

Here are sales on our area Lakes; all nice lakes. One other statistic that I thought was interesting and I didn't expect was the number of recorded sales; 74 on the three main musky lakes in our area and 28 on the other seven area lakes with no Muskies used in the comparison. So not only do you get more money for the lake homes and cabins there are more sales on musky lakes.

Comparable Selling Price Analysis Price

Low Sold Price Muskie	\$129,900.00 / \$4,900.00 over non-Muskie
Lowest Sold Price No-Muskie	\$125,000.00
Average Sold Price Muskie	\$298,708.00 / \$28,805.00 over non-Muskie
Average Sold Price No-Muskie	\$269,903.00
High Sold Price Muskie	\$700,000.00 / \$120,000.00 over non-Muskie
Highest Sold Price No-Muskie	\$580,000.00
Median sold Muskie	\$279,750.00 / \$21,000.00 over non-Muskie
Median Sold No-Muskie	\$258,750.00

Comparable Asking Price Analysis Price

Lowest Asking Price Muskie	\$124,500.00 Lowest sale price \$129,900.00
Lowest Asking Price No-Muskie	\$139,900.00 Lowest sale price \$125,000.00
Average Asking Price Muskie	\$316,168.00 Average sale price \$298,708.00
Average Asking Price No-Muskie	\$276,582.00 Average sale price \$269,903.00
Highest Asking Price Muskie	\$740,000.00 Highest sale price \$700,000.00
Highest Asking Price No-Muskie	\$595,000.00 Highest sale price \$580,000.00
Median Asking Muskie	\$299,000.00 Median sale price \$279,750.00
Median Asking No-Muskie	\$274,250.00 Median sale price \$258,750.00

Lakes that have Muskies in our area defiantly bring more value.