

## **Muskoka Region Real Estate Market Update — January 2025**

The **Muskoka real estate market** is off to a **strong and exciting** start in 2025! With property values holding steady, increased new listings, and continued demand in non-waterfront and waterfront markets, there are **great opportunities for buyers, sellers, and investors alike!**

### **Non-Waterfront Properties: A Healthy & Balanced Market**

Non-waterfront homes continue to show **stability and growth**, offering excellent opportunities for buyers:

- **Average Price:** \$690,900 (+2.9% MoM) — A steady increase showing confidence in the market!
- **Median Price:** \$649,750 (+10.6% MoM) — Values are strong!
- **Number of Sales:** 26 (-10.3% MoM, but +8.3% YoY) — Sales activity remains **solid!**
- **New Listings:** 84 (+154.5% MoM, +58.5% YoY) — A **significant surge in new inventory** means more options for buyers!
- **Days on Market:** 69 days (-6.1% MoM) — Homes are selling **faster than in December!**

**What This Means:** Buyers now have **more choices**, while sellers are benefiting from **strong pricing and steady demand**. It's a **win-win for the market!**

### **Waterfront Properties: High Demand & Rising Values**

Muskoka's **luxury waterfront market** is thriving, with **exceptional price growth** and **faster sales**:

- **Average Price:** \$1,807,900 (+22.9% MoM, +123.3% YoY) — **Waterfront values have more than doubled since last year!**
- **Median Price:** \$1,700,000 (+25.2% MoM, +113.8% YoY) — **Luxury demand is surging!**
- **Number of Sales:** 5 (-37.5% MoM, -37.5% YoY) — Lower sales reflect limited inventory, not demand!

- **New Listings:** 21 (+75% MoM) — **More fresh inventory for eager buyers!**
- **Days on Market:** 23 days (-70.8% MoM) — **Homes are selling FAST!**

**What This Means:** If you're looking to **sell a waterfront home**, now is the perfect time—demand is high, and homes are **moving quickly at premium prices!** The market is competitive for buyers, so **act fast to secure your dream property!**

## **Market Trends & Investment Insights**

- The **\$300K – \$399K** price range had the most activity, making it a **hot zone for first-time buyers and investors.**
- **Luxury homes (\$1.75M+)** are **selling well**, with multiple high-end properties changing hands.
- **New listings are on the rise**, giving buyers more **options while maintaining strong prices for sellers.**

## **What This Means for You**

✨ **For Buyers:** New listings and steady prices mean **now is a great time to find your perfect Muskoka home or cottage!**

✨ **For Sellers:** Homes are **selling faster**, and values are strong. If you've considered selling, **this is your moment to maximize your return!**

✨ **For Investors:** The Muskoka market continues to be a **top-tier real estate investment** with **strong appreciation and rental potential.** Whether you're looking for a cottage rental or a long-term property, there's a **big opportunity here!**

**Be where you want to be!** Whether you're looking to buy, sell, or invest, the **Muskoka market is full of exciting possibilities.** Let's connect and make your real estate goals a reality! 🚀🏡💰