

Muskoka Real Estate Market Update

Brought to you by Lisa Selvage, Your Local Real Estate Expert

“Be where you want to be.”

The **Muskoka spring market** has officially arrived—and it’s blooming with activity 🌸. Both waterfront and non-waterfront properties are seeing a surge in listings, and sale prices are trending upward. Whether you're ready to list your lakefront home or finally buy that dream cottage, opportunity is knocking.

Let’s dig into the numbers and what they mean for you.

Market Snapshot – March 2025

Total Sales (All Property Types): 58 homes sold (Up from 14 in February 2025) **Sales volume:** Over **\$28 million**

Waterfront Properties

- **Median Price:** \$1,450,000
- **New Listings:** 118 ↑ (Up 353.8% MOM)
- **Active Listings:** 164 ↑ (Up 95.2% MOM)
- **Median Days on Market:** 113 ↑
- **Sold-to-List Price Ratio:** 96.5%

Non-waterfront Properties

- **Median Price:** \$720,000
- **New Listings:** 107 ↑ (Up 78.3% MOM)
- **Active Listings:** 173 ↑ (Up 9.5% MOM)
- **Median Days on Market:** 22 ↓
- **Sold-to-List Price Ratio:** 98.1%

Key Takeaways by Client Type

Buyers

- **More listings = more options.** Spring inventory is climbing fast.
- **Non-waterfront homes are moving quickly,** so timing matters.
- **Tip:** Act early, especially if you're eyeing prime locations like **Bracebridge, Huntsville, or Gravenhurst.**

Sellers

- **Waterfront listings are in high demand.** Inventory has surged, but prices remain strong.
- **Non-waterfront homes are selling close to asking,** and in fewer days.
- **Tip:** With buyers circling for summer, now is the sweet spot to list and maximize exposure.

Investors

- **Prices are rising year-over-year** in key markets like **Muskoka Lakes, Lake of Bays, and Gravenhurst.**
- **Rental season is approaching fast,** and well-located properties could yield solid short-term returns.
- **Tip:** Look for opportunities where price hasn't caught up with demand—like select pockets in **Huntsville and Lake of Bays.**

Regional Price Highlights (Median Sale Prices)

- **Muskoka Lakes:** \$517,500 (non-waterfront) | \$1,800,000 (waterfront)
- **Bracebridge:** \$705,500 | \$729,250
- **Gravenhurst:** \$755,000 | \$1,412,500
- **Huntsville:** \$739,950 | \$1,400,000
- **Lake of Bays:** \$1,024,500 (non-waterfront only this month)

Why Now? The Muskoka Advantage

Tired of concrete views and condo fees? Escape the city and wake up to **lake breezes, pine trees, and peace of mind.** 🌅


- Muskoka is more than a vacation spot—it's a lifestyle investment.
- Enjoy nature, space, and a slower pace, while building wealth through real estate.
- Waterfront or forest retreat, there's something for every buyer this spring.

Let's Get You Where You Want to Be

Dreaming of a dockside coffee or a cozy country escape? Let's turn that dream into a plan.

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 *Reach out today for a no-pressure consultation. Whether buying, selling, or just exploring—I'm here to help you "be where you want to be."*