

WEST PARRY SOUND Summary: Real Estate Market Trends for Waterfront vs. Non-Waterfront

Notable Changes in Market Metrics

Waterfront Properties

- **Carling**
 - Sale price dropped from \$2,210,000 in October 2024 to \$1,112,500 in November 2024, a **-49.7%** decrease.
 - Active listings reduced from 9 to 5 (**-44.4%**).
- **Magnetawan**
 - Average sale price increased significantly, from \$450,000 in November 2023 to \$1,150,000 in November 2024, marking a **+155.6%** annual increase.
- **The Archipelago**
 - Median sale price increased from \$949,500 in October 2024 to \$1,445,000 in November 2024, a **+52.2%** increase.
 - Active listings reduced from 23 to 19 (**-17.4%**).

Non-Waterfront Properties

- **Parry Sound**
 - Sale price rose from \$378,188 in October 2024 to \$434,167 in November 2024, a **+14.8%** increase.
 - Days to sell increased from 40 to 53 (**+32.5%**).
- **Sequin**
 - Sale price jumped from \$0 (no sales) in November 2023 to \$875,000 in November 2024, reflecting renewed activity.
- **West Parry Sound (Overall)**
 - Sale price increased from \$404,500 in November 2023 to \$592,764 in November 2024, marking a **+46.5%** annual rise.

West Parry Sound Region Overview: Waterfront vs. Non-Waterfront

Waterfront Properties

- November 2024 average sale price: **\$1,018,195**, a slight **+1.1%** month-over-month change from October 2024.
- Median sale price remained stable but dropped slightly month-over-month.
- Active listings saw a steep decline, from 120 in October 2024 to 78 in November 2024 (**-35%**).

Non-Waterfront Properties

- November 2024 average sale price: **\$592,764**, a significant **+46.5%** annual increase from November 2023.
 - Median sale price saw slight stabilization, showing steady demand.
 - Active listings dropped from 52 to 29 (**-44.2%**), reflecting seasonal market shifts.
-

Implications for Buyers and Sellers:

1. Seasonal Impact

- The West Parry Sound market, like Muskoka, is experiencing typical seasonal slowdowns with reduced active listings and fluctuating prices. Cold weather and holidays lead to fewer new listings, giving buyers limited options.

2. Waterfront Properties

- Volatile pricing, particularly in areas like Carling, offers opportunities for buyers to negotiate better deals. Sellers should consider targeted marketing to attract premium buyers before winter.
- Areas with high price growth, like Magnetawan, highlight growing interest and investment potential in luxury properties.

3. Non-Waterfront Properties

- Stable demand keeps the non-waterfront market resilient. Sellers should capitalize on higher average prices, while buyers can benefit from comparatively lower price points than waterfront options.
 - With listings declining, competition among buyers may increase, driving quicker sales for appropriately priced properties.
-

Conclusion

West Parry Sound's market shows seasonal declines in listings but notable fluctuations in prices, particularly in the waterfront segment. Buyers seeking investment opportunities should act while inventory is still available. Sellers should emphasize the lifestyle and value of their properties to stand out in this shifting market.

✨ Be where you want to be — West Parry Sound awaits! #ParrySoundLiving

#WaterfrontDreams #RealEstateTrends