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**Market Report - January 1st, 2002 to Dec 5/2002 compared to Jan 1st,2003 to Dec 5/2003
 (restricted to 3 bedroom bungalow sales with year round access)**

| Geographic Area | Jan 1 - Dec 5 /2002 | | | Jan 1 - Dec 5/ 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 | \$329,000 | \$261,700 | \$131,842 | \$300,667 | \$376,600 | \$147,050 | -8.6119% | 43.9052% | 11.5350% |
| Bracebridge | \$232,000 | \$208,409 | \$160,200 | \$245,375 | \$129,000 | \$163,774 | 5.7651% | -38.1025% | 2.2310% |
| Muskoka Lakes | \$190,000 | \$449,243 | \$120,911 | \$278,250 | \$428,039 | \$121,833 | 46.4474% | -4.7199% | 0.7625% |
| Huntsville | \$239,286 | \$169,300 | \$142,766 | \$386,610 | \$214,900 | \$153,429 | 61.5682% | 26.9344% | 7.4689% |
| Lake of Bays | \$377,000 | \$280,090 | \$101,375 | \$323,500 | \$345,762 | \$129,050 | -14.1910% | 23.4467% | 27.2996% |
| Kearney/Perry/Armour/ McMurrich/Monteith/ Ryerson | \$220,483 | \$160,333 | \$108,100 | \$202,500 | \$243,788 | \$96,406 | -8.1562% | 52.0510% | -10.8178% |

Market Report - Vacant Lots - January 1 to Dec 5/2002 compared to January 1 to Dec. 5/2003 - with year round access

| Geographic Area | Jan. 1 - Dec 5/2002 | | Jan 1 - Dec 5//2003 | | Avg. \$ Percent Change | |
|---|---------------------|----------------|---------------------|----------------|------------------------|----------------|
| | Avg.\$ | Avg \$ | Avg\$ | Avg\$ | | |
| | Waterfront | Non-Waterfront | Waterfront | Non-Waterfront | Waterfront | Non Waterfront |
| Gravenhurst | \$146,250 | \$38,185 | \$175,000 | \$32,493 | 19.6581% | -14.9064% |
| Bracebridge | \$86,675 | \$35,989 | \$47,091 | \$30,013 | -45.6695% | -16.6051% |
| Muskoka Lakes | \$250,483 | \$28,683 | \$422,458 | \$47,516 | 68.6574% | 65.6591% |
| Huntsville | \$108,362 | \$28,865 | \$126,520 | \$33,098 | 16.7568% | 14.6648% |
| Lake of Bays | \$122,862 | \$27,171 | \$172,659 | \$48,647 | 40.5308% | 79.0402% |
| Kearney/Perry/Armour /McMurrich/Monteith/ Ryerson | \$73,027 | \$32,719 | \$64,958 | \$23,098 | -11.0493% | -29.4049% |

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 (eg. Muskoka Lakes) as does topograph and location of property sold (riverfront, back lot with deeded access to the lake), type - size and quality of building(s), etc. - all have an impact on the statistics.