

WEST PARRY SOUND MARKET UPDATE: JUNE 2023/2024

As summer brings warmth and vibrant energy to Parry Sound, the All Points North Group is excited to share our latest real estate market update. Our in-depth report covers the past year's trends and analyzes waterfront and non-waterfront properties. Whether you're looking to buy, sell, or stay informed about market dynamics, our update offers valuable insights to keep you ahead. Dive into the latest market trends with us and discover the opportunities Parry Sound has to offer this season. 🇮🇹🏡

All data comparisons are from June 2023 compared to June 2024. Single-family residences—non-waterfront and waterfront.

**Disclaimer: This real estate market report aims to provide a comprehensive overview of current trends and insights. However, in some locations, the data may be insufficient to offer a complete picture of market trends. As such, the analysis presented should be considered as one part of a broader decision-making process. For a more accurate and personalized understanding of the market in your specific area, we recommend consulting directly with a licensed real estate professional.*

FOR BUYERS

More Options

Overall Region: The increase in active listings (from 135 to 188) means more properties to choose from across Parry Sound.

Specific Areas: Active listings increased notably in Seguin (51%), Magnetawan (80%), and McDougall (doubled).

Varying Price Trends

Non-Waterfront: McDougall saw a 20% increase in prices, while Seguin experienced a 30% decrease, providing potential bargains.

Waterfront: Significant price increases in areas like Carling (60%) and Whitestone (43%) indicate a competitive market, while The Archipelago saw a 27% price drop.

Act Quickly in Some Markets

Non-Waterfront: In Parry Sound Municipality, the DOM dropped by 25%, indicating faster sales.

Waterfront: Seguin's DOM increased significantly (27 to 62 days), suggesting a slower market.

FOR SELLERS

Higher Prices in Certain Areas

Non-Waterfront: McDougall's 20% price increase suggests a strong market for sellers.

Waterfront: Carling and Whitestone show significant price increases, which could mean higher returns for sellers.

Challenges with Market Time

Non-Waterfront: McDougall's DOM increase (300%) means it may take longer to sell.

Waterfront: The Archipelago's decrease in sales and Seguin's DOM increase (27 to 62 days) require strategic marketing and patience.

Increased Competition

Overall Region: With a 40% increase in active listings, sellers need to make their properties stand out with competitive pricing and attractive presentations.

SUMMARY

For buyers, the [Parry Sound](#) region offers a mix of opportunities with increased listings and varying price trends, allowing for strategic purchases. Sellers can benefit from higher prices in specific areas but must be prepared for longer market times and increased competition.

What's your favourite part about the Parry Sound area? Have you noticed any changes in the real estate market? Let's chat in the comments and keep the conversation going! 🗨️👉