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Ken Mashinter (broker)

**Market Report - Sales for March 31/2009 to March 31/2010 compared to March 31/2008 to March 31/2009**  
 (restricted to 3 bedroom bungalows with year round access)

Geographic Area	March 31/09 to March 31/2010			March 31/08 to March 31/2009			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	\$503,429	\$459,762	\$211,750	\$428,333	\$467,500	\$226,463	17.5322%	-1.6552%	-6.4969%
Bracebridge	\$235,625	\$292,206	\$243,584	\$268,975	\$213,433	\$219,149	-12.3989%	36.9076%	11.1499%
Muskoka Lakes	\$375,000	\$518,234	\$215,877	\$654,000	\$628,043	\$224,714	-42.6606%	-17.4843%	-3.9326%
Huntsville	\$311,000	\$381,200	\$228,700	\$428,500	\$433,200	\$217,058	-27.4212%	-12.0037%	5.3635%
Lake of Bays	\$428,500	\$475,967	\$266,313	\$398,967	\$469,813	\$205,911	7.4024%	1.3099%	29.3340%
Kearney/Perry/Armour, McMurrich/Monteith/ Ryerson/B.Falls/Novar/ Emsdale	\$343,068	\$337,417	\$156,762	\$345,000	\$243,100	\$178,490	-0.5600%	38.7976%	-12.1732%

**Market Report - Vacant Lot Sales - 2010 compared to 2009 - with year round access**

Geographic Area	March 31/09 to March 31/2010		March 31/08 to March 31/2009		Avg. \$ Percent Change	
	Avg.\$	Avg \$	Avg\$	Avg\$		
	Waterfront	Non-Waterfront	Waterfront	Non-Waterfront	Waterfront	Non Waterfront
Gravenhurst	\$263,333	\$52,667	\$208,000	\$66,792	26.6024%	-21.1477%
Bracebridge	\$76,060	\$44,136	\$68,750	\$62,017	10.6327%	-28.8324%
Muskoka Lakes	\$566,088	\$56,382	\$436,136	\$48,301	29.7962%	16.7305%
Huntsville	\$98,000	\$63,583	\$108,900	\$45,681	-10.0092%	39.1892%
Lake of Bays	\$402,871	\$24,000	\$194,400	\$59,500	107.2382%	-59.6639%
Kearney/Perry/Armou /McMurrich/Monteith/ Ryerson/B.Falls/Novar/ Emsdale	\$154,408	\$19,208	\$162,279	\$25,775	-4.8503%	-25.4782%

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 (Broker), or Re/Max North Country Realty Inc (brokerage) 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 (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 impact on value as well as topography and location of property sold (riverfront, back lot with deeded access to the lake, size and quality of building(s), etc).

This information is not intended to solicit properties currently listed for sale.

If you wish to be removed from my mailing list, please call me at 705-789-1737 ext 226, or email me at sunsets@waterfrontmuskoka.cc