

## Parry Sound Market Snapshot: Market Shifts & Local Price Highlights

Curious about what's happening in Parry Sound's real estate market? We're breaking it down so you can see exactly where the opportunities are — whether you're eyeing waterfront serenity or a home in one of our charming towns 🏡🌲.

---

### ◆ Market Summary

📍 **Region: Parry Sound**

📅 **Period: June 2025**

---

### 🌊 Waterfront Detached Homes:

- **Median Sale Price:**

\$631,000 ↓ from \$956,000 last month & \$810,000 last year

- **Number of Sales:**

38 ↓ from 39 last month & 55 last year

- **Average Days on Market:**

32 days ↑ from 26 last month but ↓ from 38 days last year

### ✅ *Takeaway:*

Waterfront prices are softening, creating opportunities for buyers looking to enter the market.

## **Non-Waterfront Detached Homes:**

- **Median Sale Price:**

\$495,000 ↑ from \$449,500 last month & \$418,500 last year

- **Number of Sales:**

45 ↑ from 34 last month & 34 last year

- **Average Days on Market:**

22 days ↑ from 18 last month but ↓ from 26 last year

### **Takeaway:**

Non-waterfront homes remain a hot commodity, with prices rising and properties selling quickly — great for sellers.

---

## **Local Price Highlights (Median Detached Home Prices by Town):**

### *Highest Median Prices:*

- **Machar:** \$1,080,000
- **Seguin:** \$960,000
- **McDougall:** \$750,000

### *Mid-Range Median Prices:*

- **Parry Sound:** \$502,000
- **Carling:** \$489,900
- **Perry:** \$586,000

### *Lowest Median Prices:*

- **Kearney:** \$270,000
- **Strong:** \$372,000
- **Burk's Falls:** \$450,000

👉 These figures show the diversity in Parry Sound area pricing — something for every lifestyle and budget!

---

### **Property Types Overview:**

- Detached Homes: 45 (non-waterfront) / 38 (waterfront)
- Condos: 2 (non-waterfront) / 0 (waterfront)
- Other: 21 (non-waterfront) / 11 (waterfront)

---

### ◆ **Overall Trends:**

🌟 *Buyers:* Great opportunities in waterfront properties and entry-level towns like Kearney & Strong.

🌟 *Sellers:* Non-waterfront homeowners in places like Machar and Seguin can benefit from strong prices.

---

### ◆ **Trust Us to Guide Your Next Parry Sound Move!**

We know these local markets inside and out — every lake, road, and neighbourhood. When you're ready, we'll guide you with honest advice and local expertise you can count on. 😊

🌟 *Thinking about a move? Let's chat when the time is right. **Be where you want to be.***

 **Shirlene Johnston | Parry Sound Realtor®**

-  [www.allpointsnorth.ca](http://www.allpointsnorth.ca)
-  [info@allpointsnorth.ca](mailto:info@allpointsnorth.ca)
-  **705-774-1144**