



As of: April 7th, 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 5 Months

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

Address	Square Footage	Waterfront	Days on Market	Original Price	Sold Price
N7317 Chapel Dr 4	988	Condo	155	\$179,500	\$170,000
N7256 Krahn Dr	1,000	99'	1	\$439,000	\$450,100
N7675 Ridge Rd	2,194	88'	25	\$648,000	\$680,000
N7418 Kettle Moraine Dr	3,544	79'	2	\$705,000	\$705,000
N7550 W Lakeshore Dr	2,943	56'	28	\$799,900	\$840,000

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 1	988	Condo	183 Pending	\$189,500	\$189,500
N7317 Chapel Dr 2	988	Condo	183 Pending	\$189,500	\$199,500
N7317 Chapel Dr 8	1,356	Condo	183	\$329,500	\$329,500

Featured Vacant Lots Near Whitewater Lake

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

Address	Acreage Range	Current Price
Lots 1,2,4,15 & 16 Blue Heron Dr	1.0 to 1.3	\$37,500 to \$39,900
Lt6 Grand View Dr	.38	\$43,500
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
Lts3-6 E Lakeshore Dr	9.13	\$360,000

I am happy to show prospective buyers any available property.



NextHome Success

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Now is the Time to Sell

Some Great Reasons to Sell Now

- ✓ Maximize your return on investment. There are plenty of buyers looking right now, and you can get the best possible price for your property.
- ✓ Taxes only continue to increase.
- ✓ Children have grown up, a family member passed away, or you purchased another property. These are a few examples of life changes that may lead you to sell.
- ✓ Consider opportunity costs. Add up your mortgage, utilities, taxes, repairs, and maintenance costs. Is it more beneficial to park this money elsewhere? Would you rather invest in your lake home, a vacation, another property, or an investment?
- ✓ Consider how much time you actually spend at the lake and the average cost per day. Take the total cost from above divided by the number of days you spend at the lake. How much is your property costing you for each day you use it?
- ✓ Many buyers are imagining themselves at the lake as the weather gets warmer. It's a seller's market!



Why Choose Robert Sivek as Your Realtor®

- #1 Robert's desire is to bring buyers and sellers together giving his customers the best possible transactional experience. Robert genuinely cares about your real estate needs and your experience.
- #2 As a full-time resident who is passionate about lake living, Robert knows the lake and local area and has a great rapport with residents.
- #3 Robert has an expansive network and long list of qualified buyers to maximize the exposure of your lakefront property.
- #4 As a Waterfront Specialist, Robert has a tailored marketing approach, boat tours that enable buyers to experience the lake, and Waterfront Signs to reach prospects who know and love the lake.
- #5 Robert invests in drone footage, professional photography, virtual tours, and professional services to market your property and to differentiate your property from the rest.
- #6 Robert has been involved in many transactions on the lake and is a Certified Luxury Home Marketing Specialist™.



Let's Start the Conversation Today

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