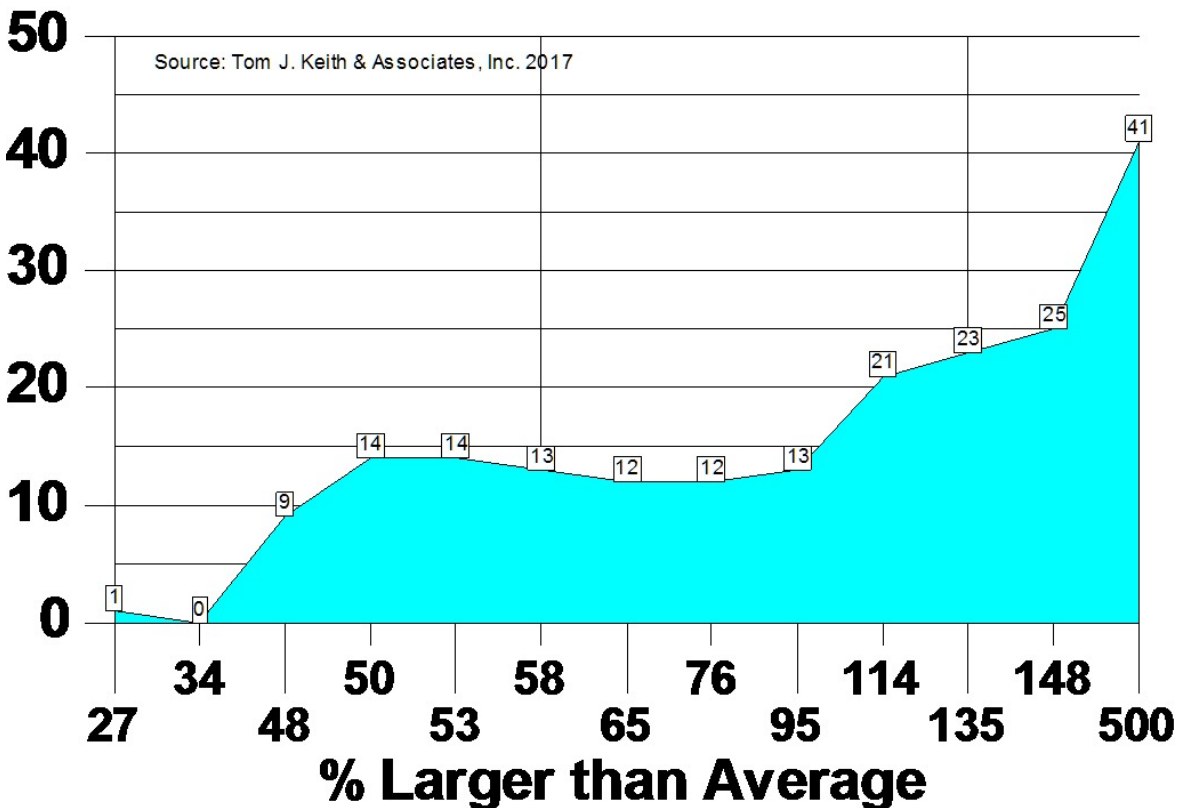


Obsolescence vs Size



This chart shows the ratio between obsolescence and size of a dwelling in the market place where the horizontal axis shows the percent larger than average and the vertical axis shows the percentage of external obsolescence above normal. This chart has been updated with an additional property which is about 500% larger than the typical in the market and shows that the external obsolescence is 41% above the average for the neighborhood.

This clearly shows that dwellings which are over improvements suffer in value and possibility at the expense of the smaller homes. You will notice that a dwelling can be roughly 40% larger than what is typical without suffering significantly in the market. However, obsolescence from over improvement tends to be very certain at percentages larger than about 40%.

The obsolescence shown here is after all forms of physical and functional obsolescence which might exist within the improvement.

This data was gathered by Paula Mitchell from 2009-2017.