

Parry Sound Real Estate Market Report – November 2025

Detached Homes | Waterfront vs Non-Waterfront

Latest Snapshot: November 2025

1 What's Really Happening in Parry Sound This Month

If you've been watching Parry Sound closely, you may have noticed something important this fall, **buyers are still buying, but they're taking their time**, especially when it comes to waterfront.

That's not a bad thing. It's a sign of a **more balanced, thoughtful market**, where good properties still sell, pricing matters more than ever, and smart decisions win.

Whether you're buying, selling, or investing, understanding these shifts helps you **Be where you want to be**, with clarity and confidence.

This is where local insight matters, and that's exactly what I'm here to provide.

2 Market Snapshot – The Big Picture

Let's look at the most meaningful changes, focusing on **detached homes**, both **waterfront and non-waterfront**.

Non-Waterfront Detached Homes

(November 2025)

- **Sales Volume:** 33 homes sold
- **Median Sale Price:** \$525,000
- **Average Sale Price:** \$575,211
- **Active Listings:** 134
- **Months of Inventory (MOI):** ~4.0 months
- **Average Days on Market:** 76 days

What this means:

Non-waterfront homes are showing **steady demand**, reasonable pricing, and a balanced pace. This segment is offering **choice without chaos**, which is healthy for both buyers and sellers.

Waterfront Detached Homes

(November 2025)

- **Sales Volume:** 11 homes sold
- **Median Sale Price:** \$850,000
- **Average Sale Price:** \$941,900
- **Active Listings:** 139
- **Months of Inventory (MOI):** ~12.6 months
- **Average Days on Market:** 81 days

What this means:

Waterfront inventory remains elevated, giving buyers **time, leverage, and selection**. Sellers who price correctly and prepare well are still achieving strong results, but strategy matters more than ever.

Key Takeaways – What This Means for You

Buyers

- Inventory is **healthy**, especially on the waterfront
- Less competition means **better negotiation opportunities**
- More time for due diligence, inspections, and thoughtful decisions
- Ideal conditions if you're planning to buy in the next **3–6 months**

Bottom line: This is a buyer-friendly moment without the stress of bidding wars.

Sellers

- Homes are selling, but **pricing and presentation are critical**
- Non-waterfront homes are moving faster with the right strategy
- Waterfront sellers must stand out, condition, access, and value matter
- Overpricing leads to longer days on market and weaker leverage

Bottom line: Strategic sellers are winning, hopeful sellers are waiting.

Investors

- Increased waterfront inventory = **selective buying opportunities**
- Lifestyle-driven demand remains strong long-term
- Non-waterfront homes offer more predictable turnover
- Parry Sound continues to attract seasonal, hybrid, and lifestyle investors

Bottom line: This is a market for **smart, patient capital**, not speculation.

Why Now? The Parry Sound Advantage

Parry Sound continues to stand out as:

- A true **lifestyle upgrade** from city living
- More space, nature, privacy, and balance
- Strong long-term waterfront demand
- A market that rewards informed, local guidance

As we move toward spring and summer, momentum builds, but today's buyers and sellers get the advantage of **choice and strategy**, not pressure.

Let's Talk – No Pressure, Just Clarity


If you're thinking about buying, selling, or investing in Parry Sound, the smartest first step is a conversation.

I'm happy to:

- Review your property's value
- Break down the numbers for your specific goals
- Help you understand what opportunities make sense **for you**

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Let's make a plan so you can truly **Be where you want to be.**