

# Parry Sound Real Estate Market Update

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

## “Be where you want to be.”

The spring market is awakening, and Parry Sound is showing signs of fresh momentum. With **new listings up significantly** and **stronger waterfront pricing** compared to last year, this is a market full of *potential*—whether you're buying, selling, or investing.

Let's break down what's happening and what it means for you.

## Market Snapshot – March 2025

### Detached Homes (All Property Types):

- **Total Sales:** 30 (Up from 12 in February 2025)
- **New Listings:** 143 (Up from 88 in February 2025)

### Waterfront Properties

- **Median Price:** \$900,000
- **New Listings:** 81 ↑ (Up 575% MOM)
- **Active Listings:** 115 ↑ (Up 76.9% MOM)
- **Median Days on Market:** 15 ↓
- **Sold-to-List Price Ratio:** 97.3%

### Non-Waterfront Properties

- **Median Price:** \$515,000
- **New Listings:** 62 ↑ (Up 138.5% MOM)
- **Active Listings:** 100 ↑ (Up 23.5% MOM)
- **Median Days on Market:** 19 ↓
- **Sold-to-List Price Ratio:** 98.0%

## Key Takeaways by Client Type

### Buyers

- **Inventory is growing.** You've got more choice, especially in the waterfront segment.
- **Days on market are decreasing,** so homes are moving quicker—don't sleep on a good one!
- **Tip:** If you've been waiting for selection, spring is your time to explore.

### Sellers

- **Waterfront demand is back!** Prices are up 23.4% year-over-year.
- **Now is a smart time to list,** before inventory increases further and competition grows.
- **Tip:** Proper pricing and presentation (think staging & photos) can still yield top dollar.

### Investors

- **Median sale prices are stabilizing,** creating entry points in both segments.
- **Short-term rental potential is heating up** as summer approaches, especially near the water.
- **Tip:** Look at value-driven townships like **Seguin (\$510,000)** and **Parry Sound (\$522,250)**.

## Regional Price Highlights (Median Sale Prices)

- **Parry Sound:** \$522,250
- **Seguin:** \$510,000 (non-waterfront) | \$1,311,750 (waterfront)
- **McKellar:** \$1,350,000
- **Carling:** \$1,472,500
- **Perry:** \$620,000 (non-waterfront) | \$827,000 (waterfront)
- **Sundridge:** \$318,000 (affordable entry point!)



## Why Now? The Parry Sound Advantage

Escape the noise, the concrete, and the chaos. 🌿 Parry Sound offers Toronto buyers the one thing they can't buy in the city—**peace of mind**.

- **More space, more nature, and better value per square foot**
- A hot spot for summer cottage seekers and waterfront lifestyle lovers
- Remote work? Yes, please—with **a lakeview**.



## Ready to Make a Move?

Let's talk strategy—whether you're upsizing, downsizing, or dreaming of a dock.



**Lisa Selvage, Realtor®**



[www.lisamselvage.com](http://www.lisamselvage.com)



705-644-9277



**Shirlene Jonathon, Realtor®**



[www.allpointsnorth.ca](http://www.allpointsnorth.ca)



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