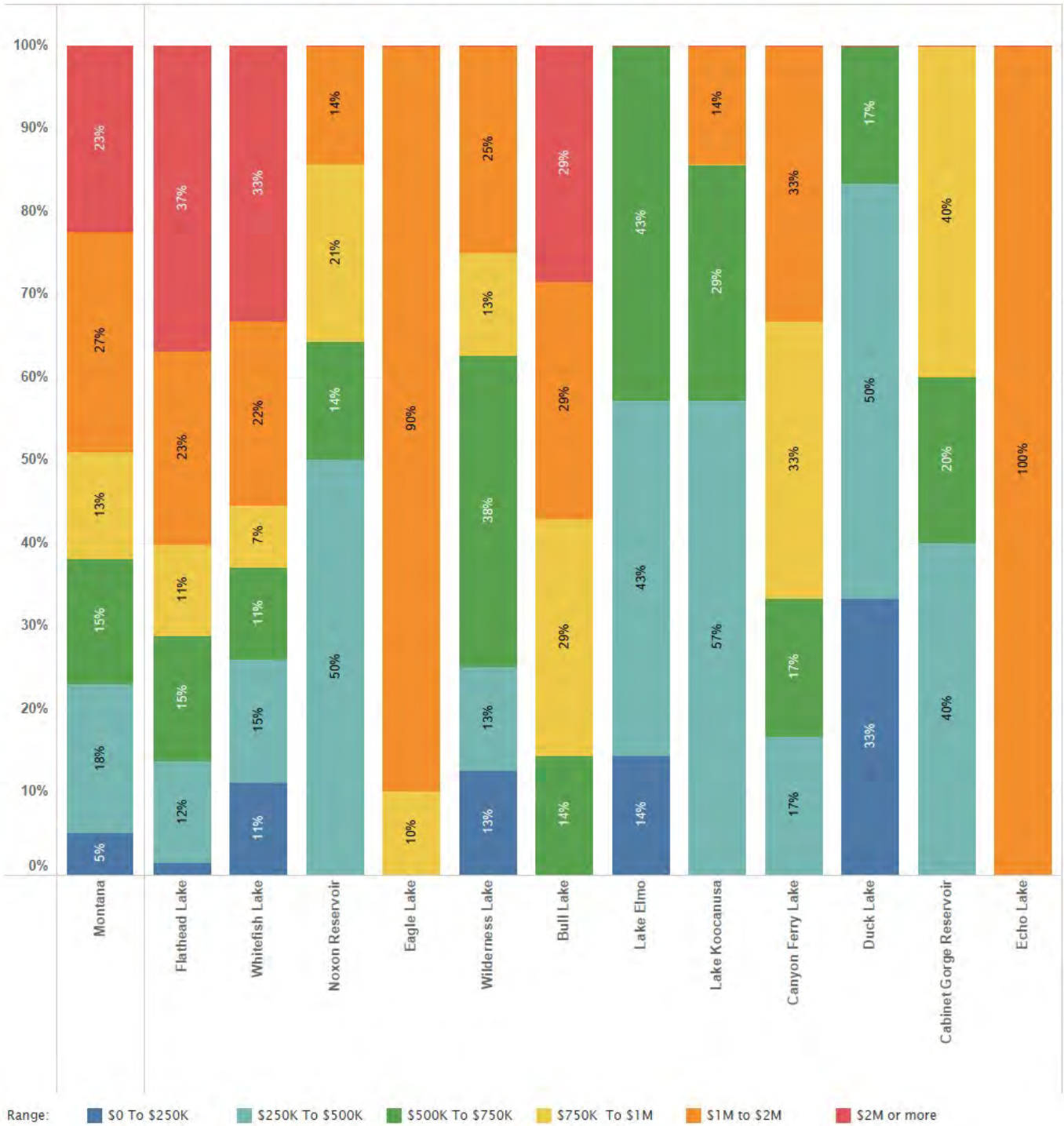
1. Flathead Lake	\$104,489
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

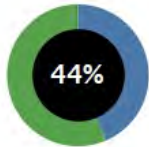
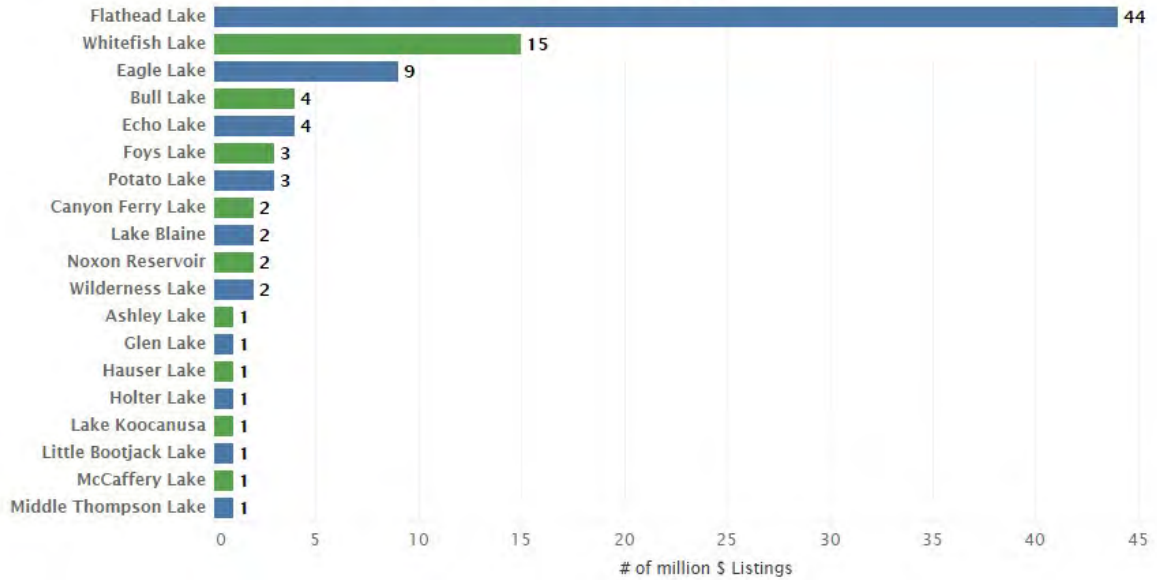
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Montana Market 2025Q1



Luxury Lake Real Estate in Montana

Where Are The Million-Dollar Listings? 2025Q1

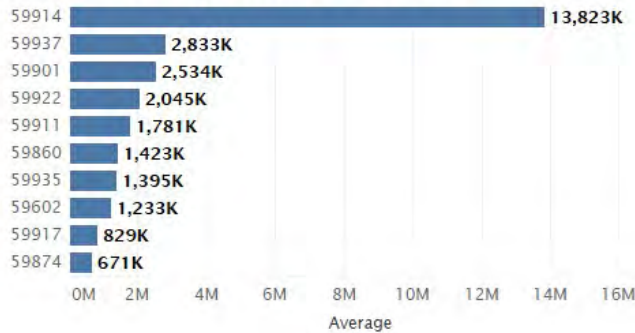


44% of \$1M+ Homes in Montana are on Flathead Lake

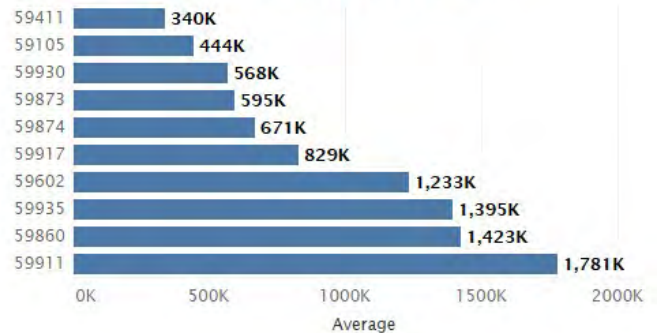
Total Number of \$1M+ Homes

101

Most Expensive ZIP Codes 2025Q1

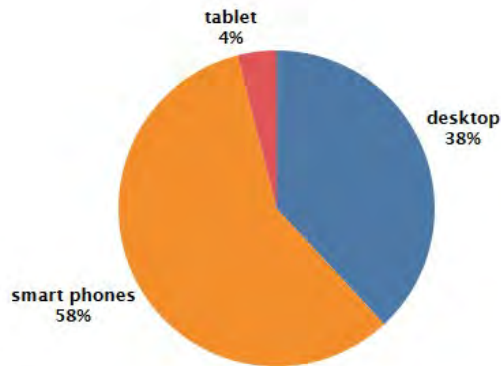


Most Affordable ZIP Codes 2025Q1

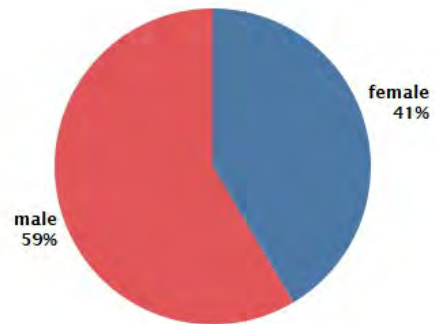


Who's Shopping Montana Lake Real Estate

How are shoppers connecting 2025Q1



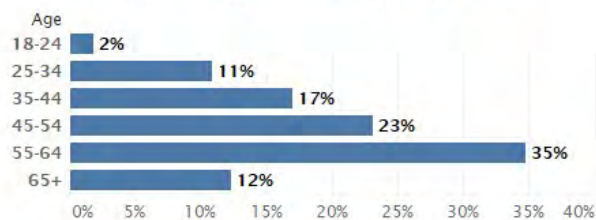
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

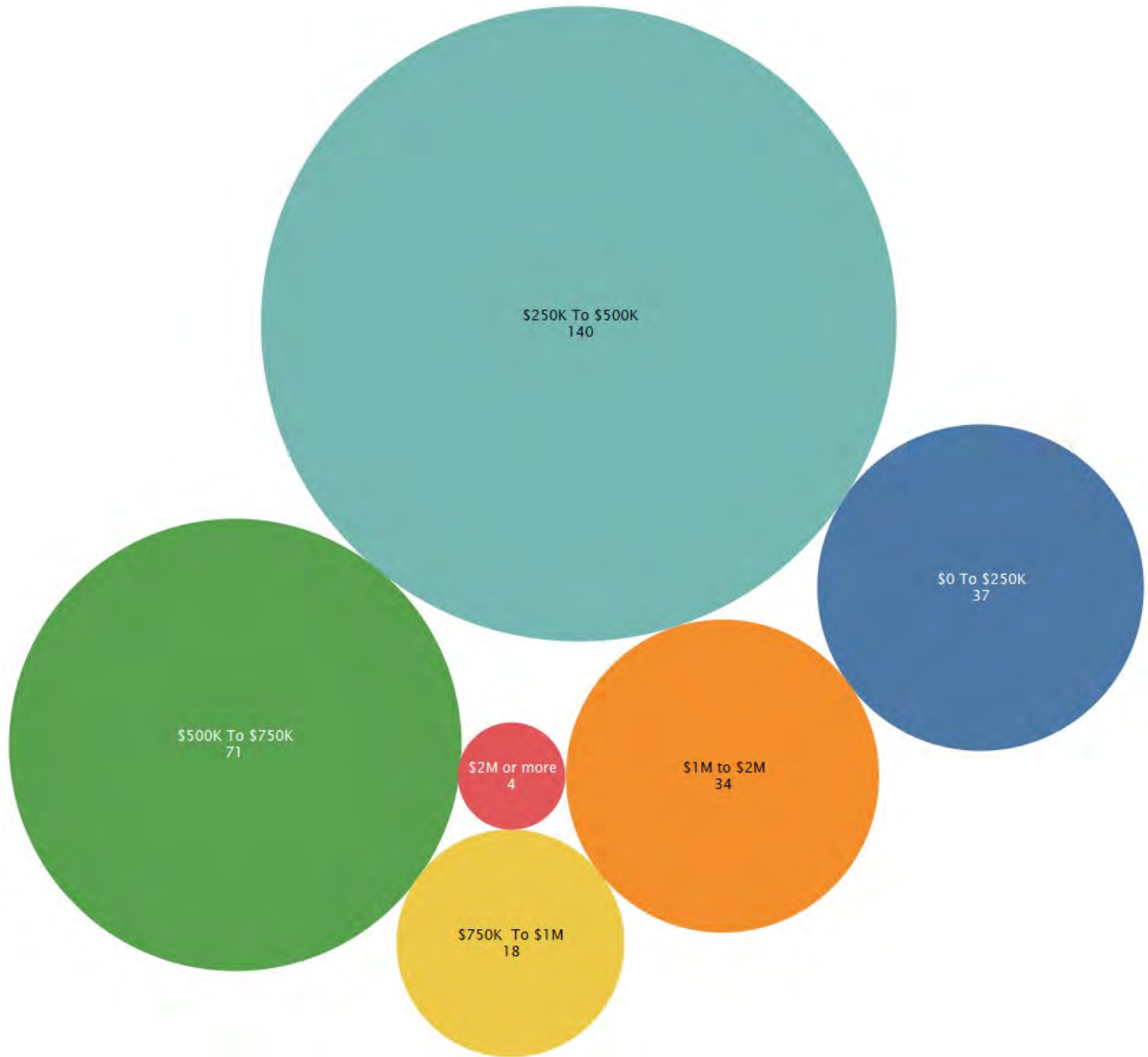


- Minneapolis, MN
- Boston, MA
- Chadron, NE
- Omaha, NE
- Sidney, NE
- Kansas City, MO
- St. Louis, MO
- Indianapolis, IN
- Saint Paul, MN



NEBRASKA

Price Breakdown by Number of Homes in the Nebraska Market 2025Q1



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 \$214 million in winter 2024 to \$210 million in spring 2025 resulting in a \$4 million decrease.

Largest Markets

1. Waterford Lake	\$27,093,006	15.5%
2. Newport Landing Lake	\$26,017,298	12.4%
3. Walnut Creek Lake	\$19,863,309	9.4%
4. Boys Town Reservoir Number 3	\$15,145,000	7.2%
5. Bluewater Lake	\$12,033,406	6.9%

Total Nebraska Market:

\$210,231,134

Most Listings

1. Walnut Creek Lake	51	9.2%
2. Ritz Lake	50	9.0%
3. Iron Horse Lake	49	8.8%
4. Newport Landing Lake	48	8.6%
5. Waterford Lake	43	14.1%

Total Nebraska Listings:

557

Largest Home Markets

1. Waterford Lake	\$27,093,006	15.5%
2. Newport Landing Lake	\$24,377,798	13.9%
3. Walnut Creek Lake	\$19,189,459	10.9%
4. Boys Town Reservoir Number 3	\$12,555,000	7.2%
5. Bluewater Lake	\$12,033,406	6.9%

Total Nebraska Home Market:

\$175,256,058

Most Homes Available

1. Walnut Creek Lake	44	14.5%
2. Waterford Lake	43	14.1%
3. Newport Landing Lake	33	10.9%
4. Standing Bear Reservoir	26	8.6%
5. Lake Galleria	17	5.6%

Total Nebraska Home Listings:

304

Largest Land Markets

1. Ritz Lake	\$7,065,000	20.2%
2. Iron Horse Lake	\$4,508,190	12.9%
3. Eagle View Lake	\$3,279,000	9.4%
4. Kings Lake	\$2,888,750	8.3%
5. Boys Town Reservoir Number 3	\$2,590,000	7.4%

Total Nebraska Land Market:

\$34,975,076

Most Land Available

1. Ritz Lake	48	19.0%
2. Iron Horse Lake	44	17.4%
3. Beaver Lake	29	11.5%
3. Eagle View Lake	29	11.5%
5. Lake Galleria	24	9.5%

Total Nebraska Land Listings:

253

Most Expensive Home Markets**

1. Flatwater Lake	\$838,628
2. Newport Landing Lake	\$738,721
3. Waterford Lake	\$630,070
4. Zorinsky Lake	\$597,602
5. Beaver Lake	\$496,396

Average Land Price Per Acre

Listings of Less Than 10 Acres

1. Boys Town Reservoir Number 3	\$662,404
2. Ritz Lake	\$336,092
3. Lake Galleria	\$280,156
4. Mariposa Lake	\$121,608
5. Beaver Lake	\$73,966

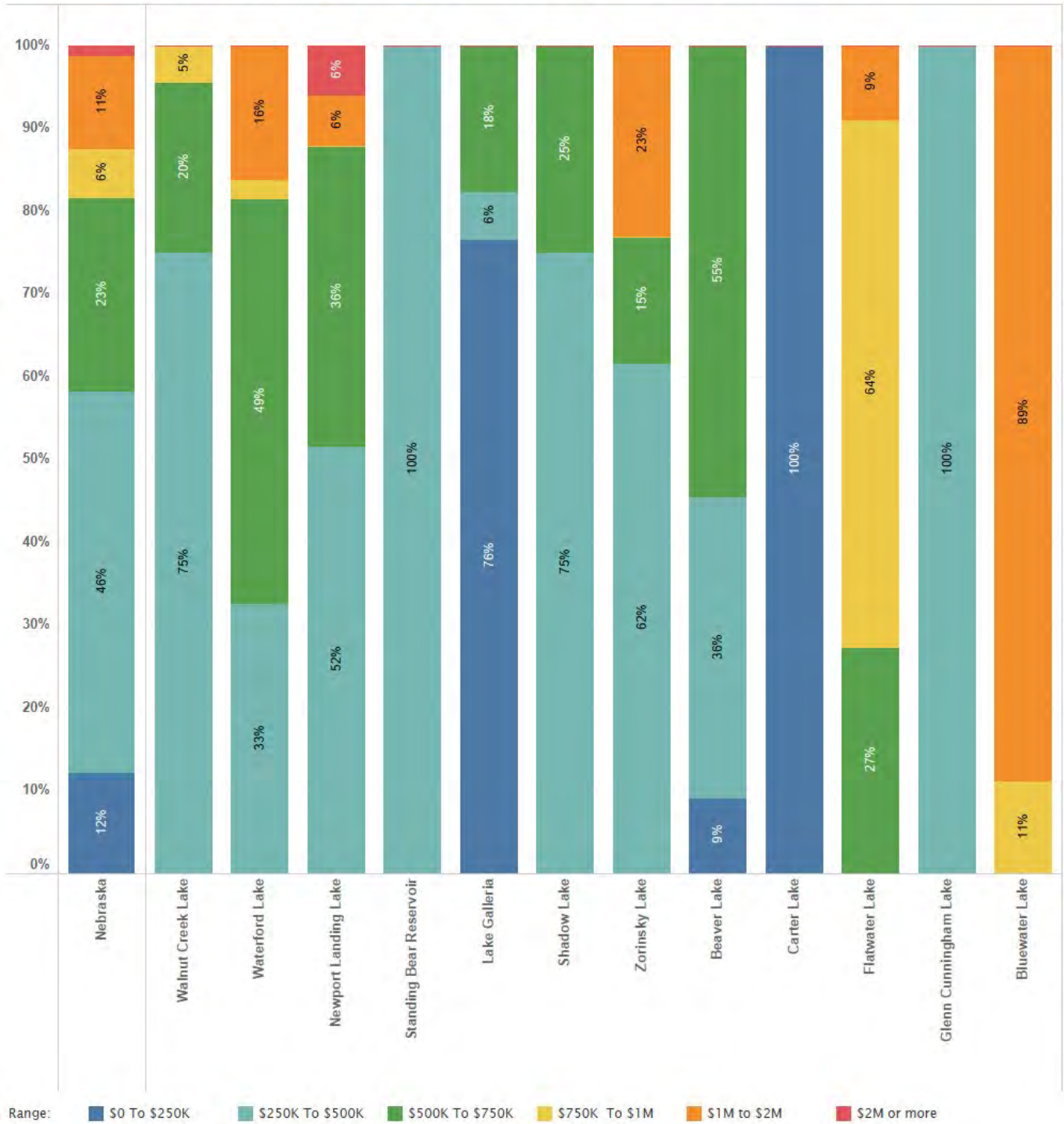
Listings of 10 Acres or More

* 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.

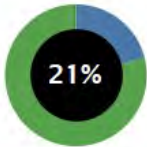
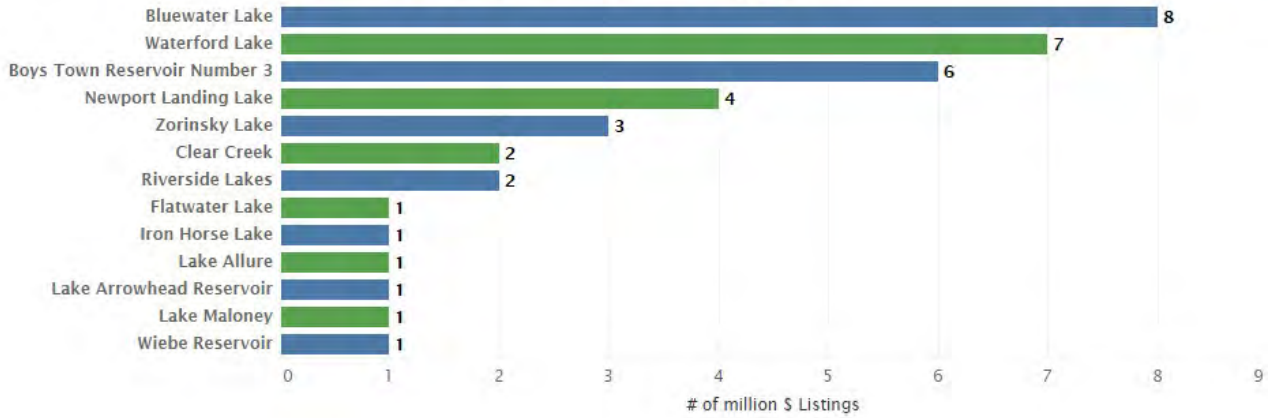
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Nebraska Market 2025Q1



Luxury Lake Real Estate in Nebraska

Where Are The Million-Dollar Listings? 2025Q1

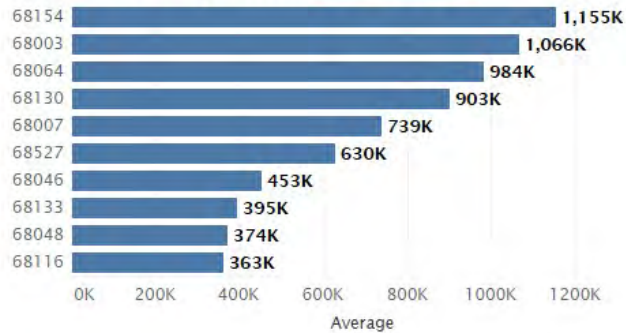


of \$1M+ Homes in Nebraska are on Bluewater Lake

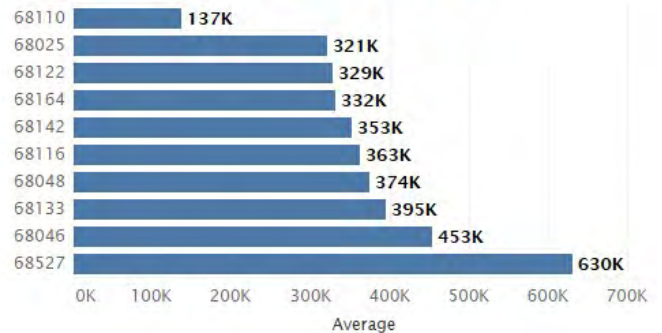
Total Number of \$1M+ Homes

38

Most Expensive ZIP Codes 2025Q1



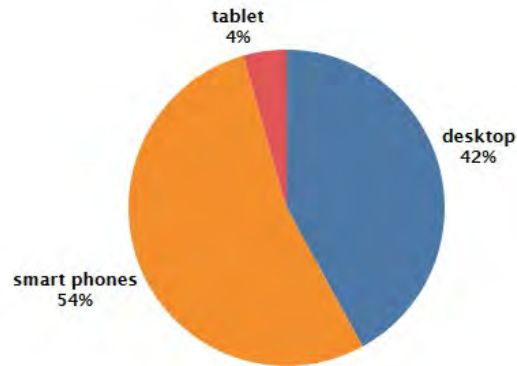
Most Affordable ZIP Codes 2025Q1



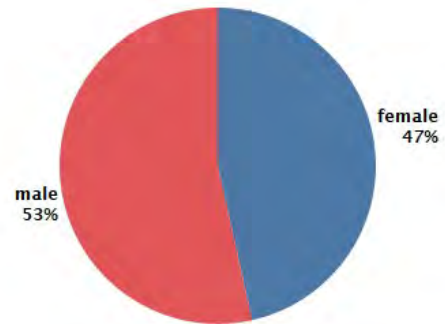
LAKE HOMES_{RE}
REALTY

Who's Shopping Nebraska Lake Real Estate

How are shoppers connecting 2025Q1



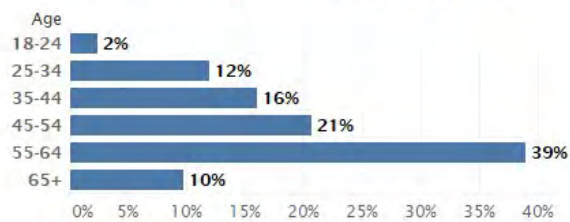
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1

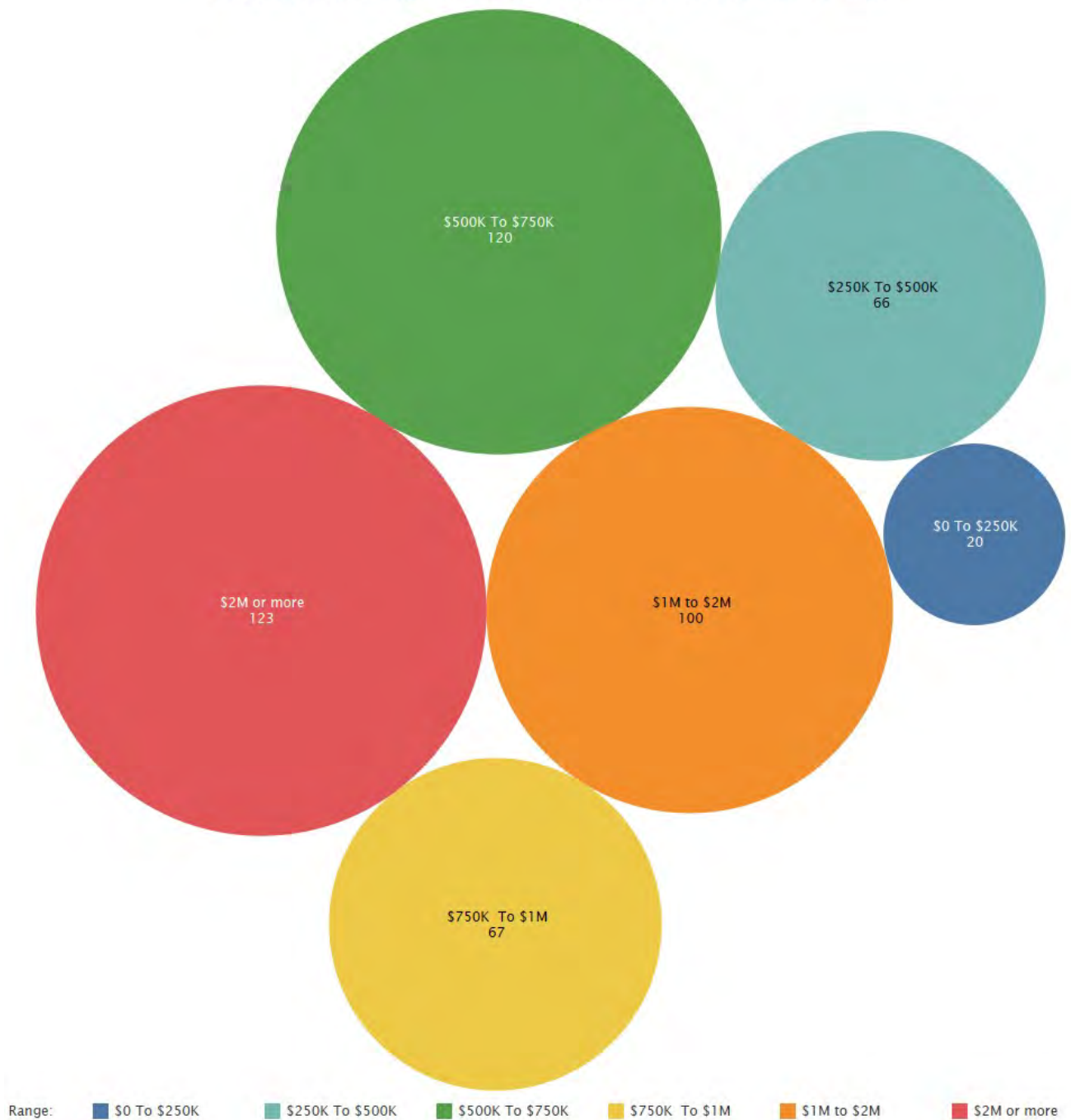


- Kansas City, MO
- Minneapolis, MN
- Pipestone, MN
- St. Louis, MO
- Bolivar, MO
- Boston, MA
- Geneseo, IL
- Lamar, MO
- Marinette, WI



NEVADA

Price Breakdown by Number of Homes in the Nevada Market 2025Q1



Nevada

The total Nevada market declined from \$1.4 billion in winter 2024 to \$1.3 billion resulting in a \$100 million decrease.

Largest Markets

1. Lake Tahoe	\$964,206,361	73.2%
2. Lake Las Vegas	\$281,341,754	21.4%
3. Desert Shores	\$21,085,688	1.7%
4. Dayton Valley Lakes	\$12,470,712	0.9%
5. Lake Stanley	\$10,842,999	0.9%

Total Nevada Market: **\$1,316,456,200**

Most Listings

1. Lake Tahoe	236	41.0%
2. Lake Las Vegas	228	39.7%
3. Virginia Lake	27	5.4%
4. Dayton Valley Lakes	26	4.5%
5. Desert Shores	25	5.0%

Total Nevada Listings: **575**

Largest Home Markets

1. Lake Tahoe	\$900,003,361	74.2%
2. Lake Las Vegas	\$244,428,008	20.2%
3. Desert Shores	\$21,085,688	1.7%
4. Dayton Valley Lakes	\$11,283,712	0.9%
5. Lake Stanley	\$10,842,999	0.9%

Total Nevada Home Market: **\$1,212,495,454**

Most Homes Available

1. Lake Tahoe	213	42.9%
2. Lake Las Vegas	185	37.3%
3. Virginia Lake	27	5.4%
4. Desert Shores	25	5.0%
5. Dayton Valley Lakes	19	3.8%

Total Nevada Home Listings: **496**

Largest Land Markets

1. Lake Tahoe	\$64,203,000	61.8%
2. Lake Las Vegas	\$36,913,746	35.5%
3. Dayton Valley Lakes	\$1,187,000	1.1%
4. Washoe Lake	\$712,000	0.7%
5. Topaz Lake	\$620,000	0.6%

Total Nevada Land Market: **\$103,960,746**

Most Land Available

1. Lake Las Vegas	43	54.4%
2. Lake Tahoe	23	29.1%
3. Dayton Valley Lakes	7	8.9%
4. Topaz Lake	2	2.5%
4. Washoe Lake	2	2.5%

Total Nevada Land Listings: **79**

Most Expensive Home Markets**

1. Lake Tahoe	\$4,225,368
2. Lake Las Vegas	\$1,321,232
3. Desert Shores	\$843,428
4. Lake Sahara	\$689,400
5. Dayton Valley Lakes	\$593,880

Average Land Price Per Acre

Listings of Less Than 10 Acres

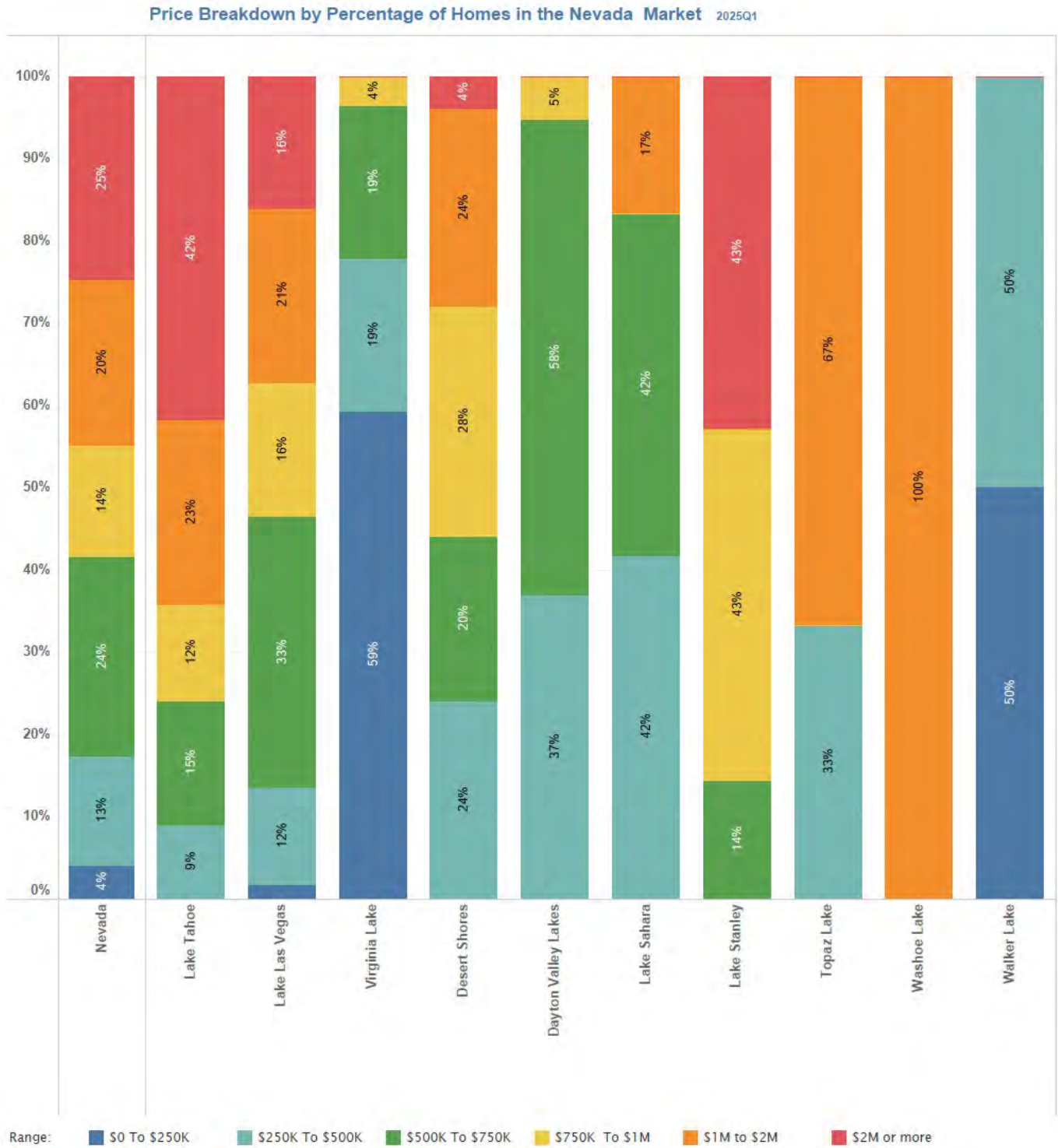
1. Lake Tahoe	\$2,125,925
2. Lake Las Vegas	\$1,503,130

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.

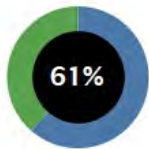
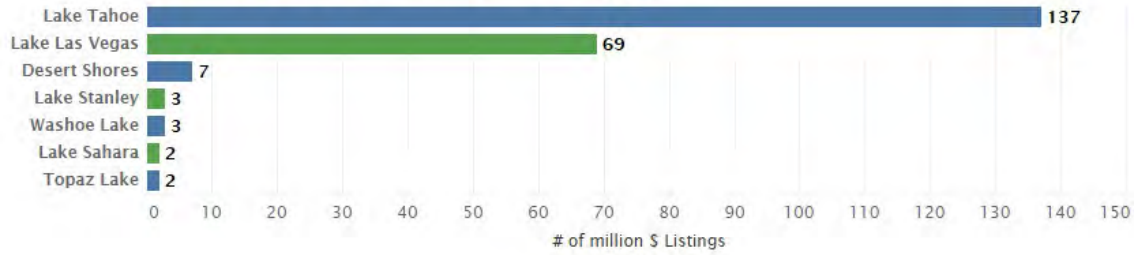
** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

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



Luxury Lake Real Estate in Nevada

Where Are The Million-Dollar Listings? 2025Q1

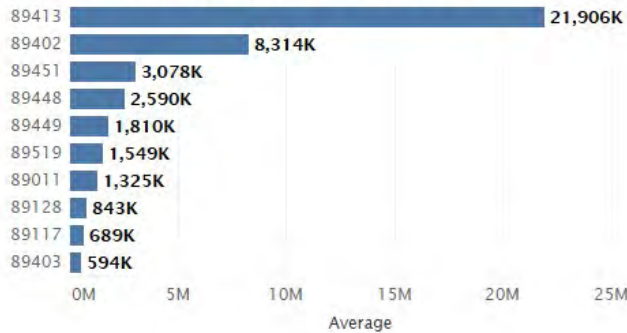


61% of \$1M+ Homes in Nevada are on Lake Tahoe

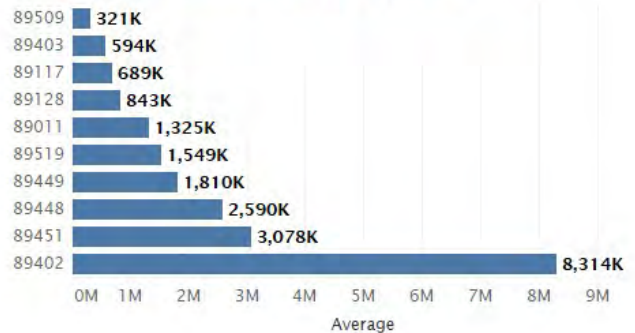
Total Number of \$1M+ Homes

223

Most Expensive ZIP Codes 2025Q1

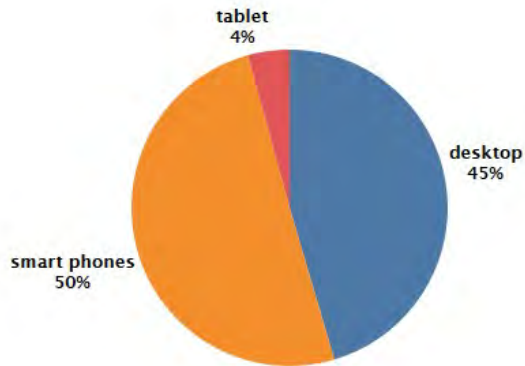


Most Affordable ZIP Codes 2025Q1

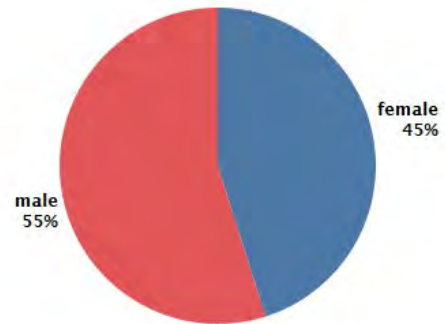


Who's Shopping Nevada Lake Real Estate

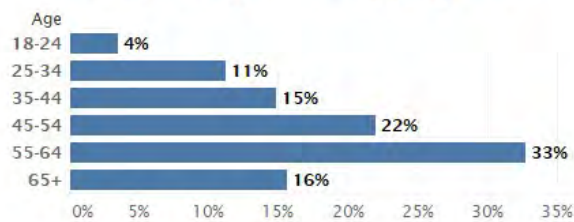
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

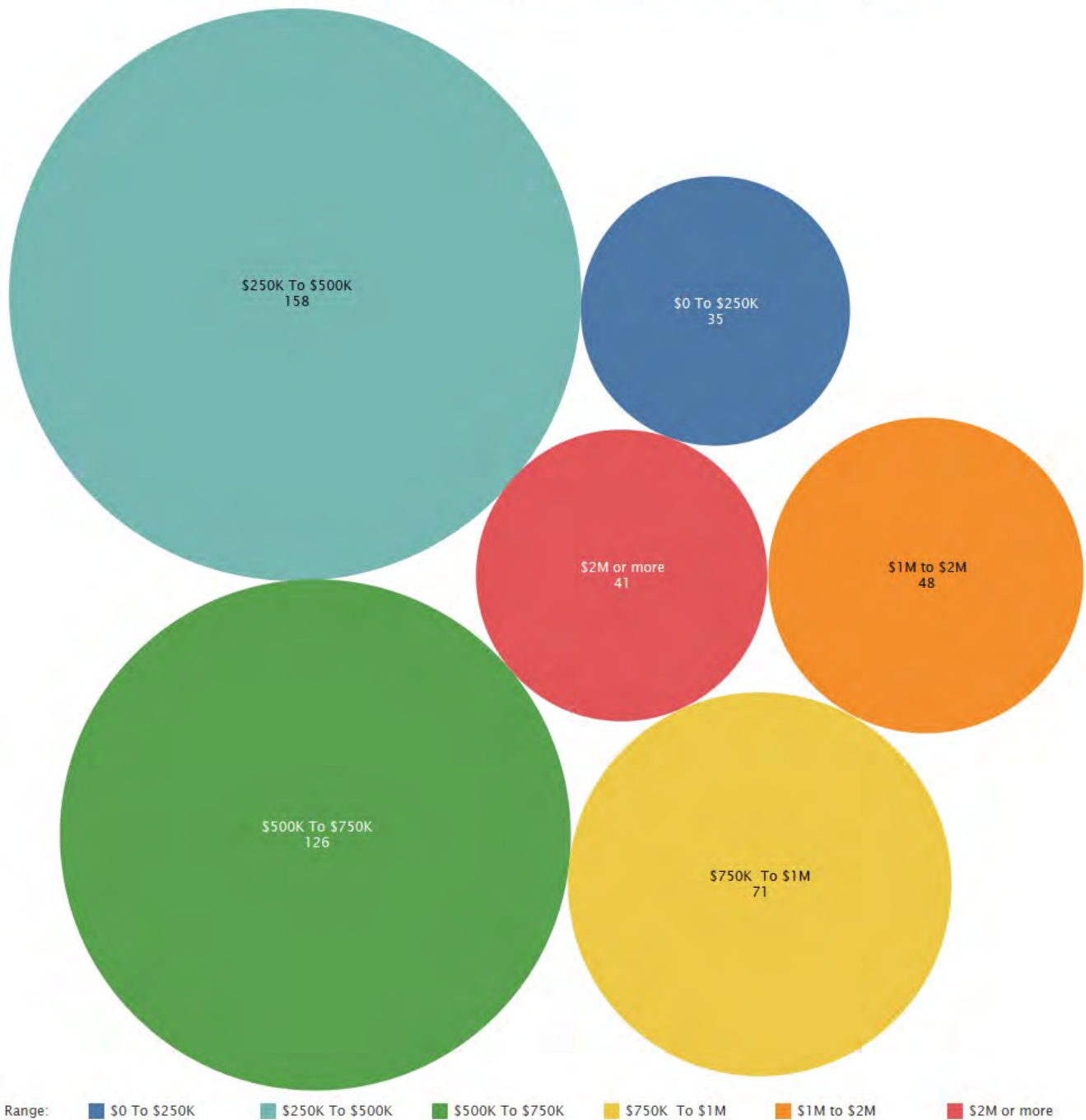


What Age Groups are Shopping 2025Q1



NEW HAMPSHIRE

Price Breakdown by Number of Homes in the New Hampshire Market 2025Q1



New Hampshire

The total New Hampshire market declined from \$740 million in winter 2024 to \$572 million resulting in a \$168 million decrease.

Largest Markets

1. Lake Winnepesaukee	\$195,996,586	34.3%	6. Squam Lake	\$15,122,900	3.1%
2. North Mill Pond	\$71,958,800	13.9%	7. Front Bay	\$12,799,000	8.8%
3. Sunapee Lake	\$27,096,400	4.7%	8. Mascoma Lake	\$11,871,000	2.1%
4. Opechee Bay Reservoir	\$25,082,300	4.4%	9. Fairhill Swamp	\$11,835,000	2.1%
5. Lake Winnisquam	\$15,999,295	3.3%	10. South Mill Pond	\$10,659,000	2.1%

Total New Hampshire Market: \$572,203,229

Largest Home Markets

1. Lake Winnepesaukee	\$146,944,897	34.4%
2. North Mill Pond	\$60,894,800	14.3%
3. Sunapee Lake	\$22,871,400	5.4%
4. Lake Winnisquam	\$15,210,295	3.6%
5. Opechee Bay Reservoir	\$14,904,500	3.5%
6. Squam Lake	\$14,112,900	3.3%
7. Meadow Pond	\$9,788,700	2.3%
8. Eastman Pond	\$7,997,728	1.9%
9. Newfound Lake	\$7,665,500	1.8%
10. Ossipee Lake	\$6,889,799	1.6%

Total New Hampshire Home Market: \$426,551,619

Largest Land Markets

1. Lake Winnepesaukee	\$28,434,789	51.4%
2. Loon Lake	\$3,724,900	6.7%
3. Canaan Street Lake	\$2,696,000	4.9%
4. Mascoma Lake	\$1,450,000	2.6%
5. Lake Waukegan	\$1,250,000	2.3%
6. Mirror Lake - Dalton	\$1,129,000	2.0%
7. Ossipee Lake	\$1,049,500	1.9%
8. Squam Lake	\$1,010,000	1.8%
9. Perkins Pond	\$997,000	1.8%
10. Little Sunapee Lake	\$995,000	1.8%

Total New Hampshire Land Market: \$55,349,210

Most Expensive Home Markets**

1. Sunapee Lake	\$1,905,950
2. Lake Winnepesaukee	\$1,271,609
3. North Mill Pond	\$1,171,054
4. Lake Winnisquam	\$956,826
5. Meadow Pond	\$889,882

Most Affordable Home Markets**

1. Eastman Pond	\$533,182
2. Little Pea Porridge Pond	\$558,630
3. Ossipee Lake	\$574,150
4. Opechee Bay Reservoir	\$596,180
5. Newfound Lake	\$766,550

* 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	169	24.7%	6. Gould Pond	19	3.0%
2. North Mill Pond	59	11.3%	7. Eastman Pond	18	2.8%
3. Opechee Bay Reservoir	32	4.7%	8. Sunapee Lake	15	2.2%
4. Lake Winnisquam	22	3.4%	9. Little Pea Porridge Pond	12	1.9%
5. Ossipee Lake	20	3.1%	9. Meadow Pond	12	1.9%

Total New Hampshire Listings:

684

Most Homes Available

1. Lake Winnepesaukee	120	25.1%
2. North Mill Pond	52	10.9%
3. Opechee Bay Reservoir	25	5.2%
4. Lake Winnisquam	20	4.2%
5. Eastman Pond	15	3.1%
6. Ossipee Lake	12	2.5%
6. Sunapee Lake	12	2.5%
8. Meadow Pond	11	2.3%
9. Little Pea Porridge Pond	10	2.1%
9. Newfound Lake	10	2.1%

Total New Hampshire Home Listings:

479

Most Land Available

1. Lake Winnepesaukee	37	22.6%
2. Gould Pond	15	9.1%
3. Canaan Street Lake	8	4.9%
3. Mirror Lake - Dalton	8	4.9%
3. Ossipee Lake	8	4.9%
6. Lower Mountain Lake	6	3.7%
6. Sunrise Lake	6	3.7%
8. Locke Lake	5	3.0%
9. Long Pond	4	2.4%
9. Shellcamp Pond	4	2.4%

Total New Hampshire Land Listings:

164

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Winnepesaukee	\$973,382
2. Gould Pond	\$70,694

Listings of 10 Acres or More

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Gould Pond	\$70,694
2. Lake Winnepesaukee	\$973,382

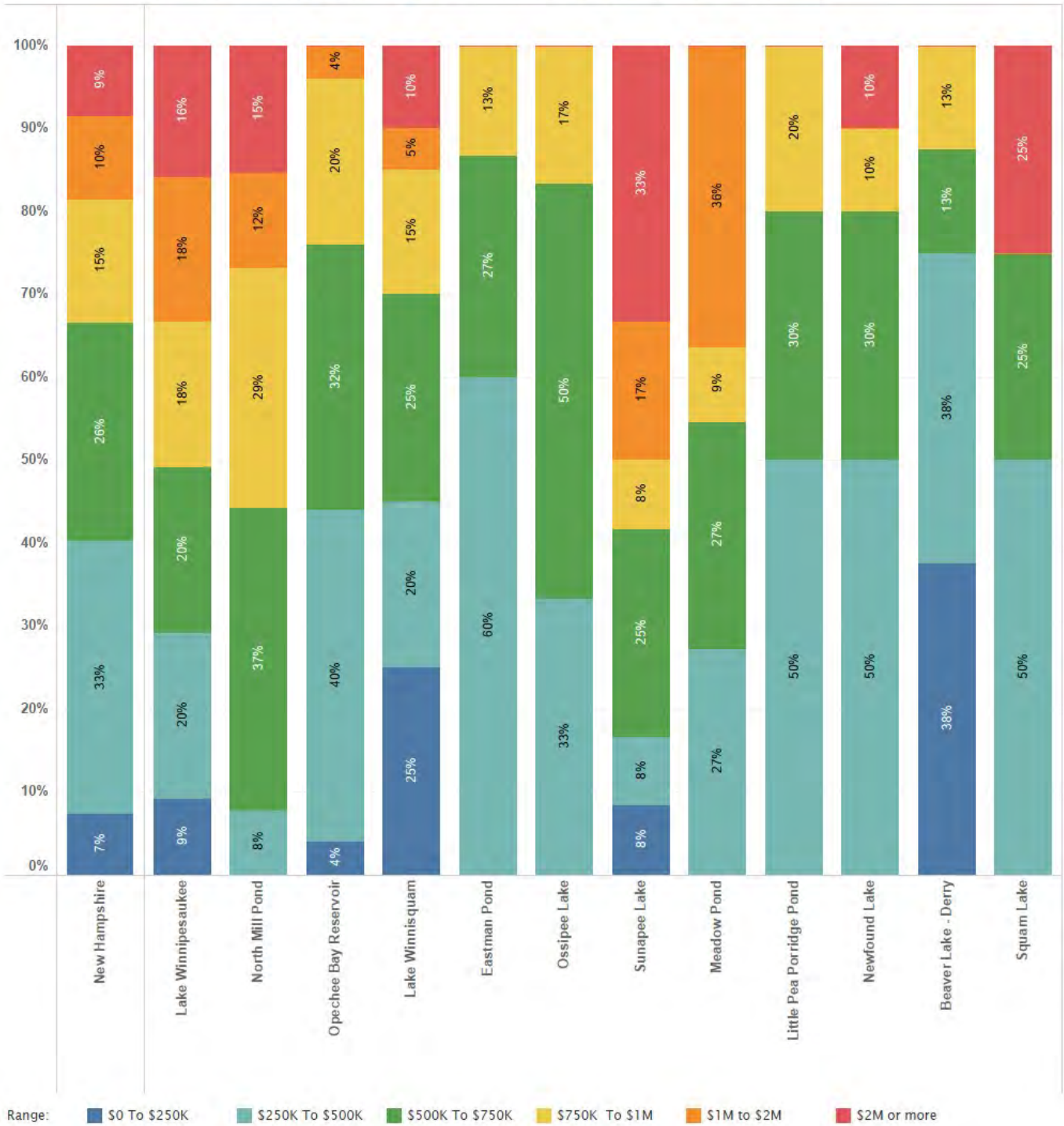
Listings of 10 Acres or More

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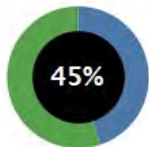
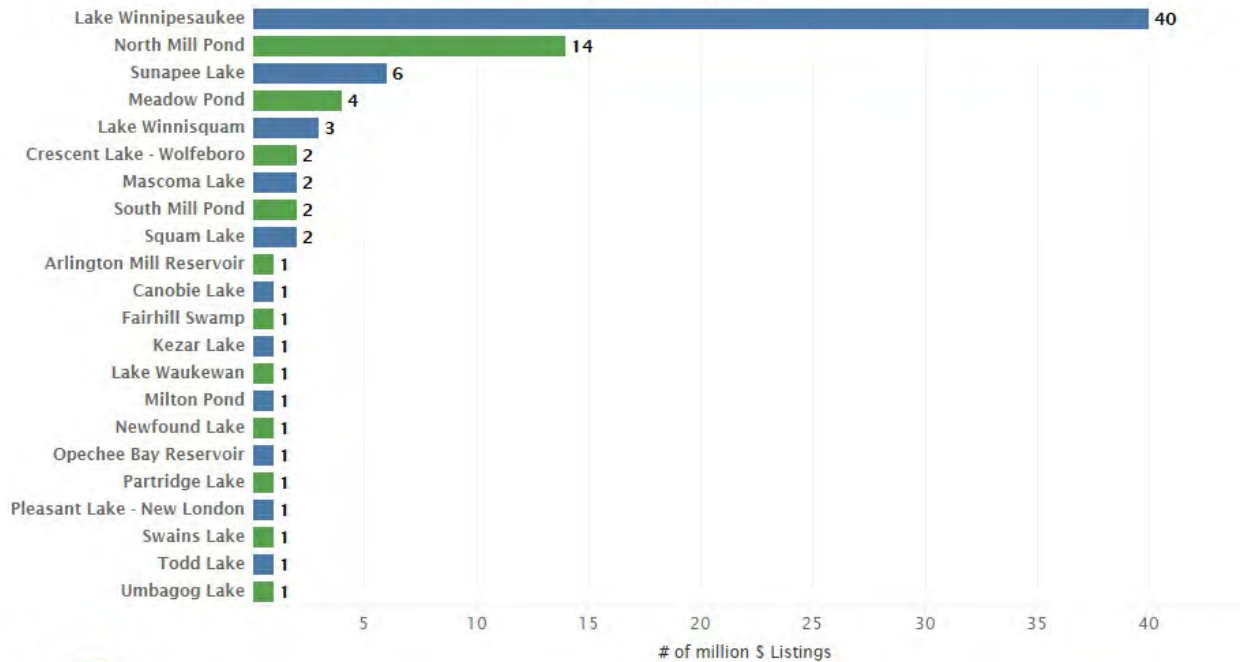
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the New Hampshire Market 2025Q1



Luxury Lake Real Estate in New Hampshire

Where Are The Million-Dollar Listings? 2025Q1

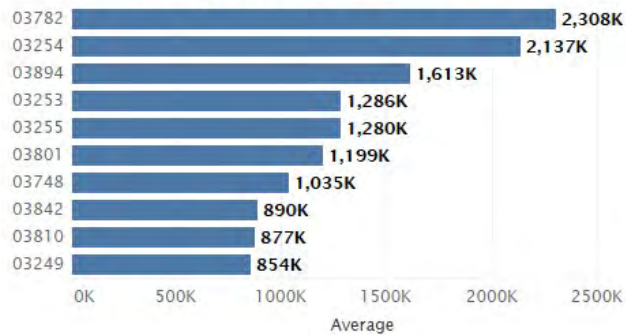


of \$1M+ Homes in New Hampshire are on Lake Winnepesaukee

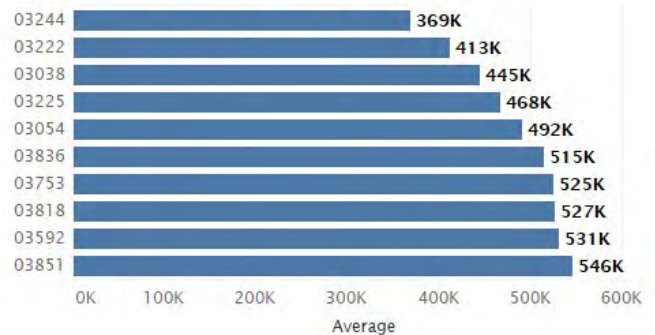
Total Number of \$1M+ Homes

89

Most Expensive ZIP Codes 2025Q1

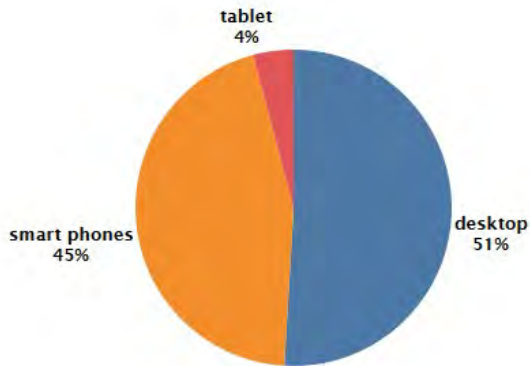


Most Affordable ZIP Codes 2025Q1

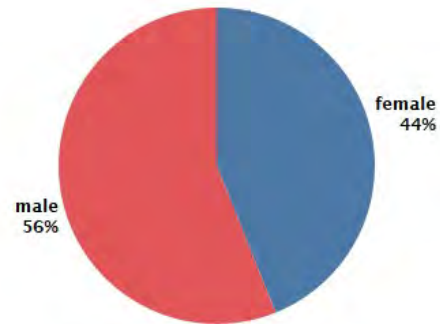


Who's Shopping New Hampshire Lake Real Estate

How are shoppers connecting 2025Q1



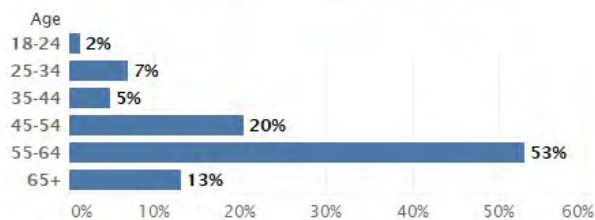
Male/Female Visitors 2025Q1



Boston MA

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

What Age Groups are Shopping 2025Q1

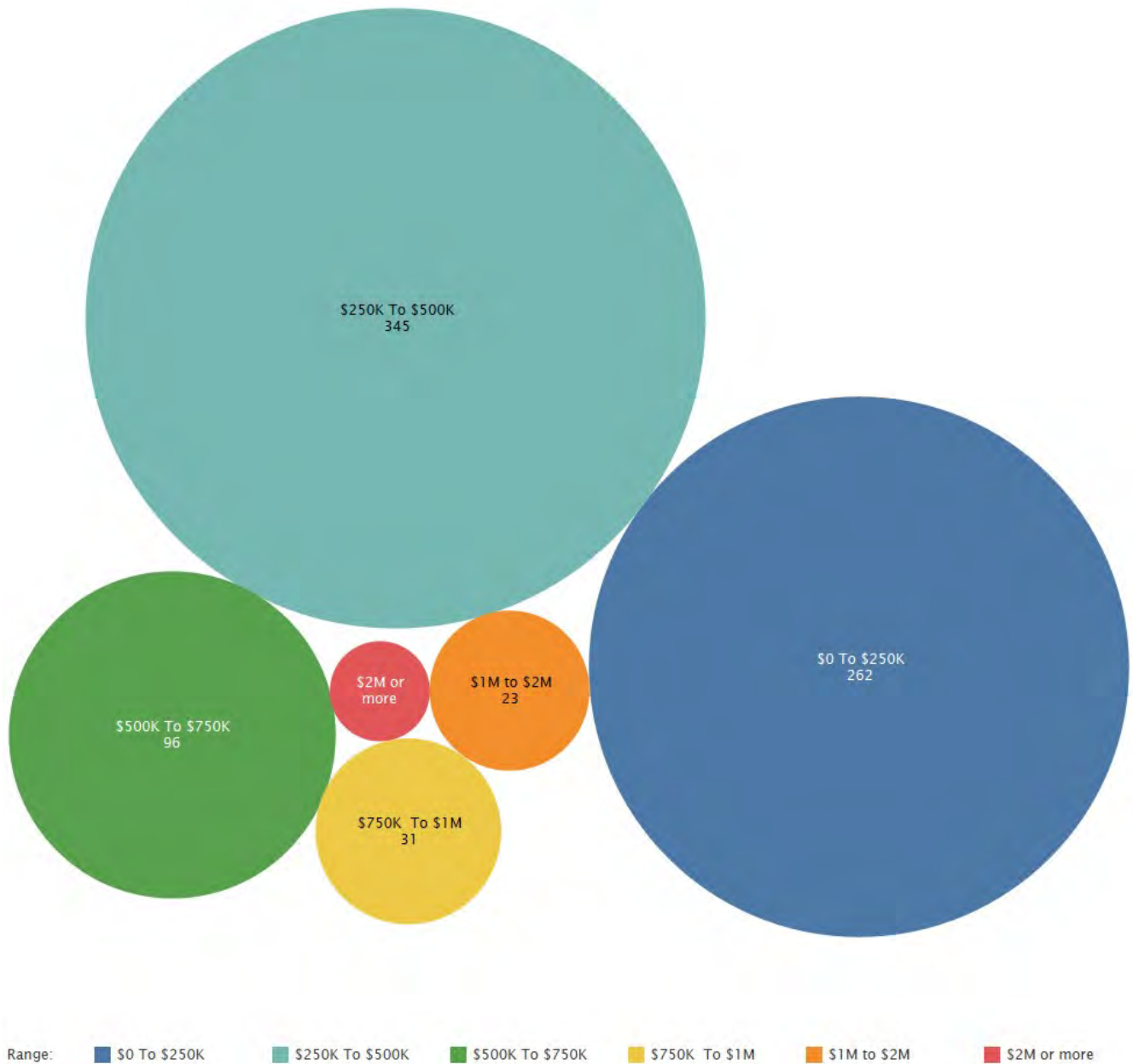


- Chicago, IL
- Franklin, MA
- Cambridge, MA
- Lowell, MA
- Woburn, MA
- Danvers, MA
- Lynn, MA
- Needham, MA
- Haverhill, MA



NEW JERSEY

Price Breakdown by Number of Homes in the New Jersey Market 2025Q1



New Jersey

The total New Hampshire market declined from \$385 million in winter 2024 to \$329 million resulting in a \$59 million decrease.

Largest Markets

1. Delaware River	\$162,978,520	49.5%	6. Culver Lake	\$6,596,000	2.1%
2. Lake Hopatcong	\$32,218,047	10.2%	7. Lake Riviera	\$6,163,589	1.9%
3. Lake Mohawk	\$22,857,397	7.2%	8. White Meadow Lake	\$5,028,700	1.6%
4. Lake Kinnelon	\$8,392,000	2.7%	9. Upper Greenwood Lake	\$4,849,688	1.5%
5. Lake Carasaljo	\$6,893,000	2.2%	10. Mirror Lake	\$4,770,999	1.5%

Total New Jersey Market:

\$329,189,685

Largest Home Markets

1. Delaware River	\$150,750,572	47.6%
2. Lake Hopatcong	\$32,218,047	10.2%
3. Lake Mohawk	\$22,857,397	7.2%
4. Lake Kinnelon	\$8,392,000	2.7%
5. Lake Carasaljo	\$6,893,000	2.2%
6. Culver Lake	\$6,596,000	2.1%
7. Lake Riviera	\$6,163,589	1.9%
8. White Meadow Lake	\$5,028,700	1.6%
9. Upper Greenwood Lake	\$4,849,688	1.5%
10. Mirror Lake	\$4,770,999	1.5%

Total New Jersey Home Market:

\$316,398,737

Largest Land Markets

1. Delaware River	\$12,227,948	95.6%
2. Wilderness Lake	\$325,000	2.5%
3. Taunton Lake	\$238,000	1.9%

Total New Jersey Land Market:

\$12,790,948

Most Expensive Home Markets**

1. Lake Mohawk	\$879,131
2. Lake Hopatcong	\$644,361
3. Lake Riviera	\$616,359
4. Upper Greenwood Lake	\$373,053
5. Greenwood Lake	\$370,948

Most Affordable Home Markets**

1. Holiday Lake	\$233,127
2. Lake Wadill	\$262,736
3. Highland Lake	\$274,073
4. Delaware River	\$320,746
5. Mirror Lake	\$367,000

* 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	508	63.0%	5. Upper Greenwood Lake	13	1.7%
2. Lake Hopatcong	50	6.5%	7. Highland Lake	11	1.4%
3. Lake Mohawk	26	3.4%	7. Holiday Lake	11	1.4%
4. Lake Wadill	14	1.8%	9. Greenwood Lake	10	1.3%
5. Mirror Lake	13	1.7%	9. Lake Riviera	10	1.3%

Total New Jersey Listings:

806

Most Homes Available

1. Delaware River	470	61.4%
2. Lake Hopatcong	50	6.5%
3. Lake Mohawk	26	3.4%
4. Lake Wadill	14	1.8%
5. Mirror Lake	13	1.7%
5. Upper Greenwood Lake	13	1.7%
7. Highland Lake	11	1.4%
7. Holiday Lake	11	1.4%
9. Greenwood Lake	10	1.3%
9. Lake Riviera	10	1.3%

Total New Jersey Home Listings:

766

Most Land Available

1. Delaware River	38	95.0%
2. Taunton Lake	1	2.5%
2. Wilderness Lake	1	2.5%

Total New Jersey Land Listings:

40

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Delaware River	\$331,604
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Listings of 10 Acres or More

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Delaware River	\$331,604
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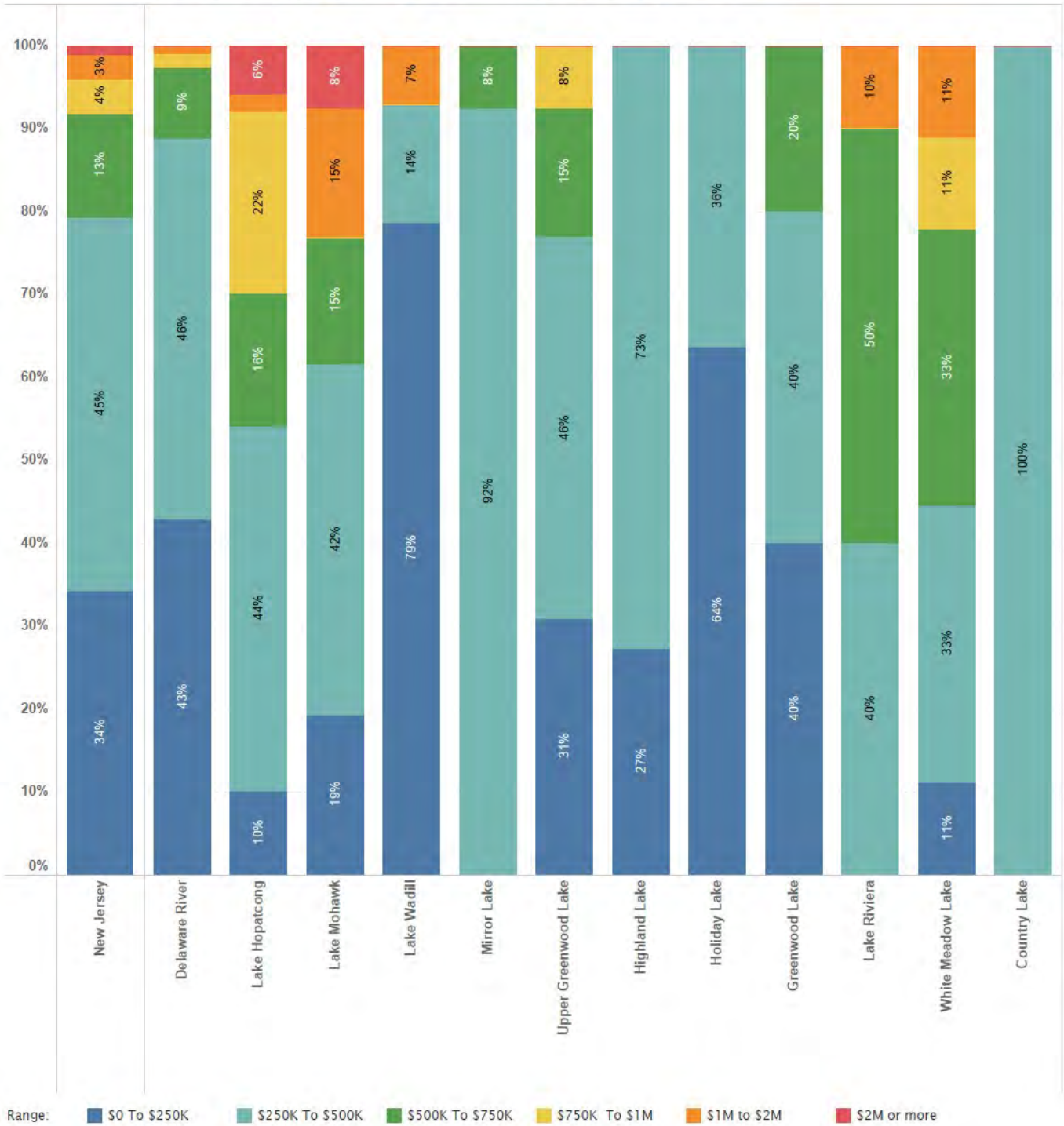
Listings of 10 Acres or More

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

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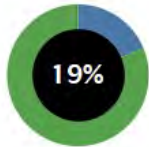
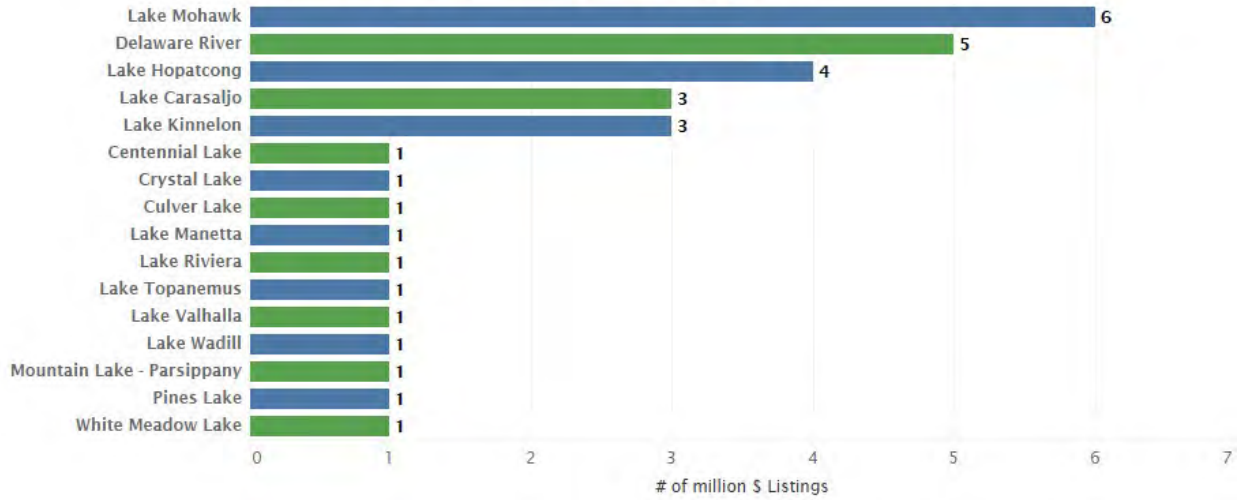
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the New Jersey Market 2025Q1



Luxury Lake Real Estate in New Jersey

Where Are The Million-Dollar Listings? 2025Q1

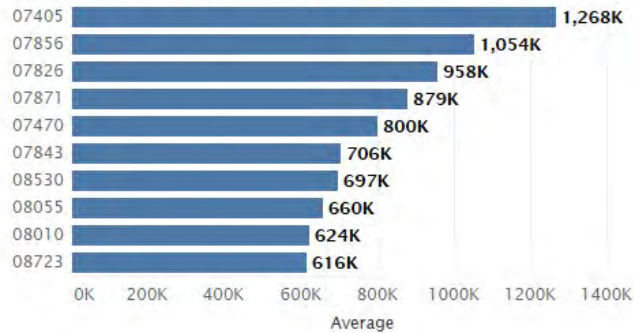


of \$1M+ Homes in New Jersey are on Lake Mohawk

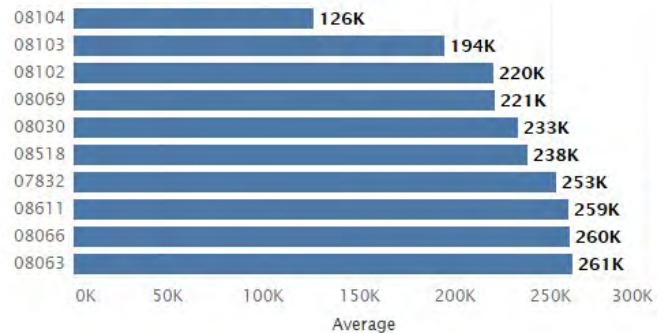
Total Number of \$1M+ Homes

32

Most Expensive ZIP Codes 2025Q1

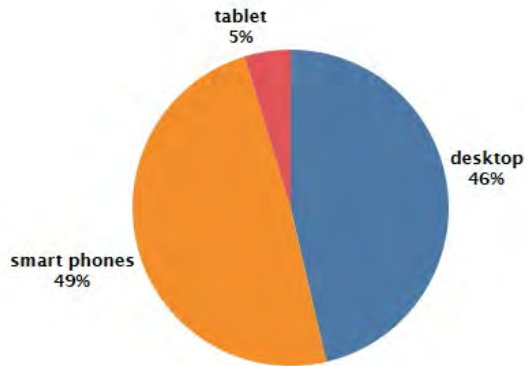


Most Affordable ZIP Codes 2025Q1

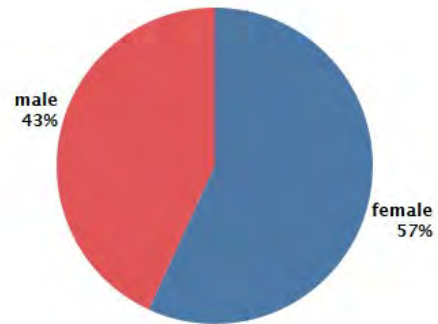


Who's Shopping New Jersey Lake Real Estate

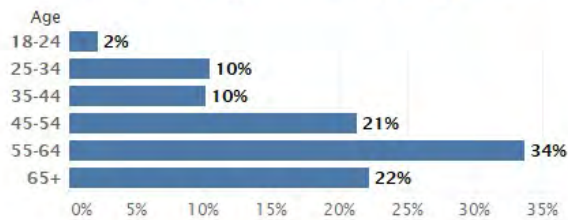
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

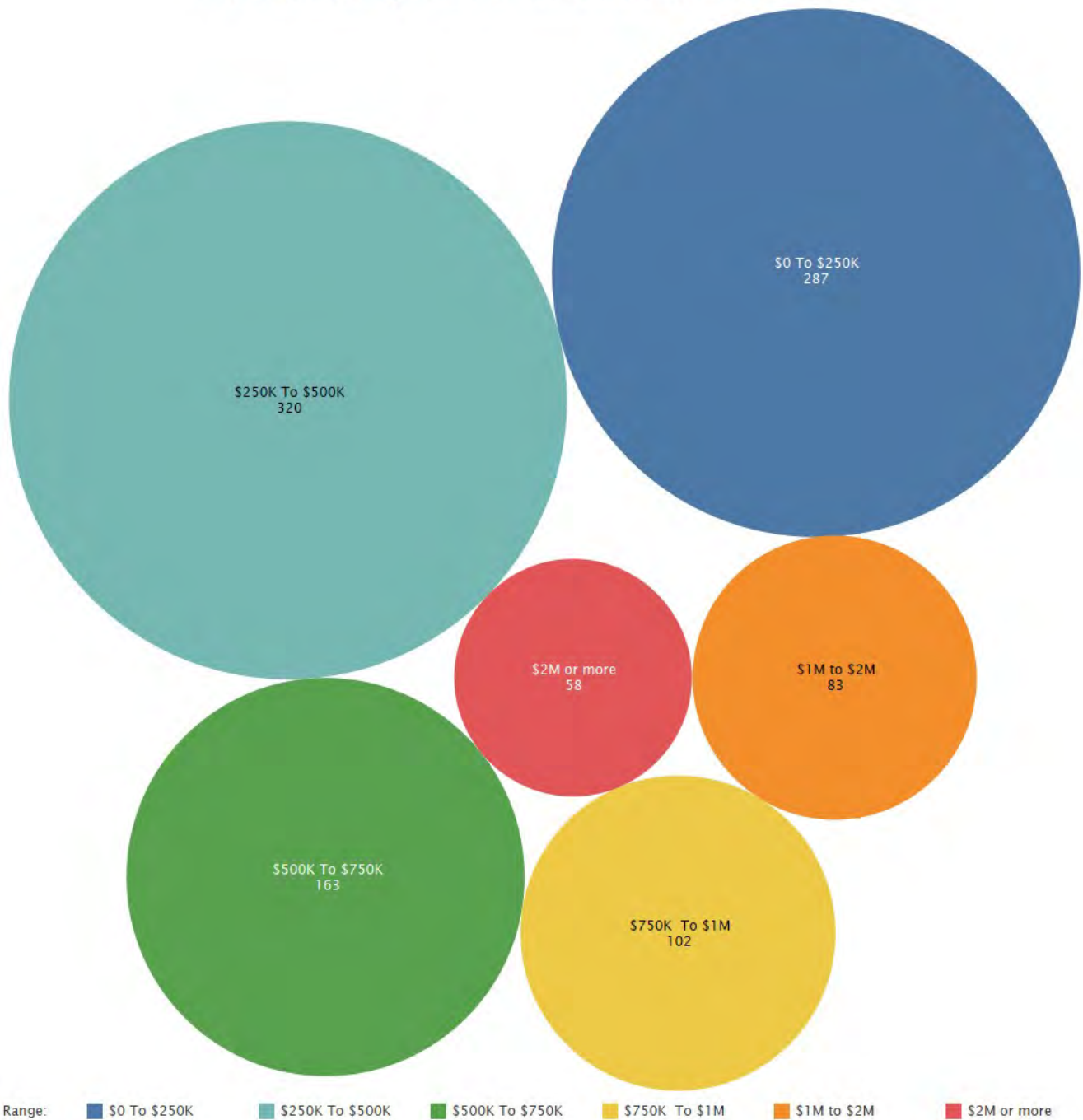


What Age Groups are Shopping 2025Q1



NEW YORK

Price Breakdown by Number of Homes in the New York Market 2025Q1



New York

The total New York market declined from \$1.3 billion in winter 2024 to \$957 million resulting in a \$343 million decrease.

Largest Markets

1. Lake Champlain*	\$166,781,740	17.4%	6. Lake Placid	\$37,048,400	3.9%
2. Lake George	\$96,622,198	10.2%	7. Saratoga Lake	\$33,763,499	3.6%
3. Canandaigua Lake	\$42,031,850	4.4%	8. Chautauqua Lake	\$33,552,548	3.5%
4. Seneca Lake	\$40,245,800	4.2%	9. Delaware River*	\$32,613,600	3.4%
5. Skaneateles Lake	\$37,760,699	4.5%	10. Keuka Lake	\$29,667,799	3.1%

Total New York Market:

\$957,001,739

Largest Home Markets

1. Lake Champlain*	\$138,994,190	16.6%
2. Lake George	\$91,021,498	10.9%
3. Canandaigua Lake	\$40,451,350	4.8%
4. Skaneateles Lake	\$37,760,699	4.5%
5. Lake Placid	\$34,349,500	4.1%
6. Chautauqua Lake	\$32,989,248	3.9%
7. Seneca Lake	\$30,985,500	3.7%
8. Delaware River*	\$30,720,300	3.7%
9. Keuka Lake	\$27,935,900	3.3%
10. Saratoga Lake	\$27,656,000	3.3%

Total New York Home Market:

\$836,803,831

Largest Land Markets

1. Lake Champlain*	\$17,888,650	16.2%
2. Lake Erie	\$10,726,799	9.7%
3. Seneca Lake	\$9,260,300	8.4%
4. Cayuga Lake	\$7,650,700	6.9%
5. Saratoga Lake	\$6,107,499	5.5%
6. Lake Ontario	\$6,031,398	5.5%
7. Lake George	\$5,600,700	5.1%
8. Great Sacandaga Lake	\$5,188,799	4.7%
9. St Lawrence River	\$4,426,072	4.0%
10. Oneida Lake	\$3,583,300	3.2%

Total New York Land Market:

\$110,299,008

Most Expensive Home Markets**

1. Skaneateles Lake	\$2,697,193
2. Lake Placid	\$1,635,690
3. Lake George	\$1,319,152
4. Saratoga Lake	\$1,106,240
5. Tupper Lake	\$1,105,573

Most Affordable Home Markets**

1. Lake Ontario	\$210,100
2. Mirror Lake	\$264,562
3. Silver Lake - Perry	\$279,283
4. Lake Ontario - Rochester Area	\$369,742
5. Great Sacandaga Lake	\$379,338

* 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*	230	14.6%	6. Chautauqua Lake	66	4.2%
2. Oneida Lake	94	6.0%	7. St Lawrence River	65	4.1%
3. Seneca Lake	89	5.7%	8. Great Sacandaga Lake	62	4.0%
4. Lake George	86	5.5%	9. Mirror Lake	55	3.5%
5. Lake Ontario	76	4.9%	10. Delaware River*	50	3.2%

Total New York Listings:

1,575

Most Homes Available

1. Lake Champlain*	165	14.1%
2. Lake George	69	5.9%
3. Oneida Lake	65	5.6%
3. Seneca Lake	65	5.6%
5. Chautauqua Lake	60	5.1%
6. Lake Ontario	55	4.7%
7. Mirror Lake	53	4.5%
8. St Lawrence River	42	3.6%
9. Delaware River*	41	3.5%
10. Canandaigua Lake	39	3.3%

Total New York Home Listings:

1,168

Most Land Available

1. Lake Champlain*	57	14.3%
2. Oneida Lake	29	7.3%
3. Seneca Lake	24	6.0%
4. Great Sacandaga Lake	23	5.8%
4. St Lawrence River	23	5.8%
6. Lake Ontario	21	5.3%
7. Cayuga Lake	19	4.8%
8. Lake George	17	4.3%
9. Saratoga Lake	11	2.8%
10. Lake Erie	10	2.5%

Total New York Land Listings:

399

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Cayuga Lake	\$246,720
2. Seneca Lake	\$155,555
3. Lake George	\$132,211
4. Lake Champlain	\$82,445
5. Oneida Lake	\$68,649
6. Great Sacandaga Lake	\$58,806
7. St Lawrence River	\$57,687

Listings of 10 Acres or More

1. Great Sacandaga Lake	\$6,137
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. St Lawrence River	\$57,687
2. Great Sacandaga Lake	\$58,806
3. Oneida Lake	\$68,649
4. Lake Champlain	\$82,445
5. Lake George	\$132,211
6. Seneca Lake	\$155,555
7. Cayuga Lake	\$246,720

Listings of 10 Acres or More

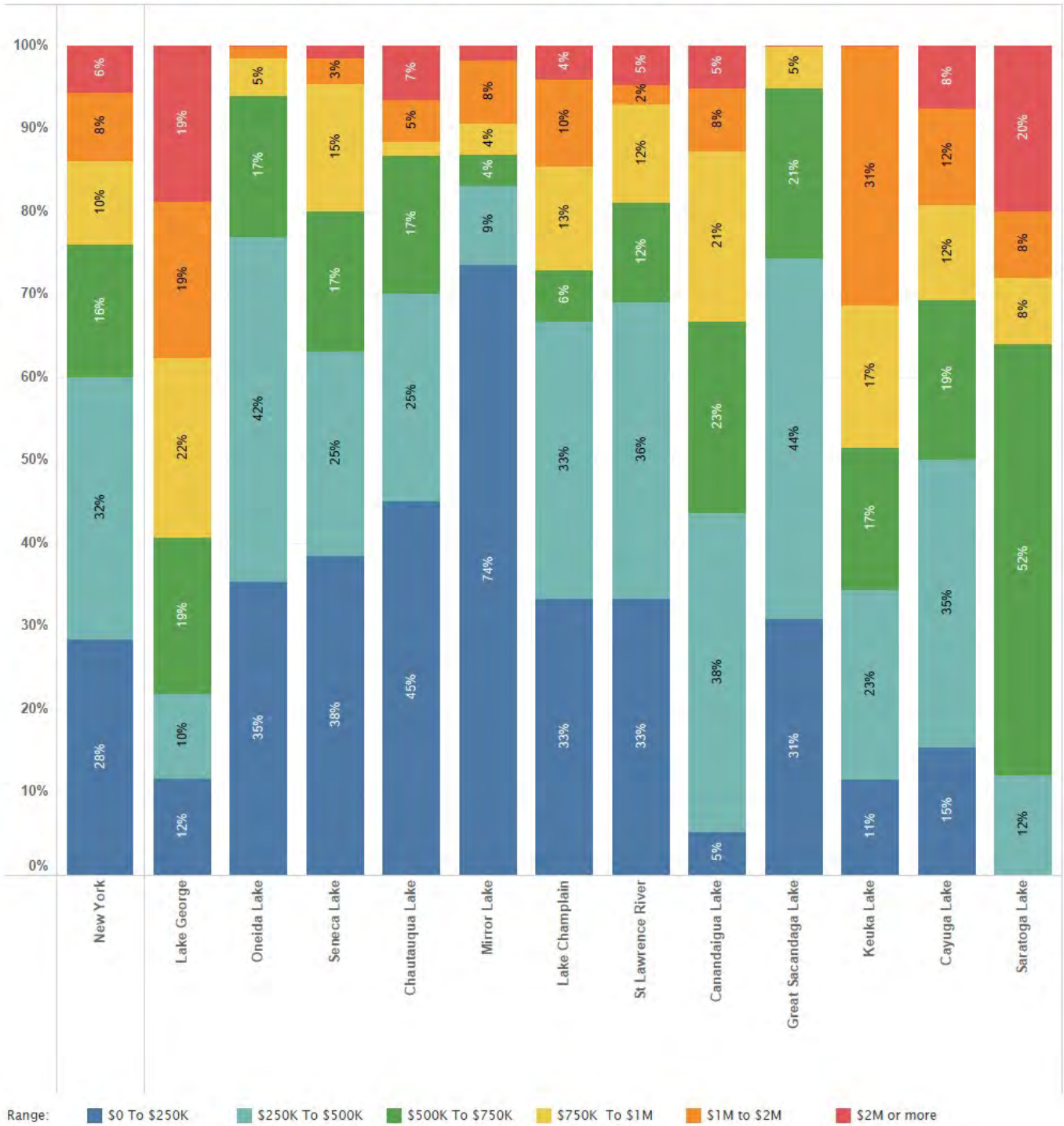
1. St Lawrence River	\$5,661
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

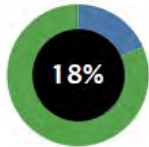
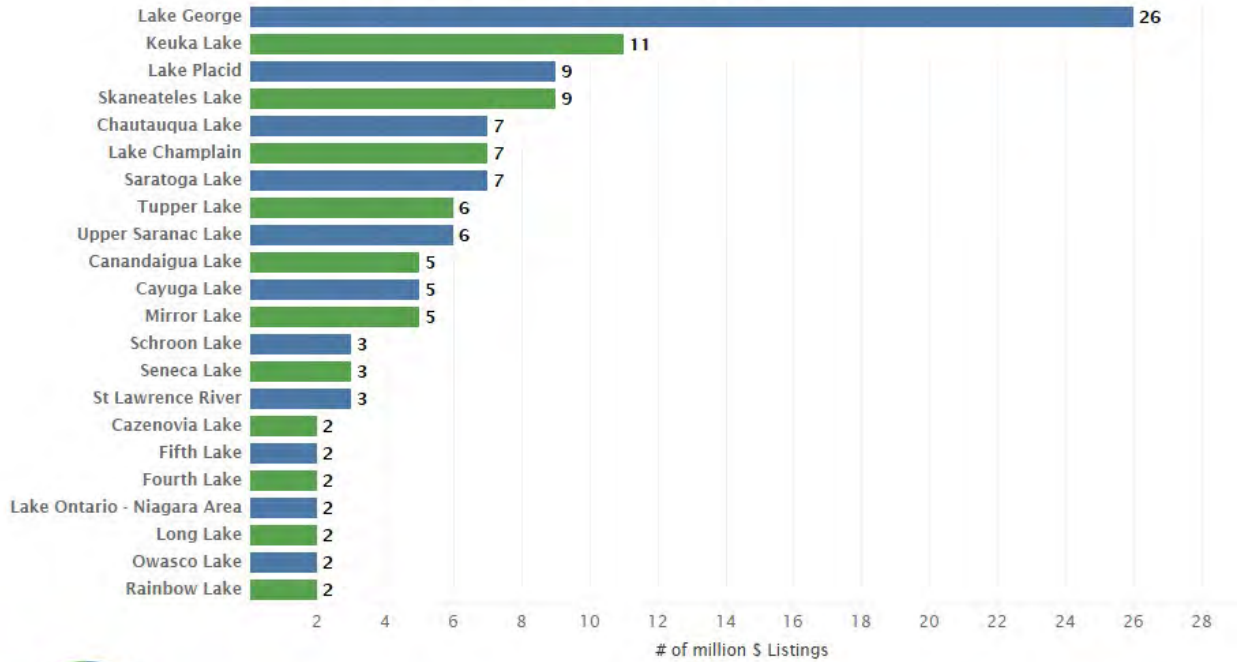
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the New York Market 2025Q1



Luxury Lake Real Estate in New York

Where Are The Million-Dollar Listings? 2025Q1

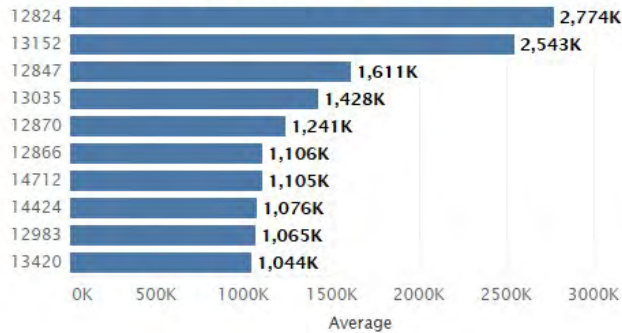


of \$1M+ Homes in New York are on Lake George

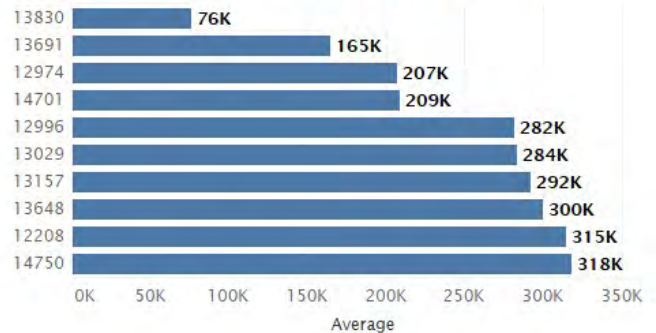
Total Number of \$1M+ Homes

141

Most Expensive ZIP Codes 2025Q1

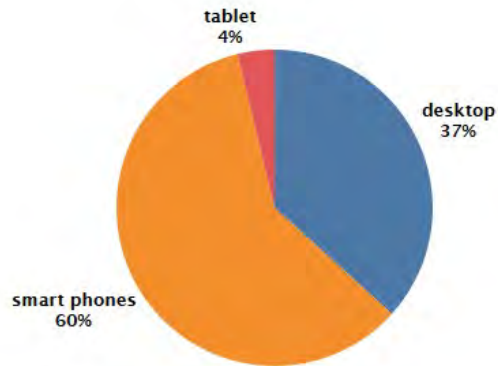


Most Affordable ZIP Codes 2025Q1

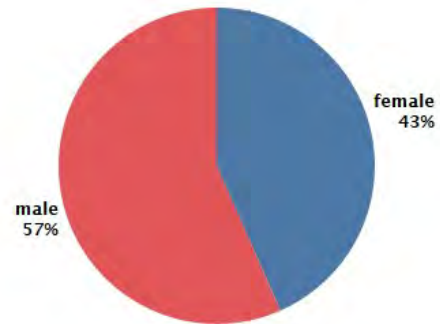


Who's Shopping New York Lake Real Estate

How are shoppers connecting 2025Q1



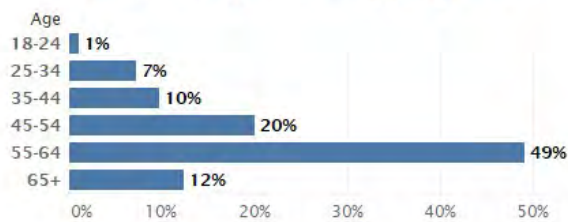
Male/Female Visitors 2025Q1



Ashburn VA

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

What Age Groups are Shopping 2025Q1

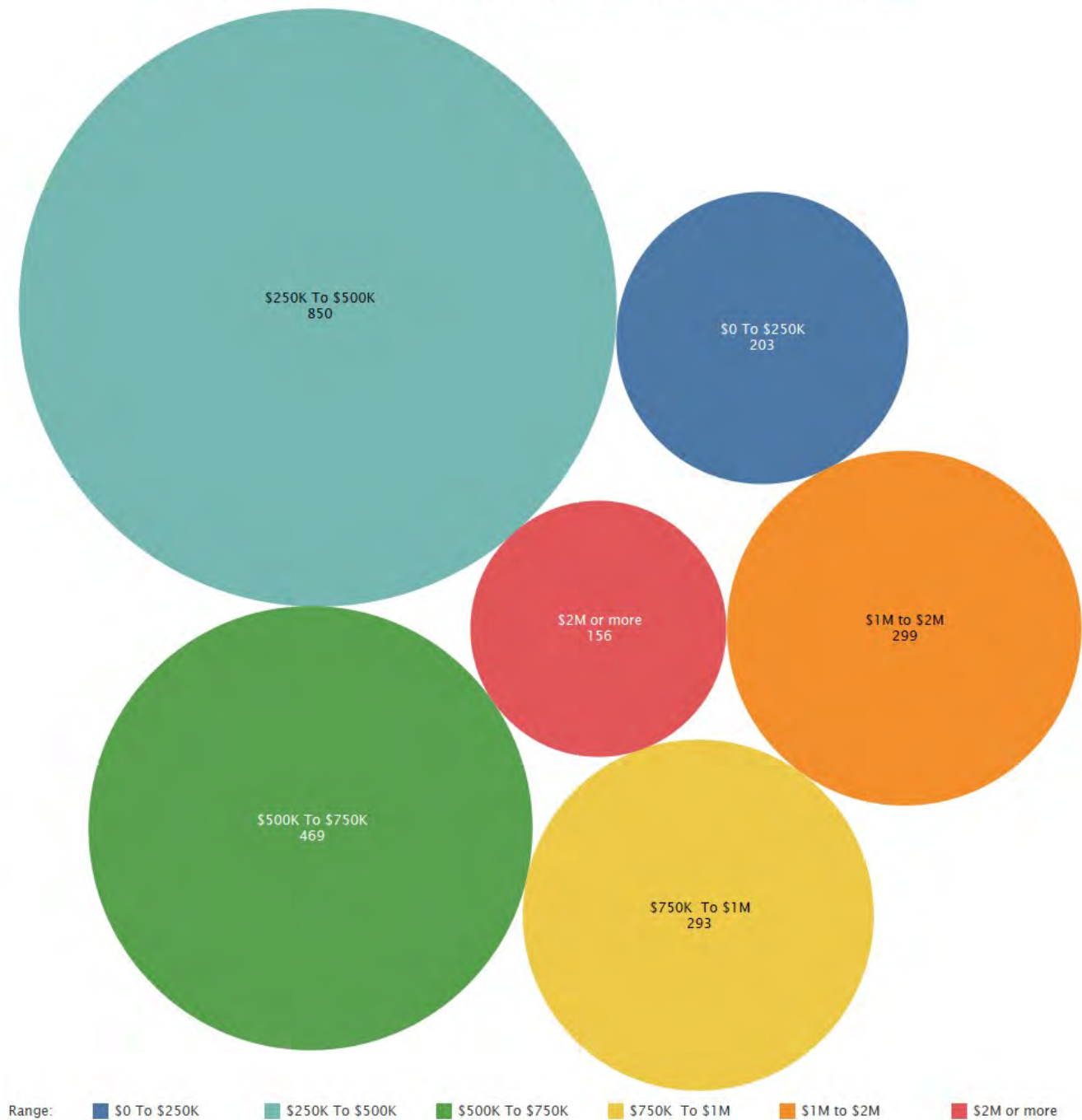


- Philadelphia, PA
- Dallas, TX
- Detroit, MI
- Hampton, VA
- Charlotte, NC
- Petersburg, VA
- Raleigh, NC
- Grand Ledge, MI
- Chesaning, MI



NORTH CAROLINA

Price Breakdown by Number of Homes in the North Carolina Market 2025Q1



North Carolina

The total North Carolina market declined from \$3 billion in winter 2024 to \$2.7 billion resulting in a \$300 million decrease.

Largest Markets

1. Lake Norman	\$1,016,195,397	37.9%	6. Jordan Lake	\$76,492,358	2.8%
2. Lake Wylie*	\$320,340,237	11.9%	7. Chatuge Lake*	\$73,145,377	2.7%
3. Lake Gaston*	\$137,642,392	5.1%	8. Falls Lake	\$71,003,699	2.6%
4. Lake Toxaway	\$123,458,830	4.6%	9. Lake Lure	\$56,647,637	2.1%
5. Lake Hickory	\$82,405,825	3.1%	10. High Rock Lake	\$50,440,574	1.9%

Total North Carolina Market:

\$2,687,085,291

Largest Home Markets

1. Lake Norman	\$844,916,758	39.4%
2. Lake Wylie*	\$295,732,337	13.8%
3. Lake Gaston*	\$94,516,973	4.4%
4. Lake Toxaway	\$90,505,000	4.2%
5. Lake Hickory	\$71,514,392	3.3%
6. Falls Lake	\$67,588,799	3.1%
7. Jordan Lake	\$53,654,918	2.5%
8. Chatuge Lake*	\$52,395,078	2.4%
9. Lake Lure	\$40,526,788	1.9%
10. Lake Tillery	\$39,334,500	1.8%

Total North Carolina Home Market:

\$2,146,646,320

Largest Land Markets

1. Lake Norman	\$171,278,639	31.9%
2. Lake Gaston*	\$43,125,419	8.0%
3. Lake Toxaway	\$32,953,830	6.1%
4. Lake Mackintosh	\$30,159,750	5.6%
5. Lake Wylie*	\$24,607,900	4.6%
6. Apalachia Lake	\$22,109,899	4.1%
7. Jordan Lake	\$21,837,440	4.1%
8. Chatuge Lake*	\$20,750,299	3.9%
9. High Rock Lake	\$18,424,979	3.4%
10. Bear Creek Lake	\$16,719,998	3.1%

Total North Carolina Land Market:

\$537,463,971

On Jordan Lake, 57% of homes are valued at \$1M or more.

Most Expensive Home Markets**

1. Lake Toxaway	\$3,935,000
2. Falls Lake	\$1,931,109
3. Hyco Lake	\$1,459,871
4. Jordan Lake	\$1,411,972
5. Lake Wheeler	\$1,217,058

Most Affordable Home Markets**

1. Oak Hollow Lake	\$285,132
2. Lake Royale	\$370,761
3. Badin Lake	\$373,187
4. Lake Mackintosh	\$379,861
5. Lake Jeanette	\$381,157

* 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	1,099	25.3%	6. High Rock Lake	155	3.6%
2. Lake Wylie*	486	11.2%	7. Lake Lure	154	3.6%
3. Lake Gaston*	255	5.9%	8. Lake Tillery	153	3.5%
4. Lake Hickory	234	5.4%	9. Lake Rhodhiss	148	3.4%
5. Chatuge Lake*	192	4.4%	10. Lake Royale	138	3.2%

Total North Carolina Listings:

4,339

Most Homes Available

1. Lake Norman	854	33.3%
2. Lake Wylie*	405	15.8%
3. Lake Hickory	129	5.0%
4. Lake Gaston*	101	3.9%
5. Chatuge Lake*	86	3.4%
6. Lake Tillery	83	3.2%
7. Lake Royale	72	2.8%
8. Badin Lake	63	2.5%
9. High Rock Lake	58	2.3%
10. Lake Lure	48	1.9%

Total North Carolina Home Listings:

2,567

Most Land Available

1. Lake Norman	245	13.8%
2. Lake Gaston*	154	8.7%
3. Lake Rhodhiss	134	7.6%
4. Chatuge Lake*	106	6.0%
4. Lake Lure	106	6.0%
6. Lake Hickory	105	5.9%
7. High Rock Lake	97	5.5%
8. Lake Wylie*	81	4.6%
9. Lake Tillery	70	4.0%
10. Lake Royale	66	3.7%

Total North Carolina Land Listings:

1,770

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Toxaway	\$301,006
2. Lake Norman	\$294,553
3. Lake Junaluska	\$183,124
4. Lake Royale	\$173,816
5. Ticoa Lake	\$165,290
6. Lake Wylie	\$158,232
7. Jordan Lake	\$129,120
8. Lake Gaston	\$116,615

Listings of 10 Acres or More

1. Lake Toxaway	\$186,542
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Blewett Falls Lake	\$19,022
2. High Rock Lake	\$36,468
3. Lake Lookout	\$42,269
4. Lake Adger	\$42,821
5. Hiwassee Lake	\$49,214
6. Lake Rhodhiss	\$56,276
7. Roanoke Rapids Lake	\$57,153
8. Badin Lake	\$75,639

Listings of 10 Acres or More

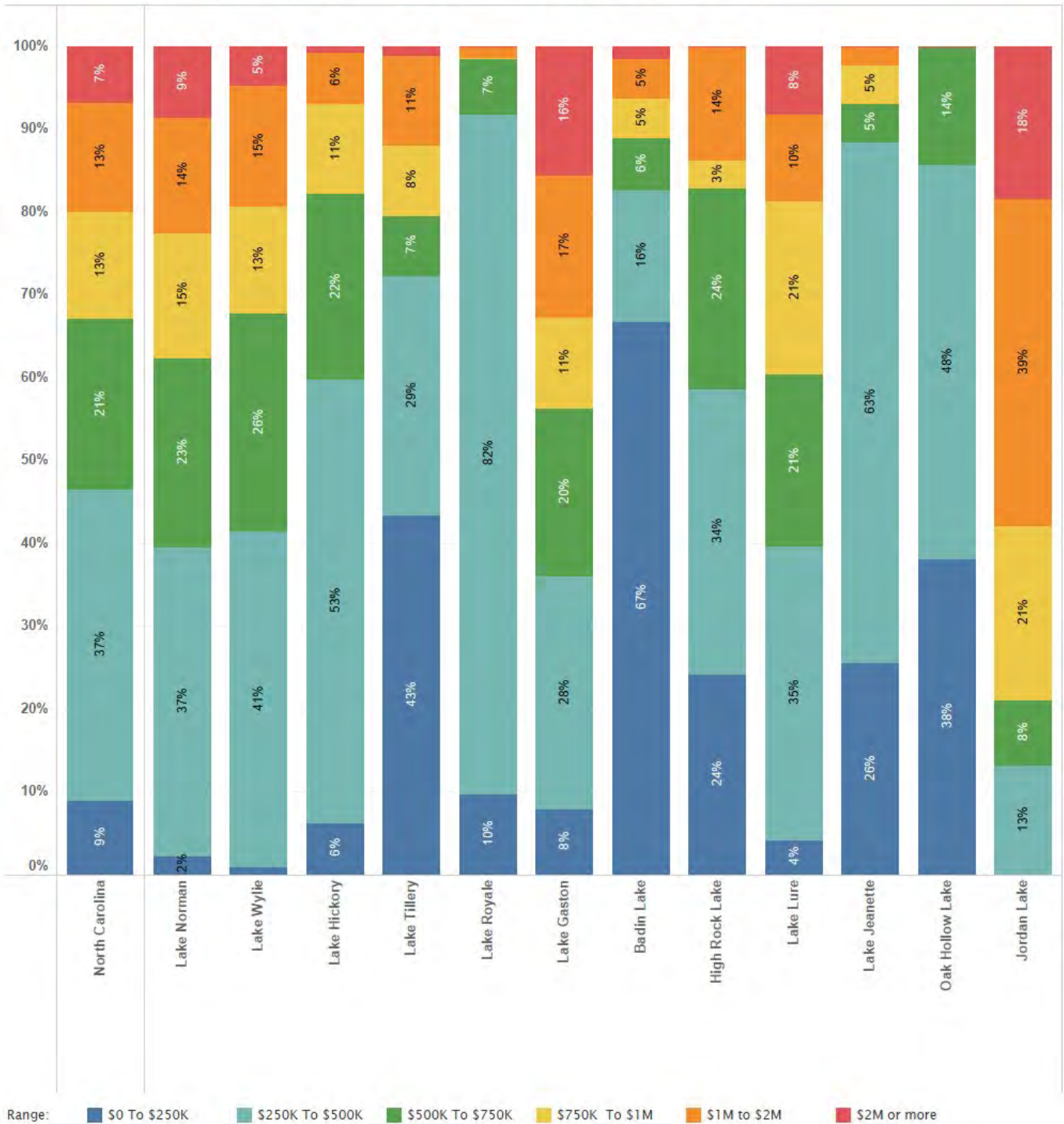
1. Lake Rhodhiss	\$11,231
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** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

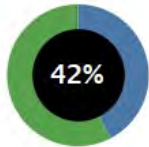
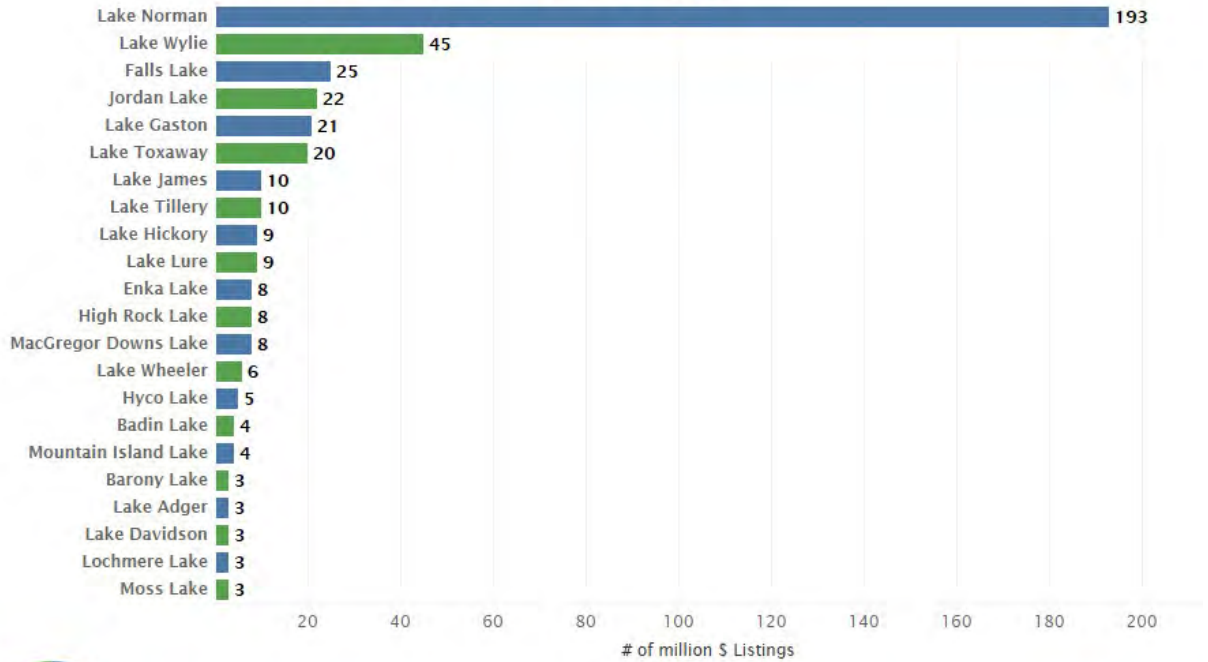
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Price Breakdown by Percentage of Homes in the North Carolina Market 2025Q1



Luxury Lake Real Estate in North Carolina

Where Are The Million-Dollar Listings? 2025Q1

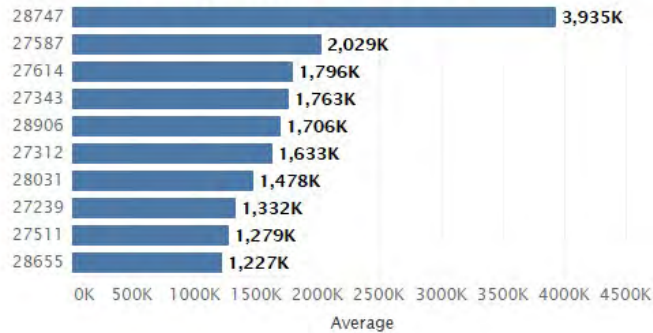


of \$1M+ Homes in North Carolina are on Lake Norman

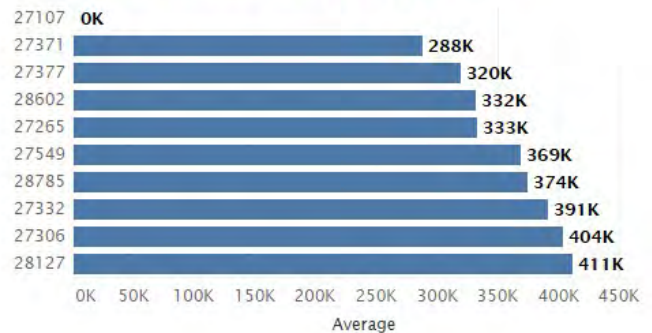
Total Number of \$1M+ Homes

455

Most Expensive ZIP Codes 2025Q1

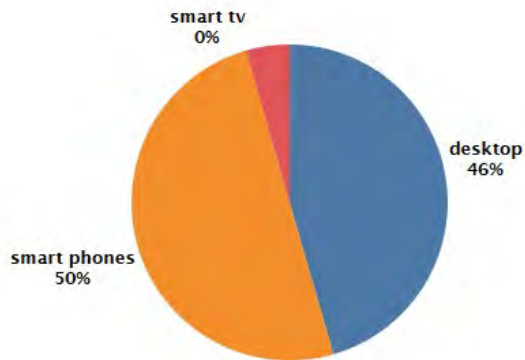


Most Affordable ZIP Codes 2025Q1

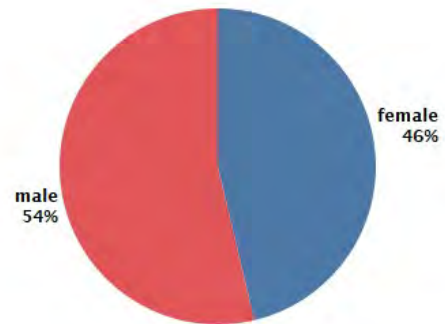


Who's Shopping North Carolina Lake Real Estate

How are shoppers connecting 2025Q1



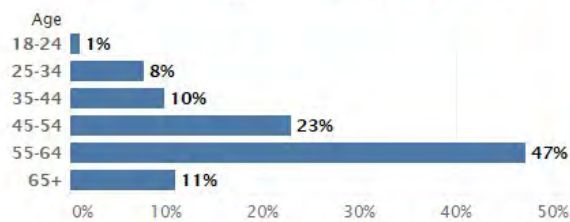
Male/Female Visitors 2025Q1



Ashburn VA

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

What Age Groups are Shopping 2025Q1

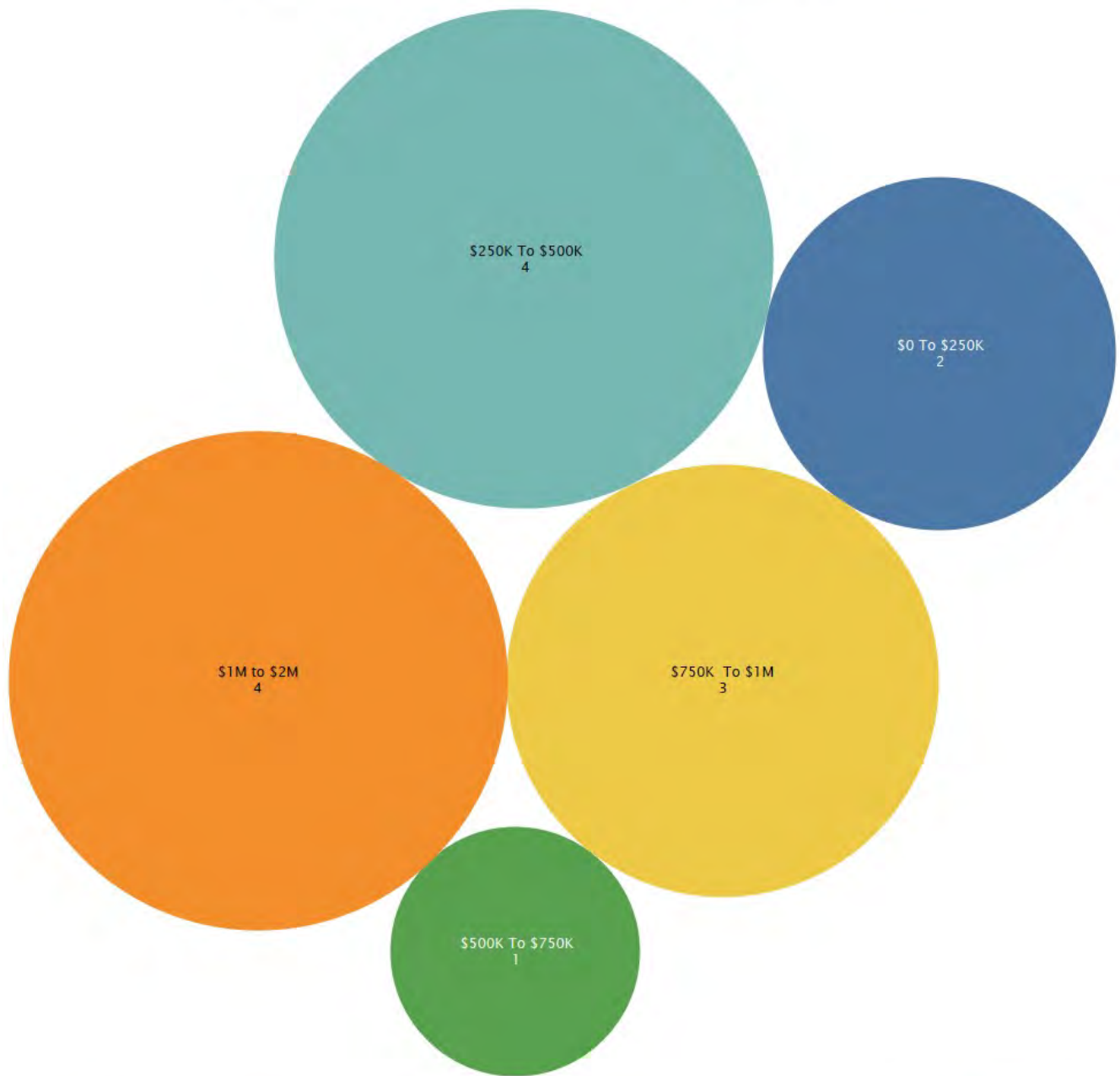


- New York, NY
- Nashville, TN
- Dallas, TX
- Virginia Beach, VA
- Philadelphia, PA
- Reston, VA
- Roanoke, VA
- Gasburg, VA
- Hampton, VA



NORTH DAKOTA

Price Breakdown by Number of Homes in the North Dakota Market 2025Q1



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 \$24 million in winter 2024 to \$16 million resulting in a \$8 million decrease.

Largest Markets

1. Lake Sakakawea	\$7,721,700	48.5%	6. Lake Tschida	\$519,900	5.4%
2. Devils Lake	\$4,047,300	25.4%	7. Lake Five	\$164,000	2.6%
3. Lake Oahe	\$2,257,100	14.2%			
4. Alkali Lake	\$674,000	10.7%			
5. Jamestown Reservoir	\$535,000	8.5%			

Total North Dakota Market: \$15,919,000

Largest Home Markets

1. Lake Sakakawea	\$5,162,900	53.6%
2. Devils Lake	\$3,672,400	38.1%
3. Lake Tschida	\$519,900	5.4%
4. Lake Oahe	\$279,000	2.9%

Largest Land Markets

1. Lake Sakakawea	\$2,558,800	40.7%
2. Lake Oahe	\$1,978,100	31.5%
3. Alkali Lake	\$674,000	10.7%
4. Jamestown Reservoir	\$535,000	8.5%
5. Devils Lake	\$374,900	6.0%
6. Lake Five	\$164,000	2.6%

Total North Dakota Home Market: \$9,634,200

Total North Dakota Land Market: \$6,284,800

Most Expensive Home Markets**

Most Affordable Home Markets**

* 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 Oahe	22	37.9%	5. Lake Tschida	2	14.3%
2. Lake Sakakawea	21	36.2%	7. Alkali Lake	1	2.3%
3. Devils Lake	5	8.6%			
3. Jamestown Reservoir	5	11.4%			
5. Lake Five	2	4.5%			

Total North Dakota Listings:

58

Most Homes Available

1. Lake Sakakawea	7	50.0%
2. Devils Lake	4	28.6%
3. Lake Tschida	2	14.3%
4. Lake Oahe	1	7.1%

Most Land Available

1. Lake Oahe	21	47.7%
2. Lake Sakakawea	14	31.8%
3. Jamestown Reservoir	5	11.4%
4. Lake Five	2	4.5%
5. Alkali Lake	1	2.3%
5. Devils Lake	1	2.3%

Total North Dakota Home Listings:

14

Total North Dakota Land Listings:

44

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Sakakawea	\$86,458
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	\$86,458

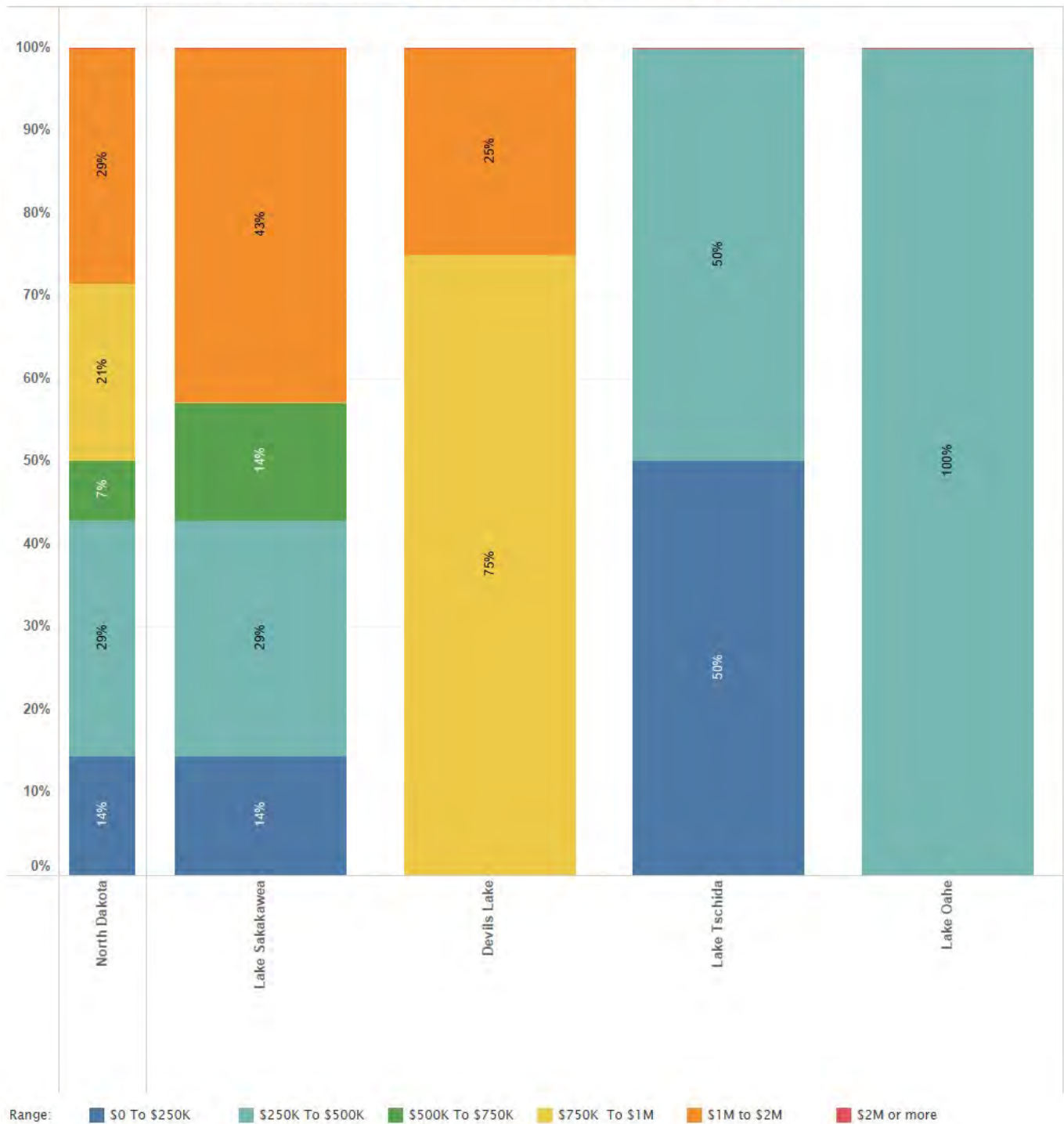
Listings of 10 Acres or More

* 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.

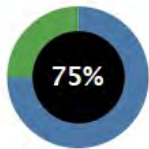
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the North Dakota Market 2025Q1



Luxury Lake Real Estate in North Dakota

Where Are The Million-Dollar Listings? 2025Q1



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

Total Number of \$1M+ Homes

4

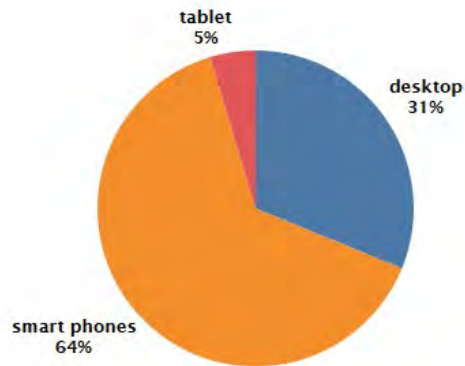
Most Expensive ZIP Codes 2025Q1

Most Affordable ZIP Codes 2025Q1

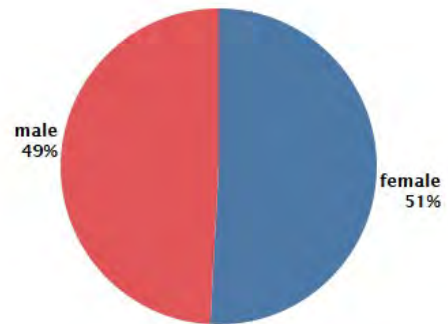


Who's Shopping North Dakota Lake Real Estate

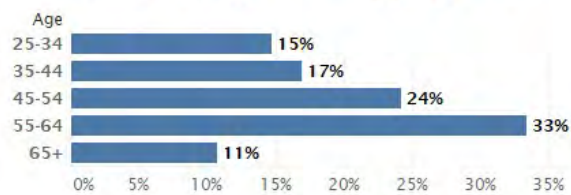
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

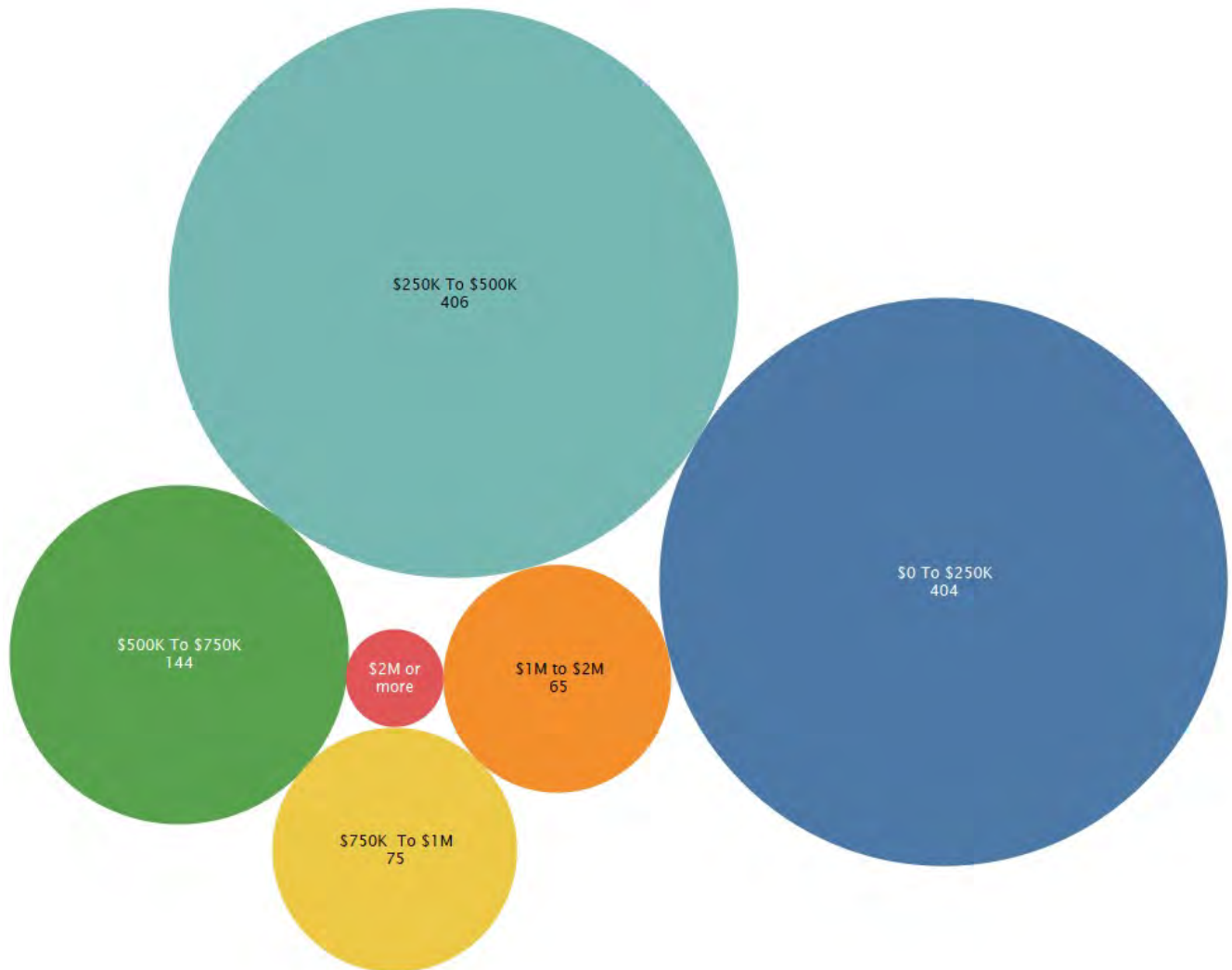


What Age Groups are Shopping 2025Q1



OKLAHOMA

Price Breakdown by Number of Homes in the Oklahoma Market 2025Q1



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 \$905 million in winter 2024 to \$857 million in spring 2025, a 5% fall.

Largest Markets

1. Grand Lake	\$281,443,090	32.8%	6. Tenkiller Lake	\$38,679,877	4.5%
2. Lake Eufaula	\$158,443,121	18.5%	7. Keystone Lake	\$35,706,648	4.2%
3. Lake Texoma*	\$136,385,784	15.9%	8. Fort Gibson Lake	\$33,809,708	3.9%
4. Skiatook Lake	\$41,092,409	4.8%	9. Oologah Lake	\$21,846,401	2.5%
5. Lake Hudson	\$39,948,444	4.7%	10. Sardis Lake	\$11,653,900	1.5%

Total Oklahoma Market:

\$857,348,690

Largest Home Markets

1. Grand Lake	\$174,995,652	32.0%
2. Lake Eufaula	\$103,217,335	18.8%
3. Lake Texoma*	\$98,404,045	18.0%
4. Lake Hudson	\$27,951,994	5.1%
5. Tenkiller Lake	\$26,638,297	4.9%
6. Keystone Lake	\$25,013,498	4.6%
7. Skiatook Lake	\$23,311,369	4.3%
8. Fort Gibson Lake	\$19,274,788	3.5%
9. Lake Claremore	\$10,177,518	1.9%
10. Oologah Lake	\$8,847,100	1.6%

Total Oklahoma Home Market:

\$547,604,645

Largest Land Markets

1. Grand Lake	\$69,780,515	29.0%
2. Lake Eufaula	\$50,518,887	21.0%
3. Lake Texoma*	\$36,510,739	15.2%
4. Skiatook Lake	\$13,907,040	5.8%
5. Oologah Lake	\$11,274,301	4.7%
6. Sardis Lake	\$9,665,000	4.0%
7. Tenkiller Lake	\$9,304,680	3.9%
8. Keystone Lake	\$8,655,750	3.6%
9. Lake Hudson	\$6,846,450	2.8%
10. Fort Gibson Lake	\$6,731,820	2.8%

Total Oklahoma Land Market:

\$240,366,923

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	\$634,068
2. Grand Lake	\$563,930
3. Skiatook Lake	\$439,837
4. Lake Eufaula	\$439,223
5. Lake Hudson	\$386,555

Most Affordable Home Markets**

1. Arbuckle Lake	\$279,921
2. Tenkiller Lake	\$313,392
3. Oologah Lake	\$340,273
4. Fort Gibson Lake	\$344,193
5. Keystone Lake	\$347,410

* 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	634	24.5%	6. Lake Hudson	145	5.6%
2. Grand Lake	527	20.4%	7. Fort Gibson Lake	121	4.7%
3. Lake Texoma*	311	12.0%	7. Skiatook Lake	121	4.7%
4. Tenkiller Lake	256	9.9%	9. Oologah Lake	80	3.1%
5. Keystone Lake	157	6.1%	10. Arbuckle Lake	66	2.7%

Total Oklahoma Listings:

2,587

Most Homes Available

1. Grand Lake	326	27.2%
2. Lake Eufaula	235	19.6%
3. Lake Texoma*	159	13.3%
4. Tenkiller Lake	85	7.1%
5. Lake Hudson	73	6.1%
6. Keystone Lake	72	6.0%
7. Fort Gibson Lake	56	4.7%
8. Skiatook Lake	53	4.4%
9. Lake Claremore	27	2.3%
10. Oologah Lake	26	2.2%

Total Oklahoma Home Listings:

1,200

Most Land Available

1. Lake Eufaula	385	30.3%
2. Tenkiller Lake	161	12.7%
3. Grand Lake	156	12.3%
4. Lake Texoma*	148	11.6%
5. Keystone Lake	77	6.1%
6. Lake Hudson	70	5.5%
7. Skiatook Lake	62	4.9%
8. Oologah Lake	53	4.2%
9. Arbuckle Lake	52	4.1%
10. Fort Gibson Lake	48	3.8%

Total Oklahoma Land Listings:

1,272

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Texoma	\$225,252
2. Grand Lake	\$89,313
3. Lake Eufaula	\$75,786
4. Skiatook Lake	\$65,756
5. Lake Hudson	\$45,790
6. Tenkiller Lake	\$41,209
7. Arbuckle Lake	\$37,163
8. Keystone Lake	\$30,577

Listings of 10 Acres or More

1. Grand Lake	\$34,567
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Birch Lake	\$10,599
2. Oologah Lake	\$22,325
3. Fort Gibson Lake	\$26,728
4. Keystone Lake	\$30,577
5. Arbuckle Lake	\$37,163
6. Tenkiller Lake	\$41,209
7. Lake Hudson	\$45,790
8. Skiatook Lake	\$65,756

Listings of 10 Acres or More

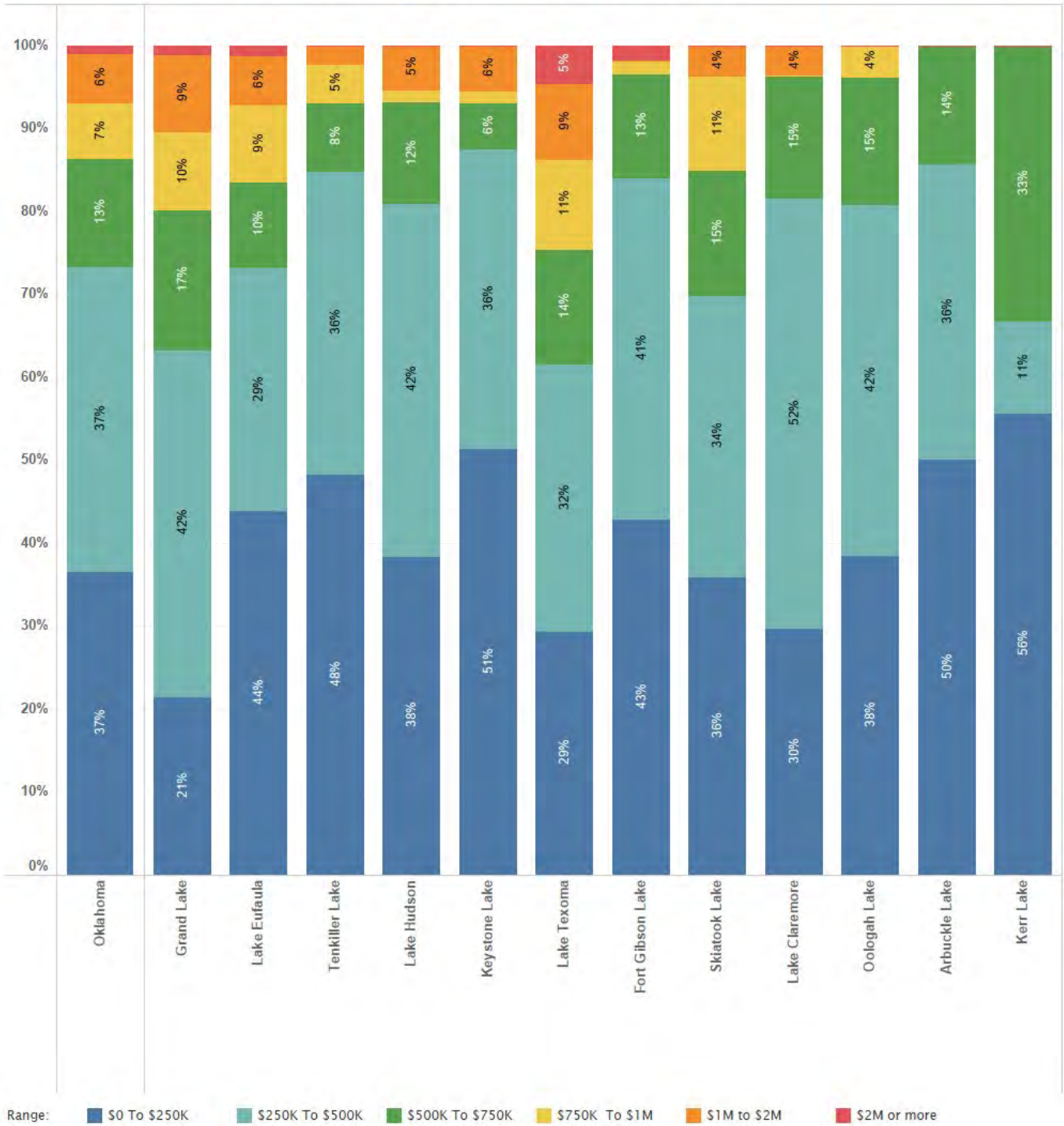
1. Tenkiller Lake	\$5,747
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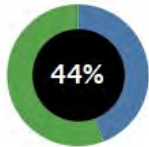
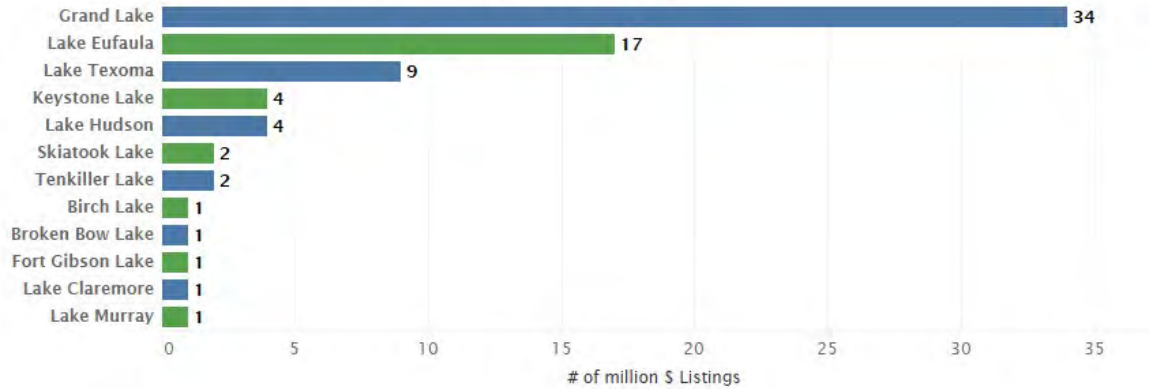
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Oklahoma Market 2025Q1



Luxury Lake Real Estate in Oklahoma

Where Are The Million-Dollar Listings? 2025Q1

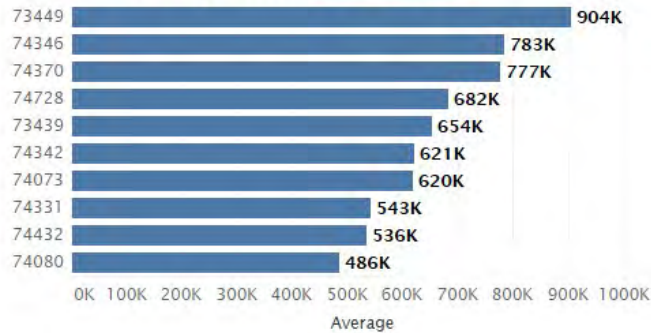


of \$1M+ Homes in Oklahoma are on Grand Lake

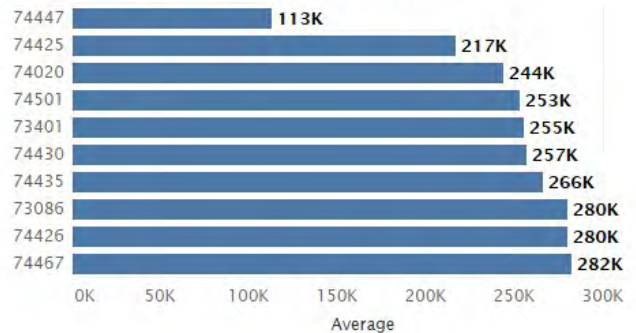
Total Number of \$1M+ Homes

77

Most Expensive ZIP Codes 2025Q1

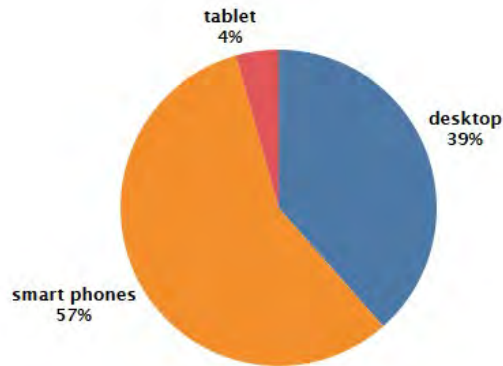


Most Affordable ZIP Codes 2025Q1

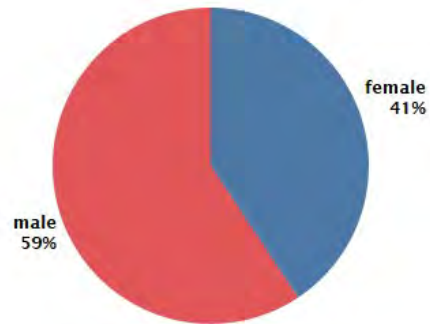


Who's Shopping Oklahoma Lake Real Estate

How are shoppers connecting 2025Q1



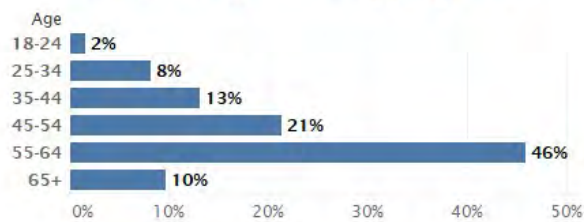
Male/Female Visitors 2025Q1



Dallas TX

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

What Age Groups are Shopping 2025Q1

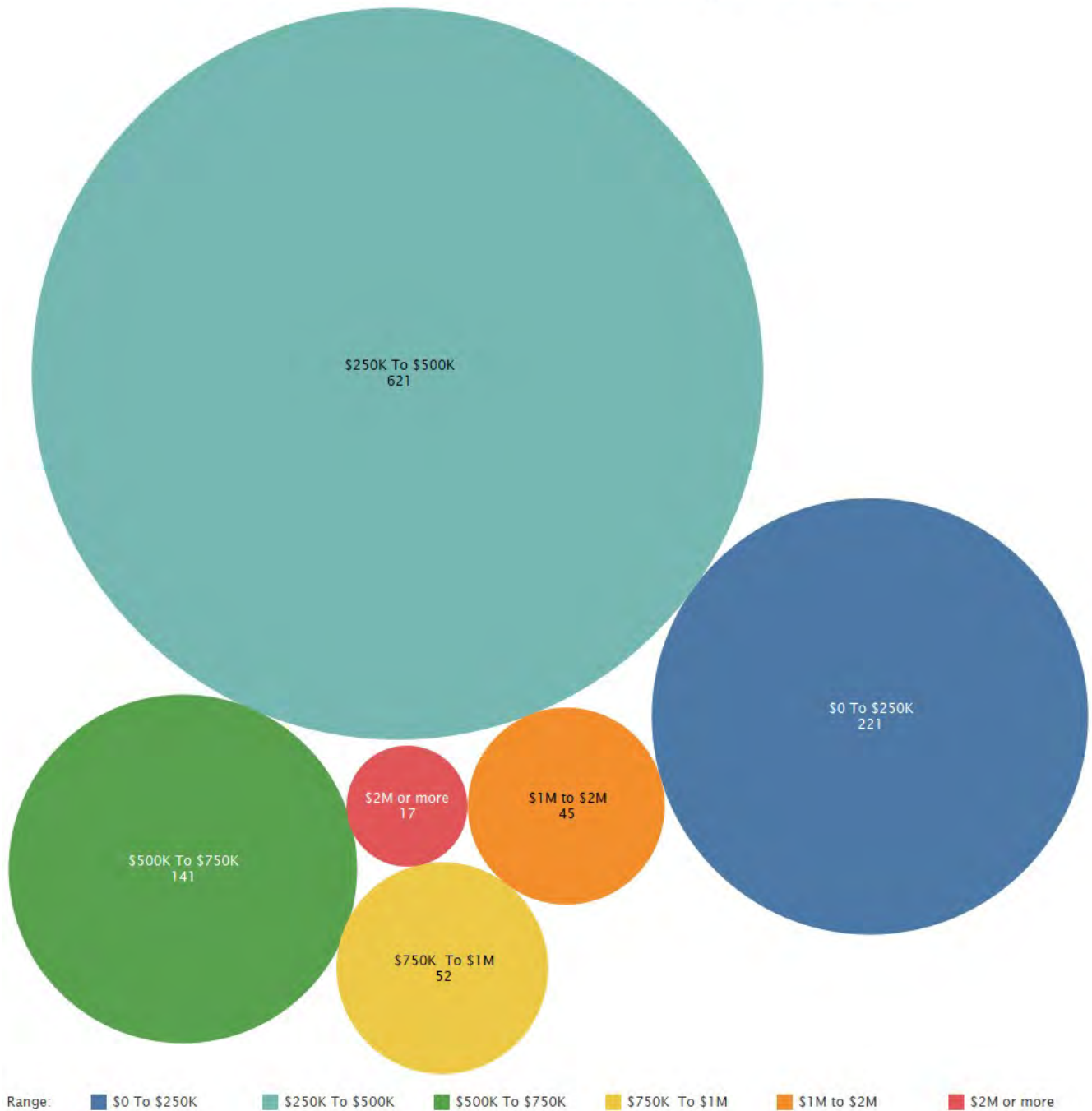


- San Antonio, TX
- Houston, TX
- Fort Worth, TX
- McKinney, TX
- New York, NY
- Austin, TX
- Plano, TX
- Ashburn, VA
- Wichita Falls, TX



PENNSYLVANIA

Price Breakdown by Number of Homes in the Pennsylvania Market 2025Q1



Pennsylvania

The total Pennsylvania market declined from \$674 million in winter 2024 to \$560 million in spring 2025.

Largest Markets

1. Lake Wallenpaupack	\$45,993,441	8.2%	6. Lake Erie	\$23,964,600	4.3%
2. Delaware River*	\$32,613,600	5.8%	7. Towamensing Trails	\$22,457,649	4.0%
3. Pocono Country Place	\$28,510,525	5.1%	8. Lake Naomi	\$18,835,599	3.4%
4. Lake Harmony - Split Rock	\$27,949,090	5.0%	9. Roamingwood Lake	\$17,495,183	3.1%
5. Arrowhead Lakes	\$26,168,498	4.7%	10. Indian Mountain Lakes	\$16,908,186	3.0%

Total Pennsylvania Market: \$559,879,908

Largest Home Markets

1. Lake Wallenpaupack	\$41,903,744	8.1%
2. Delaware River*	\$30,720,300	6.0%
3. Pocono Country Place	\$27,527,230	5.3%
4. Arrowhead Lakes	\$24,628,487	4.8%
5. Lake Harmony - Split Rock	\$23,562,290	4.6%
6. Lake Erie	\$23,497,300	4.6%
7. Towamensing Trails	\$21,068,899	4.1%
8. Lake Naomi	\$18,685,699	3.6%
9. Roamingwood Lake	\$17,218,783	3.3%
10. Indian Mountain Lakes	\$15,684,549	3.0%

Total Pennsylvania Home Market: \$515,773,706

Largest Land Markets

1. Lake Harmony - Split Rock	\$4,386,800	9.9%
2. Lake Wallenpaupack	\$4,089,697	9.3%
3. Edinboro Lake	\$3,437,700	7.8%
4. Caster Lake	\$1,950,000	4.4%
5. Delaware River*	\$1,893,300	4.3%
6. Lake Winola - Overfield Twp	\$1,850,000	4.2%
7. Arrowhead Lakes	\$1,540,011	3.5%
8. Sprint Lake	\$1,500,000	3.4%
9. Towamensing Trails	\$1,388,750	3.1%
10. Indian Mountain Lakes	\$1,223,637	2.8%

Total Pennsylvania Land Market: \$44,106,202

Most Expensive Home Markets**

1. Delaware River	\$776,853
2. Lake Winola - Overfield Twp	\$708,550
3. Lake Naomi	\$644,334
4. Lake Wallenpaupack	\$573,476
5. Lake Erie	\$546,449

Most Affordable Home Markets**

1. Pymatuning Lake	\$148,538
2. East Park Reservoir	\$253,800
3. Pocono Country Place	\$280,890
4. Indian Mountain Lakes	\$326,761
5. Locust Lake	\$338,461

* 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	136	7.5%	6. Lake Harmony - Split Rock	61	3.4%
2. Pocono Country Place	123	6.8%	7. Roamingwood Lake	59	3.3%
3. Arrowhead Lakes	115	6.4%	8. Delaware River*	50	2.8%
4. Indian Mountain Lakes	106	5.9%	9. Lake Erie	48	2.7%
5. Towamensing Trails	94	5.2%	10. Locust Lake	45	2.5%

Total Pennsylvania Listings:

1,808

Most Homes Available

1. Pocono Country Place	98	8.9%
2. Lake Wallenpaupack	74	6.7%
3. Arrowhead Lakes	65	5.9%
4. Towamensing Trails	49	4.4%
5. Indian Mountain Lakes	48	4.3%
6. Lake Harmony - Split Rock	45	4.1%
7. Lake Erie	43	3.9%
8. Roamingwood Lake	42	3.8%
9. Delaware River*	41	3.7%
10. Locust Lake	31	2.8%

Total Pennsylvania Home Listings:

1,105

Most Land Available

1. Lake Wallenpaupack	62	8.8%
2. Indian Mountain Lakes	58	8.3%
3. Arrowhead Lakes	50	7.1%
4. Towamensing Trails	45	6.4%
5. Crystal Lake	30	4.3%
6. Pocono Country Place	25	3.6%
7. Tink Wig Lake	23	3.3%
8. Edinboro Lake	19	2.7%
8. Holiday Pocono	19	2.7%
10. Big Bass Lake	18	2.6%

Total Pennsylvania Land Listings:

703

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Edinboro Lake	\$107,080
2. Arrowhead Lakes	\$74,719
3. Lake Wallenpaupack	\$68,309
4. Hemlock Farms Area Lakes	\$65,745
5. Towamensing Trails	\$56,120
6. Pocono Country Place	\$55,273
7. Canadohta Lake	\$51,167
8. Stillwater Lake - Pocono Summit	\$51,157

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	\$11,727
2. Lake in the Clouds	\$16,982
3. Holiday Pocono	\$20,172
4. Walker Lake	\$23,627
5. Big Bass Lake	\$24,530
6. Crystal Lake	\$25,996
7. Indian Mountain Lakes	\$30,756
8. Roamingwood Lake	\$32,983

Listings of 10 Acres or More

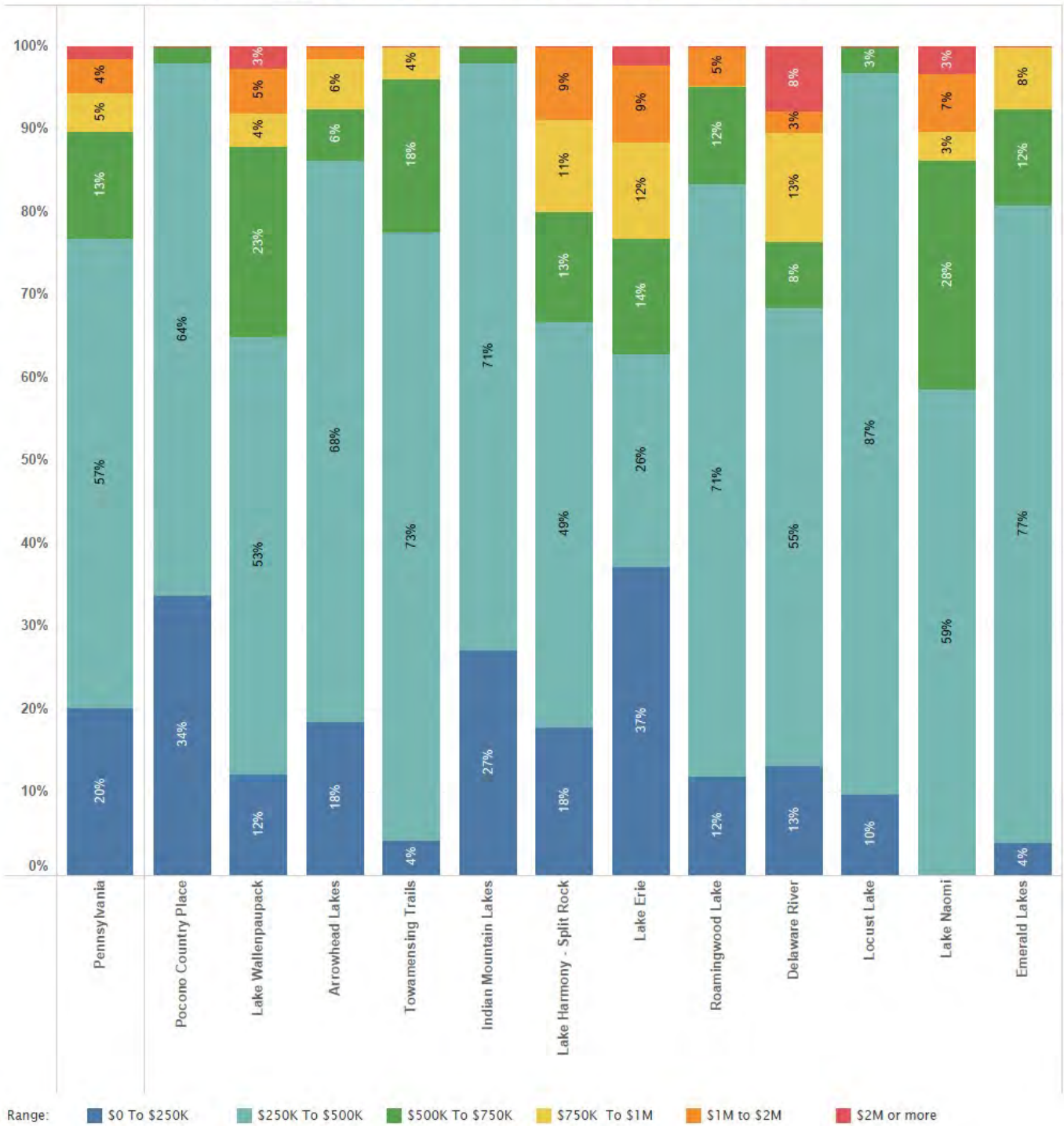
1. Edinboro Lake	\$15,696
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

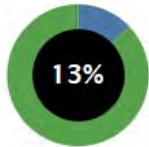
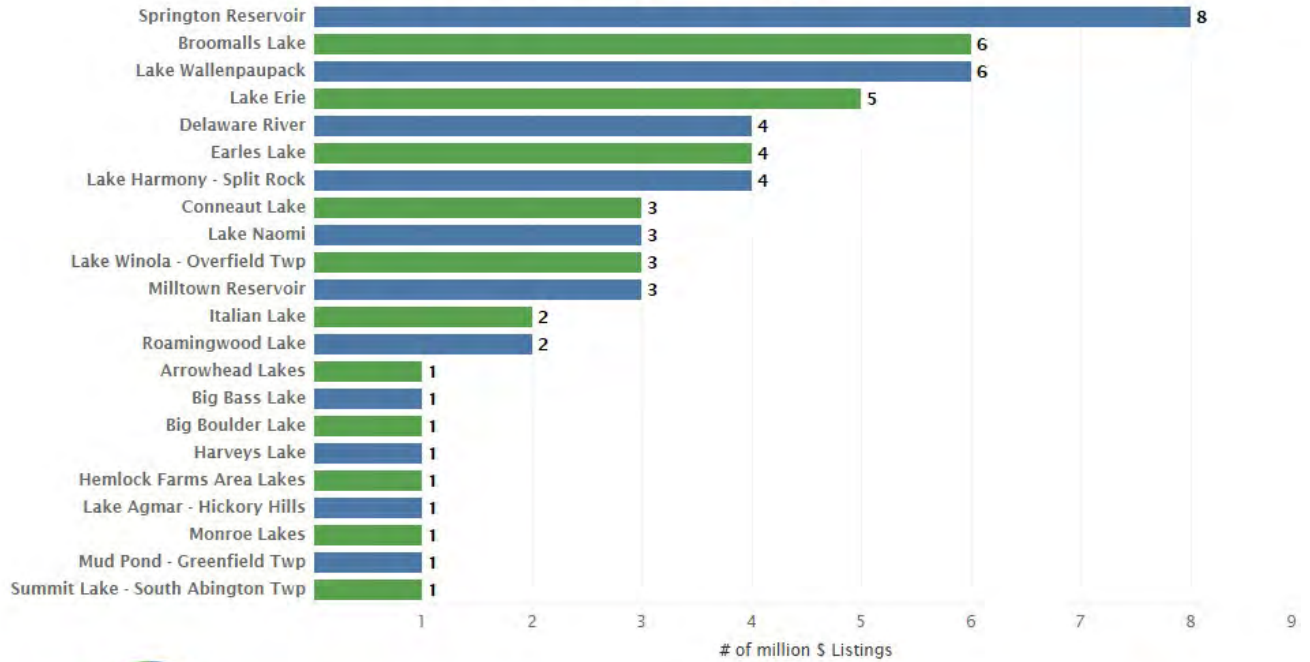
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Pennsylvania Market 2025Q1



Luxury Lake Real Estate in Pennsylvania

Where Are The Million-Dollar Listings? 2025Q1

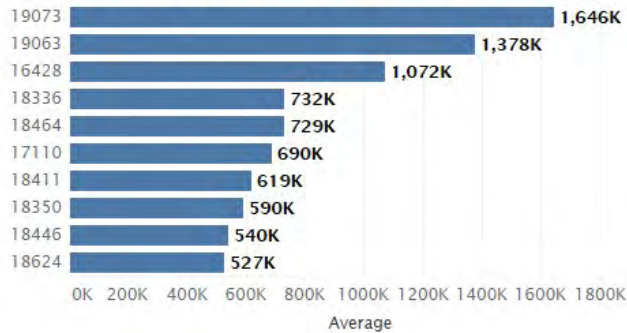


of \$1M+ Homes in Pennsylvania are on Springton Reservoir

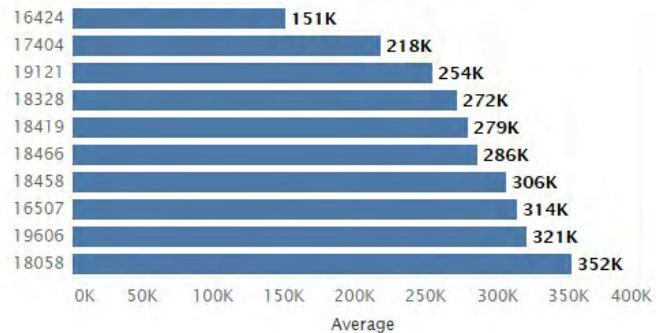
Total Number of \$1M+ Homes

62

Most Expensive ZIP Codes 2025Q1

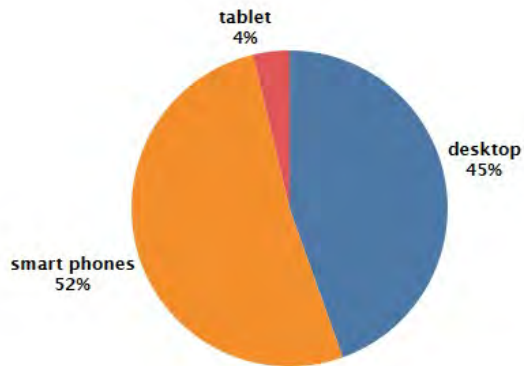


Most Affordable ZIP Codes 2025Q1

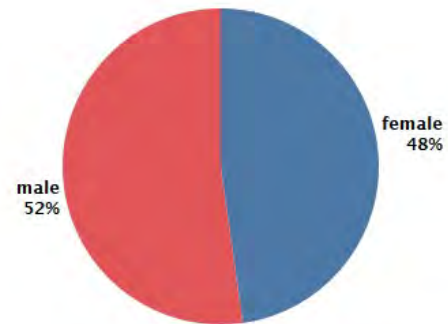


Who's Shopping Pennsylvania Lake Real Estate

How are shoppers connecting 2025Q1



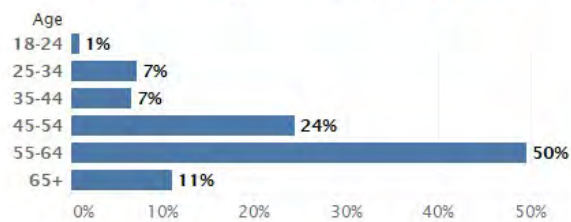
Male/Female Visitors 2025Q1



New York NY

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

What Age Groups are Shopping 2025Q1

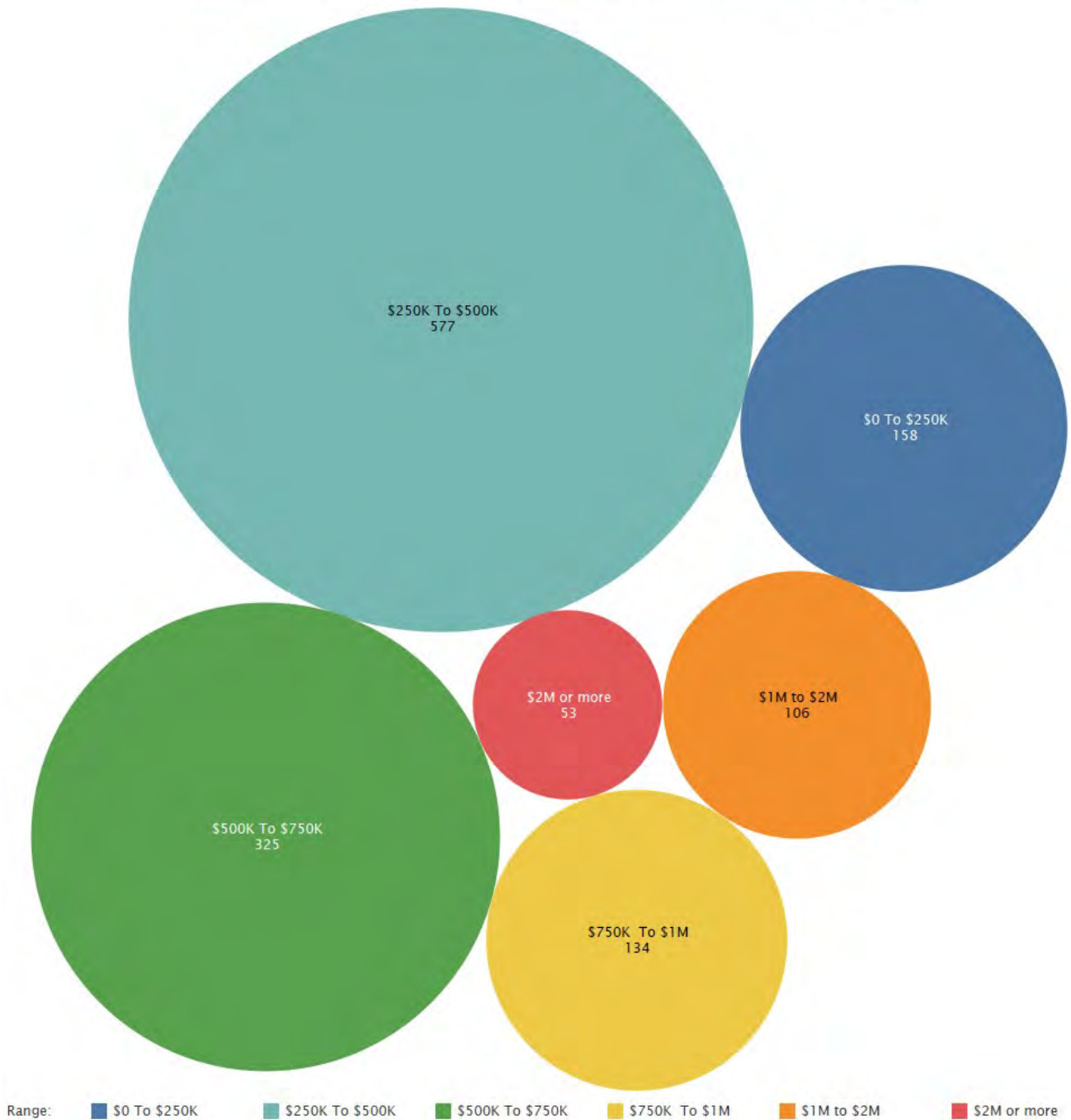


- Ashburn, VA
- Reston, VA
- Albany, NY
- Buffalo, NY
- Binghamton, NY
- Dallas, TX
- Charlotte, NC
- Charleston, SC
- Syracuse, NY



SOUTH CAROLINA

Price Breakdown by Number of Homes in the South Carolina Market 2025Q1



South Carolina

The South Carolina market has slightly declined from \$1.6 billion in winter 2024 to 1.5 billion in spring 2025.

Largest Markets

1. Lake Wylie*	\$320,340,237	21.4%	6. Lake Greenwood	\$54,066,438	3.6%
2. Lake Keowee	\$278,838,825	18.7%	7. Thurmond Lake*	\$48,492,925	3.2%
3. Lake Hartwell*	\$263,967,551	17.7%	8. Lake Wateree	\$39,661,600	2.7%
4. Lake Murray	\$235,737,620	15.8%	9. Lake Moultrie	\$25,787,988	1.7%
5. Lake Marion	\$77,254,311	5.2%	10. Lake Robinson	\$19,328,916	1.3%

Total South Carolina Market:

\$1,493,867,249

Largest Home Markets

1. Lake Wylie*	\$295,732,337	25.4%
2. Lake Keowee	\$201,512,687	17.3%
3. Lake Hartwell*	\$194,971,265	16.8%
4. Lake Murray	\$178,635,623	15.4%
5. Lake Marion	\$58,234,170	5.0%
6. Lake Greenwood	\$40,538,114	3.5%
7. Lake Wateree	\$31,047,800	2.7%
8. Thurmond Lake*	\$29,502,700	2.5%
9. Lake Carolina	\$18,588,709	1.6%
10. Lake Robinson	\$18,448,916	1.6%

Total South Carolina Home Market:

\$1,163,149,899

Largest Land Markets

1. Lake Keowee	\$77,326,138	23.4%
2. Lake Hartwell*	\$68,996,286	20.9%
3. Lake Murray	\$57,101,997	17.3%
4. Lake Wylie*	\$24,607,900	7.4%
5. Lake Marion	\$19,020,141	5.8%
6. Thurmond Lake*	\$18,990,225	5.7%
7. Lake Greenwood	\$13,528,324	4.1%
8. Lake Moultrie	\$11,223,800	3.4%
9. Lake Wateree	\$8,613,800	2.6%
10. Savannah River - North Augusta	\$8,033,290	2.4%

Total South Carolina Land Market:

\$330,717,350

40% of the listings on Lake Keowee are priced in the \$1M or more range.

Most Expensive Home Markets**

1. Lake Keowee	\$1,503,826
2. Lake Murray	\$779,136
3. Lake Wateree	\$690,671
4. Lake Wylie	\$673,455
5. Lyman Lake	\$639,574

Most Affordable Home Markets**

1. Lake Marion	\$394,158
2. Forest Lake	\$406,659
3. Lake Moultrie	\$424,984
4. Lake Katherine	\$453,410
5. Fishing Creek Lake	\$470,329

* 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*	685	22.1%	6. Lake Marion	231	7.5%
2. Lake Wylie*	486	15.7%	7. Lake Greenwood	203	6.6%
3. Lake Murray	390	12.6%	8. Lake Wateree	87	2.8%
4. Lake Keowee	313	10.1%	9. Lake Moultrie	71	2.3%
5. Thurmond Lake*	237	7.7%	10. Richard B. Russell Lake*	43	1.4%

Total South Carolina Listings:

3,096

Most Homes Available

1. Lake Wylie*	405	23.2%
2. Lake Hartwell*	341	19.5%
3. Lake Murray	233	13.4%
4. Lake Marion	160	9.2%
5. Lake Keowee	134	7.7%
6. Lake Greenwood	85	4.9%
7. Thurmond Lake*	58	3.3%
8. Lake Wateree	47	2.7%
9. Lake Moultrie	44	2.5%
10. Lake Robinson	39	2.2%

Total South Carolina Home Listings:

1,745

Most Land Available

1. Lake Hartwell*	344	25.5%
2. Lake Keowee	179	13.2%
2. Thurmond Lake*	179	13.2%
4. Lake Murray	157	11.6%
5. Lake Greenwood	118	8.7%
6. Lake Wylie*	81	6.0%
7. Lake Marion	71	5.3%
8. Lake Wateree	40	3.0%
9. Richard B. Russell Lake*	39	2.9%
10. Savannah River - North Augusta	29	2.1%

Total South Carolina Land Listings:

1,351

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Savannah River - North Augusta	\$325,762
2. Lake Murray	\$255,687
3. Lake Keowee	\$178,946
4. Thurmond Lake	\$155,476
5. Lake Wylie	\$140,419
6. Lake Hartwell	\$104,130
7. Lake Moultrie	\$99,395
8. Lake Secession	\$75,466

Listings of 10 Acres or More

1. Lake Murray	\$60,600
----------------	----------

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Lake Marion	\$52,068
2. Lake Wateree	\$57,928
3. Lake Greenwood	\$59,962
4. Lake Secession	\$75,466
5. Lake Moultrie	\$99,395
6. Lake Hartwell	\$104,130
7. Lake Wylie	\$140,419
8. Thurmond Lake	\$155,476

Listings of 10 Acres or More

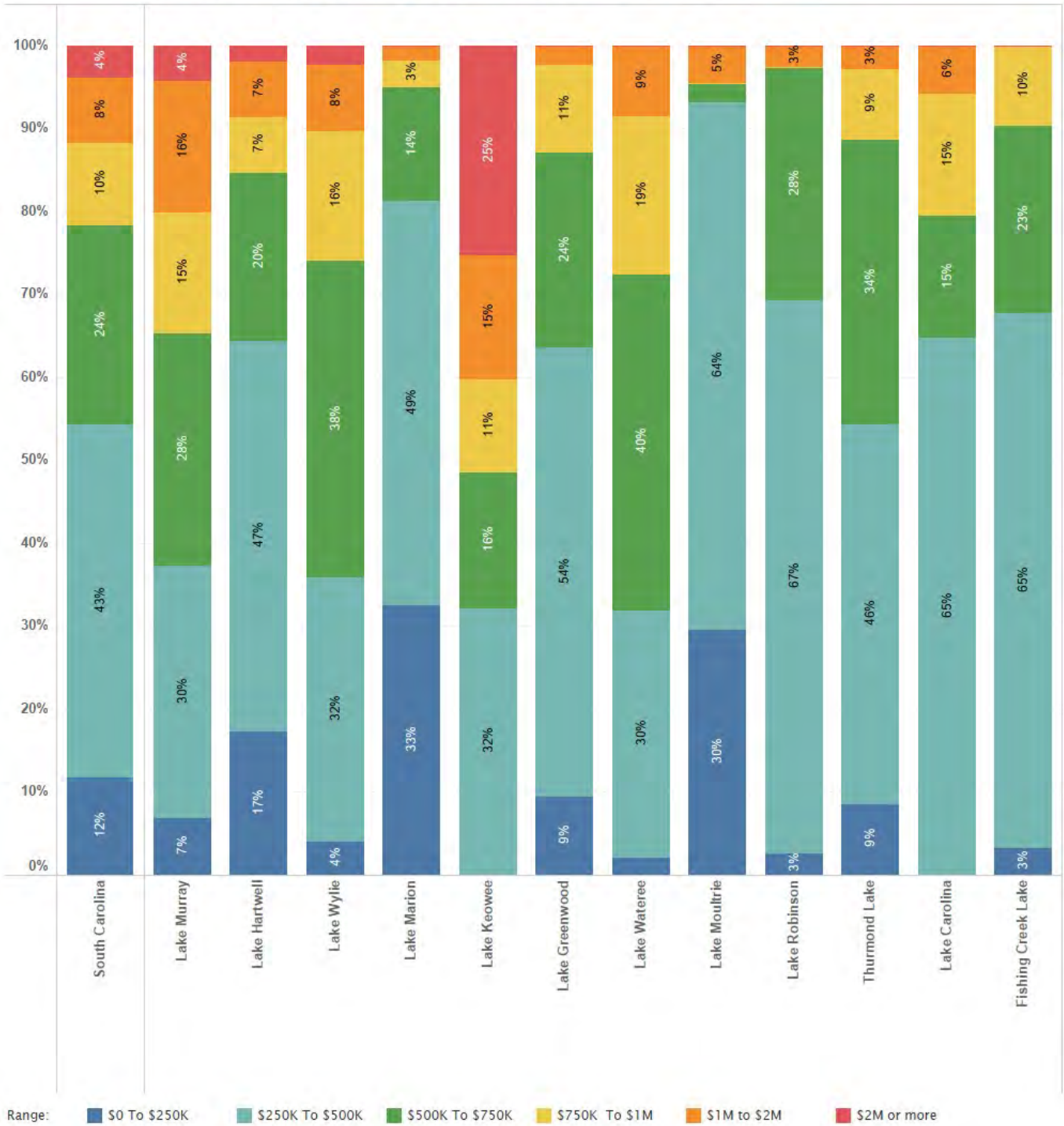
1. Lake Greenwood	\$8,272
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

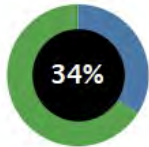
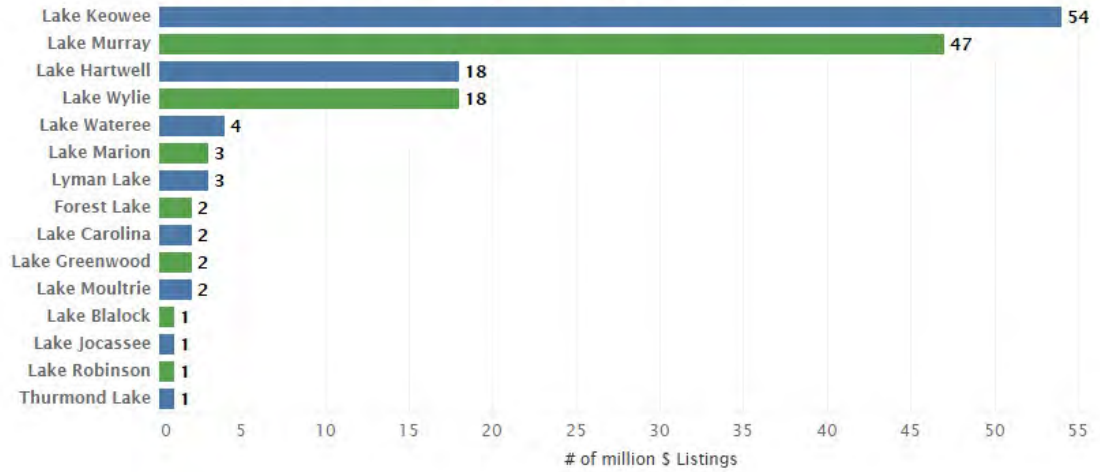
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the South Carolina Market 2025Q1



Luxury Lake Real Estate in South Carolina

Where Are The Million-Dollar Listings? 2025Q1

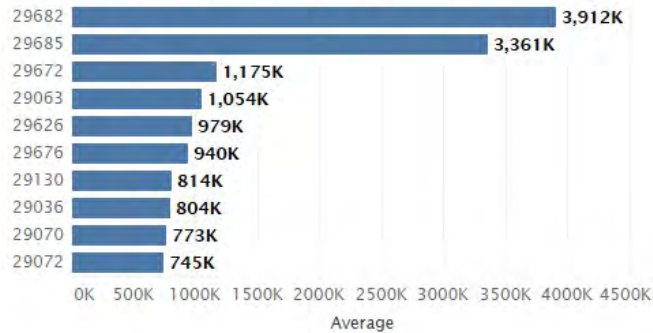


of \$1M+ Homes in South Carolina are on Lake Keowee

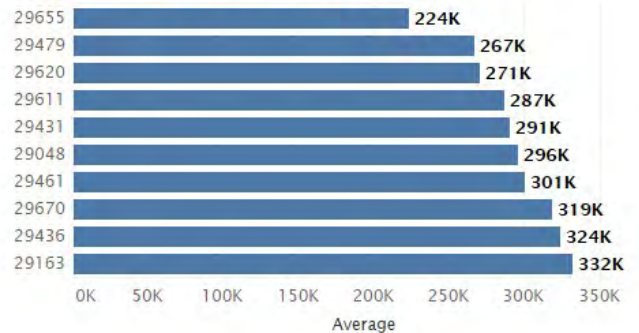
Total Number of \$1M+ Homes

159

Most Expensive ZIP Codes 2025Q1

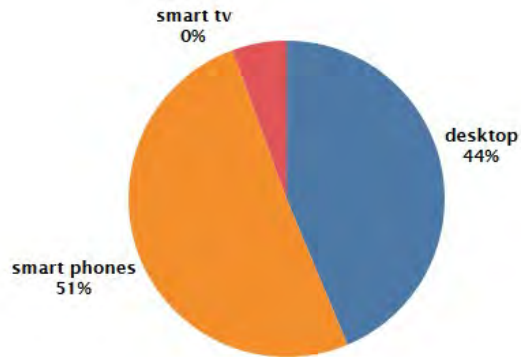


Most Affordable ZIP Codes 2025Q1

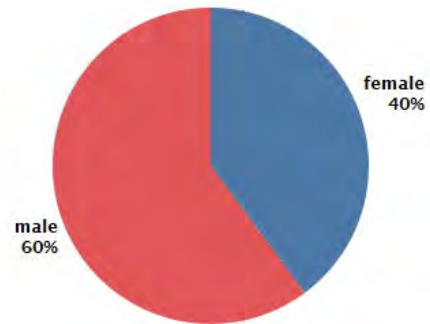


Who's Shopping South Carolina Lake Real Estate

How are shoppers connecting 2025Q1



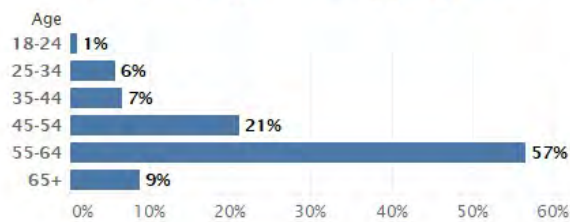
Male/Female Visitors 2025Q1



Charlotte NC

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

What Age Groups are Shopping 2025Q1

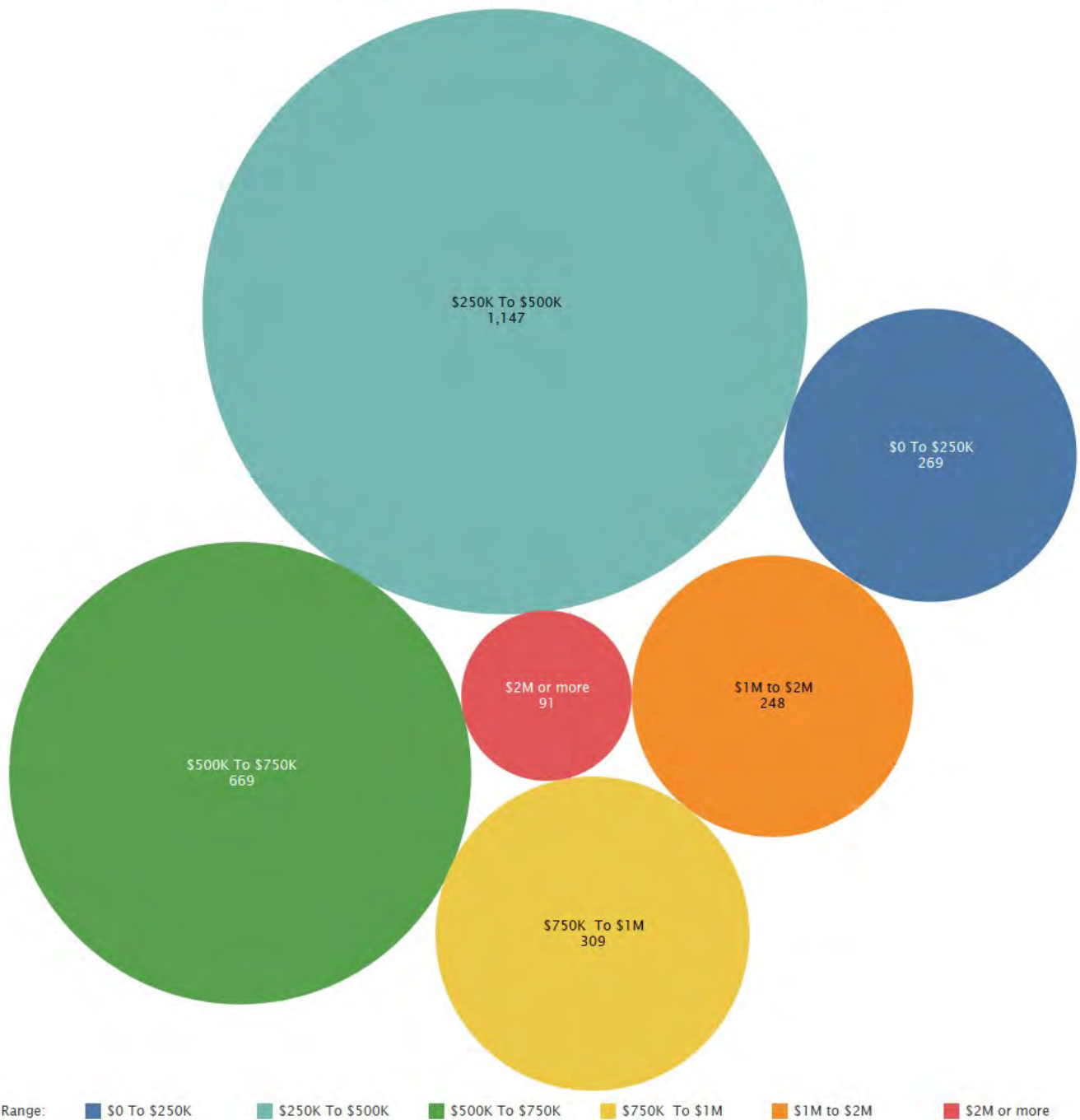


- Raleigh, NC
- Ashburn, VA
- New York, NY
- Dallas, TX
- Nashville, TN
- Philadelphia, PA
- Asheville, NC
- Reston, VA
- Hendersonville, NC



TENNESSEE

Price Breakdown by Number of Homes in the Tennessee Market 2025Q1



Tennessee

The total Tennessee market declined from \$2.8 billion in winter 2024 to \$2.5 billion resulting in a \$300 million decrease.

Largest Markets

1. Old Hickory Lake	\$459,441,339	18.2%	6. Watts Bar Lake	\$133,056,969	5.3%
2. Tellico Lake	\$197,387,593	7.8%	7. Douglas Lake	\$126,817,790	5.0%
3. Fort Loudoun Lake	\$181,215,499	7.2%	8. Nickajack Lake	\$118,432,104	4.7%
4. J. Percy Priest Lake	\$154,994,072	6.1%	9. Norris Lake	\$107,035,601	4.2%
5. Tims Ford Lake	\$134,600,481	5.3%	10. Kentucky Lake*	\$95,764,203	3.8%

Total Tennessee Market:

\$2,529,330,564

Largest Home Markets

1. Old Hickory Lake	\$389,528,773	20.1%
2. Fort Loudoun Lake	\$157,761,999	8.1%
3. Tellico Lake	\$156,321,996	8.1%
4. J. Percy Priest Lake	\$125,289,672	6.5%
5. Tims Ford Lake	\$110,853,641	5.7%
6. Nickajack Lake	\$93,640,036	4.8%
7. Douglas Lake	\$90,149,513	4.7%
8. Watts Bar Lake	\$89,634,289	4.6%
9. Norris Lake	\$79,491,630	4.1%
10. Chickamauga Lake	\$73,246,065	3.8%

Total Tennessee Home Market:

\$1,936,465,319

Largest Land Markets

1. Old Hickory Lake	\$69,912,566	11.8%
2. Watts Bar Lake	\$43,422,680	7.3%
3. Tellico Lake	\$41,065,597	6.9%
4. Douglas Lake	\$36,668,277	6.2%
5. Center Hill Lake	\$36,261,697	6.1%
6. Kentucky Lake*	\$35,817,562	6.0%
7. J. Percy Priest Lake	\$29,704,400	5.0%
8. Norris Lake	\$27,543,971	4.6%
9. Nickajack Lake	\$24,792,068	4.2%
10. Tims Ford Lake	\$23,746,840	4.0%

Total Tennessee Land Market:

\$592,865,245

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	\$1,204,290
2. Lake Dartmoor	\$976,464
3. Dale Hollow Lake	\$939,325
4. Norris Lake	\$931,078
5. Chickamauga Lake	\$882,483

Most Affordable Home Markets**

1. Lake Catherine	\$321,073
2. Lake Barkley	\$322,350
3. Fort Patrick Henry Lake	\$417,764
4. Lake Tansi	\$423,797
5. Tennessee River - West/Middle TN	\$446,279

* 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	641	10.6%	6. Center Hill Lake	327	5.4%
2. Kentucky Lake*	455	7.5%	7. Norris Lake	305	5.1%
3. Tellico Lake	374	6.2%	8. J. Percy Priest Lake	273	4.5%
4. Watts Bar Lake	368	6.1%	9. Tims Ford Lake	258	4.3%
5. Lake Barkley*	346	5.7%	10. Douglas Lake	236	3.9%

Total Tennessee Listings:

6,032

Most Homes Available

1. Old Hickory Lake	565	19.1%
2. J. Percy Priest Lake	256	8.7%
3. Tellico Lake	213	7.2%
4. Tims Ford Lake	165	5.6%
5. Nickajack Lake	147	5.0%
6. Kentucky Lake*	139	4.7%
7. Watts Bar Lake	134	4.5%
8. Fort Loudoun Lake	131	4.4%
9. Lake Barkley*	121	4.1%
10. Douglas Lake	112	3.8%

Total Tennessee Home Listings:

2,951

Most Land Available

1. Kentucky Lake*	316	10.3%
2. Center Hill Lake	257	8.3%
3. Watts Bar Lake	234	7.6%
4. Lake Barkley*	225	7.3%
5. Norris Lake	219	7.1%
6. Tennessee River - West/Middle TN	175	5.7%
7. Tellico Lake	161	5.2%
8. Cherokee Lake	156	5.1%
9. Dale Hollow Lake*	137	4.4%
10. Douglas Lake	124	4.0%

Total Tennessee Land Listings:

3,081

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Fort Loudoun Lake	\$413,101
2. Tellico Lake	\$338,267
3. J. Percy Priest Lake	\$315,491
4. Nickajack Lake	\$278,459
5. Pickwick Lake	\$208,654
6. Tims Ford Lake	\$176,283
7. Old Hickory Lake	\$140,856
8. Tennessee River - West/Middle TN	\$113,870

Listings of 10 Acres or More

1. Old Hickory Lake	\$56,562
---------------------	----------

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Indian Lake	\$21,145
2. Cordell Hull Lake	\$24,310
3. Lake Malvern	\$27,229
4. Lake Pomeroy	\$28,261
5. Kentucky Lake	\$31,791
6. Lake Catherine	\$35,117
7. Lake Barkley	\$35,873
8. Dale Hollow Lake	\$37,922

Listings of 10 Acres or More

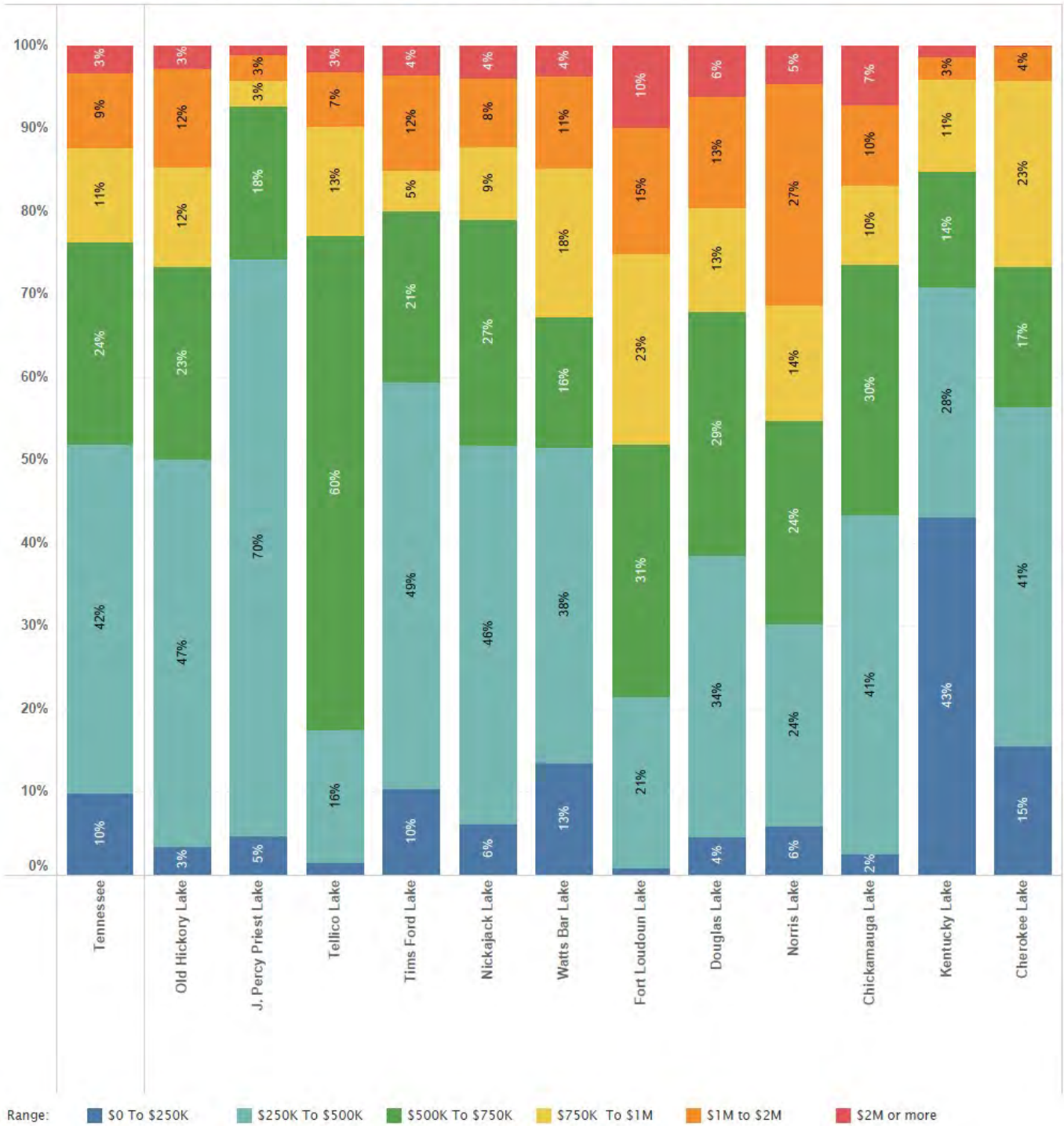
1. Cordell Hull Lake	\$7,045
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** The figures in the Most Expensive and Most Affordable Home Markets lists represent the average list price specific to each market.

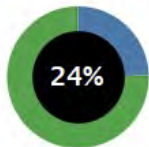
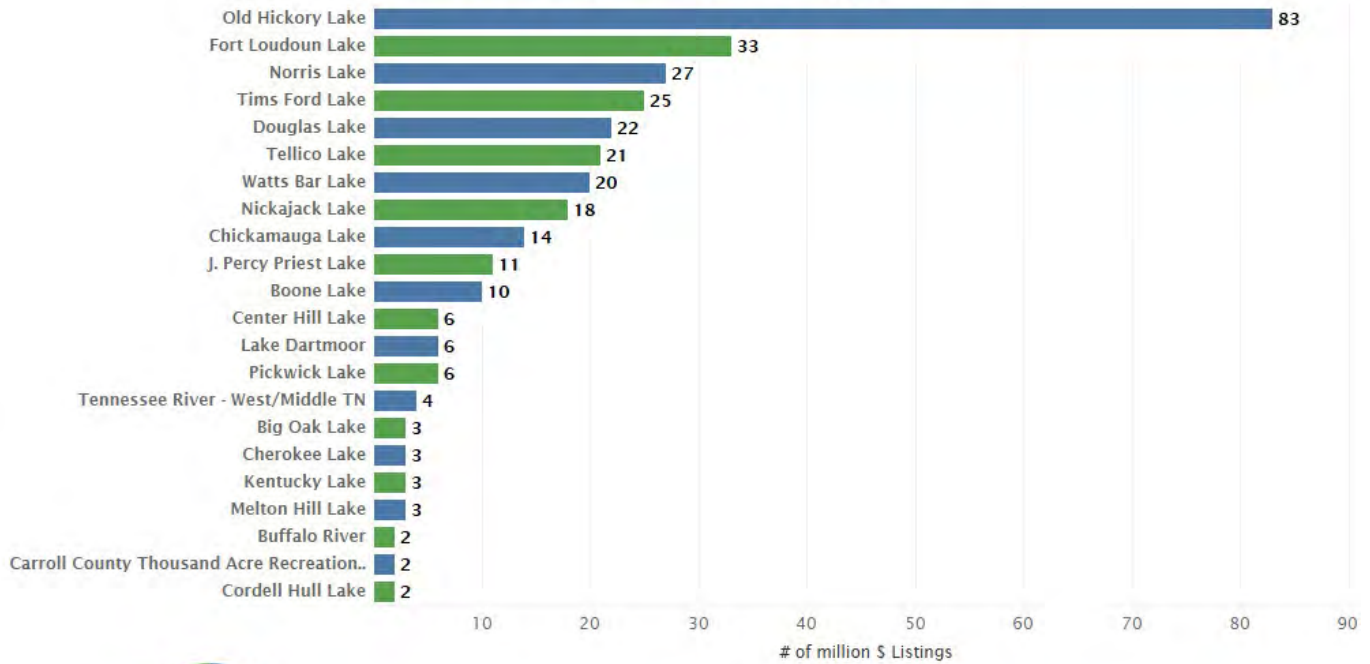
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Tennessee Market 2025Q1



Luxury Lake Real Estate in Tennessee

Where Are The Million-Dollar Listings? 2025Q1

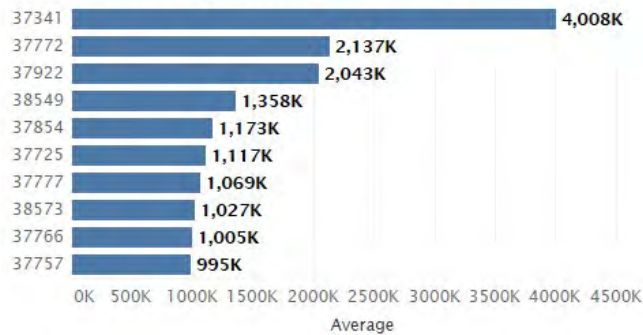


of \$1M+ Homes in Tennessee are on Old Hickory Lake

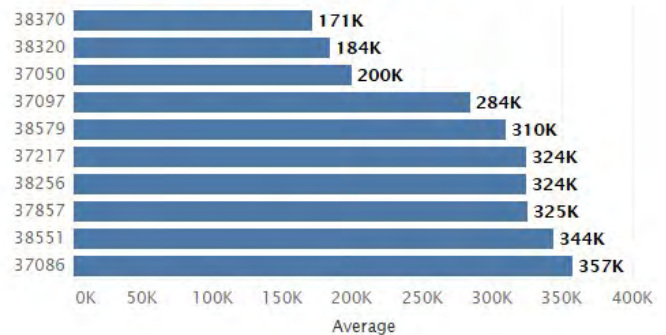
Total Number of \$1M+ Homes

339

Most Expensive ZIP Codes 2025Q1

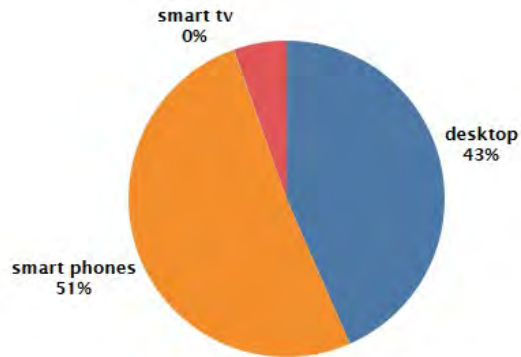


Most Affordable ZIP Codes 2025Q1

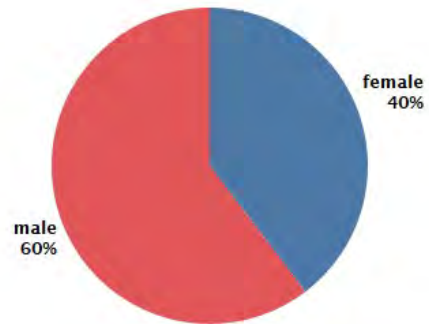


Who's Shopping Tennessee Lake Real Estate

How are shoppers connecting 2025Q1



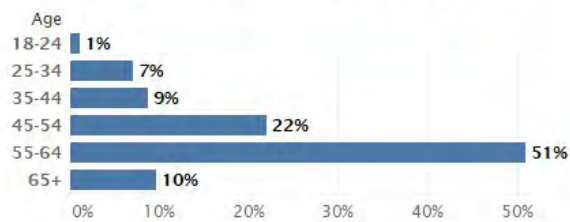
Male/Female Visitors 2025Q1



Ashburn VA

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

What Age Groups are Shopping 2025Q1

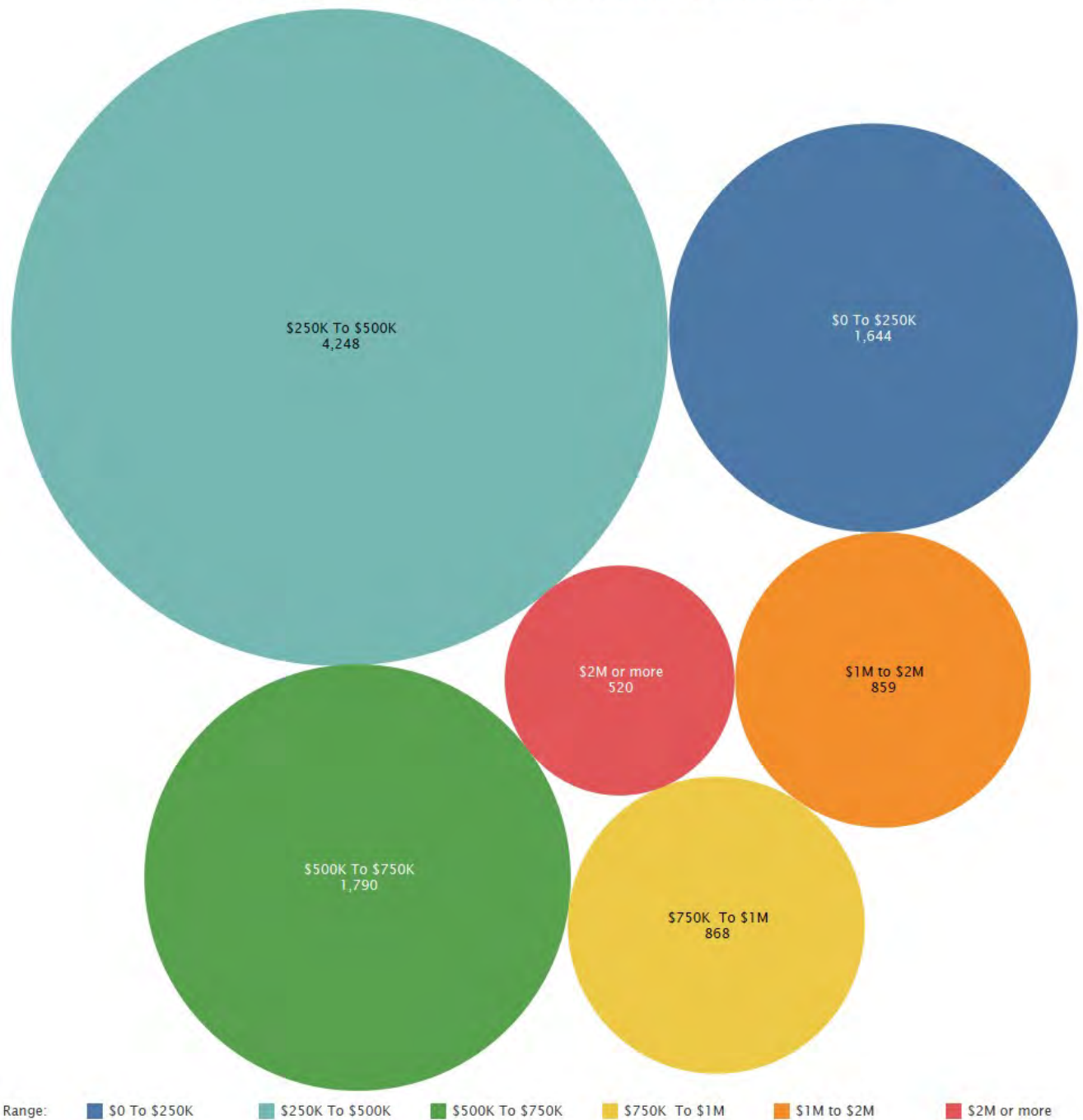


- Dallas, TX
- New York, NY
- Charlotte, NC
- Philadelphia, PA
- Raleigh, NC
- Houston, TX
- Asheville, NC
- Detroit, MI
- Reston, VA



TEXAS

Price Breakdown by Number of Homes in the Texas Market 2025Q1



Texas

The total Texas market declined from \$9.7 billion in winter 2024 to \$9 billion in spring 2025, a \$700 million decrease.

Largest Markets

1. Lewisville Lake	\$847,645,765	9.3%	6. Canyon Lake	\$438,939,723	5.0%
2. Lake LBJ	\$658,030,715	7.2%	7. Cedar Creek Lake	\$417,141,352	4.6%
3. Lake Travis	\$641,048,200	7.2%	8. Lake Conroe	\$390,603,772	4.4%
4. Lake Ray Hubbard	\$543,617,124	6.0%	9. Lady Bird Lake	\$342,017,098	3.9%
5. Lake Austin	\$489,703,345	5.5%	10. Grapevine Lake	\$316,832,588	3.5%

Total Texas Market:

\$9,098,987,175

Largest Home Markets

1. Lewisville Lake	\$732,866,992	10.5%
2. Lake LBJ	\$533,500,775	7.6%
3. Lake Travis	\$489,066,397	7.0%
4. Lake Ray Hubbard	\$441,621,634	6.3%
5. Lake Austin	\$391,698,096	5.6%
6. Lady Bird Lake	\$329,684,198	4.7%
7. Canyon Lake	\$326,051,397	4.6%
8. Lake Conroe	\$322,925,483	4.6%
9. Cedar Creek Lake	\$304,175,387	4.3%
10. Grapevine Lake	\$261,158,340	3.7%

Total Texas Home Market:

\$7,012,886,224

Largest Land Markets

1. Lake Travis	\$151,981,803	8.3%
2. Canyon Lake	\$112,888,326	6.1%
3. Lake LBJ	\$107,864,940	5.9%
4. Lake Austin	\$98,005,249	5.3%
5. Lewisville Lake	\$95,624,693	5.2%
6. Lake Ray Roberts	\$90,718,576	4.9%
7. Cedar Creek Lake	\$90,207,765	4.9%
8. Lake Livingston	\$73,215,403	4.0%
9. Lake Conroe	\$67,678,289	3.7%
10. Lake Ray Hubbard	\$66,322,261	3.6%

Total Texas Land Market:

\$1,836,517,605

45% of the listings on Lady Bird Lake are priced in the \$1M or more range.

Most Expensive Home Markets**

1. Lake Austin	\$3,057,016
2. Lake LBJ	\$1,635,392
3. Grapevine Lake	\$1,619,306
4. Lake Woodlands	\$1,559,819
5. Possum Kingdom Lake	\$1,557,837

Most Affordable Home Markets**

1. Callender Lake	\$254,912
2. Holly Lake Ranch	\$292,261
3. Leisure Lake	\$307,782
4. Lake Tawakoni	\$316,232
5. Lake Athens	\$321,849

* 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	1,288	7.7%	6. Lake Granbury	839	5.0%
2. Canyon Lake	1,131	6.9%	7. Lake Conroe	795	4.8%
3. Lake Ray Hubbard	930	5.6%	8. Lake Travis	772	4.7%
4. Lake Livingston	925	5.6%	9. Lake LBJ	693	4.2%
5. Cedar Creek Lake	916	5.5%	10. Lake Whitney	387	2.3%

Total Texas Listings:

16,680

Most Homes Available

1. Lewisville Lake	1,196	12.0%
2. Lake Ray Hubbard	826	8.3%
3. Lake Conroe	617	6.2%
4. Canyon Lake	534	5.3%
5. Lake Granbury	510	5.1%
6. Cedar Creek Lake	485	4.8%
7. Lake Travis	435	4.3%
8. Lake Livingston	412	4.1%
9. Lake LBJ	335	3.3%
10. Eagle Mountain Lake	318	3.2%

Total Texas Home Listings:

10,006

Most Land Available

1. Canyon Lake	597	9.2%
2. Lake Livingston	513	7.9%
3. Cedar Creek Lake	411	6.3%
4. Lake LBJ	356	5.5%
5. Lake Travis	337	5.2%
6. Lake Granbury	308	4.8%
7. Lake Whitney	251	3.9%
8. Richland Chambers Reservoir	250	3.9%
9. Lake Brownwood	211	3.3%
10. Possum Kingdom Lake	205	3.2%

Total Texas Land Listings:

6,477

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lady Bird Lake	\$4,817,351
2. Lake Austin	\$3,085,910
3. Clear Lake	\$988,934
4. Grapevine Lake	\$870,997
5. Taylor Lake	\$754,474
6. Lake Waco	\$693,689
7. Lake LBJ	\$506,244
8. Lake McQueeney	\$453,152

Listings of 10 Acres or More

1. Lake Ray Hubbard	\$323,620
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Safari Waters Ranch	\$26,864
2. Swan Lake	\$43,080
3. Palo Pinto Lake	\$45,094
4. Hilltop Lakes	\$46,060
5. Lake Gladewater	\$54,244
6. Lake Whitney	\$65,311
7. Lake Sam Rayburn	\$67,309
8. Callender Lake	\$67,352

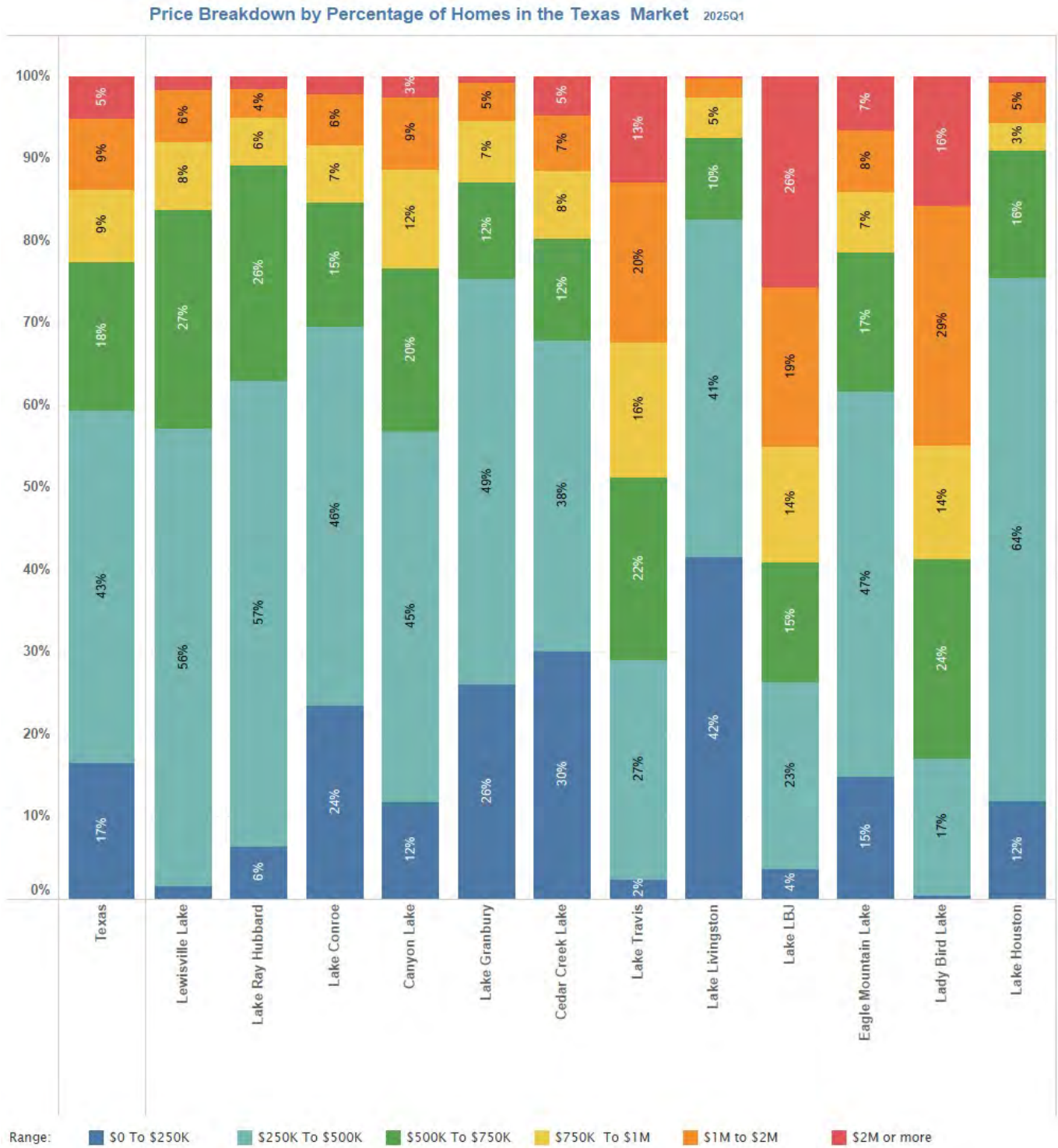
Listings of 10 Acres or More

1. Lake Brownwood	\$6,541
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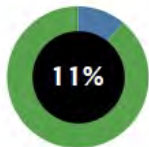
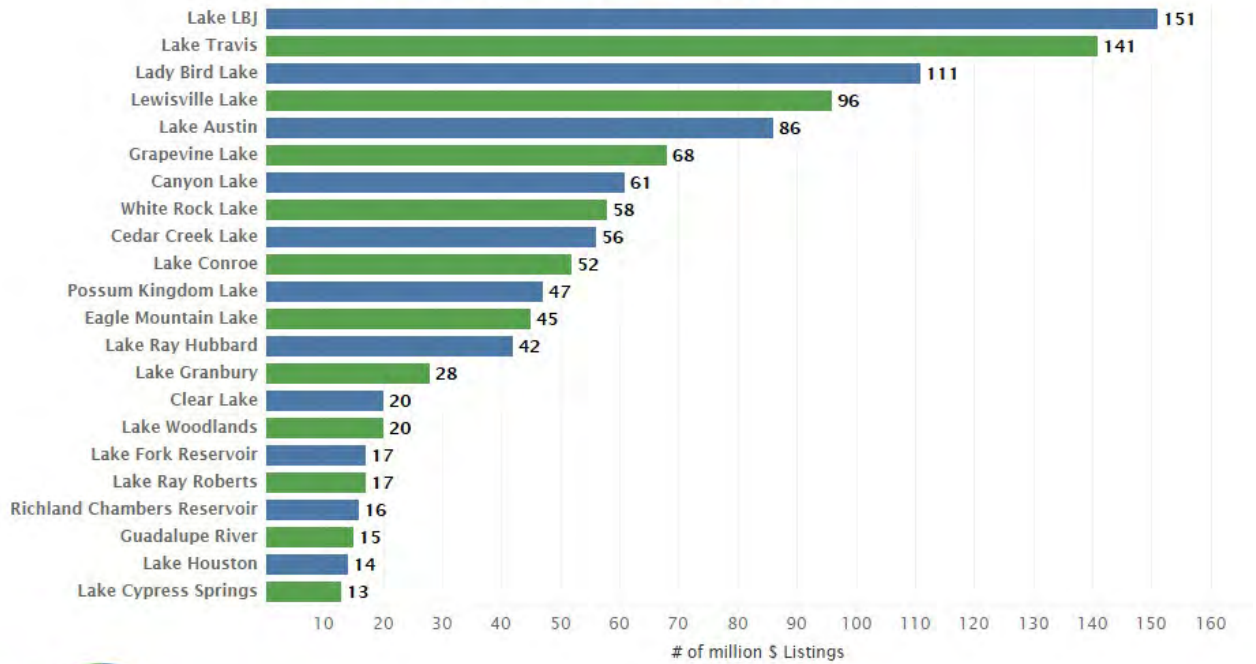
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Luxury Lake Real Estate in Texas

Where Are The Million-Dollar Listings? 2025Q1

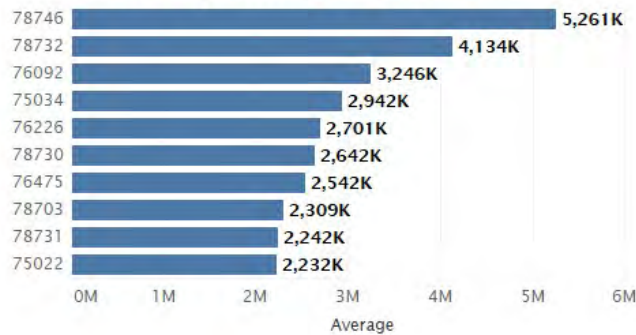


of \$1M+ Homes in Texas are on Lake LBJ

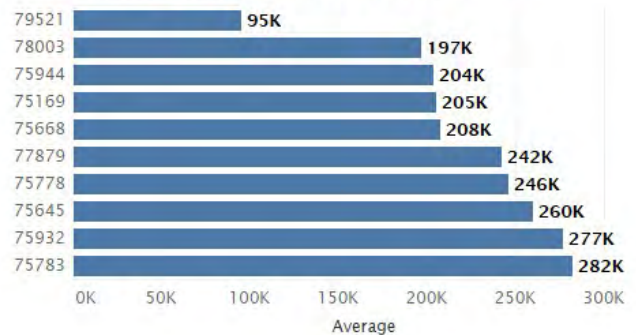
Total Number of \$1M+ Homes

1,379

Most Expensive ZIP Codes 2025Q1

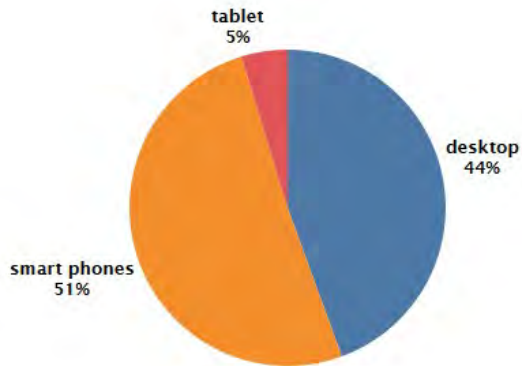


Most Affordable ZIP Codes 2025Q1

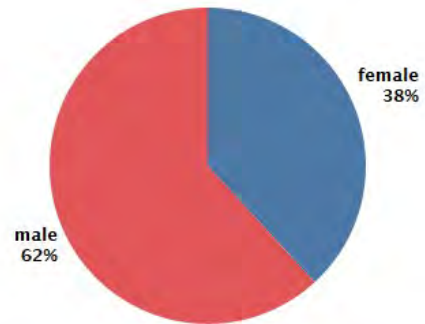


Who's Shopping Texas Lake Real Estate

How are shoppers connecting 2025Q1



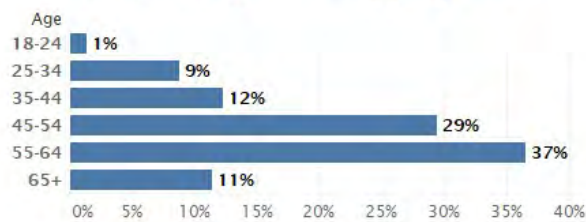
Male/Female Visitors 2025Q1



Ashburn VA

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

What Age Groups are Shopping 2025Q1

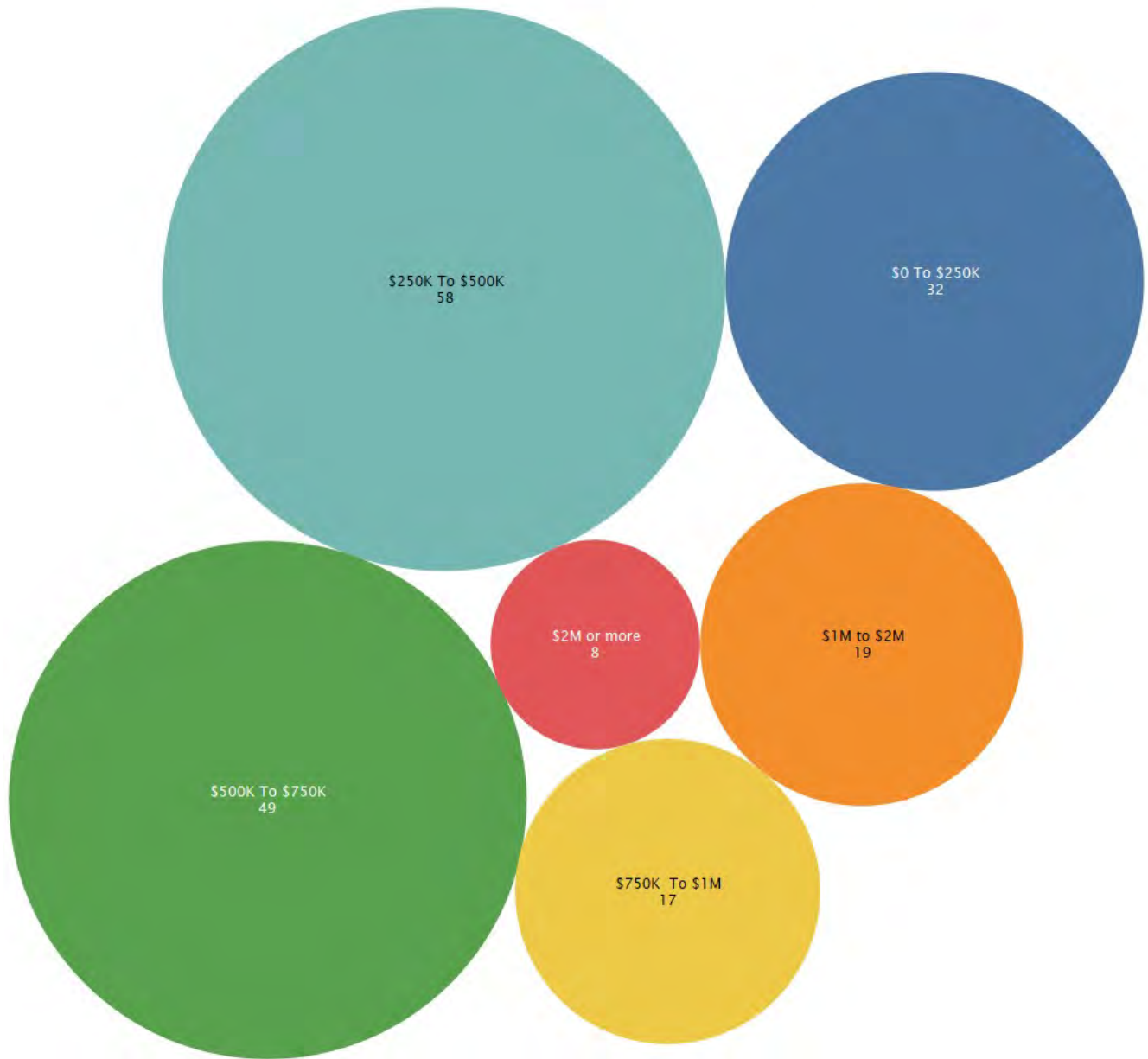


- New York, NY
- Oklahoma City, OK
- Coalgate, OK
- Stillwater, OK
- Martin, TN
- Weatherford, OK
- Selmer, TN
- Dickson, TN
- Nashville, TN



VERMONT

Price Breakdown by Number of Homes in the Vermont Market 2025Q1



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



Vermont

The total Vermont market fell from \$298 million in winter 2024 to \$222 million in spring 2025, a \$76 million decrease.

Largest Markets

1. Lake Champlain*	\$166,781,740	75.1%
2. Lake Memphremagog	\$9,282,300	4.2%
3. Silver Lake	\$5,350,000	2.7%
4. Island Pond	\$4,820,000	2.4%
5. Lake Seymour	\$3,719,300	1.8%

Total Vermont Market: **\$222,066,638**

Most Listings

1. Lake Champlain*	230	66.5%
2. Lake Memphremagog	22	6.4%
3. Lake Raponda	14	4.3%
4. Lake Bomoseen	9	2.6%
5. Island Pond	7	2.8%

Total Vermont Listings: **346**

Largest Home Markets

1. Lake Champlain*	\$138,994,190	77.7%
2. Lake Memphremagog	\$6,929,900	3.9%
3. Lake Seymour	\$3,432,900	1.9%
4. Echo Lake - Plymouth	\$3,044,000	1.7%
5. Lake Rescue	\$2,775,000	1.6%

Total Vermont Home Market: **\$178,981,388**

Most Homes Available

1. Lake Champlain*	165	71.1%
2. Lake Memphremagog	12	5.2%
3. Lake Bomoseen	4	1.7%
3. Lake Raponda	4	1.7%
3. Lake Seymour	4	1.7%

Total Vermont Home Listings: **232**

Largest Land Markets

1. Lake Champlain*	\$17,888,650	73.8%
2. Lake Memphremagog	\$1,653,400	6.8%
3. Lake Lamoille	\$1,023,900	4.2%
4. Lake Raponda	\$844,000	3.5%
5. Lake St Catherine	\$800,000	3.3%

Total Vermont Land Market: **\$24,230,950**

Most Land Available

1. Lake Champlain*	57	59.4%
2. Lake Raponda	10	10.4%
3. Lake Memphremagog	9	9.4%
4. Lake Beebe	4	4.2%
4. Lake Bomoseen	4	4.2%

Total Vermont Land Listings: **96**

Most Expensive Home Markets**

1. Lake Champlain - Burlington Area	\$992,748
2. Lake Champlain - Grand Isle Area	\$711,000
3. Lake Memphremagog	\$577,492

Average Land Price Per Acre

Listings of Less Than 10 Acres

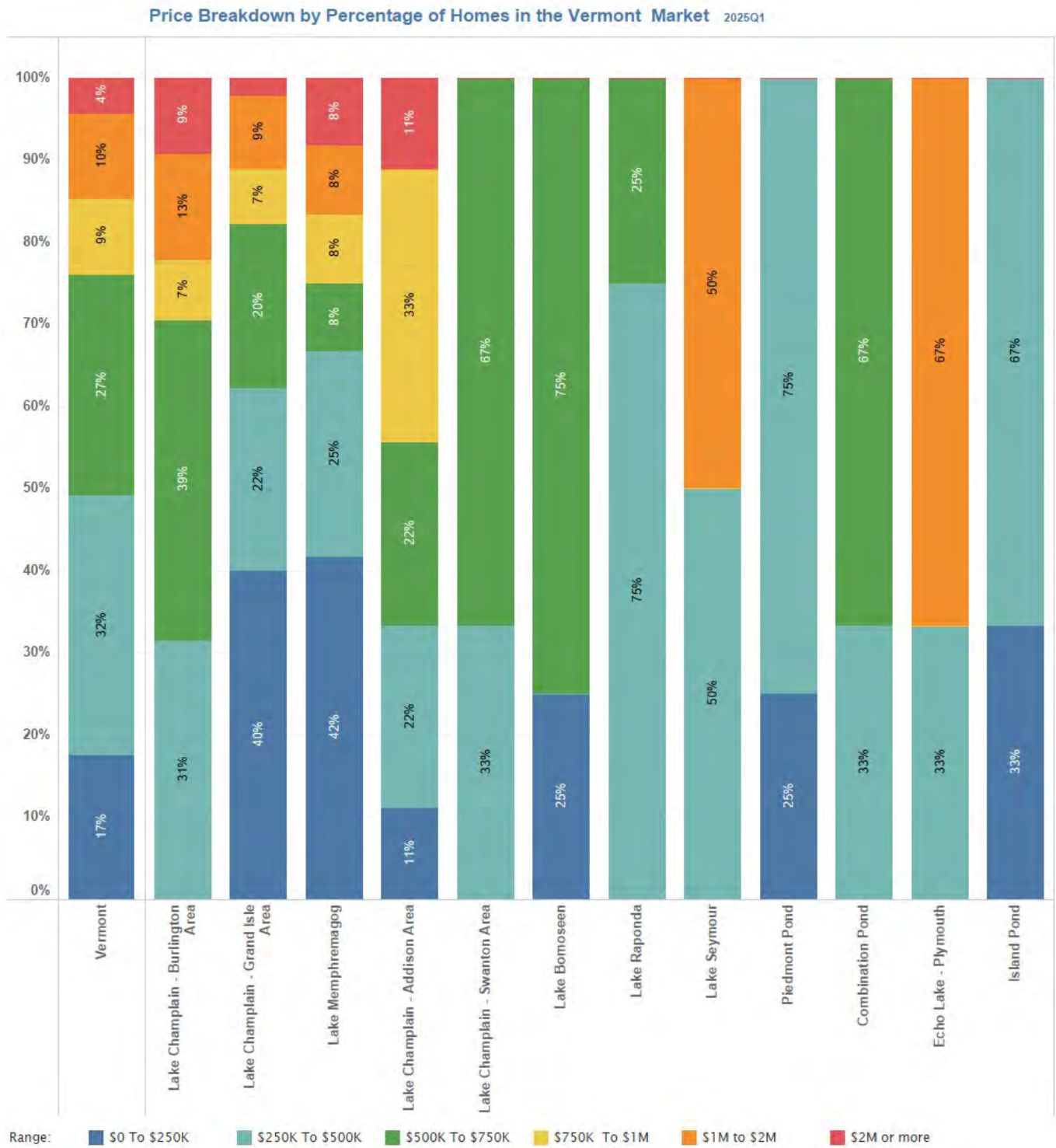
1. Lake Champlain - Grand Isle Area	\$98,967
2. Lake Raponda	\$86,831

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.

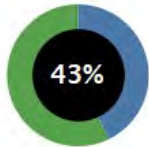
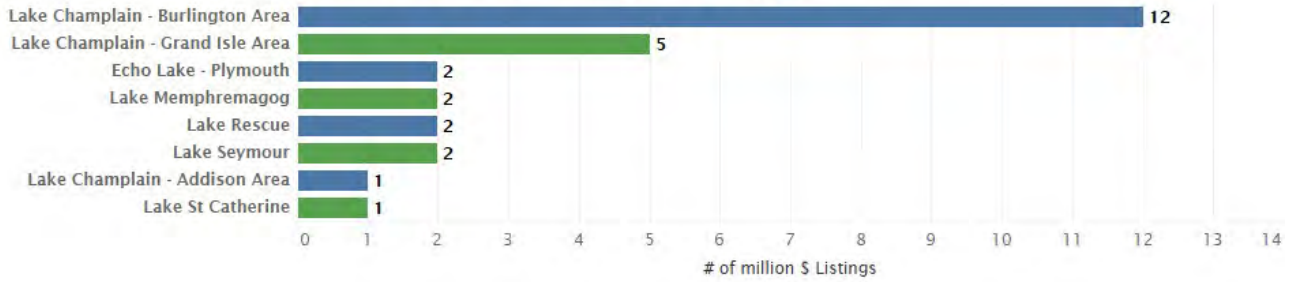
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Luxury Lake Real Estate in Vermont

Where Are The Million-Dollar Listings? 2025Q1

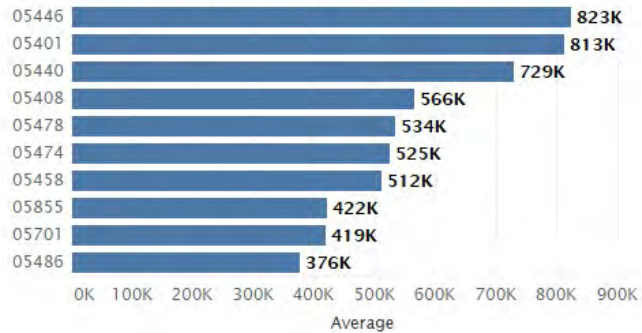


of \$1M+ Homes in Vermont are on Lake Champlain - Burlington Area

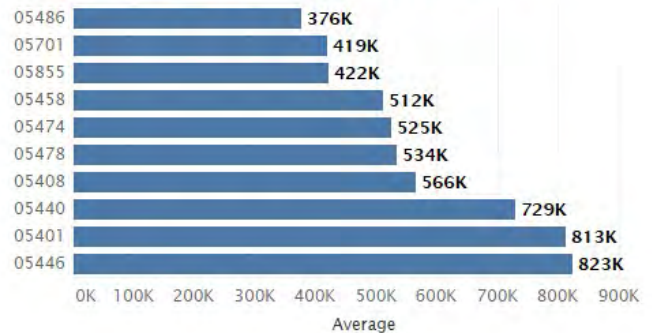
Total Number of \$1M+ Homes

28

Most Expensive ZIP Codes 2025Q1

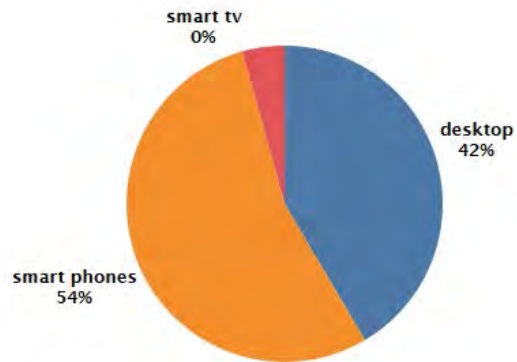


Most Affordable ZIP Codes 2025Q1

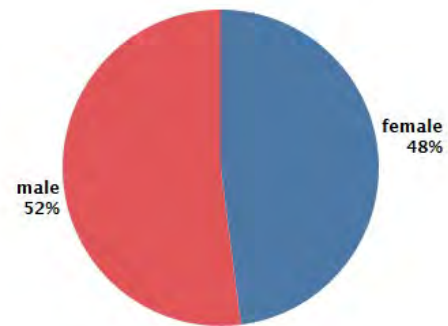


Who's Shopping Vermont Lake Real Estate

How are shoppers connecting 2025Q1



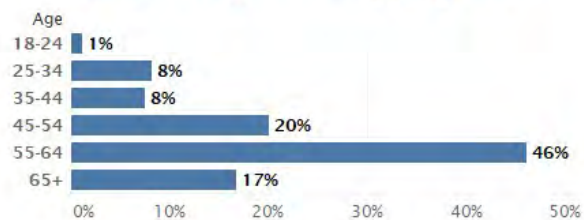
Male/Female Visitors 2025Q1



New York NY

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

What Age Groups are Shopping 2025Q1

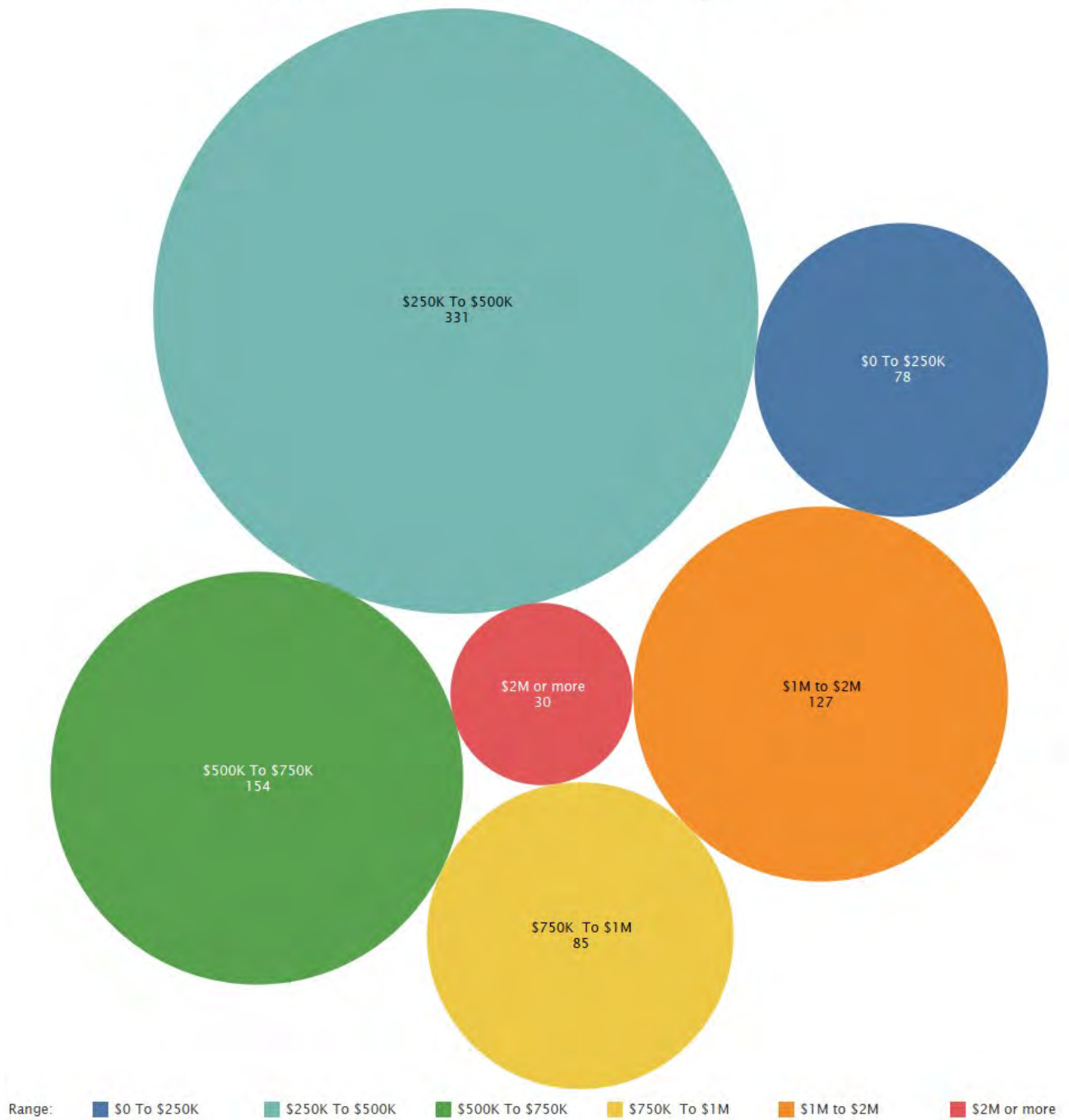


- Ashburn, VA
- Albany, NY
- Philadelphia, PA
- Dallas, TX
- Raleigh, NC
- Saratoga Springs, NY
- Syracuse, NY
- Country Knolls, NY
- Detroit, MI



VIRGINIA

Price Breakdown by Number of Homes in the Virginia Market 2025Q1



Virginia

The total Virginia market declined from \$896 million in winter 2024 to \$821 million in spring 2025, a \$75 billion decrease.

Largest Markets

1. Smith Mountain Lake	\$209,073,234	25.5%	6. Lake Frederick	\$23,372,870	2.8%
2. Lake Anna	\$137,949,754	16.8%	7. Fawn Lake	\$17,349,199	2.1%
3. Lake Gaston*	\$137,642,392	16.8%	8. Occoquan Reservoir	\$15,884,499	2.5%
4. John H Kerr Reservoir*	\$28,083,040	3.4%	9. Lake Monticello	\$15,389,498	1.9%
5. Lake of the Woods	\$23,790,839	2.9%	10. Lake Barcroft	\$12,893,890	1.6%

Total Virginia Market:

\$821,149,965

Largest Home Markets

1. Smith Mountain Lake	\$132,982,316	20.8%
2. Lake Anna	\$116,968,278	18.3%
3. Lake Gaston*	\$94,516,973	14.8%
4. Lake Frederick	\$23,147,970	3.6%
5. Lake of the Woods	\$23,014,839	3.6%
6. John H Kerr Reservoir*	\$16,823,900	2.6%
7. Fawn Lake	\$16,414,299	2.6%
8. Occoquan Reservoir	\$15,884,499	2.5%
9. Lake Monticello	\$15,149,498	2.4%
10. Lake Barcroft	\$11,693,890	1.8%

Total Virginia Home Market:

\$639,446,108

Largest Land Markets

1. Smith Mountain Lake	\$76,090,918	41.9%
2. Lake Gaston*	\$43,125,419	23.7%
3. Lake Anna	\$20,981,476	11.5%
4. John H Kerr Reservoir*	\$11,259,140	6.2%
5. Leesville Lake	\$6,164,520	3.4%
6. South Holston Lake*	\$5,025,150	2.8%
7. Claytor Lake	\$3,104,500	1.7%
8. Ni River Reservoir	\$2,395,000	1.3%
9. Lake Chesdin	\$1,495,000	0.8%
10. Lake Barcroft	\$1,200,000	0.7%

Total Virginia Land Market:

\$181,703,857

Most Expensive Home Markets**

1. Lake Anna	\$1,017,115
2. Smith Mountain Lake	\$936,495
3. Ni River Reservoir	\$880,764
4. Fawn Lake	\$863,910
5. Occoquan Reservoir	\$836,026

Most Affordable Home Markets**

1. College Hill Reservoir	\$165,177
2. College Lake	\$238,307
3. Placid Lake	\$317,523
4. Chrystal Lake	\$322,450
5. Lake Louisa	\$327,504

* 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	380	23.6%	6. Lake of the Woods	53	3.3%
2. Lake Gaston*	255	15.9%	7. Lake Monticello	44	2.7%
3. Lake Anna	197	12.3%	8. Lake Frederick	34	2.1%
4. John H Kerr Reservoir*	85	5.3%	8. South Holston Lake*	34	2.1%
5. Leesville Lake	76	4.7%	10. Lake Holiday	31	1.9%

Total Virginia Listings:

1,608

Most Homes Available

1. Smith Mountain Lake	142	16.0%
2. Lake Anna	115	13.0%
3. Lake Gaston*	101	11.4%
4. Lake of the Woods	48	5.4%
5. Lake Monticello	43	4.8%
6. Lake Frederick	33	3.7%
7. John H Kerr Reservoir*	31	3.5%
8. College Hill Reservoir	24	2.7%
8. Lake Holiday	24	2.7%
10. Fawn Lake	19	2.1%

Total Virginia Home Listings:

888

Most Land Available

1. Smith Mountain Lake	238	33.1%
2. Lake Gaston*	154	21.4%
3. Lake Anna	82	11.4%
4. Leesville Lake	72	10.0%
5. John H Kerr Reservoir*	54	7.5%
6. South Holston Lake*	24	3.3%
7. Lake Izac	14	1.9%
8. Claytor Lake	12	1.7%
9. Lake Holiday	7	1.0%
10. Lake of the Woods	5	0.7%

Total Virginia Land Listings:

720

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Claytor Lake	\$162,624
2. Smith Mountain Lake	\$156,831
3. Lake Izac	\$112,512
4. Lake Anna	\$104,871
5. South Holston Lake	\$61,102
6. John H Kerr Reservoir	\$60,082
7. Lake Gaston	\$51,351
8. Leesville Lake	\$36,048

Listings of 10 Acres or More

1. Lake Gaston	\$45,193
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Leesville Lake	\$36,048
2. Lake Gaston	\$51,351
3. John H Kerr Reservoir	\$60,082
4. South Holston Lake	\$61,102
5. Lake Anna	\$104,871
6. Lake Izac	\$112,512
7. Smith Mountain Lake	\$156,831
8. Claytor Lake	\$162,624

Listings of 10 Acres or More

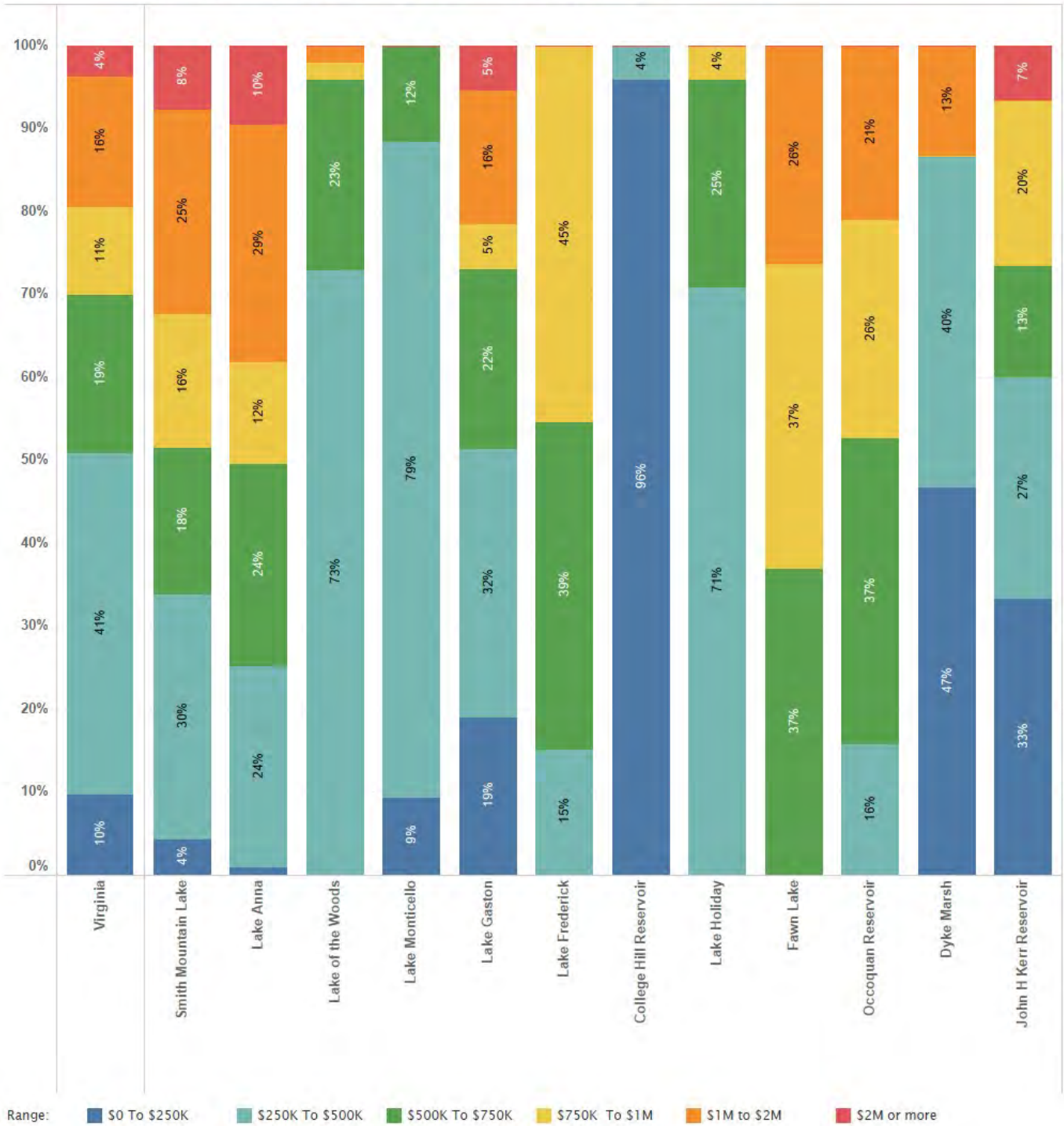
1. Leesville Lake	\$6,534
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

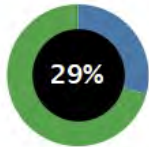
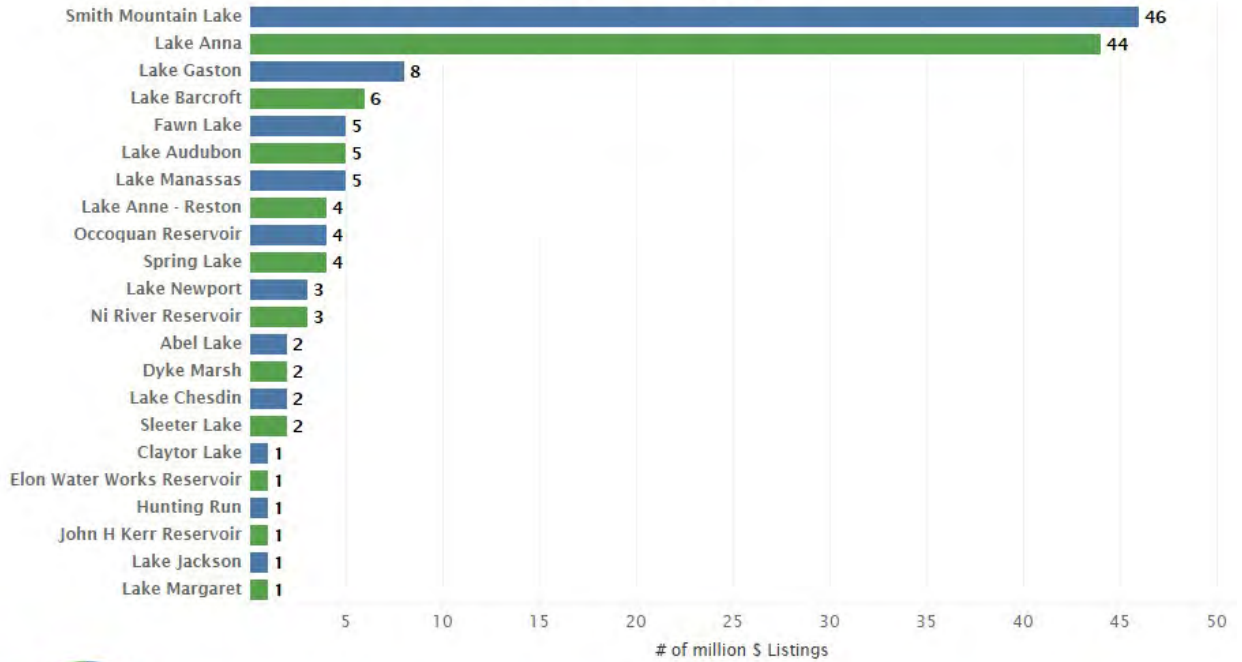
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Virginia Market 2025Q1



Luxury Lake Real Estate in Virginia

Where Are The Million-Dollar Listings? 2025Q1

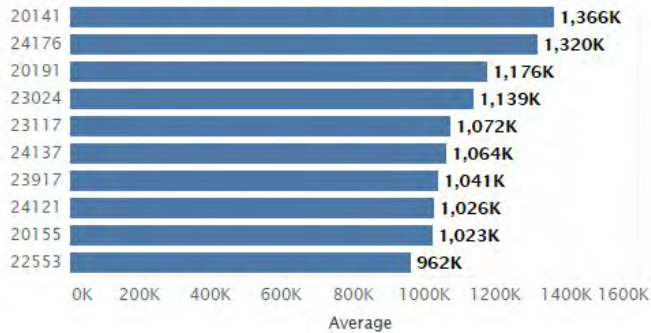


of \$1M+ Homes in Virginia are on Smith Mountain Lake

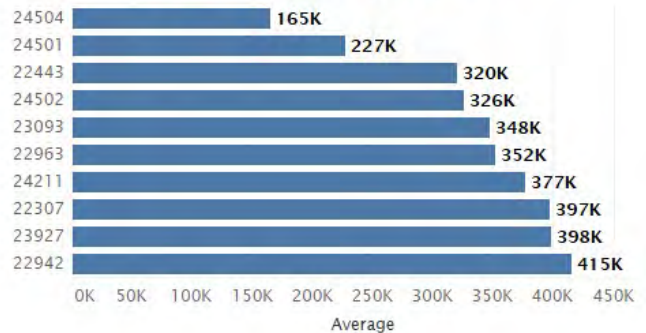
Total Number of \$1M+ Homes

157

Most Expensive ZIP Codes 2025Q1

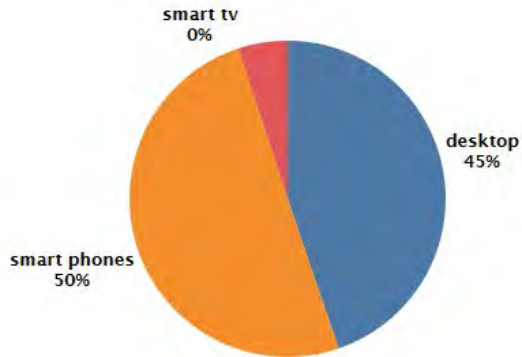


Most Affordable ZIP Codes 2025Q1

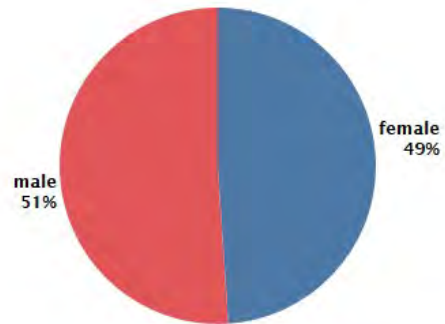


Who's Shopping Virginia Lake Real Estate

How are shoppers connecting 2025Q1



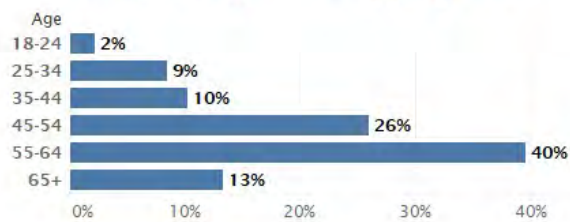
Male/Female Visitors 2025Q1



New York NY

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

What Age Groups are Shopping 2025Q1

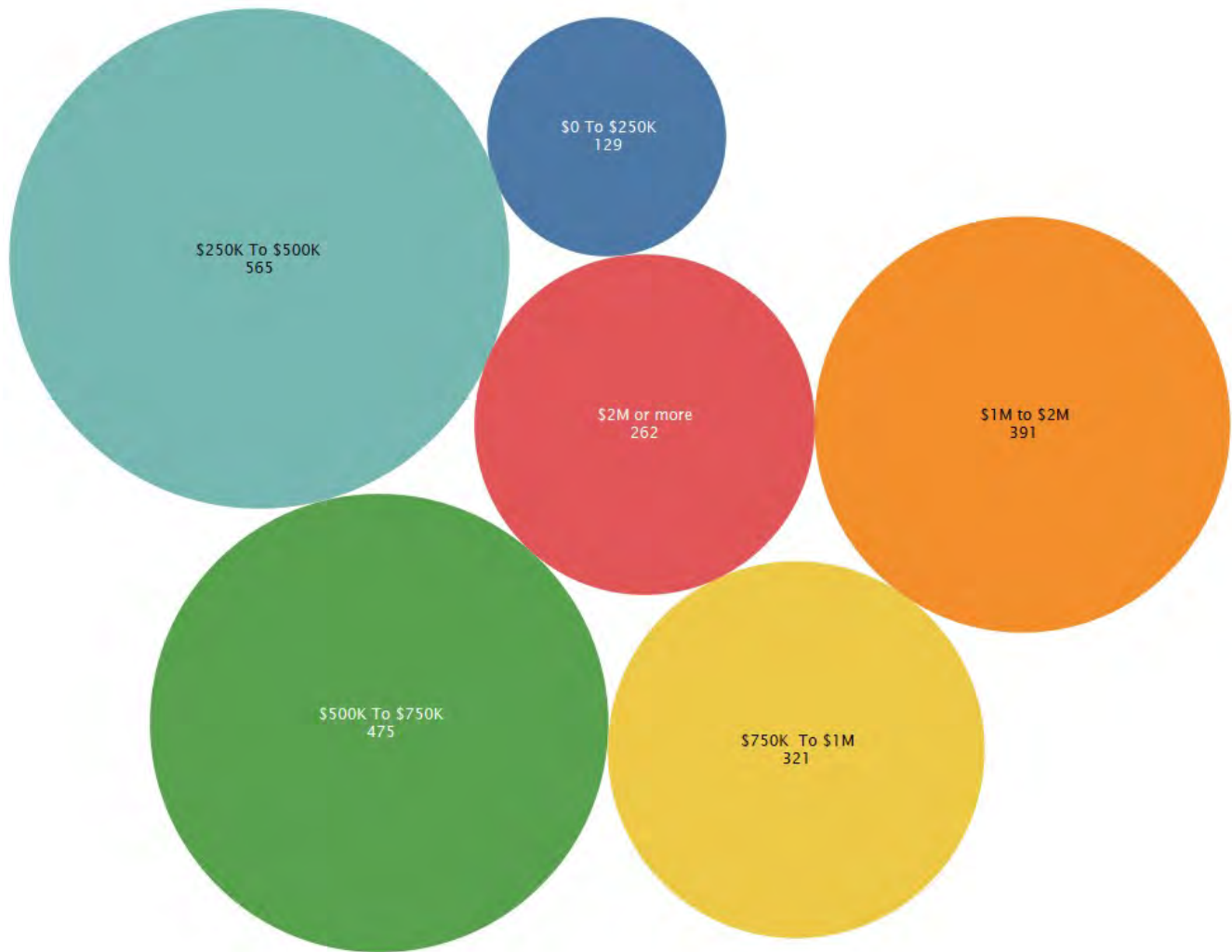


- Raleigh, NC
- Charlotte, NC
- Philadelphia, PA
- Durham, NC
- Dallas, TX
- Wake Forest, NC
- Nashville, TN
- Greensboro, NC
- Cary, NC



WASHINGTON

Price Breakdown by Number of Homes in the Washington Market 2025Q1



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



Washington

The Washington market declined from \$3.5 billion in winter 2024 to \$3 billion in spring 2025, a \$500 million (14%) decrease.

Largest Markets

1. Puget Sound	\$984,825,308	33.6%	6. Moses Lake	\$49,266,525	1.7%
2. Lake Washington	\$792,249,570	27.0%	7. Lake Tapps	\$40,636,909	1.4%
3. Lake Chelan	\$91,091,311	3.1%	8. Lake Washington Ship Canal	\$29,788,145	1.0%
4. Lake Union	\$89,351,439	3.1%	9. Volunteer Park Reservoir	\$27,937,000	1.1%
5. Lake Sammamish	\$59,318,798	2.0%	10. Wanapum Lake	\$24,711,400	0.8%

Total Washington Market:

\$2,929,426,472

Largest Home Markets

1. Puget Sound	\$857,060,158	33.9%
2. Lake Washington	\$726,743,070	28.8%
3. Lake Union	\$76,801,489	3.0%
4. Lake Sammamish	\$57,868,798	2.3%
5. Lake Chelan	\$55,698,438	2.2%
6. Moses Lake	\$36,675,525	1.5%
7. Lake Tapps	\$34,592,450	1.4%
8. Volunteer Park Reservoir	\$27,937,000	1.1%
9. Lake Washington Ship Canal	\$24,145,650	1.0%
10. Lake Whatcom	\$23,067,999	0.9%

Total Washington Home Market:

\$2,526,720,937

Largest Land Markets

1. Puget Sound	\$127,765,150	31.7%
2. Lake Washington	\$65,506,500	16.3%
3. Lake Chelan	\$35,392,873	8.8%
4. Osoyoos Lake	\$13,580,800	3.4%
5. Moses Lake	\$12,591,000	3.1%
6. Lake Union	\$12,549,950	3.1%
7. Cascade Lake	\$11,350,000	2.8%
8. Wanapum Lake	\$10,340,000	2.6%
9. Columbia River - Rocky Reach	\$9,204,500	2.3%
10. Rock Island Pool	\$6,054,800	1.5%

Total Washington Land Market:

\$402,705,535

Most Expensive Home Markets**

1. Lake Washington	\$3,349,046
2. Lake Sammamish	\$2,225,723
3. Lake Whatcom	\$2,042,636
4. Volunteer Park Reservoir	\$1,552,056
5. Lake Tapps	\$1,308,748

Most Affordable Home Markets**

1. Lake Sacajawea	\$412,610
2. Clear Lake - Yelm	\$423,264
3. Duck Lake	\$483,104
4. Wanapum Lake	\$532,274
5. Moses Lake	\$537,664

* 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	1,031	34.1%	6. Duck Lake	75	2.5%
2. Lake Washington	245	8.1%	7. Wanapum Lake	52	1.7%
3. Moses Lake	123	4.1%	8. Lake Tapps	37	1.2%
4. Lake Chelan	100	3.3%	9. Lake Washington Ship Canal	31	1.0%
5. Lake Union	85	2.8%	10. Lake Sammamish	28	0.9%

Total Washington Listings:

3,023

Most Homes Available

1. Puget Sound	701	32.6%
2. Lake Washington	217	10.1%
3. Lake Union	82	3.8%
4. Moses Lake	73	3.4%
5. Lake Chelan	56	2.6%
6. Duck Lake	41	1.9%
7. Lake Washington Ship Canal	28	1.3%
8. Lake Tapps	27	1.3%
8. Wanapum Lake	27	1.3%
10. Lake Sammamish	26	1.2%

Total Washington Home Listings:

2,149

Most Land Available

1. Puget Sound	330	37.8%
2. Moses Lake	50	5.7%
3. Lake Chelan	44	5.0%
4. Duck Lake	34	3.9%
5. Lake Washington	28	3.2%
6. Wanapum Lake	25	2.9%
7. Osoyoos Lake	19	2.2%
8. Columbia River - Rocky Reach	17	1.9%
9. Josephine Lake	12	1.4%
10. Lake Tapps	10	1.1%

Total Washington Land Listings:

874

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Lake Washington	\$5,071,262
2. Lake Chelan	\$1,008,772
3. Lake Tapps	\$963,445
4. Duck Lake	\$327,633
5. Osoyoos Lake	\$298,836
6. Moses Lake	\$272,775
7. Puget Sound	\$269,092
8. Wanapum Lake	\$202,991

Listings of 10 Acres or More

1. Osoyoos Lake	\$73,308
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Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Columbia River - Rocky Reach	\$139,976
2. Josephine Lake	\$162,044
3. Wanapum Lake	\$202,991
4. Puget Sound	\$269,092
5. Moses Lake	\$272,775
6. Osoyoos Lake	\$298,836
7. Duck Lake	\$327,633
8. Lake Tapps	\$963,445

Listings of 10 Acres or More

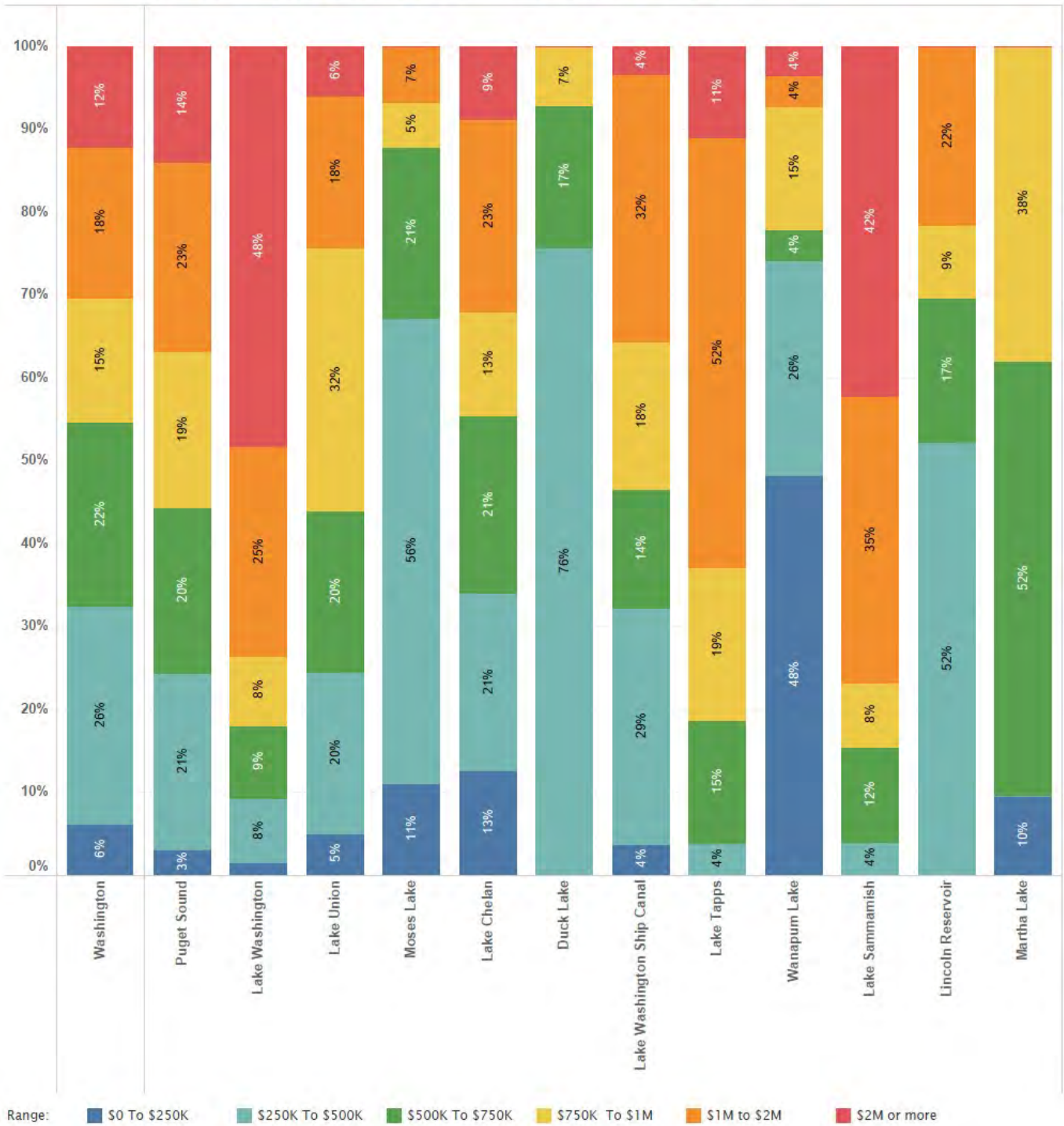
1. Puget Sound	\$30,983
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* This number is the total, multi-state lake real estate inventory for a lake that extends into an adjacent state or states.

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

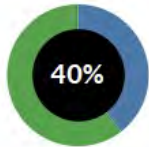
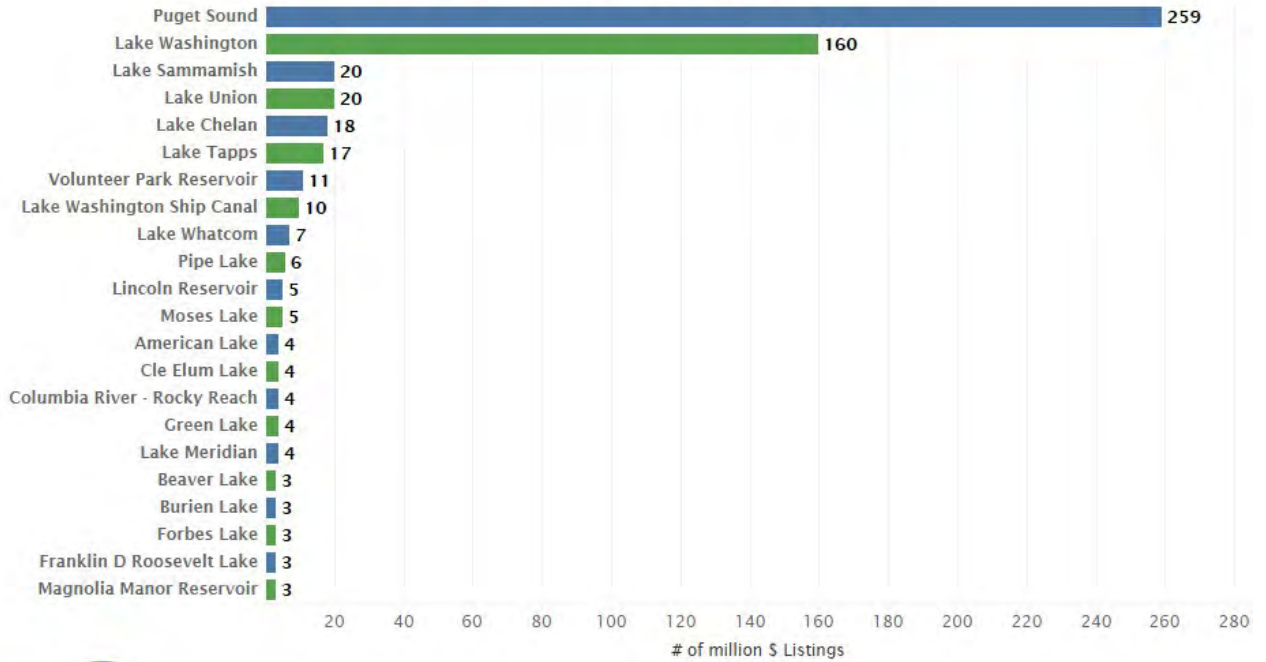
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Washington Market 2025Q1



Luxury Lake Real Estate in Washington

Where Are The Million-Dollar Listings? 2025Q1

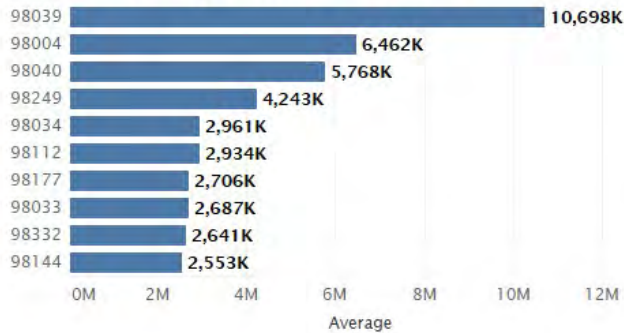


of \$1M+ Homes in Washington are on Puget Sound

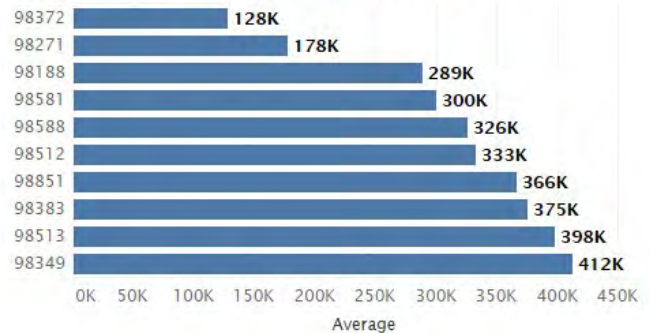
Total Number of \$1M+ Homes

654

Most Expensive ZIP Codes 2025Q1

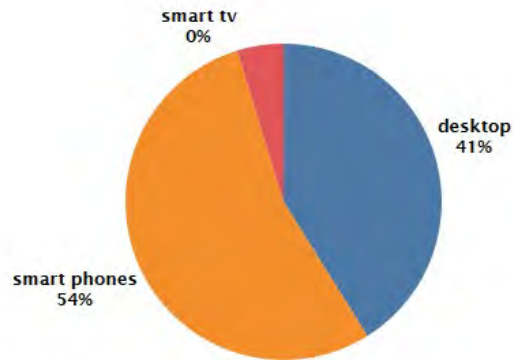


Most Affordable ZIP Codes 2025Q1

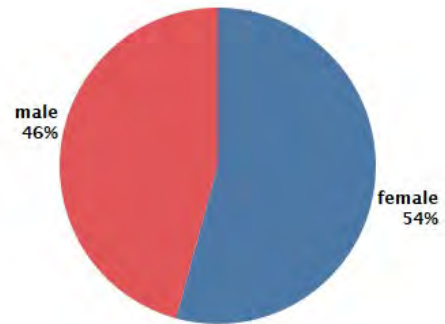


Who's Shopping Washington Lake Real Estate

How are shoppers connecting 2025Q1



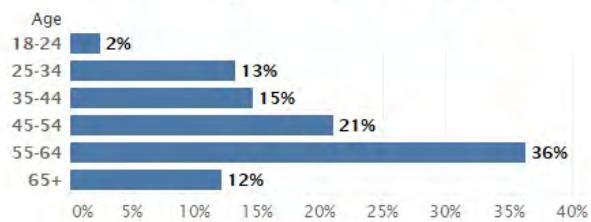
Male/Female Visitors 2025Q1



Brookhaven MS

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

What Age Groups are Shopping 2025Q1

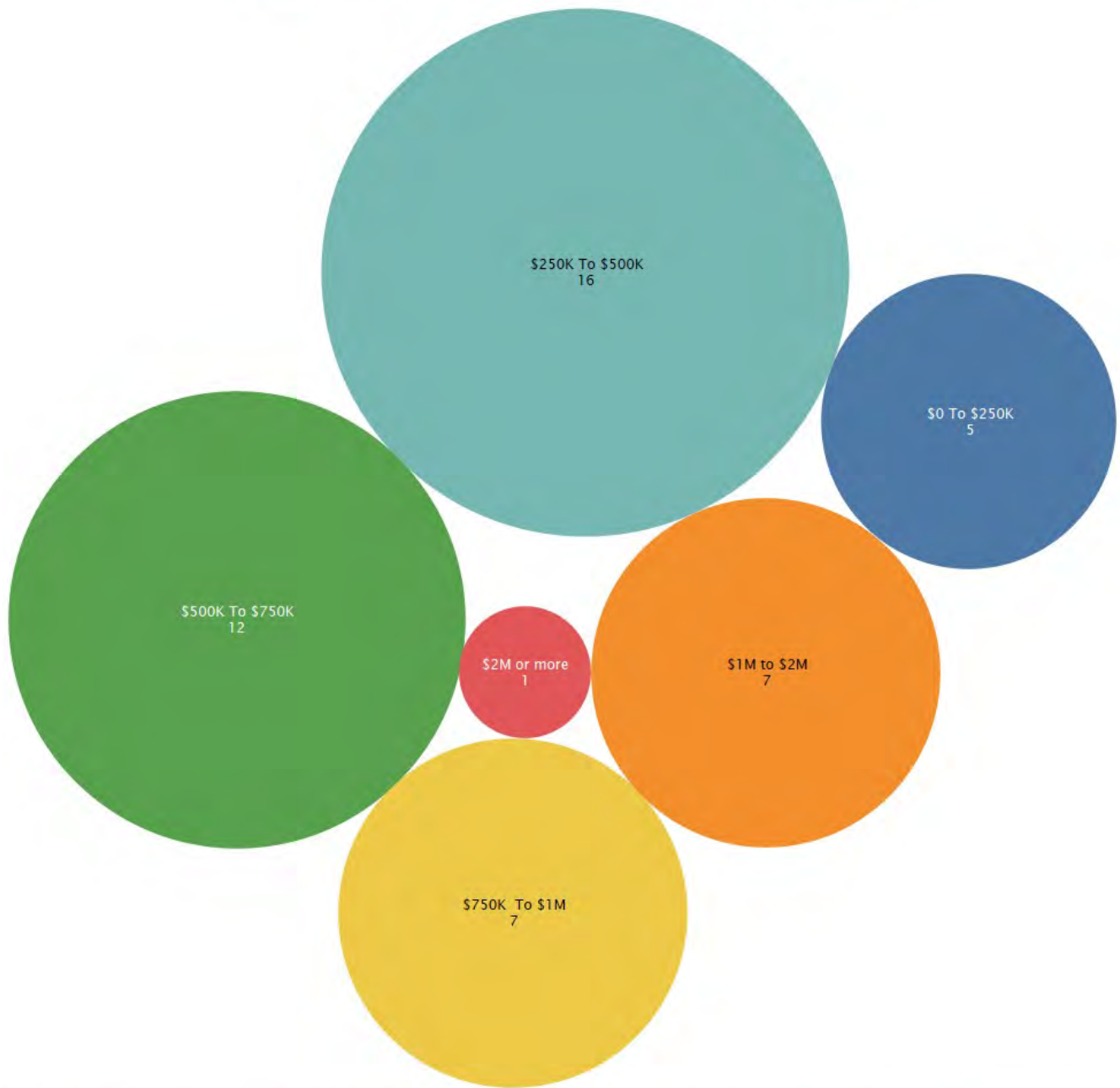


- Ellisville, MS
- Laurel, MS
- Picayune, MS
- Prentiss, MS



WEST VIRGINIA

Price Breakdown by Number of Homes in the West Virginia Market 2025Q1



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



West Virginia

There were no notable changes in the West Virginia market from winter 2024 to spring 2025.

Largest Markets

1. Cheat Lake	\$25,883,925	72.3%	6. Mount Storm Lake	\$948,300	2.6%
2. Alpine Lake	\$3,740,100	10.4%	7. Rock Lake	\$791,900	2.2%
3. Stone Coal Lake	\$1,420,000	4.0%	8. Stonewall Jackson Lake	\$309,500	0.9%
4. Lake Forest	\$1,398,999	4.2%	9. Tygart Lake	\$245,000	0.7%
5. Summersville Lake	\$979,000	3.0%	10. Teeter Creek Lake	\$65,000	0.2%

Total West Virginia Market: **\$35,806,624**

Largest Home Markets

1. Cheat Lake	\$24,079,725	72.9%
2. Alpine Lake	\$3,436,200	10.4%
3. Lake Forest	\$1,398,999	4.2%
4. Stone Coal Lake	\$1,125,000	3.4%
5. Summersville Lake	\$979,000	3.0%
6. Rock Lake	\$740,000	2.2%
7. Mount Storm Lake	\$699,000	2.1%
8. Stonewall Jackson Lake	\$269,500	0.8%
9. Tygart Lake	\$245,000	0.7%
10. Teeter Creek Lake	\$65,000	0.2%

Total West Virginia Home Market: **\$33,037,424**

Largest Land Markets

1. Cheat Lake	\$1,804,200	65.2%
2. Alpine Lake	\$303,900	11.0%
3. Stone Coal Lake	\$295,000	10.7%
4. Mount Storm Lake	\$249,300	9.0%
5. Rock Lake	\$51,900	1.9%
6. Stonewall Jackson Lake	\$40,000	1.4%
7. Lake Ferndale	\$24,900	0.9%

Total West Virginia Land Market: **\$2,769,200**

Most Expensive Home Markets**

1. Cheat Lake	\$926,143
2. Alpine Lake	\$312,382

Most Affordable Home Markets**

1. Alpine Lake	\$312,382
2. Cheat Lake	\$926,143

* 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	40	43.5%	6. Lake Forest	2	4.2%
2. Alpine Lake	32	34.8%	6. Stonewall Jackson Lake	2	2.2%
3. Mount Storm Lake	4	4.3%	6. Summersville Lake	2	4.2%
3. Stone Coal Lake	4	4.3%	9. Lake Ferndale	1	2.3%
5. Rock Lake	3	3.3%	9. Teeter Creek Lake	1	2.1%
Total West Virginia Listings:				92	

Most Homes Available

1. Cheat Lake	26	54.2%
2. Alpine Lake	11	22.9%
3. Lake Forest	2	4.2%
3. Rock Lake	2	4.2%
3. Summersville Lake	2	4.2%
6. Mount Storm Lake	1	2.1%
6. Stone Coal Lake	1	2.1%
6. Stonewall Jackson Lake	1	2.1%
6. Teeter Creek Lake	1	2.1%
6. Tygart Lake	1	2.1%

Total West Virginia Home Listings: 48

Most Land Available

1. Alpine Lake	21	47.7%
2. Cheat Lake	14	31.8%
3. Mount Storm Lake	3	6.8%
3. Stone Coal Lake	3	6.8%
5. Lake Ferndale	1	2.3%
5. Rock Lake	1	2.3%
5. Stonewall Jackson Lake	1	2.3%

Total West Virginia Land Listings: 44

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Cheat Lake	\$109,044
2. Alpine Lake	\$30,299

Listings of 10 Acres or More

Most Affordable Land per Acre

Listings of Less Than 10 Acres

1. Alpine Lake	\$30,299
2. Cheat Lake	\$109,044

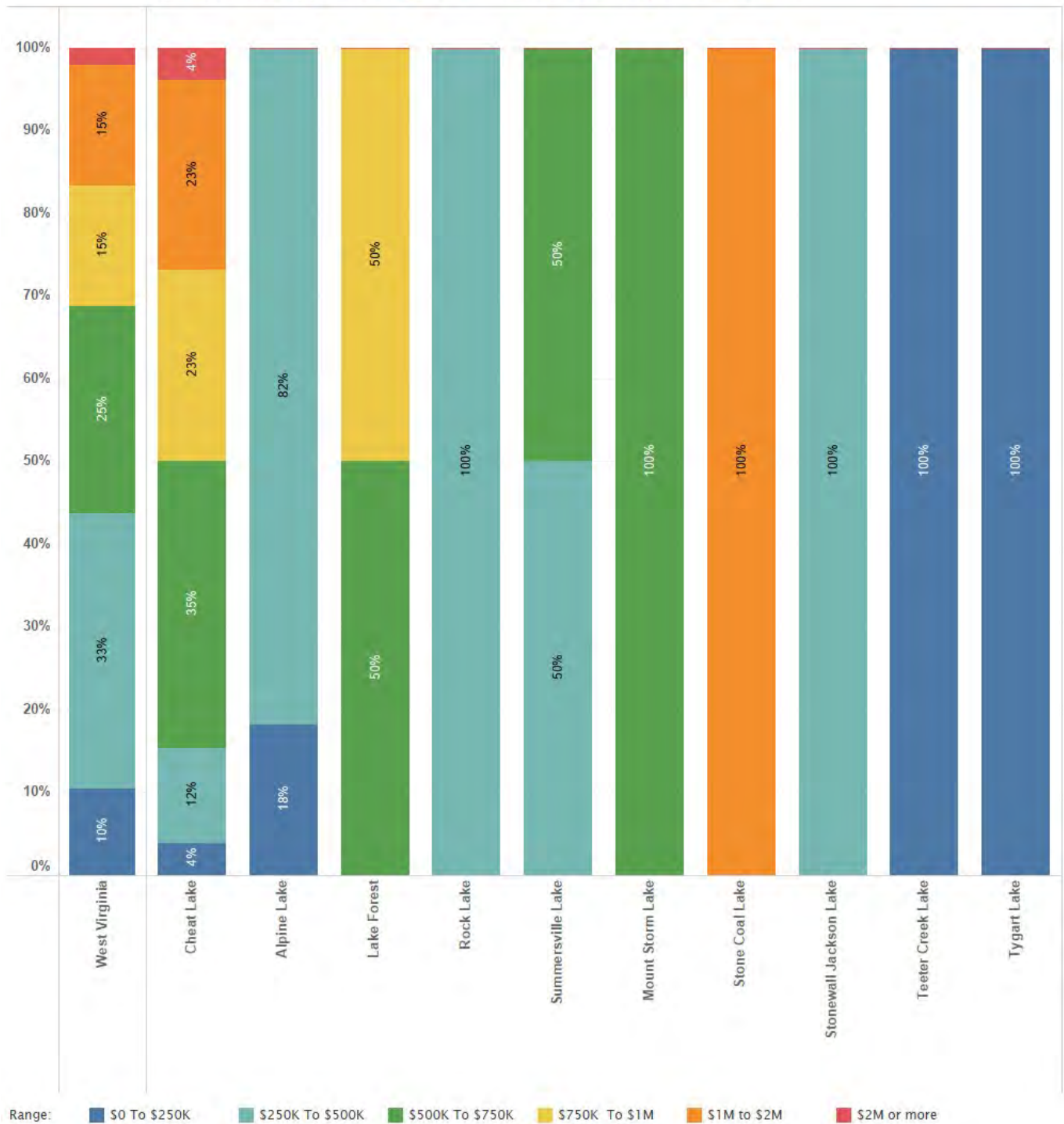
Listings of 10 Acres or More

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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.

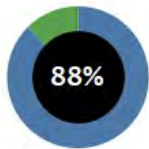
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the West Virginia Market 2025Q1



Luxury Lake Real Estate in West Virginia

Where Are The Million-Dollar Listings? 2025Q1



of \$1M+ Homes in West Virginia are on Cheat Lake

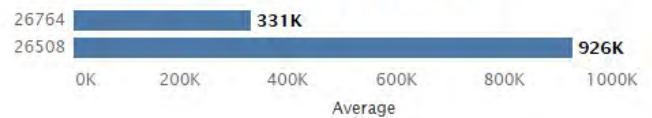
Total Number of \$1M+ Homes

8

Most Expensive ZIP Codes 2025Q1

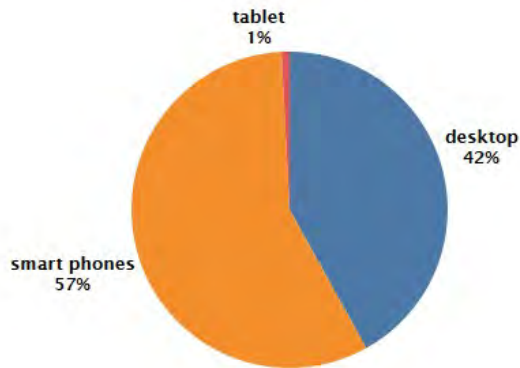


Most Affordable ZIP Codes 2025Q1

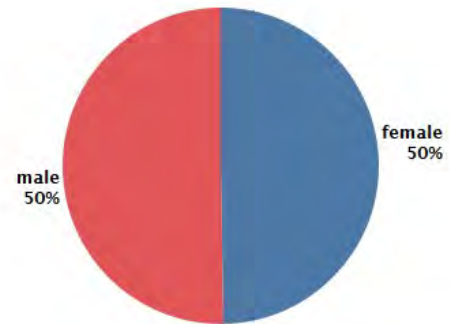


Who's Shopping West Virginia Lake Real Estate

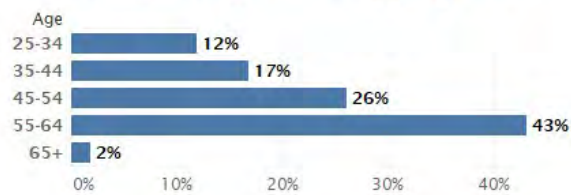
How are shoppers connecting 2025Q1



Male/Female Visitors 2025Q1

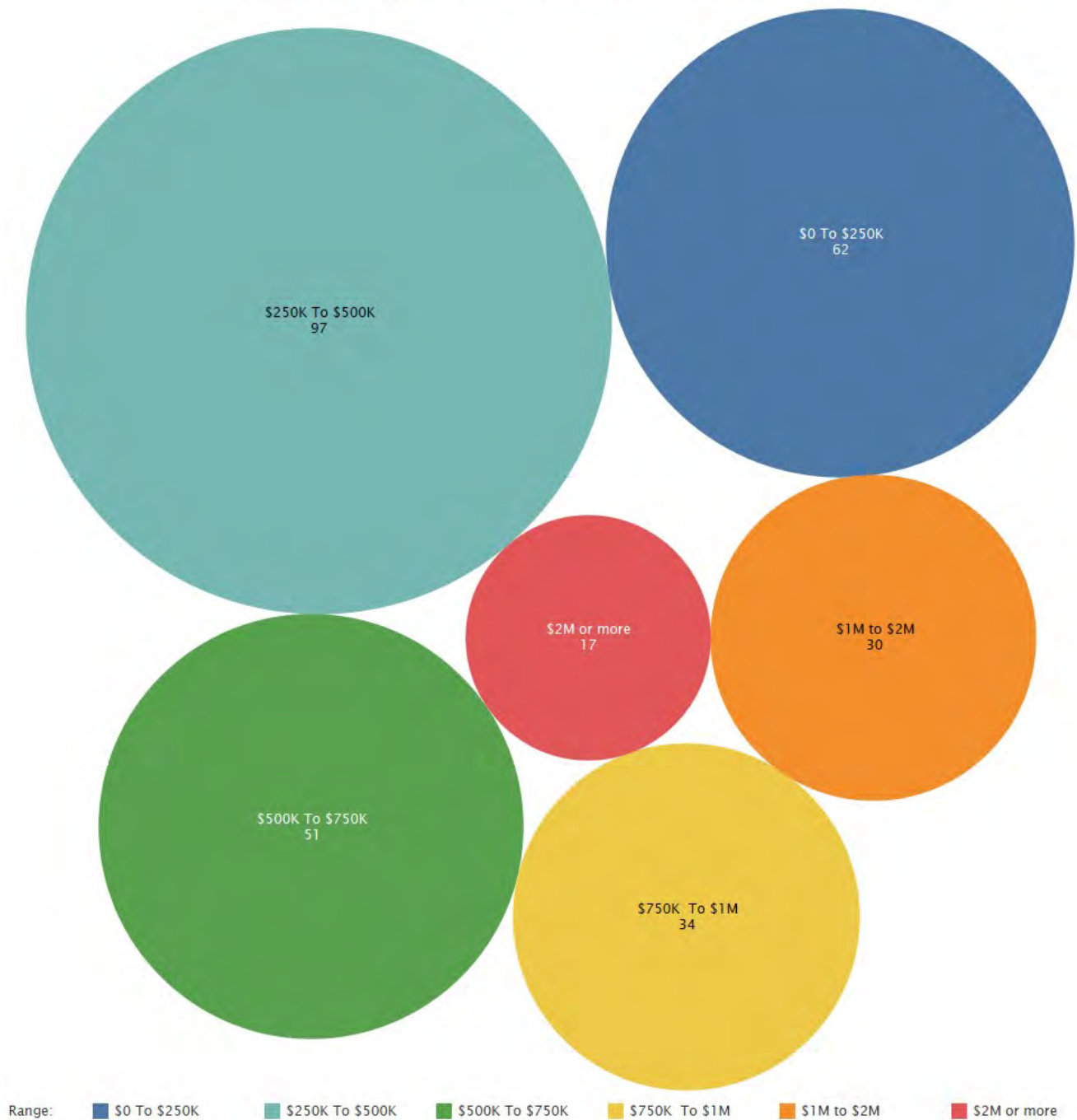


What Age Groups are Shopping 2025Q1



WISCONSIN

Price Breakdown by Number of Homes in the Wisconsin Market 2025Q1



Wisconsin

The total Wisconsin market declined from \$301 million in winter 2024 to \$241 million in spring 2025, a \$60 million (20%) decrease.

Largest Markets

1. Lake Saint Croix - Afton	\$15,397,900	6.4%	6. Minocqua Lake	\$7,500,700	3.1%
2. Catfish Lake	\$10,333,650	5.1%	7. Scattering Rice Lake	\$7,312,000	3.6%
3. Tomahawk Lake	\$10,300,000	5.1%	8. Cranberry Lake - Washington	\$5,445,000	2.7%
4. Lake Superior	\$9,889,000	4.1%	9. Boom Lake - Newbold	\$4,619,000	1.9%
5. Long Lake - Long Lake	\$9,137,000	3.8%	10. Balsam Lake - Balsam Lake	\$4,595,000	1.9%

Total Wisconsin Market:

\$240,918,210

Largest Home Markets

1. Lake Saint Croix - Afton	\$11,253,900	5.5%
2. Catfish Lake	\$10,333,650	5.1%
3. Tomahawk Lake	\$10,300,000	5.1%
4. Lake Superior	\$8,836,100	4.3%
5. Long Lake - Long Lake	\$8,197,000	4.0%
6. Scattering Rice Lake	\$7,312,000	3.6%
7. Minocqua Lake	\$6,505,700	3.2%
8. Cranberry Lake - Washington	\$5,445,000	2.7%
9. Boom Lake - Newbold	\$4,538,600	2.2%
10. Balsam Lake - Balsam Lake	\$4,245,000	2.1%

Total Wisconsin Home Market:

\$203,613,668

Largest Land Markets

1. Lake Saint Croix - Afton	\$4,144,000	11.1%
2. Prairie Lake - Prairie Lake	\$3,094,120	8.3%
3. Leclaire Lake	\$2,726,582	7.3%
4. North Twin Lake	\$1,124,900	3.0%
5. Lake Superior	\$1,052,900	2.8%
6. Big Saint Germain Lake	\$998,000	2.7%
7. Minocqua Lake	\$995,000	2.7%
8. Big Butternut Lake - Luck	\$966,000	2.6%
9. Mud Lake	\$949,000	2.5%
10. Long Lake - Long Lake	\$940,000	2.5%

Total Wisconsin Land Market:

\$37,304,542

Most Expensive Home Markets**

1. Lake Superior	\$679,700
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Most Affordable Home Markets**

1. Lake Superior	\$679,700
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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. Prairie Lake - Prairie Lake	60	10.7%	5. Shishebogama Lake	12	2.1%
2. Lake Superior	17	3.0%	5. Shoal Lake - Jackson	12	4.4%
3. Apple River Flowage 134 - Lincoln	13	2.3%	8. Lake Mohawksin	11	2.0%
3. Boom Lake - Newbold	13	2.3%	9. Minocqua Lake	10	1.8%
5. Lake Saint Croix - Afton	12	2.1%	10. Catfish Lake	8	2.7%

Total Wisconsin Listings:

563

Most Homes Available

1. Lake Superior	13	4.5%
2. Boom Lake - Newbold	9	3.1%
2. Lake Saint Croix - Afton	9	3.1%
2. Minocqua Lake	9	3.1%
5. Catfish Lake	8	2.7%
6. Lac Vieux Desert	7	2.4%
6. Lake Mallalieu - Hudson	7	2.4%
8. Bridge Lake	6	2.1%
8. Lake Mohawksin	6	2.1%
8. Long Lake - Long Lake	6	2.1%

Total Wisconsin Home Listings:

291

Most Land Available

1. Prairie Lake - Prairie Lake	59	21.7%
2. Shoal Lake - Jackson	12	4.4%
3. Apple River Flowage 134 - Lincoln	11	4.0%
4. Shishebogama Lake	8	2.9%
5. Gilmore Lake - Minong	7	2.6%
5. Mercer Lake	7	2.6%
7. Big Sand Lake - Webster	5	1.8%
7. Lake Alice	5	1.8%
7. Lake Mohawksin	5	1.8%
7. Muskesin Lake	5	1.8%

Total Wisconsin Land Listings:

272

Most Expensive Land Per Acre

Listings of Less Than 10 Acres

1. Apple River Flowage 134 - Lincoln	\$17,293
2. 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	\$17,293

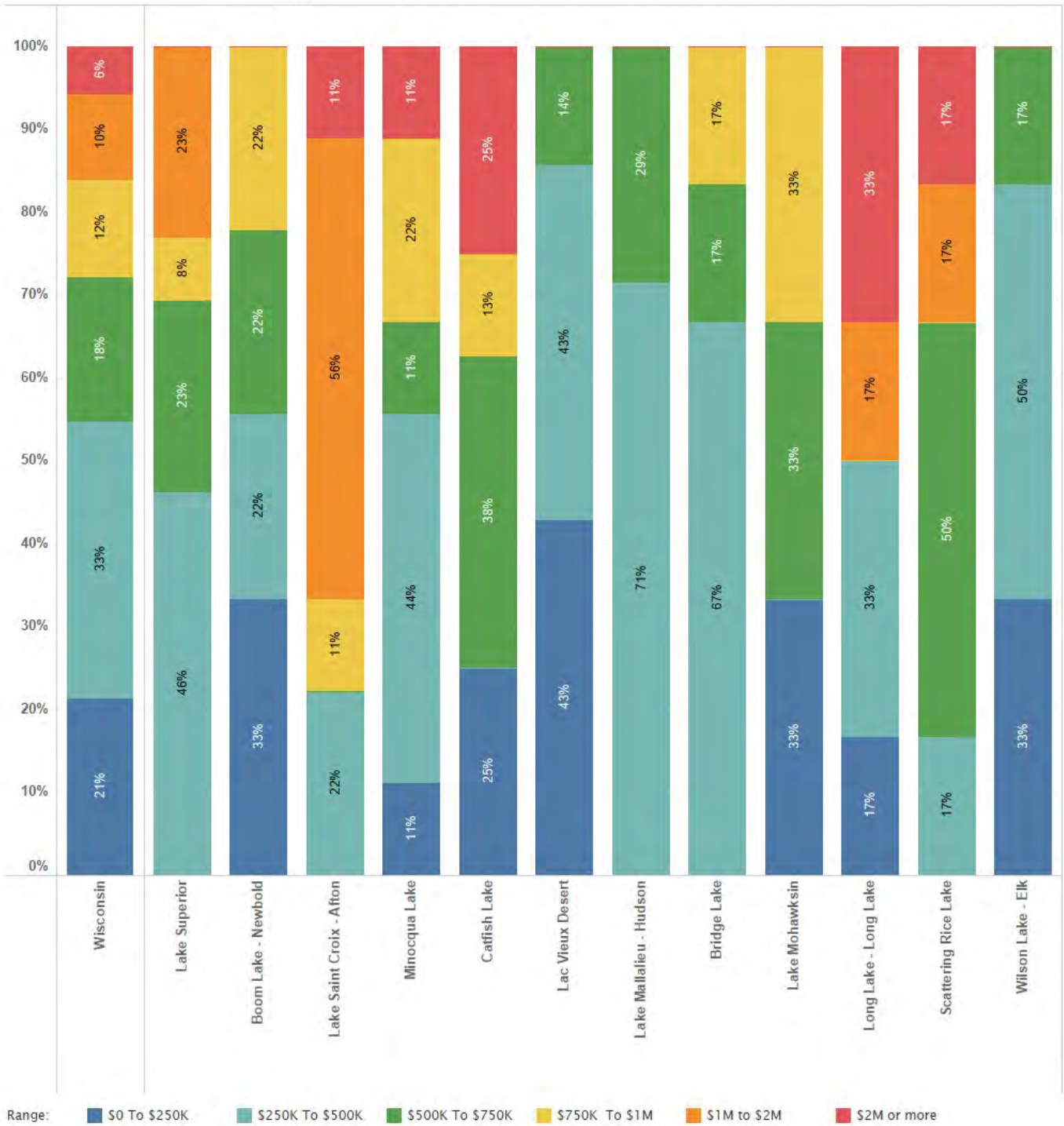
Listings of 10 Acres or More

* 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.

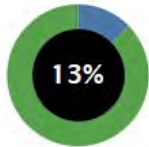
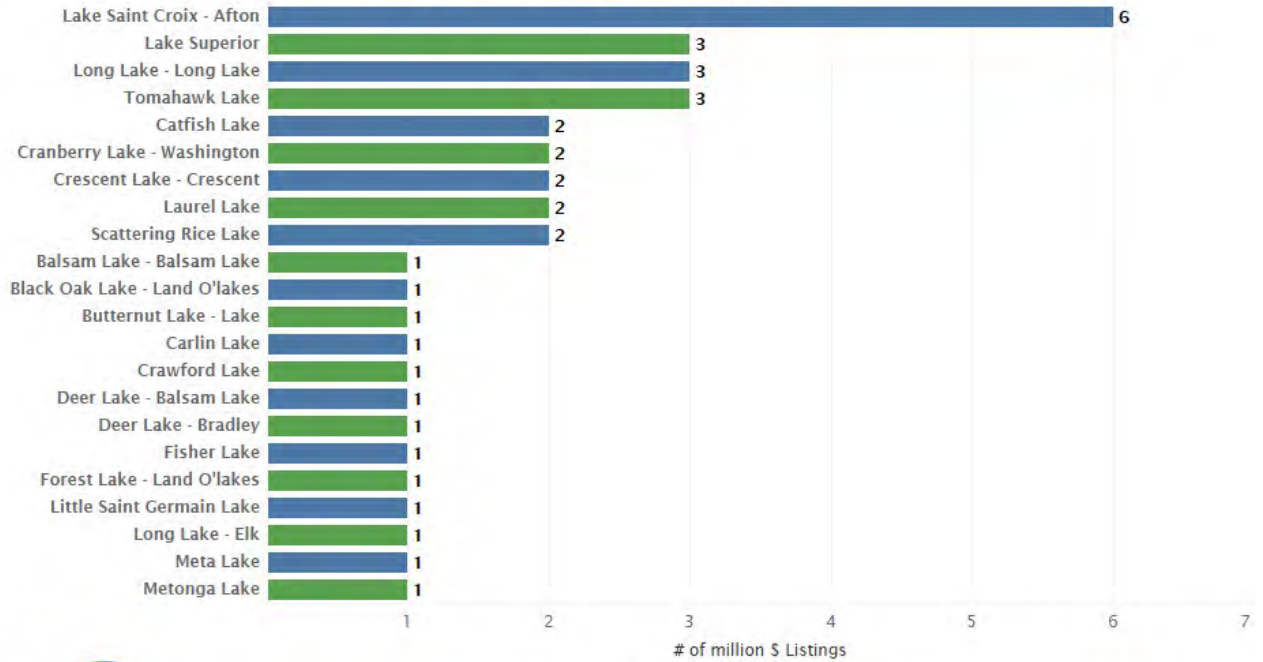
*** No lake meets the criteria of 10 listings of less than 10 acres to be included in this section.

Price Breakdown by Percentage of Homes in the Wisconsin Market 2025Q1



Luxury Lake Real Estate in Wisconsin

Where Are The Million-Dollar Listings? 2025Q1

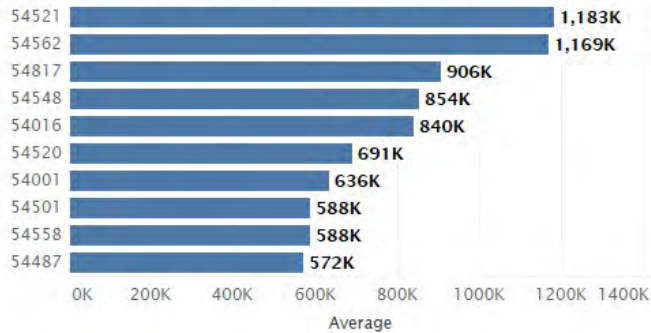


of \$1M+ Homes in Wisconsin are on Lake Saint Croix - Afton

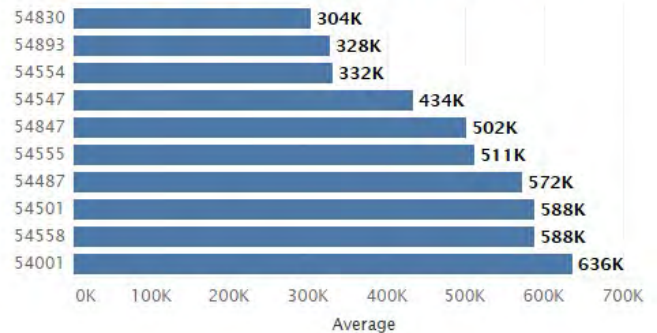
Total Number of \$1M+ Homes

47

Most Expensive ZIP Codes 2025Q1

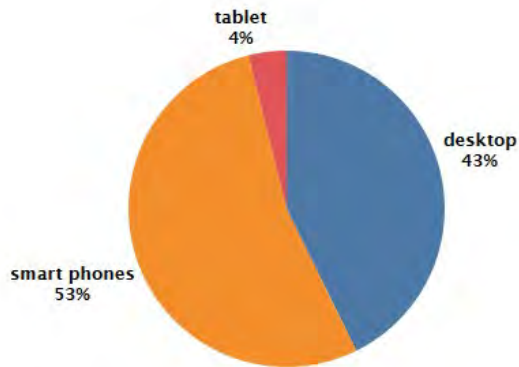


Most Affordable ZIP Codes 2025Q1

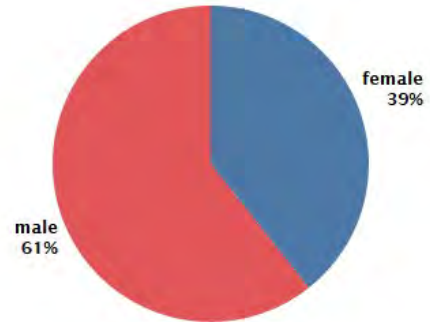


Who's Shopping Wisconsin Lake Real Estate

How are shoppers connecting 2025Q1



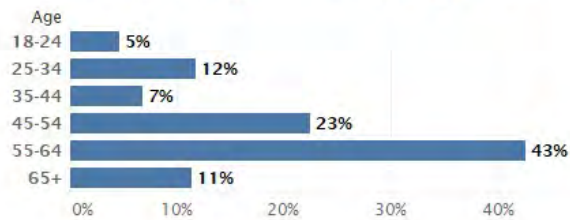
Male/Female Visitors 2025Q1



Chicago IL

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

What Age Groups are Shopping 2025Q1



- Minneapolis, MN
- Saint Paul, MN
- Rockford, IL
- Woodbury, MN
- Apple Valley, MN
- Rochester, MN
- Wyoming, MN
- Duluth, MN
- Lakeville, MN