

Muskoka's Real Estate Market Report

There has been a shift in the market!

Area	Active	Sales	Sales Change % from 2017	DOM	Average Sale Price
All Muskoka Waterfront	4324	622	-22%	77	\$950,483
All Muskoka Residential	3353	748	-24.5%	47	\$360,981
Huntsville / Lake of Bays Waterfront	1511	190	-16%	67	\$757,960
Huntsville / Lake of Bays Residential	1665	307	-25%	51	\$383,072

Notes: Above statistics are for single family homes Residential - non-waterfront DOM = Days on market

On the whole Muskoka waterfront year end sales lagged behind last year's robust sales.

Muskoka region waterfront sales are down 22% compared to the same period last year. Non-waterfront residential sales were down 24.5% over last year. Overall the number of Muskoka waterfront active listings were up 7% over the same time period as last year, in the region. The inventories and sales vary in different areas of the Muskoka region as you can view in the table above. The market frenzy of the last few years has balanced out and it reflects in the data. Muskoka is a sought after area for both residential and recreation properties and the market should remain positive going into 2019. The strong demand and supply constraints in some areas of the district will probably continue to dominate the market through the year.

The **new market** has adjusted to a more balanced market place for both buyers and sellers.

Muskoka Historical Sales

Muskoka Waterfront	2015	2016	2017	2018
	818	990	799	622
Muskoka Residential	2015	2016	2017	2018
	834	974	991	748

The key factors moving into **2019** are strategic market positioning and setting an accurate price on your property to **SELL!**

Learn how to position your property in this **NEW** market.

Don't be lost in the sea of inventory!

Call today for a no obligation consultation.



If you are contemplating selling your area property, now is a good time while some areas inventory is low, demand is still strong and in some areas values are increasing due to the lack of inventory!

Don't hesitate to contact me for a no obligation comparative market analysis for your property.

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