

## MUSKOKA Summary: Real Estate Market Trends for Waterfront vs. Non-Waterfront Properties

### Notable Changes in Market Metrics

#### Waterfront Properties

- **Gravenhurst**
  - Sale price increased from \$731,800 in October 2024 to \$1,282,500 in November 2024, a significant **+75.3%** increase.
  - Days to sell reduced drastically, from 85 to 37 days (**-56.5%**).
- **Muskoka Lakes**
  - Sale price decreased from \$3,320,533 in October 2024 to \$1,756,429 in November 2024, a sharp **-47.1%** drop.
  - Inventory (active listings) reduced significantly from 67 to 37 listings (**-44.8%**).

#### Non-Waterfront Properties

- **Bracebridge**
    - Sale price decreased from \$888,559 in October 2024 to \$672,031 in November 2024, a notable **-24.3%** drop.
    - New listings dropped significantly from 42 to 18 (**-57.1%**).
  - **Lake of Bays**
    - Sale price dropped from \$727,750 in October 2024 to \$574,500 in November 2024, a significant **-21.1%** decrease.
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## Muskoka Region Overview: Waterfront vs. Non-Waterfront

#### Waterfront Properties

- Average sale price for November 2024 was **\$1,177,950**, a **-28.9%** month-over-month change from October 2024.
- Median sale price saw a drop from \$1,246,000 to \$885,000, aligning with reduced buyer activity and fewer high-value sales.
- Active listings decreased significantly (**-42.9%**) to 152.

#### Non-Waterfront Properties

- Average sale price for November 2024 was **\$679,433**, a relatively stable **-0.78%** change compared to October 2024.
- Median sale price remained close, indicating steadier activity in this segment.
- Active listings fell to 257 (**-19.9%**), reflecting seasonal trends.

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## Implications for Buyers and Sellers:

### 1. Seasonal Impact

- The Muskoka real estate market typically slows in late fall due to colder weather and the holiday season. Both waterfront and non-waterfront properties experienced reduced activity.
- Buyers may find opportunities in declining prices, especially for waterfront homes, as motivated sellers look to close deals before winter.

### 2. Waterfront Properties

- Despite price drops, waterfront homes retain premium value. Sellers should focus on marketing lifestyle and investment potential.
- Buyers looking for luxury or investment opportunities may find strong bargains in areas like Muskoka Lakes.

### 3. Non-Waterfront Properties

- With prices stabilizing, non-waterfront homes are attractive for first-time buyers or those seeking year-round residences.
- Sellers in this segment benefit from steadier demand but should be cautious of increasing days on market during winter.

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## Conclusion

The current Muskoka market reflects typical seasonal shifts but also highlights significant volatility in waterfront property prices. Buyers should capitalize on the softer market, while sellers need to set competitive pricing and leverage targeted marketing to attract year-end buyers.

✨ Be where you want to be — make your move in Muskoka today! #MuskokaRealEstate  
#WaterfrontLiving #SeasonalMarketTrends