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Market Report - January 1st, 2003 to Oct 1/2003 compared to Jan 1st,2004 to Oct 1/2004 (restricted to 3 bedroom -bungalow/ yr. rnd. road - sales)

Geographic Area	Jan 1 - Oct 1/2003			Jan 1 - Oct 1/2004			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	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res
Gravenhurst	\$300,667	\$254,000	\$144,945	\$300,000	\$222,350	\$153,123	-0.2218%	-12.4606%	5.6421%
Bracebridge	\$245,375	\$147,250	\$162,750	\$251,917	\$155,000	\$183,308	2.6661%	5.2632%	12.6316%
Muskoka Lakes	\$303,688	\$338,895	\$122,063	\$363,875	\$484,740	\$156,594	19.8187%	43.0355%	28.2895%
Huntsville	\$282,638	\$207,967	\$151,377	\$195,667	\$375,375	\$175,733	-30.7712%	80.4974%	16.0896%
Lake of Bays	\$364,667	\$366,833	\$125,983	\$222,750	\$391,744	\$183,696	-38.9169%	6.7908%	45.8101%
Kearney/Perry/Armour/ McMurrich/Monteith/ Ryerson	\$202,500	\$308,125	\$60,000	\$181,167	\$244,692	no sales	-10.5348%	-20.5868%	not enough data

Market Report - Vacant Lots - January 1 to Oct 1/2003 compared to January 1 to Oct. 1/2004, year round road - sales

Geographic Area	Jan. 1 - Oct 1/2003		Jan 1 - Oct 1/2004		Avg. \$ - Percent Change	
	Avg.\$	Avg \$	Avg\$	Avg\$	Waterfront	Non Waterfront
	Waterfront	Non-Waterfront	Waterfront	Non-Waterfront	Waterfront	Non Waterfront
Gravenhurst	\$175,000	\$27,325	\$181,271	\$36,333	3.5834%	32.9661%
Bracebridge	\$53,563	\$29,552	\$70,000	\$38,471	30.6872%	30.1807%
Muskoka Lakes	\$363,950	\$33,687	\$539,264	\$39,772	48.1698%	18.0633%
Huntsville	\$169,250	\$31,503	\$162,996	\$31,386	-3.6951%	-0.3714%
Lake of Bays	\$186,508	\$31,375	\$201,557	\$32,680	8.0688%	4.1594%
Kearney/Perry/Armour/ /McMurrich/Monteith/ Ryerson	\$67,682	\$22,333	\$107,535	\$21,786	58.8827%	-2.4493%

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. QA low number of sales and the type of property sold along with their related prices will have an abnormal effect on the average results produced.