



# MARKET REPORT

Fiscal Year ending May 31

# Muskoka Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	799,593,281	744,004,376	589,465,668	671,390,309	1,548,513,780
Units Sold	946	689	577	567	1,031
Avg. Sale Price	845,236	1,079,832	1,021,604	1,184,110	1,501,953
% Difference in Avg.		27.8%	-5.4%	15.9%	26.8%
Median Sale Price	559,500	665,000	659,000	742,000	990,000
% Difference in Median		18.9%	-0.9%	12.6%	33.4%
Max. Sale Price	7,950,000	10,000,000	11,850,000	13,900,000	16,200,000
Min. Sale Price	10,000	16,000	32,000	45,000	12,500

# South Muskoka Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	583,266,574	585,036,668	422,841,197	530,851,769	1,166,498,129
Units Sold	598	466	368	395	696
Avg. Sale Price	975,362	1,255,443	1,149,025	1,343,929	1,676,003
% Difference in Avg.		28.7%	-8.5%	17.0%	24.7%
Median Sale Price	630,000	760,000	725,535	810,000	1,069,500
% Difference in Median		20.6%	-4.5%	11.6%	32.0%
Max. Sale Price	7,950,000	10,000,000	11,850,000	13,900,000	16,200,000
Min. Sale Price	10,000	16,000	32,000	45,000	39,000

# South Muskoka Small Lakes Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	162,781,170	139,611,718	110,510,446	119,816,780	323,928,984
Units Sold	341	243	199	196	376
Avg. Sale Price	477,364	574,534	555,329	611,310	861,513
% Difference in Avg.		20.4%	-3.3%	10.1%	40.9%
Median Sale Price	415,000	480,000	490,000	532,500	750,000
% Difference in Median		15.7%	2.1%	8.7%	40.8%
Max. Sale Price	2,300,000	3,200,000	2,320,000	2,775,000	4,995,000
Min. Sale Price	10,000	16,000	57,000	45,000	39,000

# Lakes Joseph, Rosseau, Muskoka

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	419,766,904	447,974,950	311,137,751	410,924,989	850,616,145
Units Sold	255	225	167	198	321
Avg. Sale Price	1,646,145	1,991,000	1,863,100	2,075,379	2,649,895
% Difference in Avg.		20.9%	-6.4%	11.4%	27.7%
Median Sale Price	1,200,000	1,500,000	1,300,001	1,450,000	2,040,000
% Difference in Median		25.0%	-13.3%	11.5%	40.7%
Max. Sale Price	7,950,000	10,000,000	11,850,000	13,900,000	16,200,000
Min. Sale Price	130,900	25,000	32,000	90,000	325,000

# North Muskoka Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	216,326,707	158,967,708	166,624,471	140,538,540	382,015,651
Units Sold	348	223	209	172	335
Avg. Sale Price	621,628	712,860	797,246	817,085	1,140,345
% Difference in Avg.		14.7%	11.8%	2.5%	39.6%
Median Sale Price	473,750	495,000	601,500	677,837	900,000
% Difference in Median		4.5%	21.5%	12.7%	32.8%
Max. Sale Price	4,730,000	4,780,000	3,900,000	4,700,000	4,875,000
Min. Sale Price	13,500	17,500	32,000	60,000	12,500

# Almaguin Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	97,816,187	78,590,222	67,660,200	81,382,795	180,229,714
Units Sold	345	236	168	191	336
Avg. Sale Price	283,525	333,009	402,739	426,088	536,398
% Difference in Avg.		17.5%	20.9%	5.8%	25.9%
Median Sale Price	265,000	310,000	355,000	392,000	456,000
% Difference in Med.		17.0%	14.5%	10.4%	16.3%
Max. Sale Price	1,060,000	1,300,000	1,800,000	1,840,000	2,245,000
Min. Sale Price	24,000	33,000	15,000	59,900	55,000

# Bracebridge Residential Non-Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	67,708,533	86,719,358	77,684,235	75,026,405	143,047,030
Units Sold	218	239	201	186	254
Avg. Sale Price	310,590	362,843	386,489	403,368	563,177
% Difference in Avg.		16.8%	6.5%	4.4%	39.6%
Median Sale Price	298,950	355,000	374,900	390,000	539,500
% Difference in Med.		18.7%	5.6%	4.0%	38.3%
Max. Sale Price	800,000	770,000	770,000	895,000	1,425,000
Min. Sale Price	50,000	108,000	95,000	165,000	220,000



# Gravenhurst Residential Non-Waterfront

	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Volume	66,668,768	51,141,730	51,360,200	54,082,087	122,651,808
Units Sold	216	153	142	136	227
Avg. Sale Price	308,652	334,260	361,692	397,662	540,316
% Difference in Avg.		8.3%	8.2%	9.9%	35.9%
Median Sale Price	275,000	307,500	342,500	383,200	516,000
% Difference in Med.		11.8%	11.4%	11.9%	34.7%
Max. Sale Price	899,000	1,099,900	787,500	895,000	1,365,000
Min. Sale Price	81,000	23,000	140,000	125,000	95,000

# Huntsville Residential Non-Waterfront

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Volume	130,881,994	112,386,791	121,339,596	131,430,705	289,453,131
Units Sold	401	321	307	314	487
Avg. Sale Price	326,389	350,115	395,243	418,569	594,360
% Difference in Avg.		7.3%	12.9%	5.9%	42.0%
Median Sale Price	315,000	340,000	360,900	391,548	550,000
% Difference in Med.		7.9%	6.1%	8.5%	40.5%
Max. Sale Price	846,000	920,000	935,000	1,200,000	1,750,000
Min. Sale Price	64,000	75,000	90,000	135,000	2,950

# Over vs Under List \$

## Muskoka Waterfront

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	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
LIST OR UNDER	872	622	509	497	681
OVERLIST	73	67	68	70	350

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## Almaguin Waterfront

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	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
LIST OR UNDER	326	228	155	181	249
OVERLIST	18	8	13	10	87

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## Huntsville Residential

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	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
LIST OR UNDER	322	255	243	261	295
OVERLIST	79	66	64	53	192

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## Bracebridge Residential

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	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
LIST OR UNDER	173	179	161	148	127
OVERLIST	45	60	40	38	127

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## Gravenhurst Residential

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	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
LIST OR UNDER	181	134	111	116	140
OVERLIST	35	19	31	20	85

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