

## Muskoka Region Waterfront Real Estate Report Summary

### Key Highlights:

#### 1. Bracebridge

- **Sale Price (Average):** Increased by **35.12%** from \$746,000 (Sep 2023) to \$1,008,000 (Sep 2024).
- **Properties Sold:** A notable increase of **100%**, from 5 properties sold in Sep 2023 to 10 in Sep 2024.
- **New Listings:** Jumped by **76.47%**, indicating a surge in supply.

#### 2. Georgian Bay

- **Sale Price (Average):** Increased significantly by **41.26%**, from \$1,250,000 to \$1,765,750 year-over-year.
- **Properties Sold:** Saw an **increase of 700%** (from 1 property to 8 properties sold), showing more activity in the market.
- **Median Sale Price:** While the average sale price increased, the **median dropped by 12.72%**, signalling a shift towards more mid-range purchases.

#### 3. Gravenhurst

- **Median Sale Price:** Dropped **64.54%**, a major shift from \$2,862,500 (Aug 2024) to \$1,015,000 (Sep 2024), indicating more affordable properties in recent months.
- **Properties Sold:** A **150% increase** in properties sold, with 10 properties sold in Sep 2024 compared to 4 in Aug 2024.

#### 4. Huntsville

- **Median Sale Price:** Increased by **33.72%**, from \$860,000 to \$1,150,000 over the year.
- **Days on Market:** Decreased by **40.96%**, indicating faster sales, moving from 83 days (Aug 2024) to 49 days (Sep 2024).
- **Properties Sold:** **57.14% more properties sold**, jumping from 7 to 11 in the same period.

#### 5. Lake of Bays

- **Sale Price (Average):** Rose by **25.97%**, reaching \$2,556,429 from \$2,029,444.
- **Properties Sold:** Increased by **55.56%**, signalling strong buyer interest in this area.
- **Days on Market:** Decreased by **61.72%**, moving from 128 days to 49 days year-over-year.

#### 6. Muskoka Lakes

- **Sale Price (Average):** It was up by **51.53%**, rising from \$2,342,450 to \$3,549,500, showing that premium properties are performing strongly.
- **New Listings:** Doubled by **100%**, indicating a rise in market activity and new inventory.
- **Properties Sold:** Increased by **17.65%**, from 17 to 20 homes sold in Sep 2024.

## Muskoka Region as a Whole

- **Sale Price (Average):** Increased by **17.94%**, reaching \$2,173,014 in Sep 2024, compared to \$1,842,511 in Sep 2023. The **median sale price** also improved slightly by **0.39%**, showing resilience in home values.
- **Properties Sold:** Grew by a striking **62.22%**, from 45 properties sold in Sep 2023 to 73 in Sep 2024.
- **Days on Market:** Improved, dropping **13.11%**, with homes selling faster on average.

## Muskoka Region Non-Waterfront Real Estate Report Summary

### Key Highlights

1. **Bracebridge**
  - **Properties Sold:** Increased by **45.45%**, from 11 in Aug 2024 to 16 in Sep 2024.
  - **New Listings:** Also saw a jump of **29.63%**, with 35 new listings in Sep 2024 compared to 27 the month prior.
2. **Georgian Bay**
  - **Sale Price (Average):** Data only became available in Sep 2024, with an average sale price of **\$525,000**.
  - **Days on Market:** Decreased by **47.37%**, from 19 days (Aug 2024) to 10 days (Sep 2024), indicating quicker sales in this area.
3. **Gravenhurst**
  - **Properties Sold:** Dramatically increased by **220%**, from 5 homes sold in Sep 2023 to 16 homes in Sep 2024.
  - **New Listings:** A notable rise of **100%** was also seen, from 22 listings to 35 in the same period.
4. **Huntsville**
  - **New Listings:** Increased by **40.38%**, from 52 new listings in Sep 2023 to 73 in Sep 2024.
  - **Properties Sold:** Despite the jump in listings, the number of properties sold remained the same (22), which might signal a slightly slower absorption rate.
5. **Lake of Bays**
  - **Sale Price (Average):** No homes sold in Sep 2024, compared to an average price of \$904,850 in Sep 2023. This may indicate market hesitation or a lack of demand for non-waterfront homes in this area for that period.
6. **Muskoka Lakes**
  - **Properties Sold:** Decreased by **50%**, dropping from 4 homes sold in Aug 2024 to 2 homes in Sep 2024.
  - **New Listings:** Dropped by **31.25%**, from 16 new listings in Aug 2024 to 11 in Sep 2024, signaling a tighter market.

## Muskoka Region as a Whole

- **Sale Price (Average):** Dropped by **8.79%**, from \$689,636 (Sep 2023) to \$629,005 (Sep 2024), reflecting a general decrease in home prices in the non-waterfront segment.
- **Properties Sold:** Increased by **21.95%**, from 52 homes sold in Sep 2023 to 57 homes in Sep 2024, showing continued demand.
- **New Listings:** Saw a jump of **35.71%**, with 160 new listings in Sep 2024, up from 127 the year before.
- **Days on Market:** Increased by **13.64%**, indicating a slight slowdown in sales activity, with homes staying on the market longer compared to last year.