



As of: August 11th, 2021

Your Complete Whitewater Lake Monthly Market Update

With this few houses on the market, now is a good time to start making plans if you are considering selling this year.

Sold on Whitewater Lake Past 3 Months

Source of market data: <http://www.metromls.com/>

Address	Square Footage	Waterfront	Days on Market	Original Price	Sold Price
N7317 Chapel Dr 1	988	Condo	213	\$189,500	\$189,000
N7317 Chapel Dr 5	864	Condo	40	\$229,500	\$212,000
N7195 Chapel Dr	1,621	75'	58	\$550,000	\$575,000
N7524 W Lakeshore Dr	1,672	109'	41	\$899,900	\$897,500
N7580 Ridge Rd	1,965	99'	73	\$1,075,000	\$995,000
N7645 E Lakeshore Dr	3,419	87'	8	\$1,250,000	\$1,375,000
N7242 Krahn Dr	3,797	72'	7	\$1,299,900	\$1,440,000
N7487 E Lakeshore Dr	4,000	210'	94	\$1,495,000	\$1,565,000

Active Listings on Whitewater Lake

Source of market data: <http://www.metromls.com/>

Address	Square Footage	Waterfront	Days on Market	Original Price	Current Price
N7317 Chapel Dr 6	864	Condo	50	\$215,000	\$215,000
N7317 Chapel Dr 7	864	Condo	42	\$219,500	\$219,500
N7317 Chapel Dr 8	1,356	Condo	309	\$329,500	\$299,500
N7687 Ridge Rd	1,100	81	7	\$475,000	\$475,000
N7370 Krahn Dr	1,898	86	11	\$939,900	\$939,900
N7564 W Lakeshore Dr	2,102	75	9 PENDING	\$989,000	\$989,000
W8114 R&W Townline Rd	1,944	271	6	\$1,075,000	\$1,075,000
N7697 E Lakeshore Dr	3,694	121	28	\$1,100,000	\$1,100,000

Featured Vacant Lots Near Whitewater Lake

Source of market data: <http://www.metromls.com/>

Address	Acreage Range	Current Price
Lots 2, 4, 15 & 16 Blue Heron Dr	1.0 to 1.3	\$37,500 to \$39,900
Lt6 Grand View Dr	.38	\$49,500
Lt2 W Lakeshore Dr	.44	\$45,000
Lt5 West Dr	.47	\$57,500
Lt6 West Dr	.54	\$58,500
Lt1 Hackett Rd	2.98	\$87,500
Lts 3-6 E Lakeshore Dr	9.13	\$360,000

I am happy to show prospective buyers any available property.



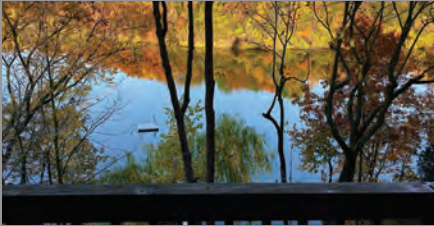
NextHome Success

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Thinking of Selling in the Future?

Thinking of selling your home next year or the following year? There are things you can start prepping now. All too often, sellers get a buyer's inspection report and find they need to do repairs. If you are going to have to do repairs, you can start these repairs now so that you have months and/or years to enjoy the changes. You will probably have to fix that leak or broken window later, so you might as well complete the repair now and enjoy it.



Maximize Your Lake View

Trim trees, clean windows, and remove any obstructions from the view. Replace small windows with larger windows. No one wants to buy a lake home without being able to enjoy the lake views.



Tackle Deferred Maintenance Projects

Fix that leak, replace the broken screen, or de-fog that window now. In addition to normal wear and tear, there are always little things you learn to live with, but the next buyer may not want to.



Depersonalize & Declutter

Think about putting away those old DVD collections, diplomas and certificates, and picture montages. Buyers want to imagine themselves in their new home. Make it look as spacious as possible!



Deep Clean

Deep clean and repair that old dirty caulk around the bathtub and between the tiles. Clean under your appliances. Clean your carpets and floors. Dust everything – the top of the fan, in cabinets, etc.



Improve Curb Appeal

Power wash! It is a simple, low-cost way to update and brighten. Paint your door. Put a planter or two outside. Finish that landscaping project, even if it is just planting a hosta. First impressions make a difference!



Make Upgrades

Lose those old carpets and put in hard-wood flooring with rugs. Or upgrade the old bathroom fixture as a low-cost way to give the bathroom a whole new look. Upgrades & improvements increase the appeal of the home.



Let's Start the Conversation Today

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