



April 2019 Muskoka Waterfront Real Estate Snapshot

With the focus on delayed ice-outs and flooding in Muskoka, waterfront real estate sales continue to be sluggish with only 5 single family sales occurring in April compared to 14 in 2018.

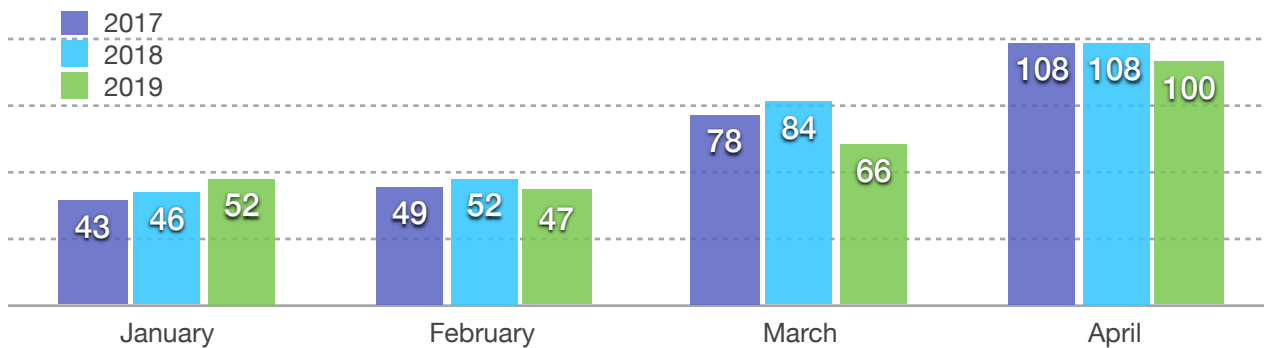
Big 3 Single Family Waterfront	# Sales	Total Dollar Sales	Avg. List Price	Avg. DOM	% sold. price/ list price
April 2019	5	\$4,704,500	\$1,140,900	26	97%
April 2018	14	\$15,994,000	\$1,142,429	27	96%
'19 vs. '18	(64%)	(71%)	0	4%	1%

Note: Big 3 includes Lakes Muskoka/Indian River Joe, and Rosseau

January-April Active Listing Inventory: 2017-2019

Includes waterfront residential property only

Listing activity was up significantly in the second half of April with 42 new properties coming on the market for a total of 100 active listings, down slightly from the 2018 total of 108. April inventory remains historically low with the past three years averaging 105 listings compared to the 2014-2016 average of 170.



Note: Inventory is counted if a property was an active listing at any time during the month