

Source of Statistics and Data for Blog

Statistics for this blog are taken from two sources: Habersham White Stephens Board of Realtors Multiple Listing Service (CTI Navigator) and Georgia Multiple Listing Service (GA MLS).

Realtors who use the two services voluntarily submit data through online access either individually as agents or by broker office administrative personnel. The data is assumed to be accurate and reliable, but it is not audited by Land and More, Inc. (dba Headwaters Realty), and is therefore subject to human error and never guaranteed. Instead the data is gathered and statistical reports are created by the blog author in a consistent manner each month in an effort to demonstrate reliable trends in the local real estate market. If MLS data is not input by Realtors in a timely fashion, or is later changed or corrected after the date that the statistics are gathered by the blog author, it will not necessarily be reflected in arrears nor corrected in the previously published blog entry.

Due to inherent characteristics of the MLS software, the results obtained from MLS can differ depending on the date the report is run, or the date the original data is input in to MLS by the Realtor. In spite of these possible variables in compiling statistics from MLS, every effort will be made to resolve apparent errors in the statistics before publishing the results on the blog.

Use of both CTI Navigator and GA MLS is not uniform across the four counties of Habersham, White, Stephens, and Rabun. CTI Navigator and GA MLS are both primarily used by Realtors in Habersham and White Counties, and GA MLS is the primary MLS for the Rabun County Board of Realtors. Stephens County Realtors use CTI Navigator, GA MLS, and/or other MLSs including the I-85 Board of Realtors MLS and South Carolina MLS. For purposes of this blog and based on the highest percentage of usage by Realtors in each county, statistics for Habersham and White Counties are taken from CTI Navigator, and statistics for Stephens and Rabun Counties are taken from GA MLS.

It is further understood that private real estate transactions occur each month that do not involve a Realtor and so these sales are never reflected in the monthly statistics. Realtors also may participate in real estate sales where they do not have a brokerage relationship with buyers and sellers and these sales may not be reported to MLS. These types of sales are typically recorded in each county courthouse and that information can be obtained through proprietary reporting agencies, internet portals, and public records.