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*Comparisons - Waterfront only: Jan.01-Sept 24/2001 compared to Jan 01/02 to Sept 24/2002*

Area	W/F Cottage-2001		W/F Residential-2001		W/F Cottage-2002		W/F Residential-2002	
	# Sold	Avg.\$	# Sold	Avg \$	# Sold	Avg \$	# Sold	Avg.\$
Gravenhurst	54	\$255,787	2	\$285,000	32	\$263,325	3	\$192,000
Bracebridge	39	\$189,061	26	\$165,621	41	\$239,212	15	\$201,326
Muskoka Lakes	123	\$531,417	4	\$160,850	165	\$608,876	2	\$1,370,000
Huntsville	34	\$216,602	42	\$278,150	46	\$243,334	28	\$346,821
Lake of Bays	105	\$232,857	14	\$300,950	112	\$274,981	20	\$359,870
Almaguin	85	\$104,220	30	\$152,560	101	\$119,288	32	\$182,825
<b>Total Volume</b>	<b>440</b>	<b>\$127,223,321</b>	<b>118</b>	<b>\$25,991,946</b>	<b>497</b>	<b>\$172,737,956</b>	<b>100</b>	<b>\$29,094,678</b>
<b>Weighted Avg.</b>	<b>\$289,144</b>		<b>\$220,271</b>		<b>\$347,561</b>		<b>\$290,947</b>	

% Changes	W/F Cottage Change		W/F Residential Change	
	#Sold	Price	#Sold	Price
Gravenhurst	-40.741%	2.947%	50.000%	-32.632%
Bracebridge	5.128%	26.526%	-42.308%	21.558%
Muskoka Lakes	34.146%	14.576%	-50.000%	751.725%
Huntsville	35.294%	12.342%	-33.333%	24.688%
Lake of Bays Twsp	6.667%	18.090%	42.857%	19.578%
Almaguin	18.824%	14.458%	6.667%	19.838%
<b>Total Change</b>	<b>12.955%</b>	<b>20.204%</b>	<b>-15.254%</b>	<b>32.086%</b>
<b>Change, since June 30/02</b>		<b>5.373%</b>		<b>2.757%</b>

Shows weighted Avg. Price Changes since June 30/02

NOTE: Volume % Sold derived from Total Volume. Price % change derived from Weighted averages. Chart includes only waterfront sales which includes, cottages, homes, water access properties (access by a boat), riverfront, cottages and homes which have deeded access to water or shared waterfront ownership. Information has been obtained from the Muskoka/Haliburton Association of Realtors' mls system and is provided for general interest purposes only. It is NOT intended to create a value for any specific property which can only be completed by an individual property analysis. If you are interested in selling your property and require a property analysis, please call Ken Mashinter at 705-636-0168 or email to sunsets@waterfrontmuskoka.com