

Parry Sound Real Estate Market Update

Brought to you by Shirlene Johnston, Your Local Real Estate Expert

Market Overview: Key Stats

The Parry Sound real estate market continues to evolve, presenting unique opportunities for **buyers, sellers, and investors**. Here's what happened in February 2025:

Active Listings:

- Non-Waterfront: **75** (-5.33% from January, -46.67% YoY)
- Waterfront: **55** (-5.45% from January, -32.73% YoY)

Median Prices:

- **Non-Waterfront: \$652,000** (+40.1% MoM, +23.0% YoY)
- **Waterfront: \$699,000** (-5.5% MoM, -25.2% YoY)

Sales & Demand - All Categories

- **Total Sales: 36** properties sold
- **Waterfront Sales: 5** (-28.6% from January, -37.5% YoY)
- **Median Days on Market: 32** days overall (-38.5% MoM)

New Listings - Single Family Homes:

- **Non-Waterfront: 26** (-23.5% MoM, -50.9% YoY)
- **Waterfront: 10** (-9.1% MoM, -67.7% YoY)

What This Means for You:

For Buyers

✓ **Fewer Listings = More Competition** – With **active listings down 46.67% YoY**, buyers should act quickly when they find the right property.

✓ **Prices Are Rising** – The median price increased **23% YoY**, signaling strong demand.

✓ **Waterfront Bargains** – Prices have **dropped 25.2% YoY**, making it a great time to buy a **cottage escape or investment** at a discount.

📌 **Tip:** Lock in your financing now and work with a local expert (*like Shirlene!*) to navigate the market.

For Sellers

✓ **Faster Sales** – Median days on market dropped **38.5% MoM**, meaning homes are selling **faster** than before.

- ✓ **Higher Prices** – The median price climbed **40.1% MoM**, making this a **prime time to sell**.
- ✓ **Limited Inventory = Seller's Advantage** – With **new listings down 50.9% YoY**, your **home will stand out** to serious buyers.
- 📌 **Tip:** Staging, professional photography, and pricing strategically will help **maximize your return**.

💰 **For Investors**

- ✓ **Waterfront Price Drops = Opportunity** – With waterfront homes selling **25.2% cheaper YoY**, investors can **capitalize on lower prices**.
- ✓ **Growing Demand for Rentals** – The Parry Sound area remains a **hot rental market**, with both **long-term and vacation rentals** in demand.
- ✓ **Diverse Price Ranges** – From **entry-level homes to high-end waterfront properties**, there's a **wide range of investment options**.
- 📌 **Tip:** Consider **duplex conversions or short-term rental potential** for maximum returns.

📍 **Hotspots & Regional Insights**

Here's how **median sale prices** stacked up in different areas:

🏠 **McKellar: \$1,165,000**

🏠 **Magnetawan: \$973,000**

🏠 **Ryerson: \$760,000**

🏠 **McDougall: \$579,500**

🏠 **Parry Sound: \$460,000**

💡 **Vacant Properties** priced between **\$100K - \$199K** were the most popular, with **55 sales** in this range!

🌊 **Why Now? The Parry Sound Advantage**

Parry Sound remains a **top choice for buyers looking to escape the city** and enjoy a **slower, nature-filled lifestyle**. With spring and summer approaching, **waterfront properties are in demand**, and Toronto buyers are taking notice! 🌱🏠

📣 **Thinking of buying or selling? Now is the time!**

📞 **Contact Shirlene Johnston today!**

📍 Parry Sound Real Estate Expert

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