

West Parry Sound Non-Waterfront Real Estate Report Summary

Key Highlights:

1. Carling:

- *Sale Price*: Increased by **42.85%** from September 2023 to September 2024, jumping from \$486,500 to \$694,950.
- *Properties Sold*: Decreased by **50%**, from 4 in September 2023 to 2 in September 2024.
- *New Listings*: Dropped by **100%**, going from 3 to 0 during the same period.

2. Magnetawan:

- *Average Sale Price*: Decreased by **38.68%**, from \$475,000 in August 2024 to \$291,250 in September 2024.
- *Days on Market (DOM)*: Increased by **30.59%**, from 85 to 111 days.
- *New Listings*: Rose by **100%**, from 2 in August 2024 to 4 in September 2024.

3. McDougall:

- *Average Sale Price*: Increased by **18.20%**, from \$702,200 in September 2023 to \$830,000 in September 2024.
- *Days on Market (DOM)*: Dropped by **58.46%**, from 65 to 27 days, indicating faster sales.
- *Properties Sold*: Declined by **60%**, from 5 to 2 properties.

4. Seguin:

- *Average Sale Price*: Decreased significantly by **59.27%**, from \$1,160,000 in August 2024 to \$472,500 in September 2024.
- *Days on Market (DOM)*: Jumped by **171.05%**, from 38 to 103 days.
- *New Listings*: Increased by **100%**, from 1 in August 2024 to 8 in September 2024.

West Parry Sound Region Summary:

- In **August 2024**, the average sale price was **\$688,832**, a minimal **0.29%** decrease from the previous month.
- However, **days on market** increased by **20.21%**, from 47 in August 2023 to 56.5 in August 2024.
- **Active listings** also saw a notable increase of **111.11%**, from 23 to 29 year-over-year.

West Parry Sound has shown interesting trends with relatively stable prices but a longer time to sell homes and more active listings on the market, suggesting buyers have more options now.

West Parry Sound Waterfront Real Estate Report Summary

Key Highlights:

1. Carling:

- *Average Sale Price*: Decreased by **40%**, from \$1,250,000 in August 2024 to \$750,000 in September 2024.
- *Days on Market (DOM)*: Increased significantly by **2320%**, from 5 to 121 days.
- *New Listings*: Dropped by **71.43%**, from 7 in September 2023 to 2 in September 2024.

2. Magnetawan:

- *Average Sale Price*: Dropped by **43.78%**, from \$622,500 in August 2024 to \$350,000 in September 2024.
- *Days on Market (DOM)*: Increased by **29.73%**, from 74 to 96 days.

3. McDougall:

- *Average Sale Price*: Increased by **28.47%**, from \$1,010,000 in September 2023 to \$1,297,500 in September 2024.
- *Days on Market (DOM)*: Decreased by **32.95%**, from 60 to 15 days, showing faster sales.
- *Properties Sold*: Increased by **100%**, from 1 to 2 properties.
- *New Listings*: Increased by **100%**, from 4 to 8 listings.

4. Mckellar:

- *Average Sale Price*: Increased by **58.71%**, from \$695,000 in August 2024 to \$1,103,000 in September 2024.
- *Properties Sold*: Increased by **150%**, from 2 to 5 properties.

5. Parry Sound:

- *Average Sale Price*: Decreased by **41.05%**, from \$483,500 in August 2024 to \$285,000 in September 2024.
- *Days on Market (DOM)*: Increased by **61.67%**, from 60 to 97 days.

6. Seguin:

- *Average Sale Price*: Dropped significantly by **46.73%**, from \$3,180,000 in August 2024 to \$1,971,962 in September 2024.
- *Properties Sold*: Increased by **116.67%**, from 6 to 13 properties.

7. Whitestone:

- *Average Sale Price*: Dropped by **49.67%**, from \$765,000 in September 2023 to \$385,000 in September 2024.
- *Days on Market (DOM)*: Increased by **69.23%**, from 39 days to 12 days.
- *New Listings*: Increased by **233.33%**, from 3 to 10 listings.

West Parry Sound Region Summary:

- The **average sale price** in August 2024 was **\$899,761**, down **33.87%** compared to August 2023, when it was \$1,360,493.
- The **median sale price** decreased by **30.02%**, from \$1,003,100 to \$814,719.
- **Days on market (DOM)** increased by **23.16%**, from 58 days in August 2023 to 61 days in August 2024, indicating slower sales.
- However, **active listings** remained stable, with no change in volume compared to last year, while the total number of listings available dropped by **9.26%** from the prior year.

West Parry Sound is experiencing some price corrections with longer sale timelines, yet listing stability shows steady market interest, presenting opportunities for buyers and sellers.