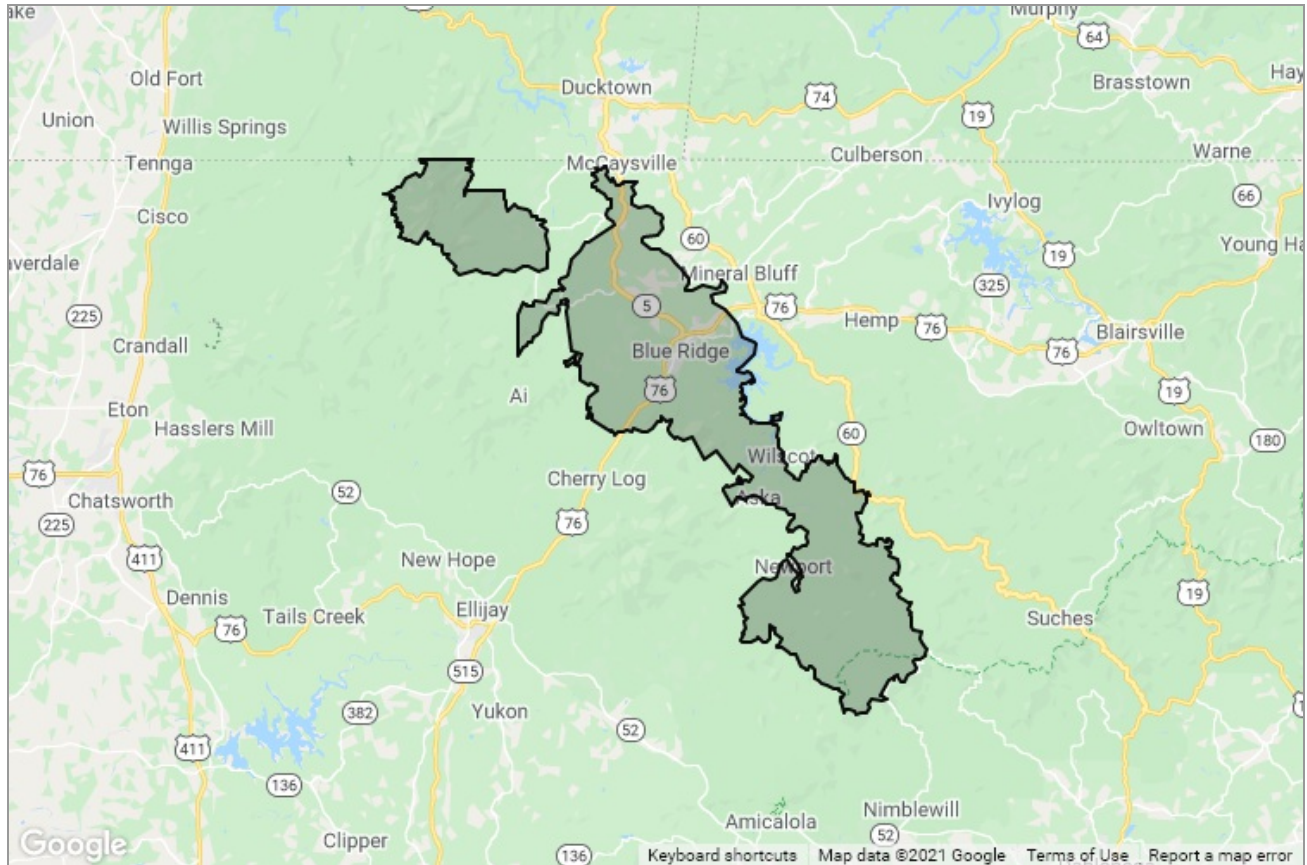




MARKET ACTIVITY REPORT

Blue Ridge, GA 30513



Presented by

Sherry Cole | Broker Owner

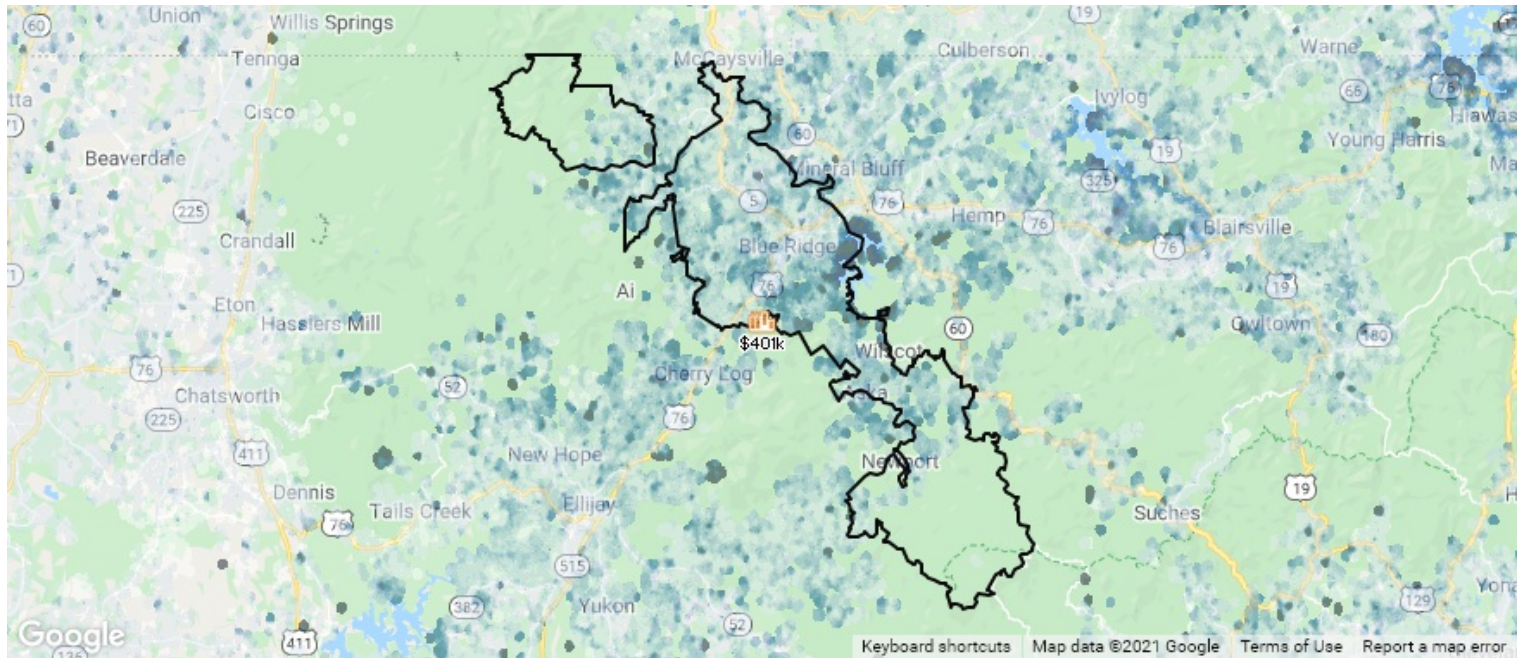
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Blue Ridge, GA 30513

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$401K

Updated: 7/31/2021

Change Over
Last Month

↑ **1.86%**

Change Over
Last Quarter

↑ **1.86%**

Change Over
Last 12 Months

↑ **41.5%**

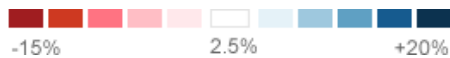
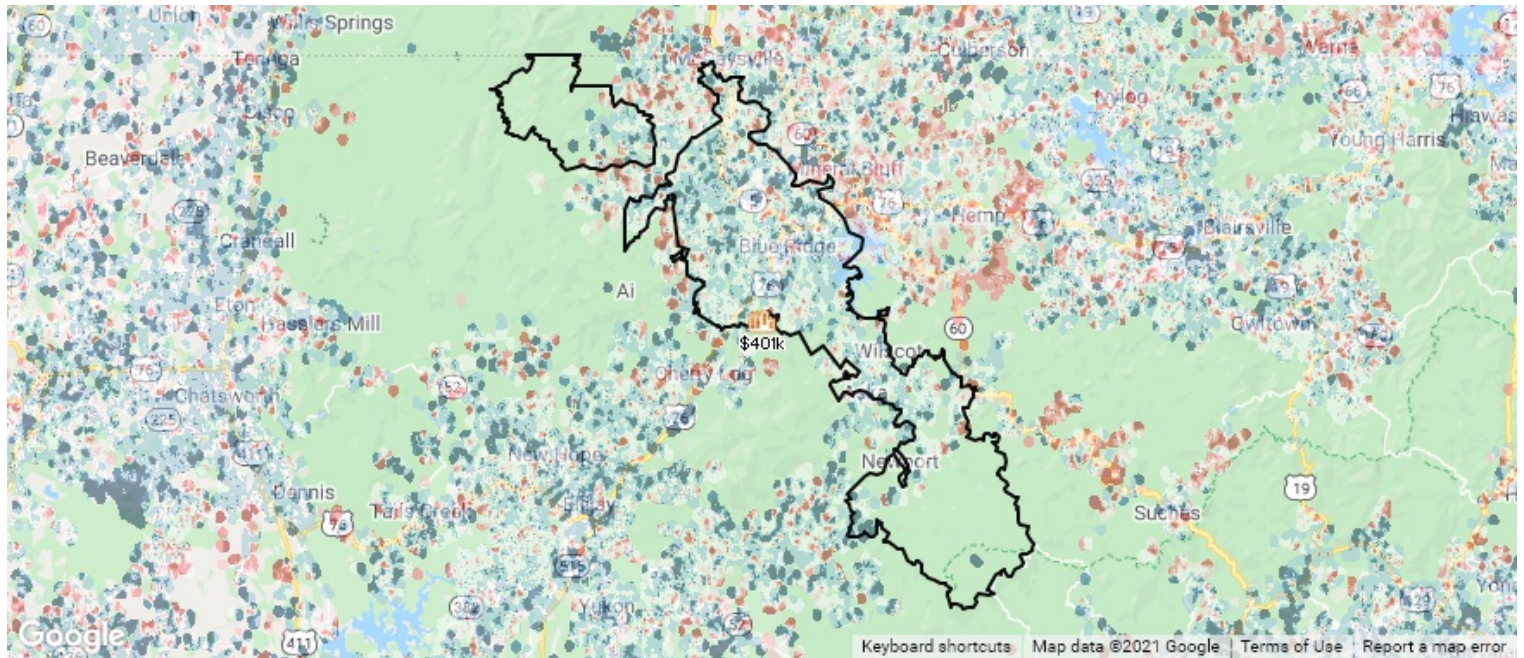
Change Over
Last 24 Months

↑ **45.52%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Blue Ridge, GA 30513

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$401K

Updated: 7/31/2021

Change Over
Last 12 Months

↑ **41.5%**

Change Over
Last 24 Months

↑ **45.52%**

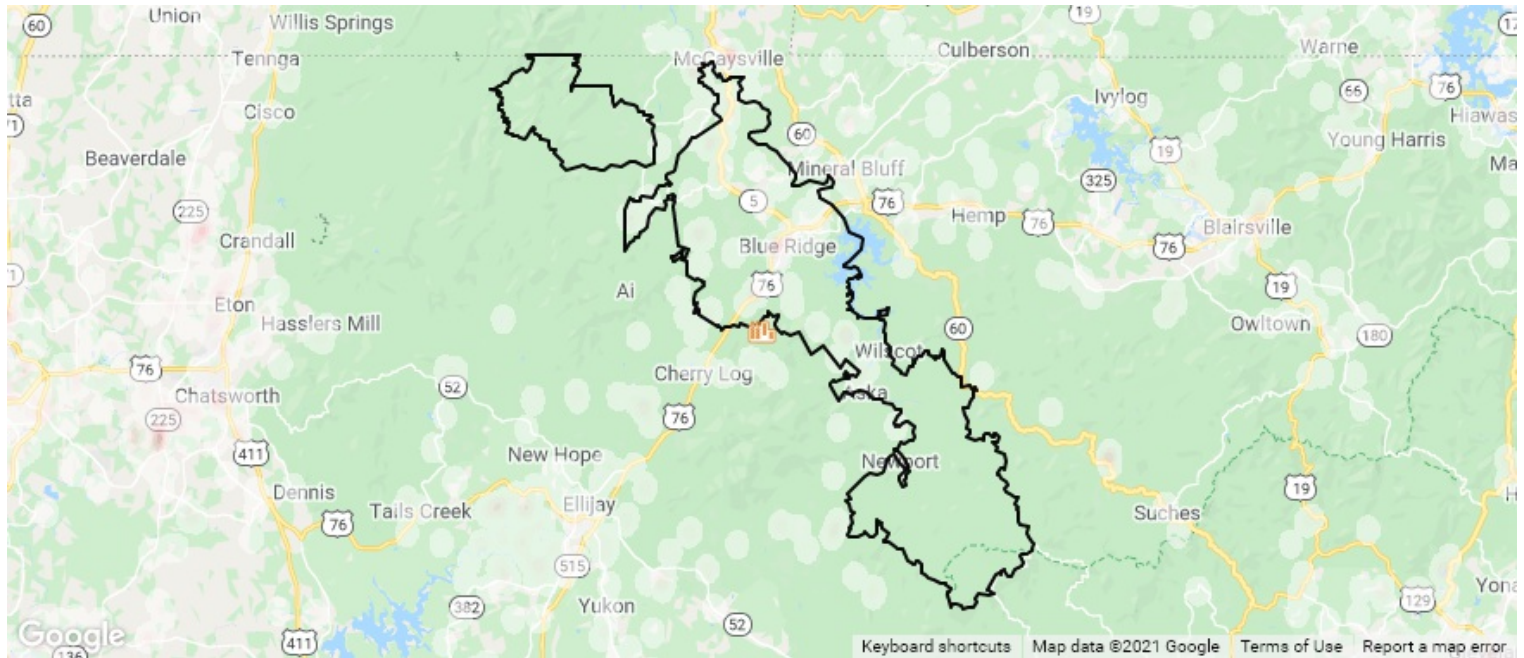
Change Over
Last 36 Months

↑ **52.4%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Blue Ridge, GA 30513

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of
Distressed Properties

9

Updated: 8/28/2021

of
Pre-Foreclosures

0

of
Foreclosures

2

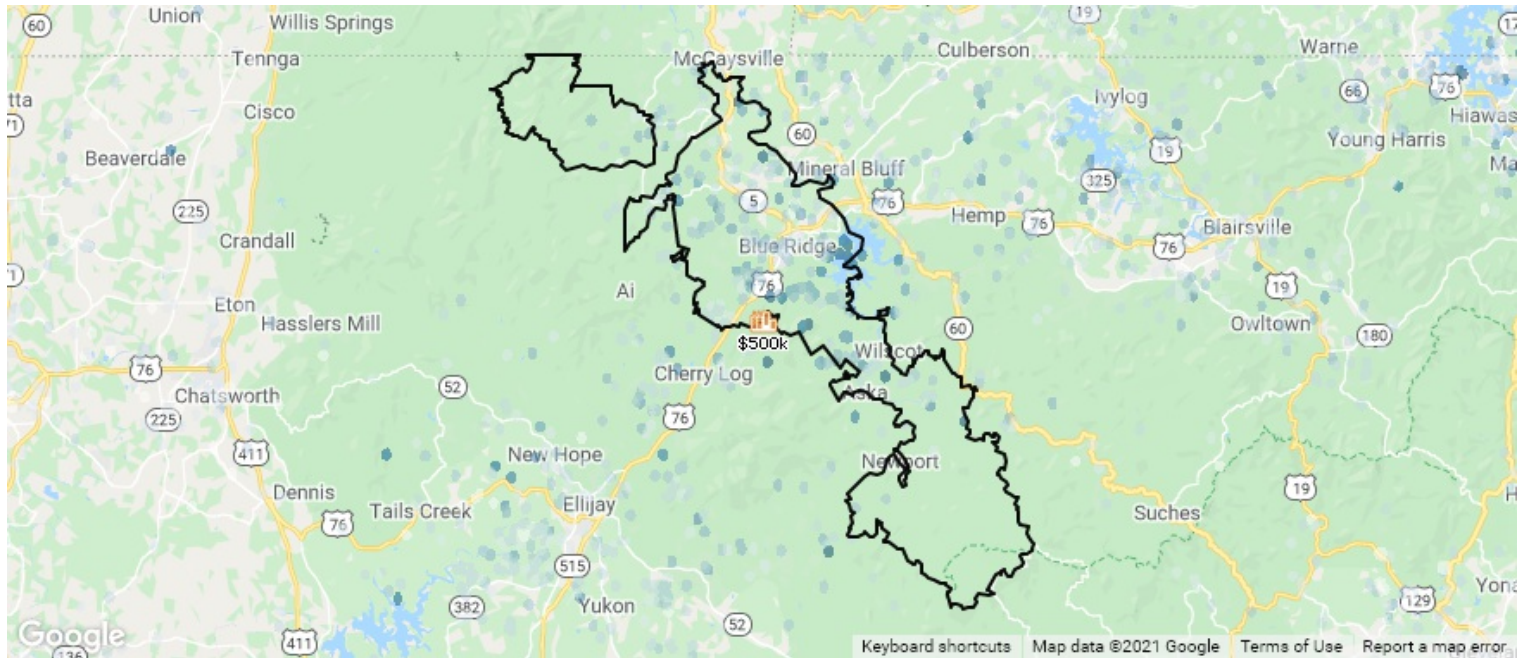
of
Foreclosed

7

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 8/28/2021.

Blue Ridge, GA 30513

Market Snapshot: Sales Price



<\$100k \$500k >\$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

\$500K

Updated: 7/31/2021

Change Over
Last Month

↓ 5.2%

Change Over
Last Quarter

↓ 5.2%

Change Over
Last 12 Months

↑ 25.02%

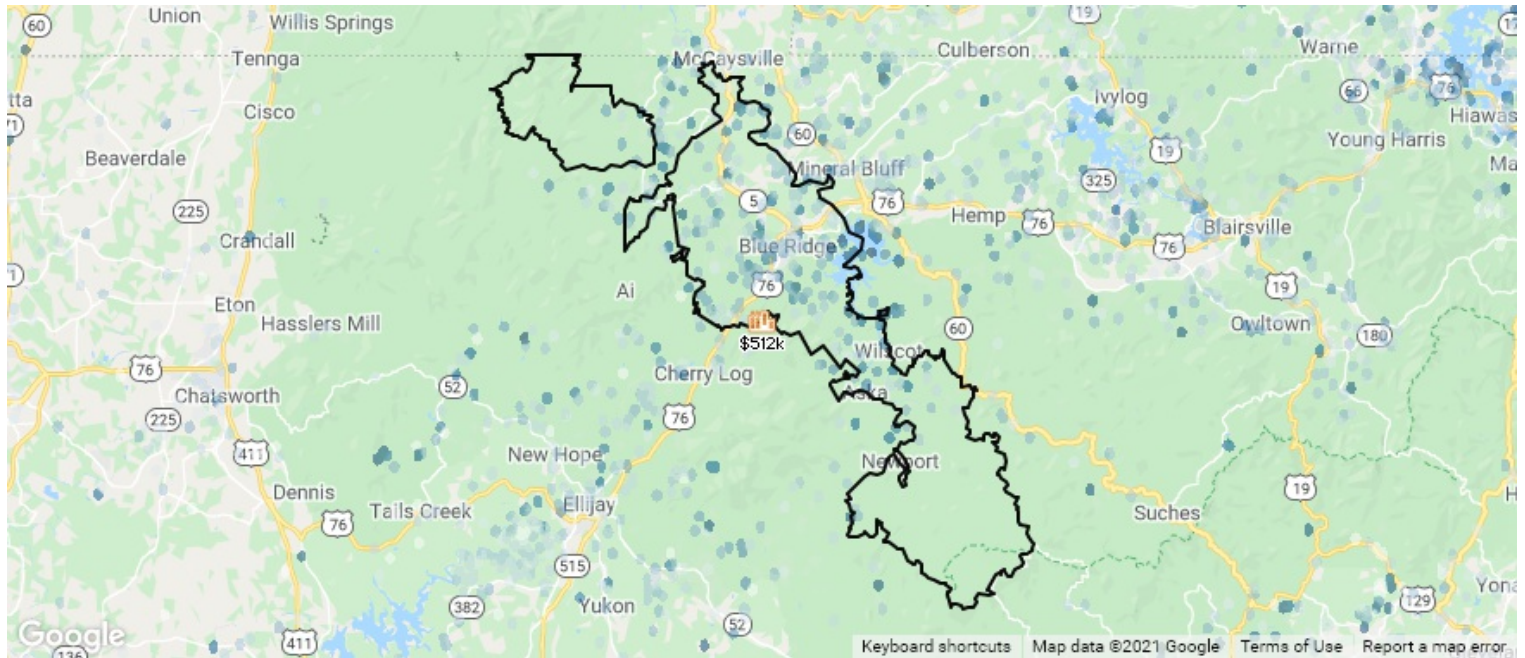
Change Over
Last 24 Months

↑ 60.28%

About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Blue Ridge, GA 30513

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$512K

Updated: 7/31/2021

Change Over
Last Month

↓ 6.81%

Change Over
Last Quarter

↓ 6.81%

Change Over
Last 12 Months

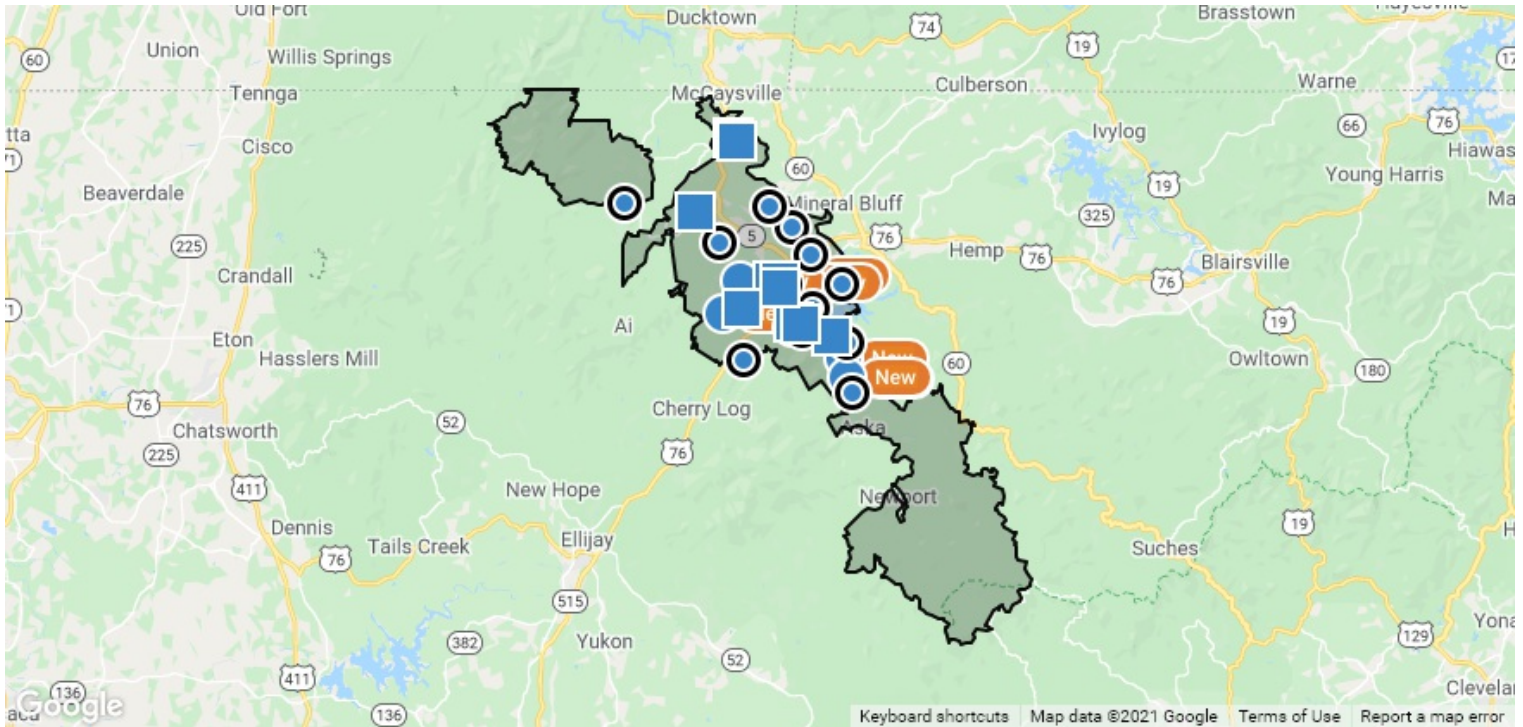
↑ 14.13%

Change Over
Last 24 Months




↑ 28.31%

About this data: The Metrics displayed here reflect median list price for **SFR** using **MLS listing** data.

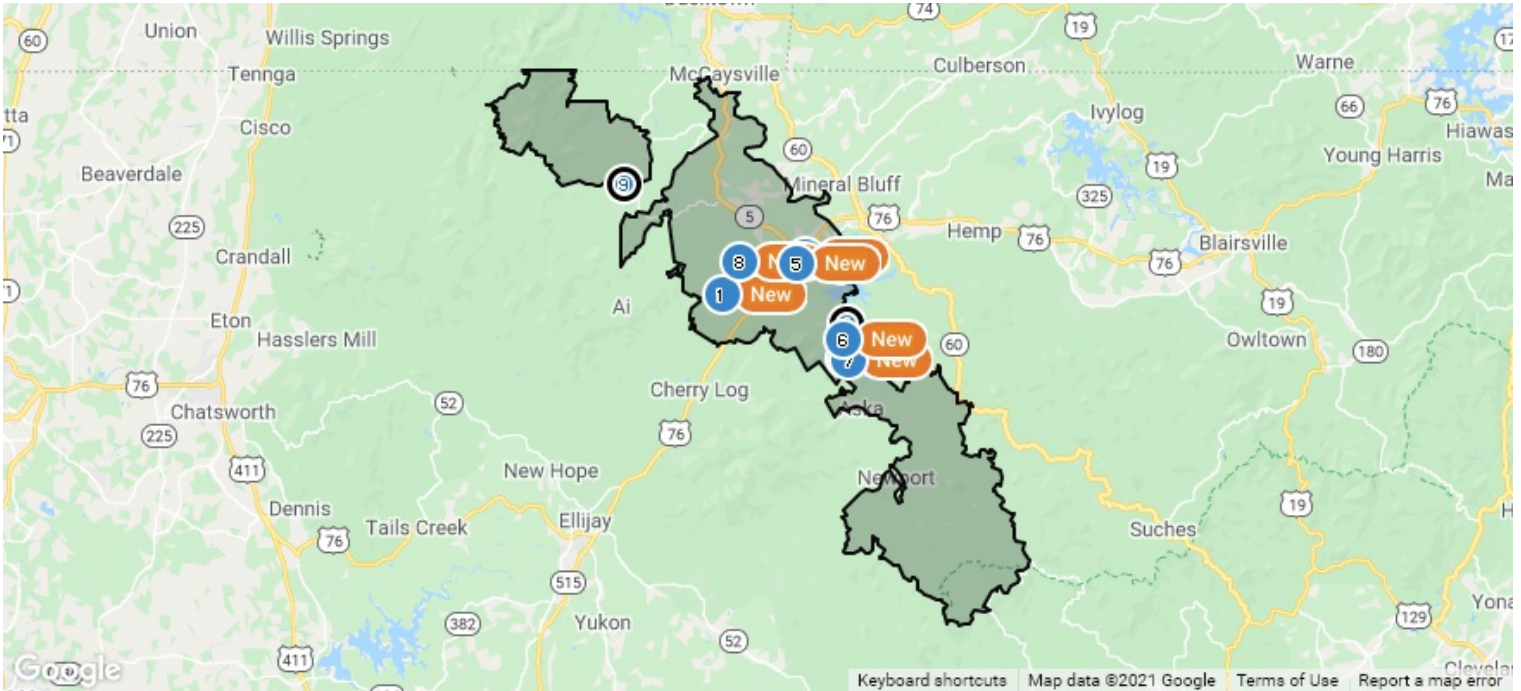
Market Activity Summary Stats





Search Criteria | **Location:** Blue Ridge, GA 30513; **Date:** Changes in the Last Month; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family; **Baths:** 1 – No Max sqft; **Maximum Properties per Change Type:** 10; **Sort Order:** Price

	 New Listings	 Pending	 Closed
Number of Properties	10	10	10
Low Price / Value	\$1,189,000	\$89,900	\$630,000
Median Price / Value	\$1,449,500	\$422,000	\$749,400
High Price / Value	\$3,497,000	\$769,000	\$1,429,300
Average Price / Sq. Ft.	\$664	\$244	\$330
Median Price / Sq. Ft.	\$677	\$241	\$321
Average Days in RPR	72	33	138
Median Days in RPR	23	26	90
Total Volume	\$19,359,000	\$4,366,600	\$9,008,387






Blue Ridge, GA 30513



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	MLS ID: 309411						
322 Cherry Log Ln	Single Family	4/4	4,252	2,881,929	2013	8/6/2021	\$3,497,000	\$822
FIRST TIME OFFERED AND TRULY A MAGICAL PROPERTY! From the moment you enter the stone rock gate, you just feel it. 66 acres of pristine forest and immaculately groomed grounds with Cherry Log Creek and Little Fern Creek frontage. Fairy crosses galore! This masterfully crafted 4/3 1/2 features 4 fireplaces, 5 garage spaces, custom cabinets, leathered granite, gourmet kitchen, terrace level ensuite, gazebo, pond, hiking trails, covered bridge, doggie wash, security cameras, and masterfully restored barn. Owners suite with laundry room, custom barreled ceilings, and his and her closets. Attention to detail at every turn. Additional building lots on property. Three minutes from downtown. See it and let your imagination go wild: Gentleman's farm, corporate retreat, or event venue. <i>Listing Courtesy of Ansley Real Estate</i>								
	2 ● AUC	MLS ID: 301742						
662 Eaton Rd	Single Family	4/5	4,586	34,848	2016	10/24/2020	\$3,200,000	\$698
ONE OF THE MOST STUNNING VIEWS ON LAKE BLUE RIDGE & located within minutes to downtown Blue Ridge! This masterpiece offers elegant & refined lake style living with its 4 BR/4 full/1 half-bath home built for entertaining with it's open floor plan. Main floor features primary owner bedroom on main level w/custom tiled bathroom & large walk-in closet, gourmet kitchen w/SS appliances, custom cabinetry and open to greatroom w/custom stone fireplace, laundry room w/built in custom cabinetry, outdoor entertaining deck w/fireplace & ample seating for entertaining. 2nd level offers open-loft bedroom w/private bath and view of lake (could easily be closed in for more privacy) Terrace level offers rec room, two guest bedrooms complete w/private bath for each, walk-out stone patio w/easy walkable path to lake & covered dock, professionally landscaped, circular drive w/detached garage. Never been on market, never been on rental program and is in impeccable condition! <i>Listing Courtesy of Ansley Real Estate</i>								

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	MLS ID: 309373							
	514 Stewart Camp Pt	Single Family	5/8	3,566	26,136	1994	8/5/2021	\$2,675,000	\$750
LAKE LIVING AT ITS FINEST...this 5 bedroom, 5 full & 2 half bath home on Lake Blue Ridge is located just minutes to downtown Blue Ridge w/paved roads and within steps away from the 300 feet of deep water lake frontage allowing you to enjoy the privacy in this quiet cove, stunning views of the lake & surrounding National Forest, and year-round access to the lake! Completely renovated in 2014, no expense was spared in creating a spacious open floor plan on the main level with gourmet kitchen, granite countertops, custom tile, SS appliances, large walk-in pantry, dining area overlooking the lake w/custom built in cabinetry, great room w/fireplace, primary room located downstairs for ultimate privacy, wine bar w/custom cabinetry, upstairs level offering guest bedroom suites, bunk room, detached 2-story building w/flex room(workshop) on main level and bar/entertaining room, private bath & kitchenette on upper level, fenced in yard, easy walk-out access to firepit area on shore of lake, oversized dock and a detached 3-car garage.									
Listing Courtesy of Ansley Real Estate									
	4 ● AUC	MLS ID: 302355							
	50 Cherokee Ln	Single Family	6/7	5,981	33,105	1989	11/18/2020	\$2,200,000	\$368
Stunning mountain views, year round deep water on a double lot on Lake Blue Ridge, dock in place with permit, and your own boat ramp. What else could you possibly need in your lake sanctuary? Would almost 6000 sq feet, 4 garage spaces, and all paved roads be the cherry on top? This lake dream home is on a double lot in the prestigious Necowa Cove community. Would be an excellent full time, second home, or even an investors dream as a vacation rental. Minutes to all the Aska adventure area has to offer from hiking trails to trout fishing on the Toccoa. Its time to bring your boat, jet skis and paddle boards and enjoy the mountain lake life in Blue Ridge !!									
Listing Courtesy of Ansley Real Estate									
	5 ● Active	MLS ID: 309633							
	Eaton Rd	Single Family	3/3	30,492	2021	8/14/2021	\$1,499,000		
^CONTEMPORARY RUSTIC NEW CONSTRUCTION ON LAKE BLUE RIDGE^ This 3 bedroom, 3 bath sizzling designed home is located on the "Blue Ridge" side of the lake - location, location, location! This home boasts clean and crisp living space with 2 bedrooms/2 baths on the main, 1 bedroom/1 bath on the terrace level, and amazing custom finishes- granite countertops, wood-burning fireplaces, stainless steel appliances, hardwood floors, and more! The large covered porch spans length of home making this the "party porch" with outdoor wood burning fireplace. Less than 5 minutes to downtown Blue Ridge with city water and all paved road frontage, it doesn't get much sweeter than this. *Photos are representative photos of what home will look like finished. Buyer may pick out some finishes if purchased early.*									
Listing Courtesy of REMAX Town & Country - Fitts Team									
	6 ● Active	MLS ID: 309834							
	617 Magnolia Dr	Single Family	4/3	2,072	24,829	1996	8/20/2021	\$1,400,000	\$676
Those fun summer memories on Lake Blue Ridge are what you'll remember most! This amazing 4br/3ba PLUS sleeping loft cabin will help provide those long lasting memories for you! Open great room with soaring cathedral ceiling & large windows on the main level with a jaw dropping floor to ceiling dry stack stone wood burning fireplace, great kitchen & dining room overlooking the lake, 2br's & full ba on the main, screened-in porch, large loft being used as an office, spacious MBR & BA, large walk-in closet. The terrace level features a bonus/rec room with another wood burning stone fireplace, 4th br, add'l bath & sauna. Easy access to the lake & dock! Massive log posts, great curb appeal & tons of parking! Newly stained!									
Listing Courtesy of REMAX Town & Country - BR Appalachian									
	7 ● Active	MLS ID: 309601							
	112 Tilley Ridge Rd	Single Family	3/3	1,920	30,927	1985	8/12/2021	\$1,299,000	\$677
Total renovation at 112 Tilley Ridge Rd. Cottage sits in the bend where the Toccoa River meets Lake Blue Ridge. It's approximately 30 feet from the waters edge. Ownership extends to the middle of the lake with USFS across the lake insuring privacy. Two large porches overlooking the lake for indoor/outdoor living. Brand new furnishings stay with the home. Two bedrooms and one bunk room provide ample room for family and guests. The porches can easily provide for additional sleep space. Add a swinging bed and create a sleeping porch below. All new! windows, doors, fireplace and chimney, tile bathrooms with seamless glass doors, cabinets with quartz countertops, white farm sink, black plumbing fixtures throughout, HVAC on each floor and stainless appliances! Additional parking has been added!									
Listing Courtesy of Coldwell Banker High Country Realty - Blue Ridge									

New Listings: 10 (cont.)



8 ● Active MLS ID: 309444

44 & 48 Tanglewood Dr

Single Family

3/2

69,260

2020

8/5/2021

\$1,200,000

Ready to invest in the Top 2 Airbnb's in Blue Ridge, GA?!? These 2 cabins have 98% occupancy rate so the cash flow is non-stop! Beautifully constructed, these have so much character throughout which makes them so easy to book! Located within 5 min to Downtown Blue Ridge's best dining & shopping, all of Aska Adventure's outdoor activities, fishing & tubing on Toccoa River & boating on Lake Blue Ridge makes these properties a gold mine for any investor! TRANQUILITY RIDGE offers all wood interior, the most beautiful burn stained wood flooring, main floor br & sleeping loft, rough sawn cabinetry, claw foot tub & shower combo! PEACEFUL RIDGE is also all wood interior, the best floor plan to ensure use & privacy in every aspect, see through floor to ceiling stone fireplace, tile walk-in shower, rough sawn cabinetry, wood flooring throughout, tasteful, upscale furnishings in both!

Listing Courtesy of REMAX Town & Country - BR Appalachian



9 ● AUC MLS ID: 309611

132 Oasis Dr

Single Family

4/4

91,040

2019

8/2/2021

\$1,200,000

METICULOUSLY MAINTAINED this one-of-a-kind cabin overlooking the Cohutta Wilderness is the definition of RUSTIC ELEGANCE! Offered fully furnished this 4BR 3.5BR cabin is beautifully decorated with unique furnishings and proven RENTAL HISTORY making it the perfect turn-key rental. Located in the premier Oasis at Ritchie Creek community on 2.09 acres protecting your view and your peaceful relaxation. High-end finishes abound! The main floor features a wall of windows allowing you to take in the massive views from anywhere within the kitchen, living room, and dining room. The main floor has a half bath with a washer and dryer, as well as an additional king suite and full bathroom. The Party Porch is perfect for relaxing by the fire, grilling out, or just taking in the peacefulness. Also enjoy nearby hiking, fishing, downtown BR shopping, Train Rides to TN., fine dining, and tons of events always happening. On the terrace floor, there is a second living room with a gas fireplace, a ping pong table as well as the third bedroom with two full-size bunk beds, and the fourth bedroom with a king bed. The terrace-level bathroom features two copper sinks and a vintage clawfoot tub.

Listing Courtesy of REMAX Town & Country - Nathan Fitts Team



10 ● Active MLS ID: 310097

310 Tilley Bend Ln

Single Family

3/3

1,812

2,831

1982

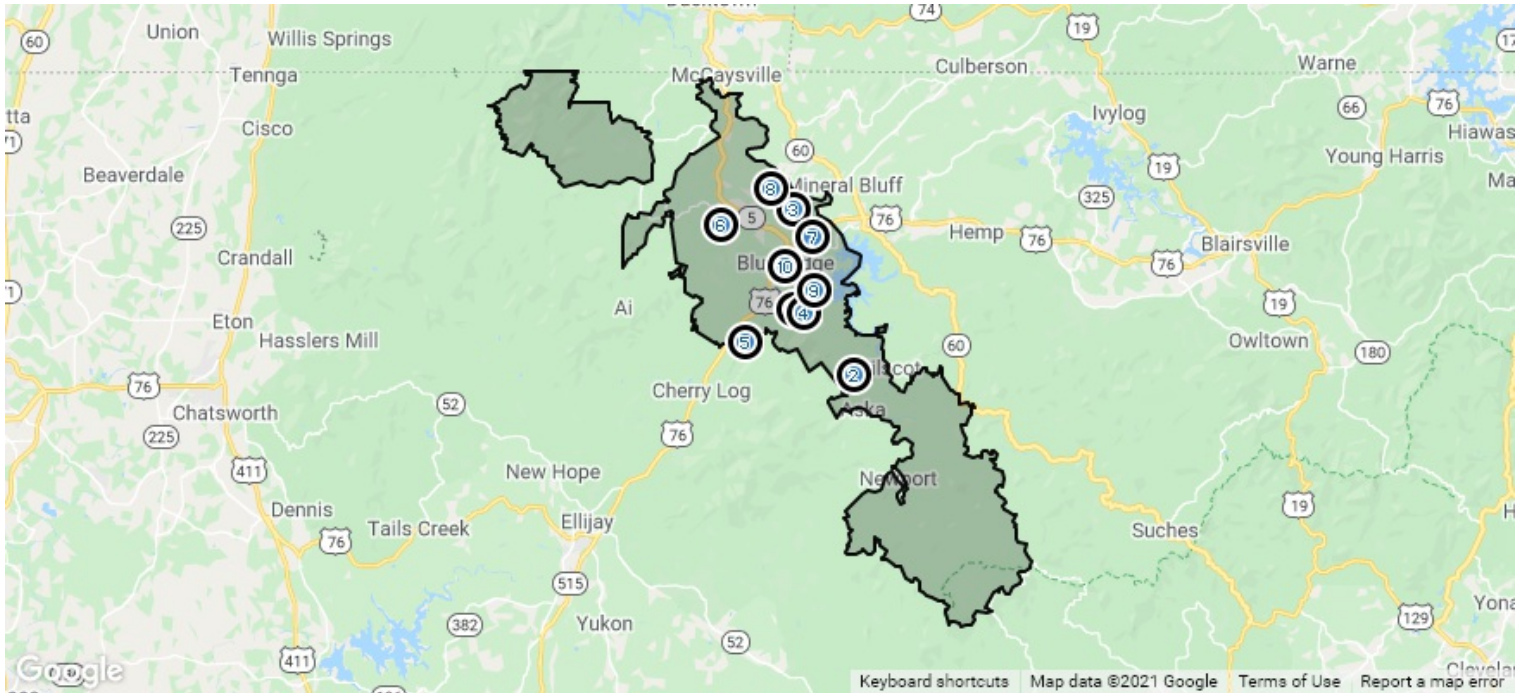
8/27/2021

\$1,189,000

\$656





Fabulous opportunity on Lake Blue Ridge. The Screen porch awaits you with AMAZING unobstructed view of Lake Blue ridge, Mountains and USNF. This home offers .65 acre private setting w/fenced back yard overlooking lake, plus you are very close to the Aska Adventure area (sought after by many hikers/bikers) and the Toccoa River (known for its fishing and tubing). Covered parking upon arrival will welcome you to this 3BD/2 1/2BA home. Inviting kitchen w/granite countertops / wood stained cabinets, stainless steel appliances and view of Family Room with stone FP., 2 bedrooms/1 BA complete the main floor living. Upper level features a oversized master suite w/spa like bath. The lower level of the home has a bonus/recreation room w 1/2 BA. Walk out to the fenced yard to discover Firepit by the fixed deck leading to the covered dock w/ boat lift. DEEP WATER LOT.

Listing Courtesy of Atlanta Fine Homes Sotheby's International Realty













Pending: 10







Pending: 10

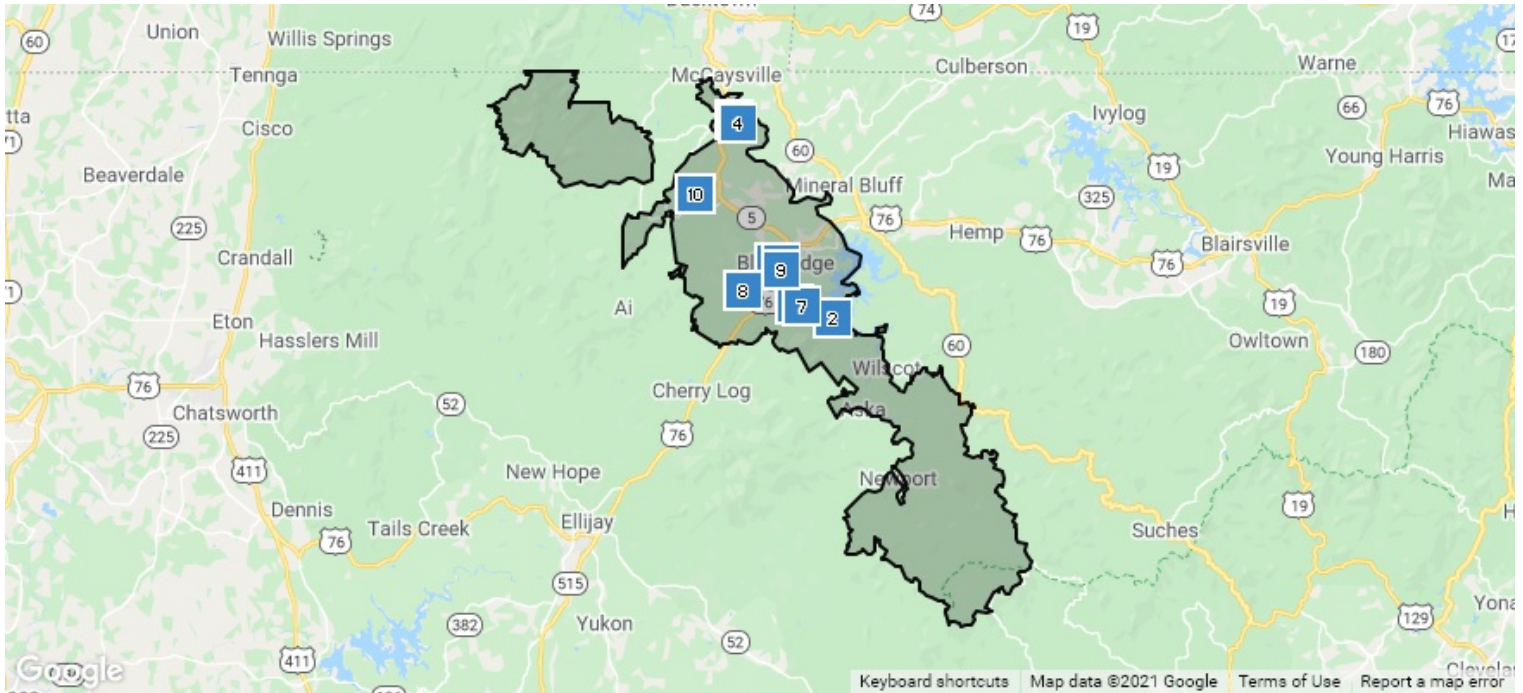
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.	
	1  Pending	MLS ID: 309125							
	332 Deer Crest Overlook	Single Family	4/3	2,520	87,555	7/28/2021	\$769,000	9/17/2021	\$305
<p>Prepare yourself to be WOWED!! This 4br/3ba (PLUS SLEEPING LOFT) cabin is the pinnacle of all rentals! Spectacular long range mountain views as well as Lake Blue Ridge views are all you see through every window! All wood interior, expertly decorated to accentuate the coveted mountain living; large dining space to accommodate all the guests; hardwood flooring throughout; cathedral ceilings; MBR on main & upper level; large closets; jetted tub; tile showers; full finished basement equipped with rec room plus bonus, family room; exterior fireplaces on main AND lower level! Full wrap around covered decks is great for entertaining! All paved, easy access & so close to Downtown Blue Ridge makes this one a no-brainer for the buyer hoping to invest in a successful rental!</p> <p><i>Listing Courtesy of REMAX Town & Country - BR Appalachian</i></p>									
	2  Pending	MLS ID: 309286							
	40 Adelaide Dr	Single Family	3/3	2,555	65,340	8/3/2021	\$759,000	8/15/2021	\$297
<p>FULLY FURNISHED! This luxury rental cabin built by a local craftsman boasts of modern engineered beams constructing the prow front design to create a spacious interior with wide-angle views. Hickory wood throughout and Stacked Carolina River Rock on the fireplaces add to the rustic feel of this immaculate home. Design detail is evident in the live edge wood counter tops & hand crafted cabinetry. Enjoy the serene atmosphere & scenic mountain views from the outdoor hot tub or enjoy a game of pool with friends and family. 3 bedrooms, each with own suite, wet bar, and a comfortable interior you won't want to leave! Conveniently located in the Aska Adventure area where outdoor activities like hiking & fishing are available, & within miles of DT Blue Ridge.</p> <p><i>Listing Courtesy of Keller Williams Realty Partners - Blairsville</i></p>									

Pending: 10 (cont.)



		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3  Pending	MLS ID: 309277							
	247 Black Gum Ln	Single Family	3/3	2,288	48,351	8/2/2021	\$599,000	8/8/2021	\$262
<p>What an AWESOME LODGE located within 2 miles of downtown Blue Ridge & offering 3 spacious bedrooms, 3 full baths complete w/tiled showers & granite countertops, large kitchen w/black appliances, granite countertops & open to expanded dining area to accommodate large parties, greatroom w/stacked stone gas log fireplace, wall of windows showcasing the outdoor wood burning fireplace w/sitting area, long range mountain view from your wrap-around deck, private deck off the master suite, finished terrace level as recreation & additional entertaining area, stacked stone gas fireplace, easy access to patio, professional landscaping, circular drive, paved roads, gated community, Toccoa River access & common area available AND all within minutes to shopping & dining!!</p> <p><i>Listing Courtesy of Ansley Real Estate</i></p>									
	4  Pending	MLS ID: 309294							
	240 New Antioch Rd	Single Family	4/3	2,416	152,460	8/3/2021	\$529,900	8/13/2021	\$219
<p>Blue Ridge Living at it's Best!! This tucked away Forever Home is exactly what you've been waiting on. With over 4000 sq ft there is plenty of room for the entire family. Glassed in Living room with Gas log fireplace makes you feel as if you're perched among the trees. Updated Kitchen with abundant cabinetry. Breakfast Room and Formal Dining Room. Large Bedrooms, Master Equipped with Handicap accessibility. Extremely large basement, partially finished with a second living quarters. Part of Basement is unfinished with extra garage and work space. Could be finished to create more living space if needed. Two Car garage on main level. Incredible yard with creek frontage. Private and secluded location yet under 5 minutes to Downtown Blue Ridge. This home won't last long!!</p> <p><i>Listing Courtesy of Mountain Country Homes & Land</i></p>									
	5  Pending	MLS ID: 6918679							
	95 Laurel Creek Rd	Single Family	3/2	1,080	55,321	7/22/2021	\$429,000	7/30/2021	\$397
<p>Cabin in the woods! Just waiting to make your memories happen, it is move-in ready and surrounded by nature's beauty! Perfect location, just minutes off of Hwy 76/515 between Ellijay and Blue Ridge and right on the Benton McKaye trail. Your property line is IN the rambling creek! Rumbling waters you can hear from your 3 levels of decks. The lower deck includes a beautiful stacked stone fireplace and is spacious enough for everyone to relax on and enjoy. Property includes a second lot that provides the privacy everyone cherishes when they are getting away from it all.</p> <p><i>Listing Courtesy of Virtual Properties Realty.com</i></p>									
	6  Pending	MLS ID: 6889139							
	837 Sunrock Mountain Rd	Single Family	2/2	1,440	81,892	5/26/2021	\$415,000	8/8/2021	\$288
<p>Back on the Market!!! Nestled in a majestic mountain setting just 5-7 minutes from downtown Blue Ridge & convenient to all that Blue Ridge has to offer, this warm inviting cozy cottage is ideal for full-time, as well as part time living. The main level boasts two bedrooms and one bath with a great/living room, kitchen and dining area. The finished basement offers an additional full bathroom with a large game/rec room and covered patio with hot tub. You'll enjoy relaxing and catching up with friends and family from the comfort of the wrap around porches and fire pit.</p> <p><i>Listing Courtesy of The Norton Agency</i></p>									
	7  Pending	MLS ID: 309567							
	81 Morningview Pl	Single Family	3/2	1,650	13,503	8/12/2021	\$337,000	8/19/2021	\$204
<p>THE Place Seniors Love to Be! This gated community is within walking distance to Ingles and Riverstone Medical Center. This home offers one level living on a concrete slab, 3 bed / 2 baths, 2 car garage, updated kitchen with quartz counter tops, beautiful custom backsplash and custom cabinets, new flooring throughout. Open floor plan and a private screened porch off the living room. All updates were made within the last three years. Located on the lower section of the development, you will enjoy walking to the clubhouse for community gatherings. Low monthly fees that take care of mowing, garbage pickup and more. Folks that are looking to be close to doctors and to be part of a close knit community call this home.</p> <p><i>Listing Courtesy of Coldwell Banker High Country Realty - Blue Ridge</i></p>									

Pending: 10 (cont.)





		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8  Pending	MLS ID: 309281							
	100 Windy Valley Ln	Single Family	4/3	1,728	43,560	8/3/2021	\$280,000	8/7/2021	\$162
	Wow! Spacious Traditional Home with space to grow. Enjoy the 1 acre lot with plenty of room for outdoor activities. Amazing 4BR/3BA home has many updated features. Granite countertops, large island with wine cooler fridge, Stainless Appliances, tiled Bathrooms, Rock Fireplace in Dining Room and Bedroom. Full Basement for plenty of storage as well as an outbuilding for more storage. Just minutes from downtown Blue Ridge, schools, dining, entertainment, wineries & shopping. Located close to the Toccoa River, Tennessee and N Carolina. Huge Rocking Chair front and side porch for relaxing. Fire Pit is ready for you! This is country living at its finest and waiting on you to call it home!								
	Listing Courtesy of eXp Realty, LLC								
	9  Pending	MLS ID: 309435							
	2000 Aska Rd	Single Family	2/2	864	11,761	8/7/2021	\$158,800	8/10/2021	\$184
	Cozy 2BR/2Bath mountain cabin in the Aska Adventure Area! Bring your toothbrush, fishing gear, kayak & hiking boots, or just bring a good book & a bottle of wine if relaxation is your sport. It's 5 minutes from downtown shops & restaurants & the Drive-In movie theater. Under 10 min to hiking trailheads and tubing & fishing on the beautiful Toccoa River and the Lake Blue Ridge marina. It's smack dab in the middle of all the action! Easy paved access and it's definitely priced to sell!! Pls call Listing Agent prior to showing.								
	Listing Courtesy of Coldwell Banker High Country Realty - Blue Ridge								
	10  Pending	MLS ID: 309275							
	465 Summit St	Single Family	2/1	728	17,424	8/1/2021	\$89,900	8/5/2021	\$123
	This property is within walking distance to Downtown Blue Ridge to Shops and Restaurants, etc... 0.40 Acre Lot with City Water/City Sewer with Paved Road Frontage, Electric, Concrete/Gravel Driveway and currently there is a 2 bedroom, 1 bath mobile home located on the property. This lot is perfect for full time or vacation home, or investment.								
	Listing Courtesy of Tru Mountain Realty, LLC								







Closed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1 Closed	MLS ID: 305405							
	539 Deer Crest Overlook	Single Family	5/6	4,974	91,476	2007	8/20/2021	\$1,429,300	\$287
<p>^^WOW FACTOR in the sought out ASKA ADVENTURE AREA^^ Views as far as the eye can see accompanied with beautiful Canadian Log throughout the exterior and interior of the home. NO detail was left out of this one. The main level offers all of the comforts of your hearts desire with open floor plan and master on the main level with a beautiful rock fireplace/waterfall feature in the LR and an expansive deck with another rock FP to take in the majestic views. There are 3 master en-suites and an additional 2BR with full bath and 2 1/2 baths. All bathroom are beautifully done. Plenty of outdoor and indoor entertaining areas. The list goes on and on...there is just too much to list here...this one is a MUST SEE!!</p> <p><i>Courtesy of Mountain Country Homes & Land</i></p>									
	2 Closed	MLS ID: 306005							
	857 Lakeview Dr	Single Family	4/4	2,800	84,070	2003	7/30/2021	\$1,150,000	\$411
<p>Nestled on a ridge in the Aska Adventure Area only 10-minutes from Downtown Blue Ridge this hidden gem has year-round, long range views of Mountains & Lake Blue Ridge. Meticulously maintained property features MAIN HOUSE with 3 bedrooms/ 3 baths, open floorplan with wall of windows & Gourmet Kitchen, enjoy Master bedroom screened porch with glass railing for amazing, unobstructed view of mountains & lake. Terrace level rec room with wet bar and sunroom with rare Chestnut-wood walls, expansive wrap-around Trex decks for outdoor entertaining. COACH HOUSE with 2-car garage, beautifully appointed apartment, full kitchen w/reclaimed Chestnut-wood cabinetry, king-size bedroom & en suite bath, heated yoga/ Peloton room & dog spa. High-speed internet, whole-house generator, high-efficiency mechanicals. All tucked behind gated driveway & wall of Hemlock trees for maximum privacy.</p> <p><i>Courtesy of Sharp Real Estate Services</i></p>									

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	3	Closed	MLS ID: 308097						
	Riverview Ter	Single Family	3/5	3,236	60,548	2019	7/30/2021	\$1,150,000	\$355
<p>Overlooking the Toccoa River, your mountain dream cabin awaits! Stunning fully furnished home has 3 bedrooms plus a large sleeping loft area, 3 full baths and 2 half baths featuring luxury, privacy, and high-end amenities. Home boasts 180-degree long-range multilayered mountain views, Sunrise view. Construction includes live edge siding on the main and upper levels and board and batten on the lowest level-plus natural stone in a contemporary rustic style. Main level features cathedral ceilings crafted from wood tongue and groove, soaring 25-foot wall of windows overlooking deck. Home has ceiling fans, 3 interior gas fireplaces, and 2 exterior wood burning fireplaces. Has 3 master suites (one on each level) each with ensuite bathroom, granite counters, vessel sinks, toilets, and showers. Also with walk-in closets and deck access. Main level master features garden tub. Tankless water system provides hot water instantly. Open kitchen with solid wood cabinets, granite countertops, stainless KitchenAid appliances including gas cooktop and oven, refrigerator, microwave, and dishwasher plus dining room and open loft. Downstairs has a game room outfitted w/ stone gas fireplace, wet bar with wine fridge and icemaker. Home features a covered front porch, firepit beside home, covered main level back deck features two stone wood burning fireplaces, lower deck features 7-seat hot tub. Rental History (2020 - \$94,646) and (2021 - \$128,700 is rents for bookings thru December) (Falcons Lair)</p> <p><i>Courtesy of Tru Mountain Realty, LLC</i></p>									
	4	Closed	MLS ID: 309405						
	Hope Dr	Single Family	4/6	2,821	67,953	2020	8/6/2021	\$1,090,000	\$386
<p>Under Construction Now - Pick your finishes! New lodge style cabin with long range mountain and Toccoa river views in sought after South Toccoa Estates - an exclusive Toccoa River access community! Thoughtfully designed layout perfect for full time use or as an income producing rental! Amazing drive under portico, open floor plan with primary on main 4 primary size bedrooms, 4 full and 2 half baths. Grand great room, 4 fireplaces, and floor to ceiling windows to take in the incredible long range mountain and river view! Comfortable outdoor gathering areas in both the expansive main-level party deck w/ dramatic stone fireplace, and lower terrace patio. Plenty of room for the whole family in the great room complete w/ fireplace and wet bar on the terrace level, perfect for entertaining! Private setting and conveniently located between downtown Blue Ridge and Maccaysville. This tranquil gated community features all paved roads, private riverside party pavilion, and private Toccoa River access to N GA's premiere trophy trout river!</p> <p><i>Courtesy of Ansley Real Estate</i></p>									
	5	Closed	MLS ID: 302081						
	100 Gibbs Mountain Vw	Single Family	4/4	192,535	2020	8/5/2021	\$757,900		
<p>Superior WIDE & LONG RANGE MOUNTAIN VIEWS from this Brand New 4-Story Chalet w/ the Most Unique & Creative Upgrades on 4.42 Acres in a Civilized Location. Massive Tennessee Field Stone Creates a "Meaty" Exterior & Many "Bold" Interior STONE Accents. Many Different Wood Textures blended Perfectly Together. Suites on ALL Three Living levels. Solid Wood (Thick) Staircases w/ Wrought Iron Pickets. Grand Entry Door (Worthy of this Masterpiece). Exterior Fireplace on Party Porch. Huge Terrace Level Family Rm with a Fireplace. Unique WET BAR and (2) Terrace Level Guest Bdms. PULL UNDER GARAGE/ Workshop (Heated/Cooled). CITY WATER & Quick LEVEL Driveway Access. Easy to Everything. This Vast Sweeping Mountain View" will Blow You Away... Extremely Wide and Far-Reaching. Pictures Don't do it Justice. Come See for Yourself....the Location is Super EASY and Unexpected. Circular Driveway to easy back entry. Appliance Allowance. Come Quick to Customize. Won't Last Long</p> <p><i>Courtesy of BHGRE Metro Brokers - Blue Ridge</i></p>									
	6	Closed	MLS ID: 307552						
	770 W First St	Single Family	4/3	3,267	24,829	1920	8/13/2021	\$740,900	\$227
<p>1920's TRANSITIONAL COTTAGE in the heart of Historic Downtown Blue Ridge! With spanning in-town and mountain views from the classic southern style front porch, lush green backyard, covered patio, garden area, and on two city lots (with room to grow), what more could you ask for? With original hardwood floors, stunning dual-sided F/P, fossil rock floors in the kitchen and den area, whimsical winding staircase to the upstairs area, multiple office/flex spaces, and an unfinished basement, this ADORABLE craftsman style home is one of its kind. To find out more, reach out today - it won't last long!</p> <p><i>Courtesy of Harry Norman REALTORS - Blue Ridge</i></p>									

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	7	Closed	MLS ID: 308072						
	665 Overlook Trl	Single Family	3/3	2,555	110,206	2011	8/11/2021	\$731,787	\$286
Your Mountain Dream Home awaits you! Stunning views from the floor-to-ceiling windows of this Prow Front Cabin located in the Heart of the Aska Adventure Area. Large kitchen with custom cabinets, granite countertops and SS appliances. Soaring ceilings in living/dining areas with tongue and groove throughout. Expansive outdoor living spaces on main floor and terrace level, with a wood-burning FP on main floor deck, gas burning FP in basement living room. Additional lot is included for a total of 2.53 acres of end-of culdesac privacy. Less than 5 minutes to town, this never-rented cabin is perfect for full time, vacation or investment property! <i>Courtesy of North Georgia Mountain Realty</i>									
	8	Closed	MLS ID: 307853						
	12 N Dream Catcher	Single Family	3/3	1,596	49,222	2019	7/30/2021	\$679,500	\$426
Your mountain memories start here!! This like new cabin was finished in the fall of 2020 and is being sold fully furnished and is move in ready. The Mountain Tops community offers high speed internet, paved roads, city water, and 5 minutes from downtown Blue Ridge. This property features: spacious great room with floor to ceiling wood burning fireplace, nicely equipped kitchen with granite counters, stainless steel appliances, large breakfast bar and plenty of cabinet storage space. Covered party porch with outdoor fireplace. Finished terrace level with large picture windows, wet bar area and additional sleeping quarters. The master suite offers vaulted ceilings, private balcony, large bathroom with dual sinks, tiled shower and garden tub. Level driveway provides plenty of parking and turnaround area with attached carport. The backyard provides space and can be fenced in for pets. <i>Courtesy of Coldwell Banker High Country Realty - Blue Ridge</i>									
	9	Closed	MLS ID: 300437						
	10 Blue Ridge St	Single Family	4/4	68,389	2020	8/13/2021	\$649,000		
^Rustic Chalet Mountain Home^ Located in the heart of the highly sought after Aska Adventure Area in the newly developed community of Blue Ridge Escape, this property boasts some of the best long range views of the North Georgia mountains in the entire region. This 4 bedroom, 3 1/2 bath mountain retreat is situated on a 1.57 acre gentle lot and offers many luxurious upgrades including an open flowing floorplan, grand cathedral ceilings, 2 stacked stone interior fireplaces, lots of glass for natural light, custom tile bathrooms, granite countertops, party porch with an exterior wood-burning fireplace, spacious decking, and so much more. Only minutes from downtown Blue Ridge for all of your shopping, dining, and entertainment needs, you are also nearby to the Toccoa River, Lake Blue Ridge, and the National Forest for hiking and biking trails. Let's make your dream home a reality... <i>Courtesy of REMAX Town & Country - Fitts Team</i>									
	10	Closed	MLS ID: 308205						
	850 Power Dam Rd	Single Family	3/3	2,394	24,393	2007	8/10/2021	\$630,000	\$263
This very unique 2,394 sq. ft. 3BR-3BA home has BOTH a YEAR-ROUND MOUNTAIN VIEW AND OVERLOOKS FIGHTINGTOWN CREEK! A very rare combination, you can sit on the decks of this beautiful home and overlooking your year-round mountain view and listen to the loud sounds of Fightingtown Creek's rushing water mesmerize you! Currently on a rental program with Gross Rental Income in excess of \$40K per year, this cabin boasts granite countertops, stainless steel appliances, a wood "Creek Overlook" deck halfway down the path to the creek, pool table, hot tub, and even some bonus space that could be finished off or used as "Owners Storage". Close to USFS, Lake Blue Ridge, hiking, fishing, etc. Don't let this one slip away! <i>Courtesy of REMAX Town & Country - BR Downtown</i>									

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
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- Listings and public records data are updated on a continuous basis.
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