

# Muskoka Market Heats Up Just in Time for Cottage Season!

With the May sun shining and buyers returning in full force, Muskoka's real estate market is buzzing, especially in the waterfront segment. Whether you're dreaming of dockside mornings, considering a sale, or hunting for the next great investment, the numbers this month tell a story of opportunity. 📈💡

Let's break it down for buyers, sellers, and investors so you can be where you want to be—literally. 🤔

## Market Overview: May 2025

### 📍 Waterfront Properties

- **Median Sale Price:** \$1,925,000 📈 (Up from \$1.45M last May)
- **Average Sale Price:** \$2,685,186
- **Sales Volume:** 51 homes sold
- **New Listings:** 234
- **Median Days on Market:** 15 ⌚ (Down from 23 days)
- **Sale-to-List Price Ratio:** 95%

### 🏡 Inland (Non-Waterfront) Properties

- **Median Sale Price:** \$687,118
- **Average Sale Price:** \$774,599
- **Sales Volume:** 78 homes sold
- **New Listings:** 251
- **Median Days on Market:** 21
- **Sale-to-List Price Ratio:** 98%

## Key Takeaways

### 🛍️ For Buyers:

- **More listings mean more choice!** Inventory has nearly **tripled** compared to April.
- **Waterfront properties** are moving faster (just **15 days on market**)—so act quickly when you find *the one*.

- Non-waterfront homes offer excellent value, with many **under \$700K**.
- Spring and early summer are prime times to **lock in your Muskoka escape**.

### **For Sellers:**

- **Median prices are climbing**, especially for waterfront homes—up **33% year-over-year!**
- Homes are selling **faster** and for **strong prices**, especially if well-prepped and priced right.
- Be strategic: buyers are selective, but they're out there and ready!

### **For Investors:**

- Inland properties offer better **rental cash flow potential** at lower entry points.
- **Waterfront cottages** can yield strong seasonal rents, especially those near Huntsville and Bracebridge.
- A cooling-off in days-on-market = more **liquidity** for flips or short-term rental plays.

## Regional Hotspots

- **Huntsville:** Continues to attract Toronto buyers with its year-round appeal and access to amenities.
- **Bracebridge:** Balanced market with both luxury and affordable inland options.
- **Muskoka Lakes:** Holding strong as the **luxury waterfront capital**, perfect for buyers craving exclusivity.

## Why Muskoka? Why Now?


Let's be real—**Toronto can keep its traffic and concrete**. In Muskoka, you're trading stress for sunsets and noise for nature. 🌅🌿

Whether you're upsizing to a lakefront retreat or downsizing into low-maintenance inland charm, **the time to act is now:**

-  **Waterfront demand is ramping up**
-  **Inland values are steady and smart**
-  **Lifestyle + long-term equity = win-win**

## Let's Chat Real Estate

**Thinking about making a move or exploring your real estate options in Muskoka or Parry Sound?** We're Lisa Selvage and Shirlene Johnston—your trusted local experts dedicated to helping you find the perfect cottage, investment property, or forever home.

Whether you're buying, selling, or investing, we'll help you **be where you want to be.**  


Let's connect and make your next move a smart one.

 **Lisa Selvage | Muskoka Realtor® | Lifestyle-Driven & Wealth-Building Real Estate**

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 **Shirlene Johnston | Parry Sound Realtor® | Serving Parry Sound & Beyond**

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