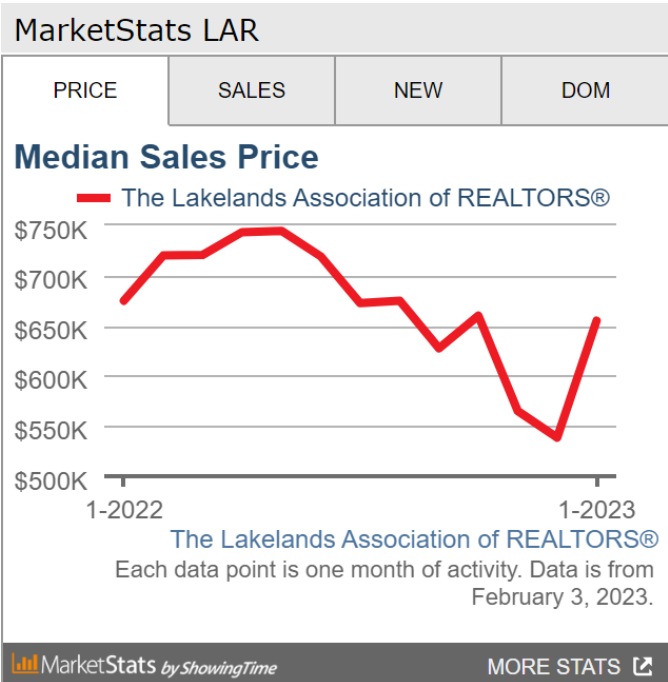


Real Estate Sale Prices - Muskoka, ON, CA

Wednesday, February 1, 2023



Median sale price
\$675,000
December 2022
-18.2% decline from
December 2021, Feb. 2023
Median price is trending
upwards.



Muskoka Market Conditions February 2023

Muskoka Market Conditions: The median residential sale price in the District of Muskoka decreased by approximately 3.70% during the 12 months previous to February 2023 compared to the 12 months previous to February 2022. Sales of vacant land and/or commercial property were not included in the data source.

Area included in source data: District of Muskoka, residential waterfront and residential non-waterfront improved sales only. (Source: Lakelands Association of Realtors MLS data)

Disclaimer: The above data was provided for personal use only and was obtained from sources considered reliable and was not verified. It is up to the reader of this information is to determine the suitability and use of the information. Any and all liability to the reader is expressly denied.

Table of Sale Prices for Muskoka	Median Sale Price			
NOTE: The data resource was upgraded to new system as at Nov.1, 2020. Previous statistics may not align with current data.	2023	2022	Sale Price Increase/ (Decrease)	Percent Increase/ (Decrease)
Median Sale Price for 12 months prior to February 1, 2023 and February 1, 2022.	\$650,000	\$ 675,000	\$ (25,000)	-3.70%
Includes waterfront and non-waterfront property Residential Properties Only (District of Muskoka)				

Real Estate Sale Prices - Muskoka, ON, CA

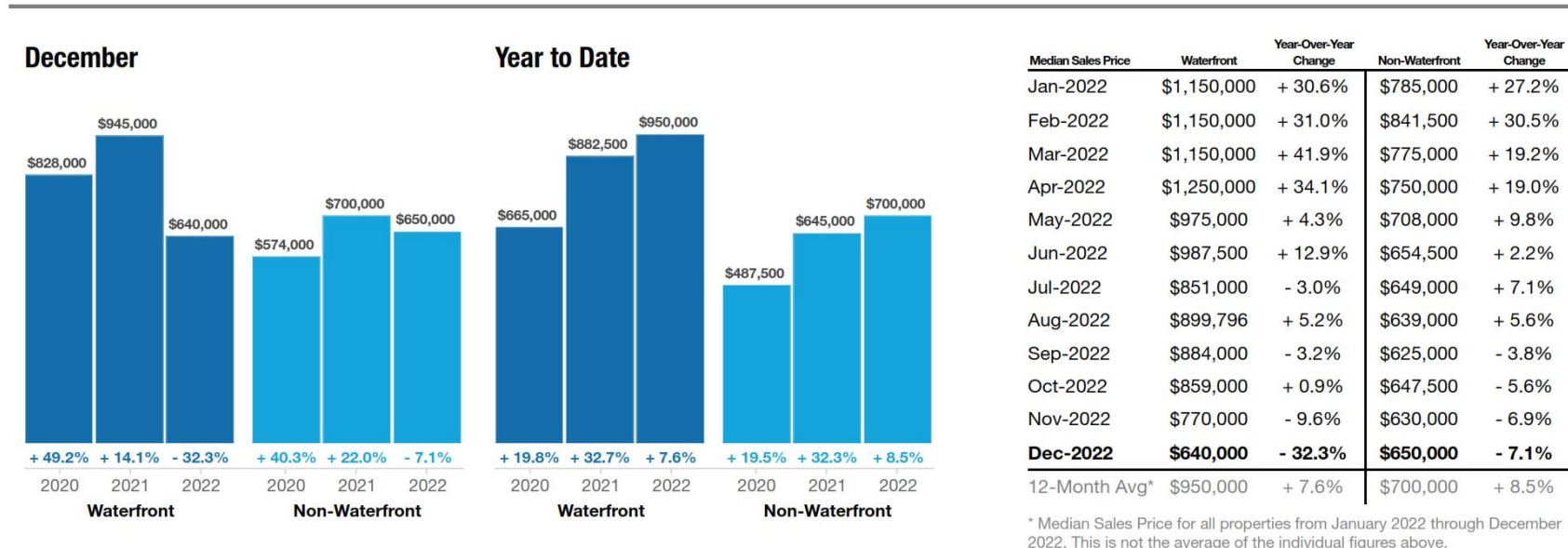
HOUSING SUPPLY OVERVIEW

Housing starts activity in Canada fell 0.2% from the previous month, with the - 20.0% + 8.5% standalone monthly SAAR of total housing starts for Canada at 264,159 units as of last measure, according to the Canada Mortgage and Housing Corporation (CHMC). Housing starts remain elevated by historical measures thanks to a boom in new construction activity the past two years, with nearly 10 homes for every 1,000 people currently under construction, per recent data from BMO Capital Markets. For the 12- month period spanning January 2022 through December 2022, Sales in the Lakelands area were down 37.5 percent overall. The price range with the smallest decline in sales was the \$3,000,000 and Above range, where they decreased 20.0 percent.

The overall Median Sales Price was up 8.0 percent to \$745,000. The property type with the largest price gain was the Condo segment, where prices increased 11.8 percent to \$615,000. The price range that tended to sell the quickest was the \$800,000 to \$999,999 range at 21 days; the price range that tended to sell the slowest was the \$199,000 and below range at 72 days.

Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



Local Market Update – December 2022

A Research Tool Provided by ITSO.



Muskoka District

Area

Single Family	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
Key Metrics						
New Listings	42	51	+ 21.4%	2,291	2,094	- 8.6%
Sales	55	30	- 45.5%	1,784	1,096	- 38.6%
Days on Market Until Sale	32	39	+ 21.9%	24	28	+ 16.7%
Median Sales Price*	\$825,000	\$675,000	- 18.2%	\$756,000	\$815,000	+ 7.8%
Average Sales Price*	\$1,064,348	\$844,573	- 20.6%	\$1,083,515	\$1,188,900	+ 9.7%
Percent of List Price Received*	105.2%	96.4%	- 8.4%	106.3%	101.2%	- 4.8%
Inventory of Homes for Sale	77	201	+ 161.0%	—	—	—
Months Supply of Inventory	0.5	2.2	+ 340.0%	—	—	—

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