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**Market Report - Sales for 2001 compared to 2003
 (restricted to 3 bedroom bungalows with year round access)**

Geographic Area	2001			2003			Avg. \$ - Percent Change		
	Avg.\$	Avg \$	Avg\$	Avg\$	Avg\$	Avg\$	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res
	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res			
Gravenhurst	\$0	\$218,196	\$138,728	\$300,667	\$376,600	\$149,477	#DIV/0!	72.5971%	7.7483%
Bracebridge	\$145,806	\$142,869	\$150,138	\$245,375	\$129,000	\$164,733	68.2887%	-9.7075%	9.7211%
Muskoka Lakes	\$335,000	\$312,599	\$115,000	\$278,250	\$428,039	\$121,833	-16.9403%	36.9291%	5.9417%
Huntsville	\$287,893	\$185,273	\$131,219	\$386,610	\$214,900	\$153,564	34.2895%	15.9910%	17.0288%
Lake of Bays	\$266,400	\$226,250	\$135,986	\$323,500	\$337,773	\$129,050	21.4339%	49.2919%	-5.1005%
Kearney/Perry/Armour/ McMurrich/Monteith/ Ryerson	\$157,751	\$111,306	\$96,667	\$202,500	\$243,788	\$94,937	28.3669%	119.0250%	-1.7896%

Market Report - Vacant Lot Sales - 2002 compared to 2003 - with year round access

Geographic Area	2001		2003		Avg. \$ Percent Change	
	Avg.\$	Avg \$	Avg\$	Avg\$	Waterfront	Non Waterfront
	Waterfront	Non-Waterfront	Waterfront	Non-Waterfront		
Gravenhurst	\$160,667	\$45,843	\$175,000	\$32,493	8.9209%	-29.1211%
Bracebridge	\$64,420	\$31,472	\$49,333	\$31,957	-23.4197%	1.5411%
Muskoka Lakes	\$182,677	\$30,486	\$422,458	\$47,516	131.2595%	55.8617%
Huntsville	\$80,375	\$31,170	\$124,067	\$32,967	54.3602%	5.7652%
Lake of Bays	\$111,705	\$34,832	\$200,144	\$48,647	79.1719%	39.6618%
Kearney/Perry/Armour/ /McMurrich/Monteith/ Ryerson	\$58,230	\$19,976	\$64,958	\$23,098	11.5542%	15.6288%

NOTE: Information provided from the Muskoka/Haliburton Association of Realtors - mls system. This information is provided for interest sake only and neither the Muskoka/Haliburton Association of Realtors, Ken Mashinter (Associate Broker), or HomeLife/Muskoka Real Estate Ltd. accepts any responsibility for any inaccuracies contained herein. Information provided is not to be used for an individual property evaluation. If you wish a property evaluation, please contact Ken Mashinter (associate broker) at 705-789-1737 ext 226 or by email: sunsets@waterfrontmuskoka.com. Number of sales and price of a small number of sales will have an effect on the results as does topography and location of property sold (riverfront, back lot with deeded access to the lake), type - size and quality of building(s), etc, etc. - all have an impact on the statistics.