

# Muskoka's February Real Estate Market Report

Area	Active	Sales	Sales Change % from 2018	DOM	Average Sale Price
All Muskoka Waterfront	155	6	- 40%	53	\$1,178,985
All Muskoka Residential	186	39	- 11.4%	71	\$373,435
Huntsville / Lake of Bays Waterfront	66	2	- 66%	13	\$504,456
Huntsville / Lake of Bays Residential	119	24	+26%	90	\$382,356

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

## HIGHLIGHTS FOR FEBRUARY

- The average price of a waterfront cottage is up 39% over the same time as last year! However there were less properties sold. Our snowy cold winter may have put the freeze on buyers jumping into the market.
- The number of waterfront active properties listed were down 10% from last year, while active residential properties were up 9.4% from last year.
- More properties listed will help with the demand for housing in Muskoka,
- The average price of a waterfront cottage in Muskoka has risen 91.6% \* over the last 5 years.
- The average price of a residential home in Muskoka has risen 53.8% \* over the last 5 years

\* based on recent and historical data this month

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.

## Muskoka Historical Sales — February

Muskoka Waterfront	2015	2016	2017	2018
	21	17	23	10
Muskoka Residential	2015	2016	2017	2018
	40	45	64	44

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

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

**Call today for a no obligation market 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.

**Janine Scott**, Real Estate Broker

Re/Max North Country Realty Inc, Brokerage

Direct: 705-788-4930 [www.janinescott.com](http://www.janinescott.com)

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