

6 Indian Rd Comparative Analysis

Address	Sold	Ask	Sell	Frontage	Price/Ft	Area/Sq Mtr	MPAC	% over MPAC	Beds	Baths	House (out of 5)
37 Beach Ln	3/1/2016	\$949,900	\$920,000	40	\$23,000	492	795000	116%	4	4	4
39 Lakeshore	12/7/2015	\$1,895,000	\$1,700,000	86	\$19,767	1793	1229000	138%	5	2	3
23 Lakeshore	8/29/2015	\$1,500,000	\$1,250,000	79.33	\$15,757	1488	1104000	113%	4	1	1
41 Lakeshore	5/4/2015	\$1,500,000	\$1,400,000	85.1	\$16,451	1811	1133000	124%	3	2	2
31 Lakeshore	10/15/2014	\$1,589,000	\$1,400,000	99.66	\$14,048	1833	1418000	99%	5	2	4
				Averages	\$17,805			118%			
6 Indian Rd				130.88		2999					4
5 Lakeshore		\$3,495,000		170.4		6311					2

Factors to Consider

PLUS

- quality of home, recency of north wing of home
- not just frontage, but overall size of lot (area)
- privacy created by surrounding cottages
- number and size of rooms
- recently renovated
- lots of compartmentalized space but still with large open rooms for entertaining
- overall, the property itself indoors and out is an entertainment monster

X-FACTOR

The only listing that has ever hit the market in Oakwood above 2 million has been Scatcherd's place at 3.5 million with two lakefront parcels, one 50' wide and one 120'. It never sold and it's still tied up in a deal that no one knows about it, so no one can really say what these larger pieces are worth. **Per front foot, purely based on the average in this market analysis, the property should fetch \$2,330,000 for the land alone.** That is a *projected* market sale price. It could be lower, it could be higher. We can discuss the listing price together.

The big question is, once you get above 100', is each foot worth the same? Sales in Southcott have proven this not to be the case. However, with the last sale at 50' wide going for 2.4 million this month (Southcott), we once again are seeing exceptions. Where your front footage may start to lose value over 100', the respectable quality of your house should make up for the difference. Because we still don't know the sale price of Scatcherd's as that deal is still up in the air, the smaller properties are the only comparables we can use when it comes to front footage.