

UNOBSTRUCTED RIVER VIEWS

**“Unobstructed Water Views can command a 15% to 80% premium”
To verify, search WHAT IS A GREAT VIEW WORTH? - Dough Roller**

What is a Great View Worth?



Depending on what state or country you live in, you might have a different opinion of what a great view is. For some, the ideal living quarters is a house or condo next to the water. For others, it's stepping outside on your patio or porch and overlooking the forestry and world below. But no matter where you live, you can bet that the better the view, the more money you'll have to pay to see it.

How much is a great view worth? The quick answer is that it depends on the location but we just might be able to help you quantify the different types of views and how much additional value they bring to a home. Whether you're looking for a mountain view, ocean view or an unobstructed open view, you first must understand how much the home itself would sell for if there was no view at all.

The best way to evaluate a view would be to find two identical homes, one with a view and one without. See how much one home sells for vs. the other and contribute the difference to the view and the view alone. Unfortunately, finding homes like this are one-in-a-million, so the only other way would be to come up with qualifiers that add a certain percentage to a home's value, based on the view.

So let's identify the different views available and then see just how much they can increase a home's value.

Unobstructed Water View (15% – 80%) :

The biggest attraction of a view continues to be a large body of water. Whether it's a lake, bay, river or ocean, the value of a property will certainly increase a considerable amount. ***This view needs to be unobstructed and the more rooms it can be seen from, the better.** Depending on the body of water, the residence can increase in value up to 80%! This means a \$500,000 house has become a \$900,000 house, simply because you see what two-thirds of the Earth is made of.

Scarcity of River Frontage Property

Article - SF Gate News - Real Estate - homeguides.sfgate.com

According to the U.S. Geological Survey, 70 percent of the Earth's surface is water, most of which is ocean water. Even though water isn't scarce, waterfront land to build upon is. The basic principles of supply and demand dictate that prices go up for a desirable item for which there is a limited supply. The old adage that the three secrets to real estate are "**Location, Location, Location**" holds true here in that being on the water is typically the BEST LOCATION AVAILABLE

[Return to Home Page](#)