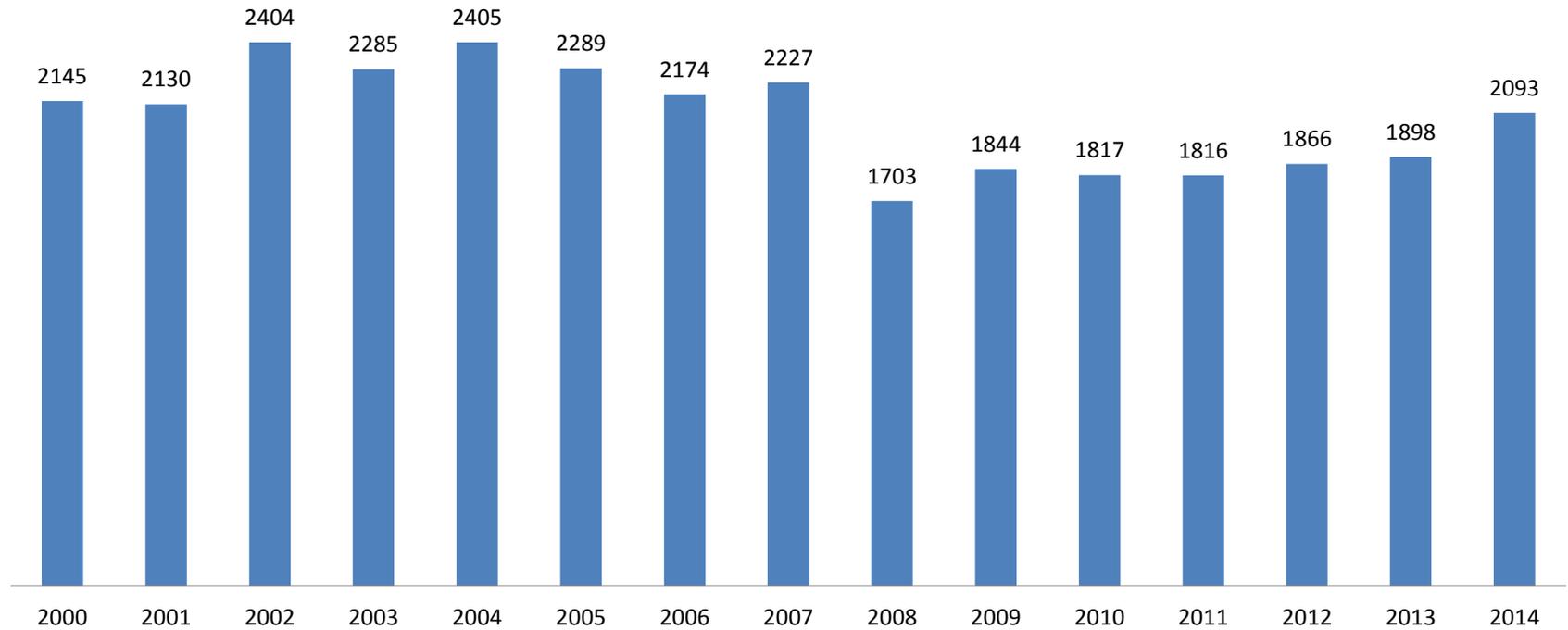


# The Year in Review

## 2014

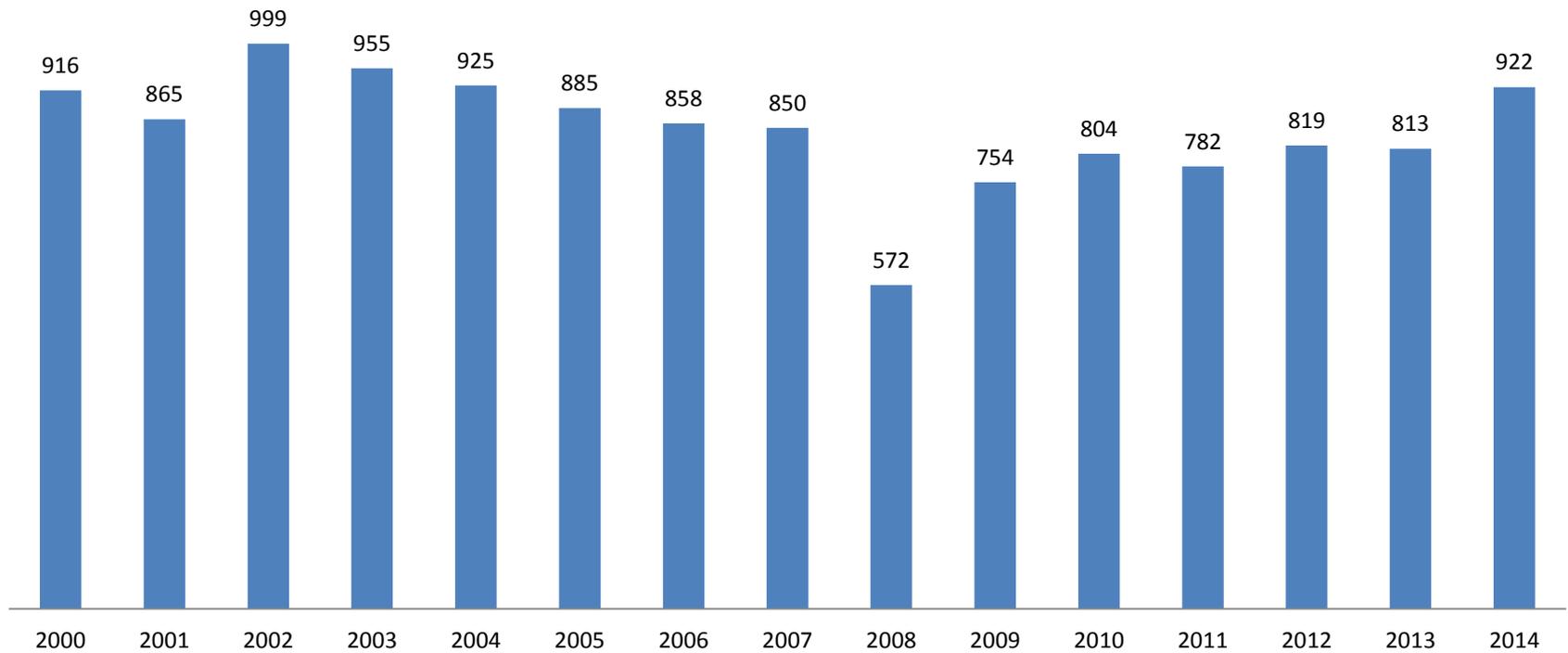
# Overall Sales

Muskoka & Almaguin, All Types



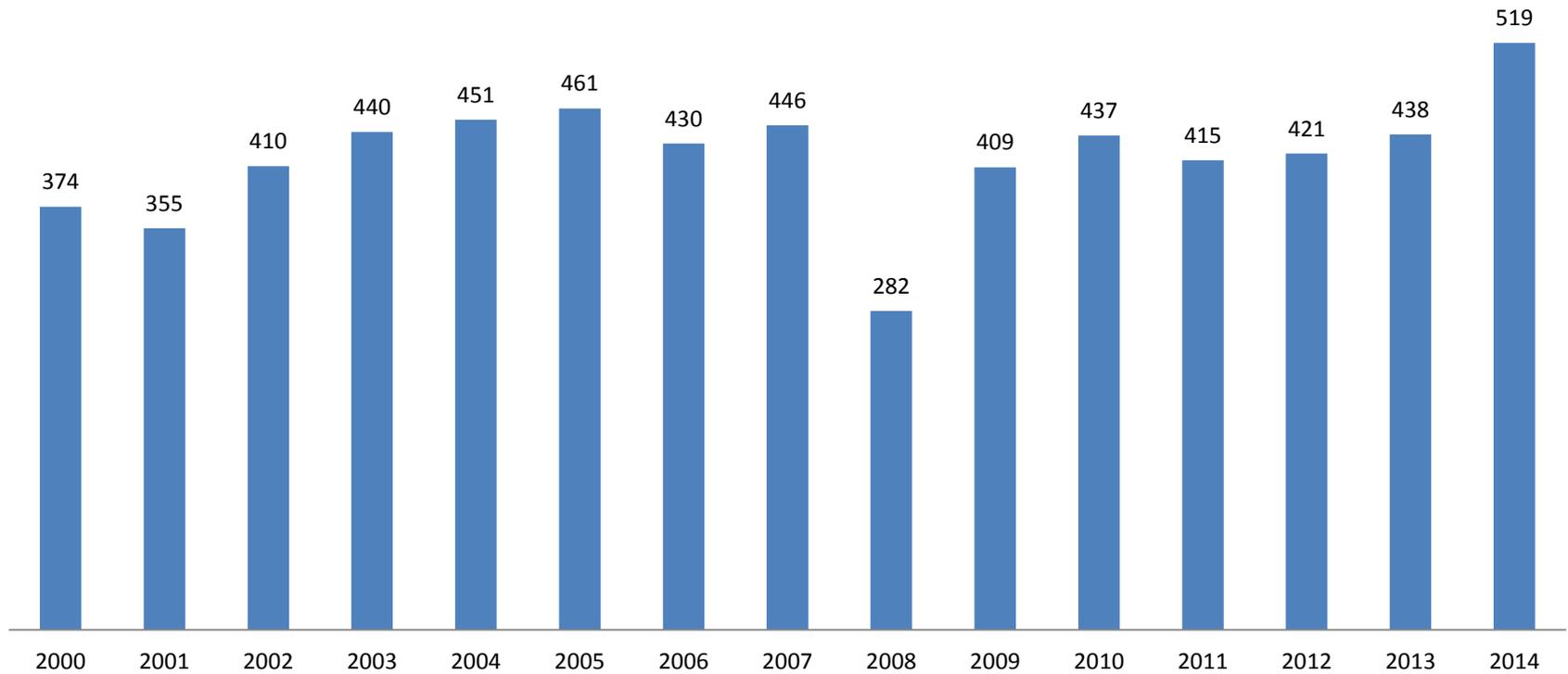
# Overall Sales

Muskoka & Almaguin, Waterfront



# Unit Sales

South Muskoka, Waterfront



# Unit Sales by Price Range

South Muskoka, Waterfront

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
150k & under	146	118	108	92	80	58	34	26	25	26	34	26	28	25	27
150k-200k	54	61	49	55	47	45	19	15	17	25	23	12	17	17	14
200k-250k	34	32	31	49	42	42	42	29	23	30	21	25	27	26	26
250k-300k	22	16	45	40	37	43	36	39	22	42	51	31	33	38	50
300k-400k	42	38	49	57	72	62	53	67	43	64	61	71	71	70	74
400k-500k	26	23	34	37	45	43	55	53	24	51	58	36	40	53	66
500k-750k	21	28	32	52	57	58	61	79	48	61	77	81	75	85	105
750k-1M	8	13	20	26	21	39	43	37	24	40	34	42	43	34	52
1M-2M	13	20	37	25	36	52	57	62	39	50	46	62	58	59	54
2M-3M	7	5	2	3	13	14	19	19	11	12	19	18	16	16	30
3M-4M				4	1	4	9	11	2	4	9	6	11	8	11
4M-5M	1	1	3			1	2	5	3	3	3	1	1	2	4
5M-8M								4	1	1	1	4	1	5	6
<b>Grand Total</b>	<b>374</b>	<b>355</b>	<b>410</b>	<b>440</b>	<b>451</b>	<b>461</b>	<b>430</b>	<b>446</b>	<b>282</b>	<b>409</b>	<b>437</b>	<b>415</b>	<b>421</b>	<b>438</b>	<b>519</b>

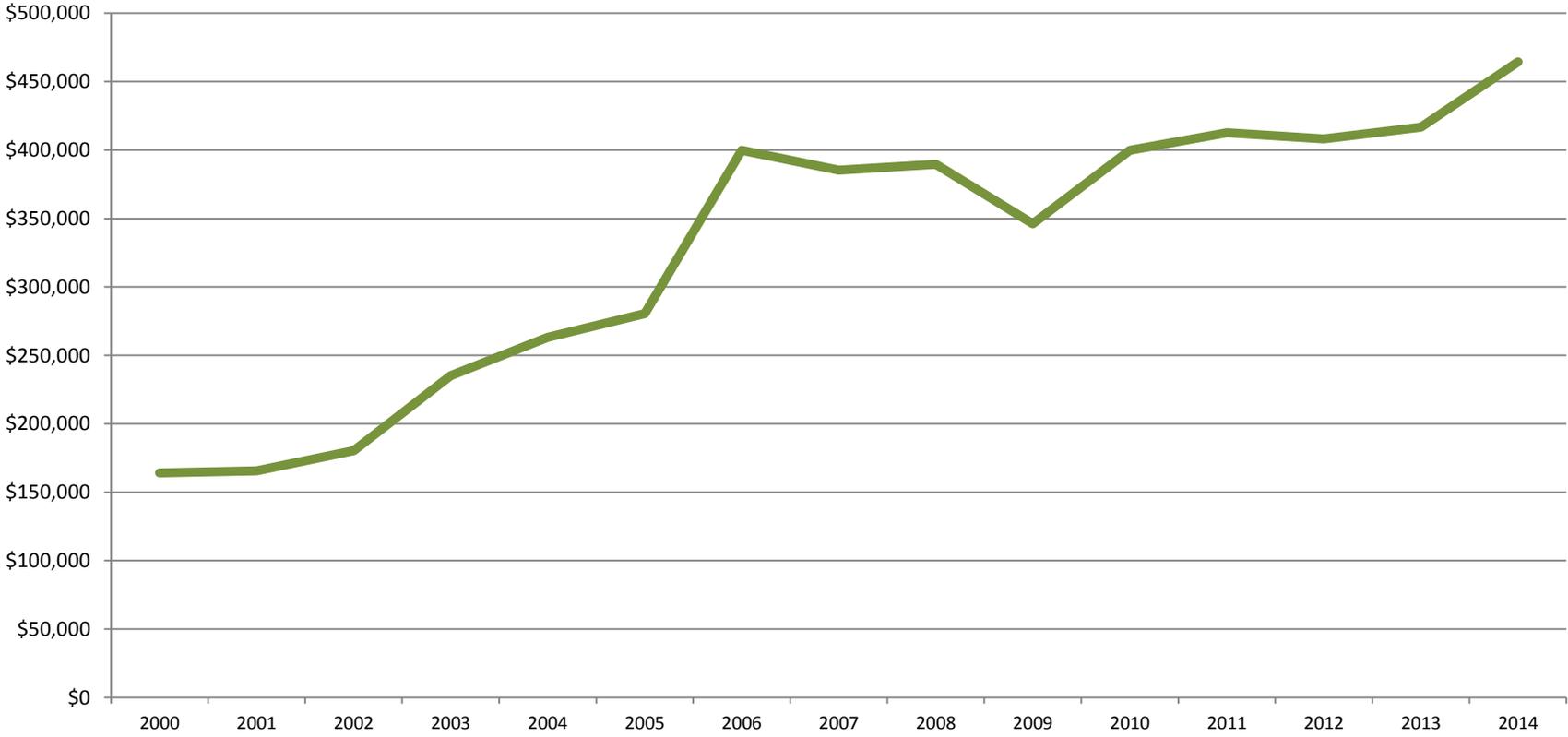
# Unit Sales by Month

South Muskoka, Waterfront

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Jan	7	10	4	7	12	5	5	7	7	3	8	5	12	10	2
Feb	11	6	15	8	15	10	10	8	6	1	4	9	11	6	8
Mar	17	7	23	10	22	22	12	13	13	7	11	13	12	4	11
Apr	30	21	37	31	50	35	35	34	19	20	55	27	32	26	29
May	51	38	47	64	52	53	60	67	50	36	63	50	55	63	66
Jun	39	42	55	47	48	60	56	63	31	42	68	68	63	53	81
Jul	48	50	52	66	60	74	63	53	38	79	58	72	52	74	77
Aug	60	61	43	68	63	89	64	80	37	72	56	45	57	93	90
Sep	45	42	55	67	56	59	47	42	46	67	50	59	54	42	63
Oct	32	48	42	38	40	23	43	45	19	46	35	39	37	43	56
Nov	24	12	27	26	25	24	26	26	12	21	16	20	22	19	24
Dec	10	18	10	8	8	7	9	8	4	15	13	8	14	5	12
<b>Grand Total</b>	<b>374</b>	<b>355</b>	<b>410</b>	<b>440</b>	<b>451</b>	<b>461</b>	<b>430</b>	<b>446</b>	<b>282</b>	<b>409</b>	<b>437</b>	<b>415</b>	<b>421</b>	<b>438</b>	<b>519</b>

# Average Price

## South Muskoka Recreational, Smaller Lakes



# Average Price

South Muskoka Recreational, Smaller Lakes

Year	Average
2000	\$164,244
2001	\$165,734
2002	\$180,458
2003	\$235,162
2004	\$263,216
2005	\$280,507
2006	\$399,764
2007	\$385,312
2008	\$389,680
2009	\$346,078
2010	\$399,872
2011	\$412,721
2012	\$408,113
2013	\$416,642
2014	\$464,472

### Sale to New Listing Ratio Muskoka Lakes Recreational

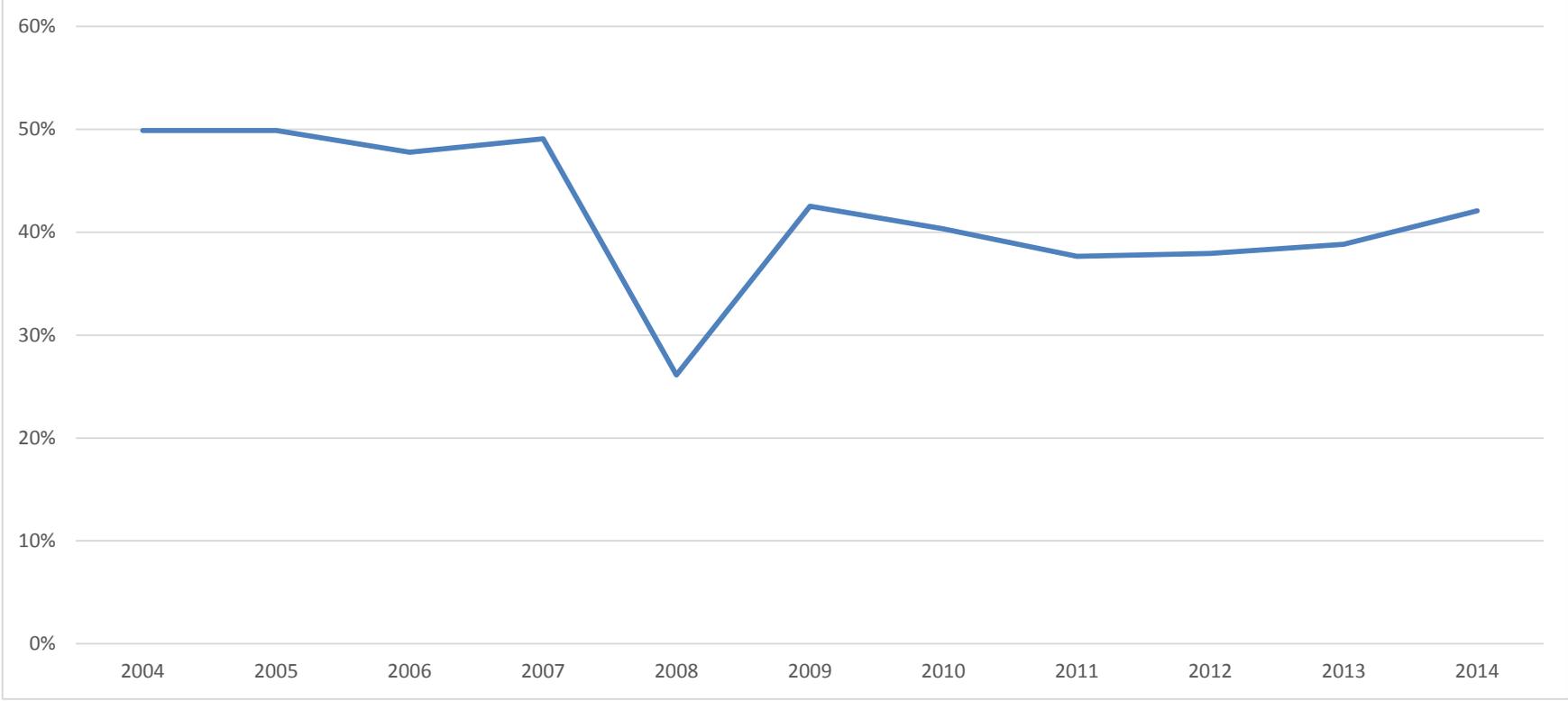


Figure 1 - Muskoka Lakes Recreational – The market is considered balance if this ratio falls between 40 – 60%. Over 60% is more likely to occur in a seller’s market while under 40% is more reflective of a buyer’s market.

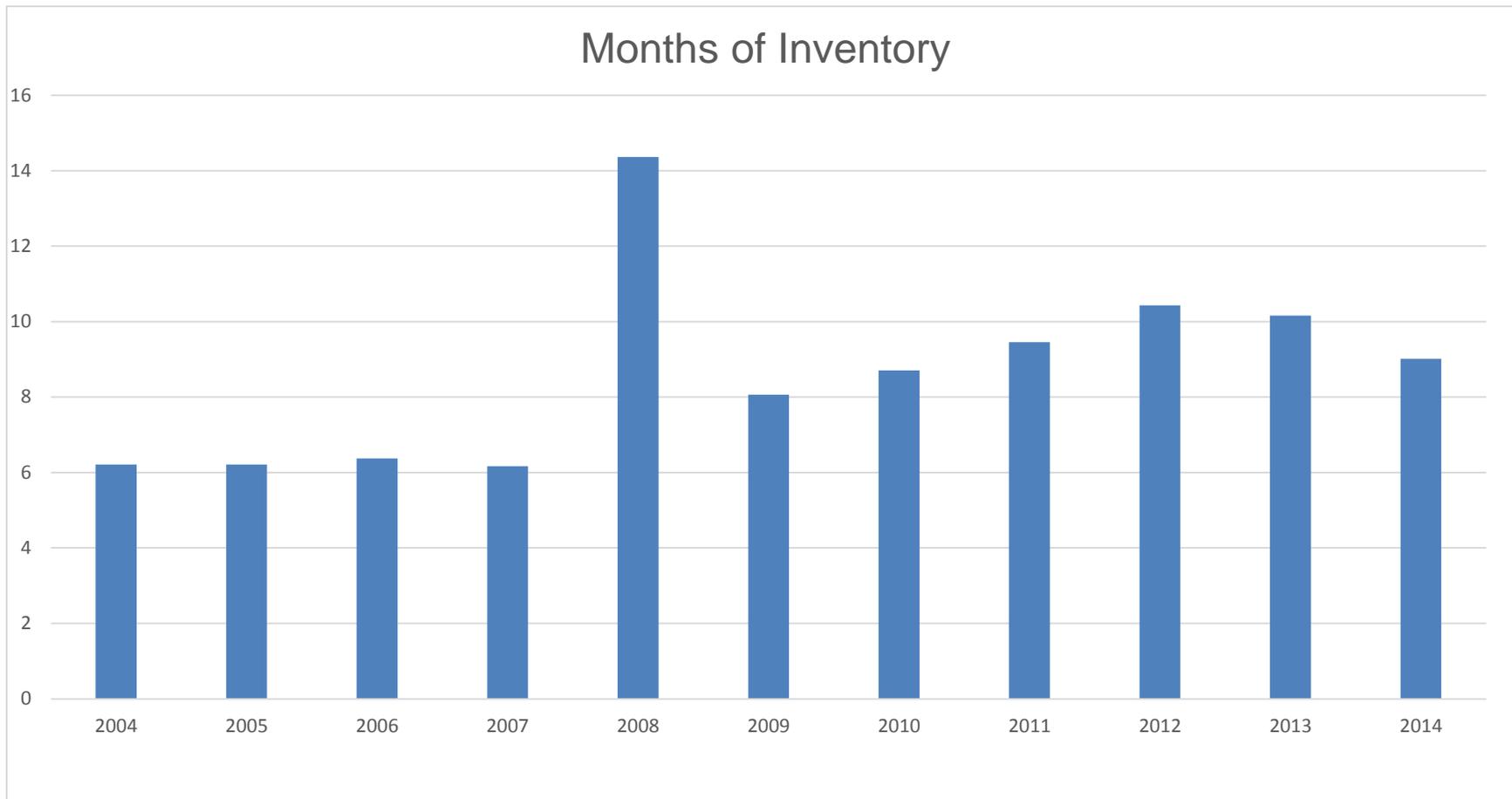
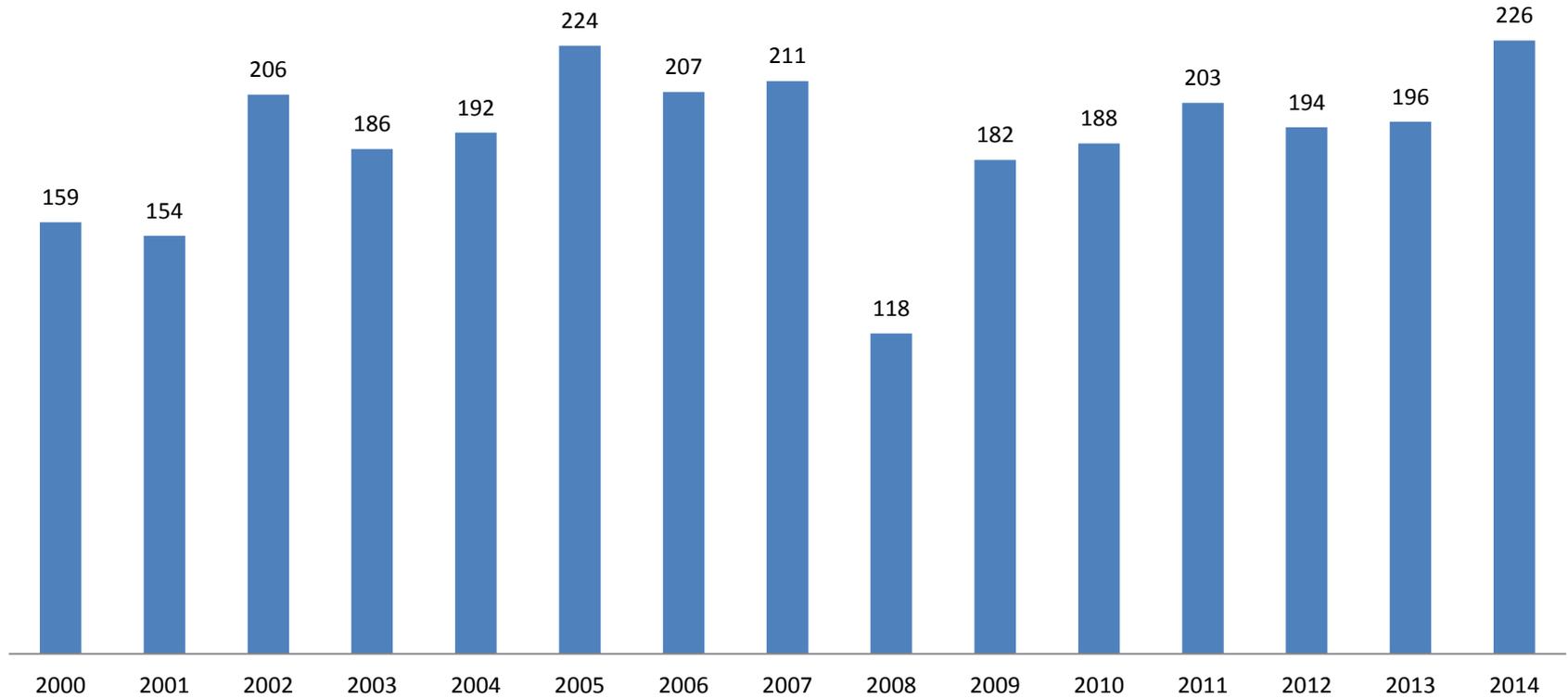


Figure 2 - Muskoka Lakes Recreational – Months of Inventory is a measure that considers the number of active listings at the end of a period (month) and divides by the number of sales in same period. 5-8 months of inventory is considered balanced. Over 8 is considered a buyer's market and under 5 months of inventory is more likely to be a seller's market.

# Unit Sales

Lakes Muskoka, Rosseau & Joseph



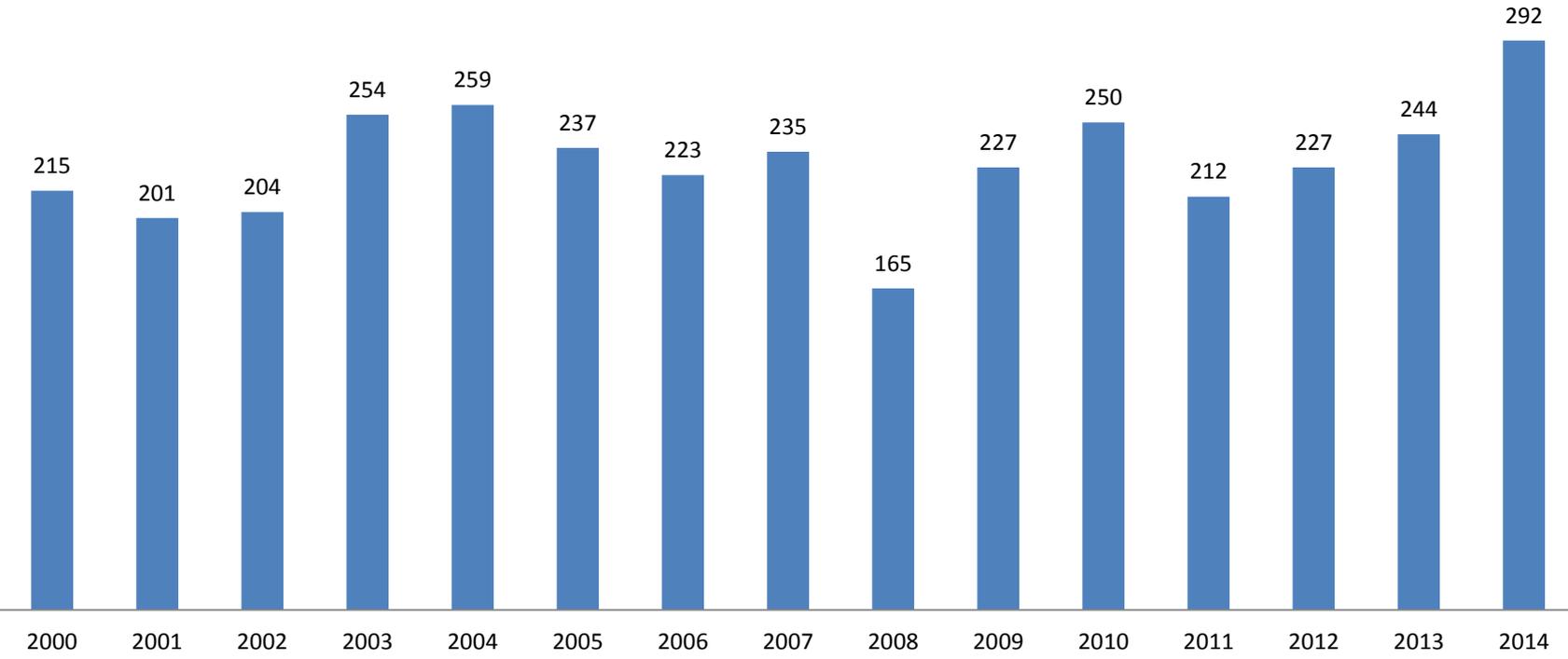
# Unit Sales by Price Range

Lakes Muskoka, Rosseau & Joseph

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
150k & under	20	9	8	10	7	6	3	1	2	2	3	3	2	1	
150k-200k	17	8	14	5	5	6	2	2	3	2	2		2	5	
200k-250k	13	12	11	8	7	9	5	3		2	3	3	2	1	5
250k-300k	9	12	21	12	8	13	5	6	6	4	4	6	8	2	9
300k-400k	30	29	32	31	26	18	12	15	10	11	9	12	13	14	9
400k-500k	22	21	27	23	24	24	24	13	6	16	16	11	14	16	17
500k-750k	20	25	31	44	47	43	38	46	23	41	49	48	41	47	54
750k-1M	8	12	20	22	18	36	36	27	17	36	28	34	32	26	36
1M-2M	13	20	37	24	36	50	53	59	34	48	42	58	52	53	46
2M-3M	6	5	2	3	13	14	19	19	11	12	19	17	15	16	29
3M-4M				4	1	4	8	11	2	4	9	6	11	8	11
4M-5M	1	1	3			1	2	5	3	3	3	1	1	2	4
5M-8M								4	1	1	1	4	1	5	6
<b>Grand Total</b>	<b>159</b>	<b>154</b>	<b>206</b>	<b>186</b>	<b>192</b>	<b>224</b>	<b>207</b>	<b>211</b>	<b>118</b>	<b>182</b>	<b>188</b>	<b>203</b>	<b>194</b>	<b>196</b>	<b>226</b>

# Unit Sales

South Muskoka, Small Lakes



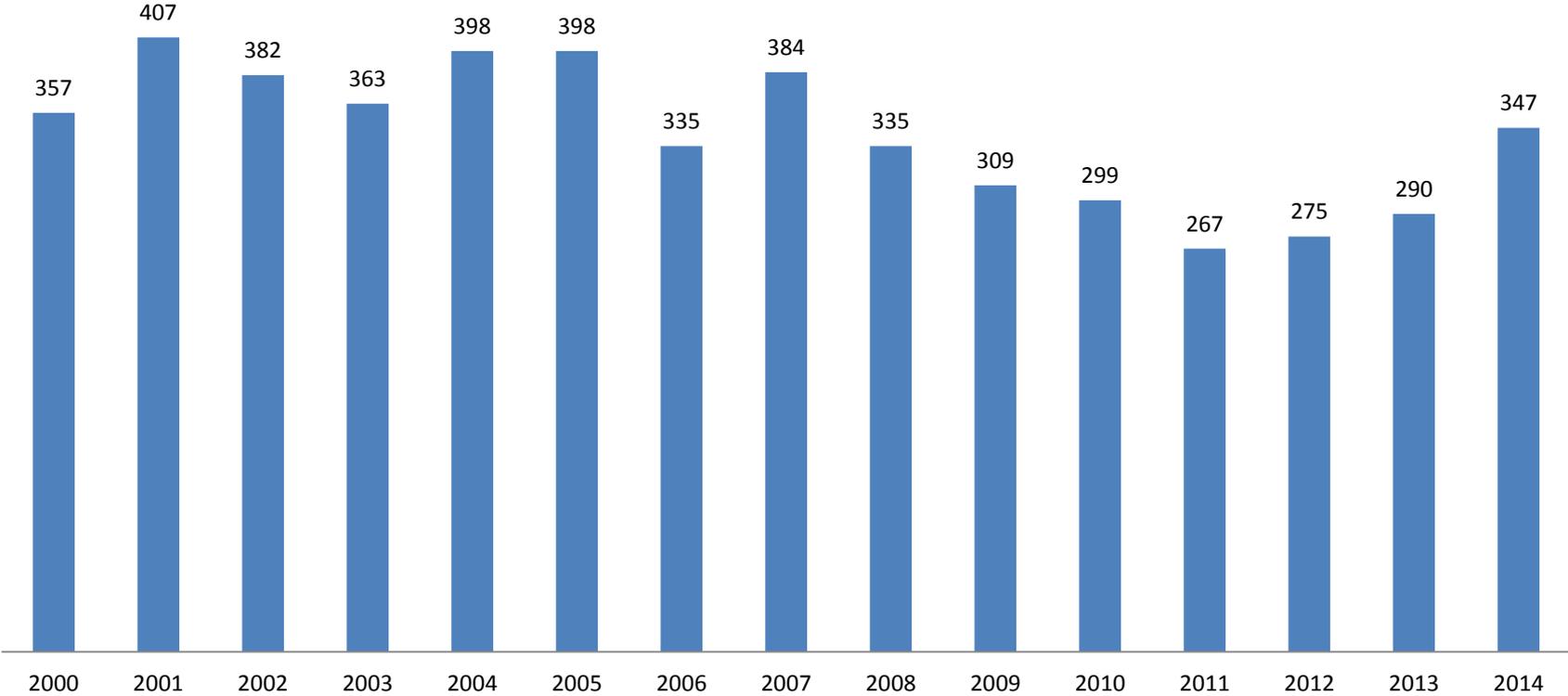
# Unit Sales by Price Range

South Muskoka, Small Lakes

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
150k & under	126	109	100	82	73	52	31	25	23	24	31	23	26	24	26
150k-200k	37	53	35	50	42	39	17	13	14	23	21	12	15	13	14
200k-250k	21	20	20	41	35	33	37	26	23	28	18	22	25	25	21
250k-300k	13	4	24	28	29	30	31	33	17	38	47	25	25	36	41
300k-400k	12	9	17	26	46	44	41	52	33	53	52	59	58	56	65
400k-500k	4	2	7	14	21	19	31	40	18	35	42	25	26	37	49
500k-750k	1	3	1	8	10	15	23	33	25	20	29	33	34	39	51
750k-1M		1		4	3	3	7	10	7	4	6	8	11	8	16
1M-2M				1		2	4	3	5	2	4	4	6	6	8
2M-3M	1											1	1		1
3M-4M							1								
<b>Grand Total</b>	<b>215</b>	<b>201</b>	<b>204</b>	<b>254</b>	<b>259</b>	<b>237</b>	<b>223</b>	<b>235</b>	<b>165</b>	<b>227</b>	<b>250</b>	<b>212</b>	<b>227</b>	<b>244</b>	<b>292</b>

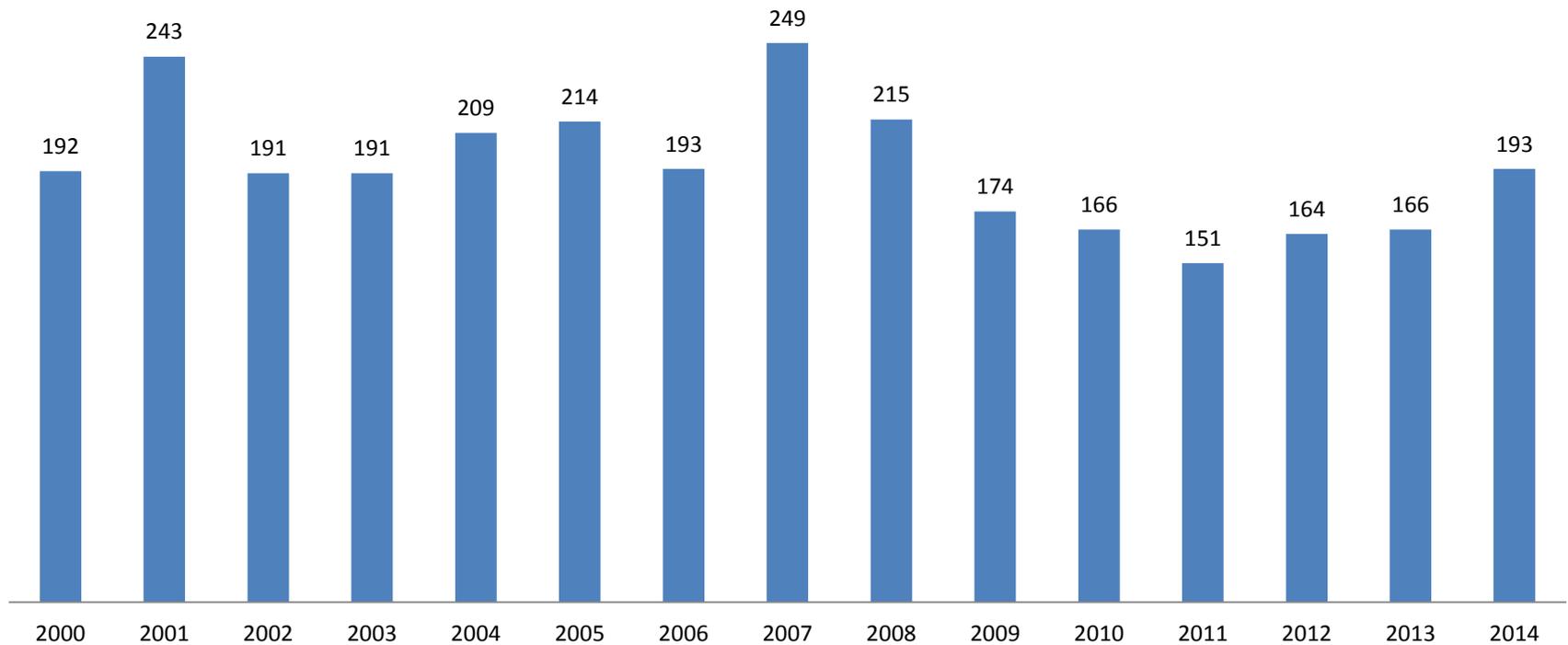
# Unit Sales

Bracebridge, All Types



# Unit Sales

Bracebridge, Residential



# Unit Sales by Price Range

Bracebridge, Residential

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
150k & under	128	133	92	71	56	45	24	17	15	12	13	8	14	11	19
150k-200k	44	65	54	66	75	60	59	63	49	38	41	34	30	30	38
200k-250k	19	32	30	26	45	42	51	77	70	56	40	37	47	44	48
250k-300k		10	8	15	22	35	35	46	41	42	37	33	29	36	28
300k-400k	1	3	7	12	10	28	19	36	25	22	27	33	36	32	42
400k-500k					1	4	3	8	10	3	5	4	6	11	16
500k-750k				1			2	2	4	1	3	1	1	1	1
750k-1M									1				1	1	1
1M-2M												1			
<b>Grand Total</b>	<b>192</b>	<b>243</b>	<b>191</b>	<b>191</b>	<b>209</b>	<b>214</b>	<b>193</b>	<b>249</b>	<b>215</b>	<b>174</b>	<b>166</b>	<b>151</b>	<b>164</b>	<b>166</b>	<b>193</b>

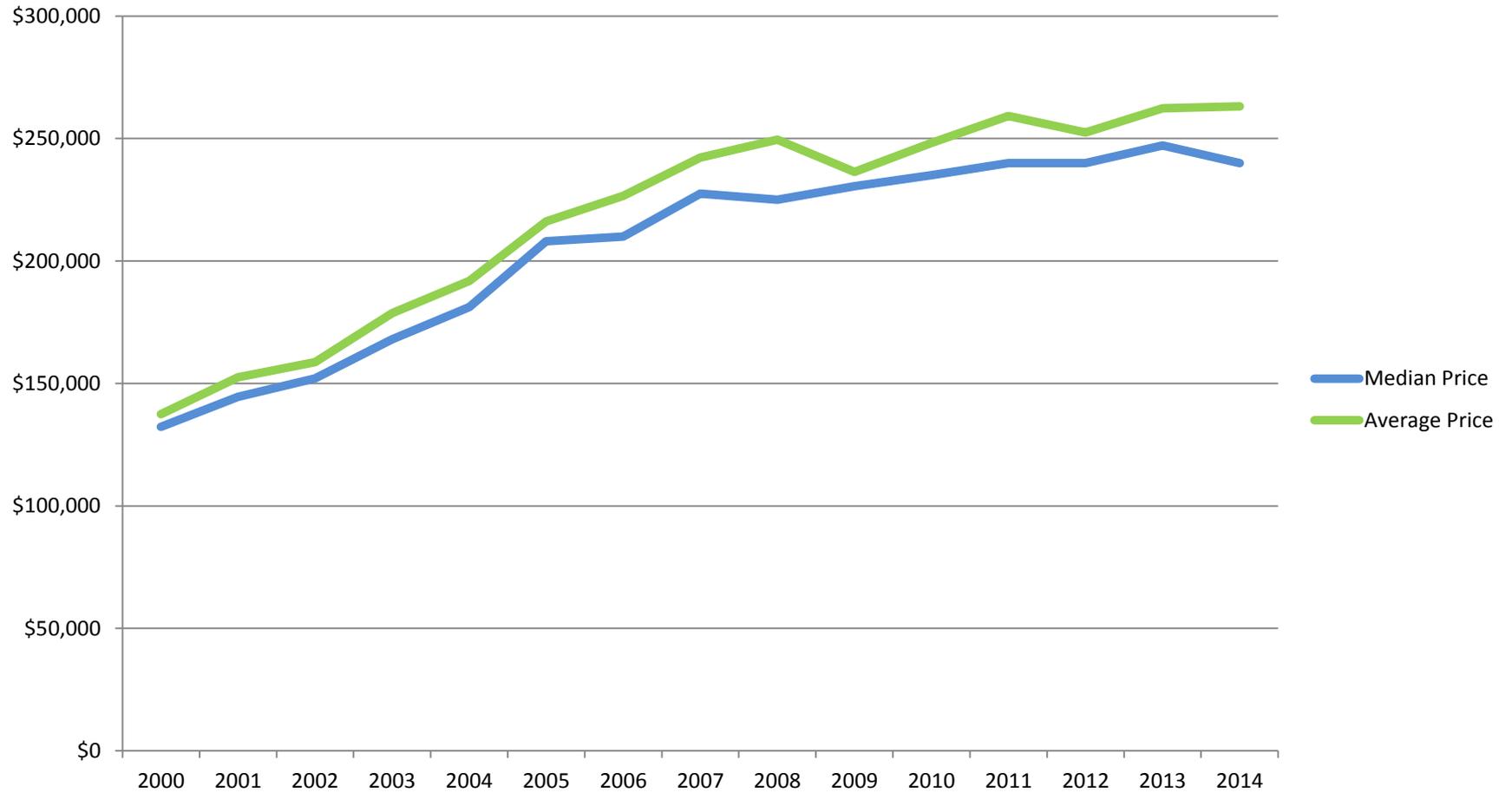
# Unit Sales by Month

Bracebridge, Residential

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Jan	13	11	6	11	7	8	6	9	10	6	9	7	4	9	4
Feb	14	15	12	13	11	11	9	17	14	12	12	8	5	6	7
Mar	9	15	18	14	17	9	14	16	5	15	19	12	18	10	15
Apr	24	26	27	17	24	34	17	12	20	12	17	17	20	18	10
May	18	20	22	21	23	26	22	32	32	19	22	14	15	24	28
Jun	20	31	17	24	30	23	25	26	31	16	22	17	21	15	26
Jul	22	21	16	23	20	20	23	25	25	20	14	11	17	16	20
Aug	20	27	16	18	14	25	17	26	17	23	14	19	11	19	21
Sep	20	19	18	18	21	20	17	32	21	19	15	23	11	14	14
Oct	12	22	17	20	18	18	15	37	27	15	7	13	22	15	22
Nov	13	20	13	8	11	15	18	13	7	13	11	5	11	10	16
Dec	7	16	9	4	13	5	10	4	6	4	4	5	9	10	10
<b>Grand Total</b>	<b>192</b>	<b>243</b>	<b>191</b>	<b>191</b>	<b>209</b>	<b>214</b>	<b>193</b>	<b>249</b>	<b>215</b>	<b>174</b>	<b>166</b>	<b>151</b>	<b>164</b>	<b>166</b>	<b>193</b>

# Median & Average Price

Bracebridge, Residential



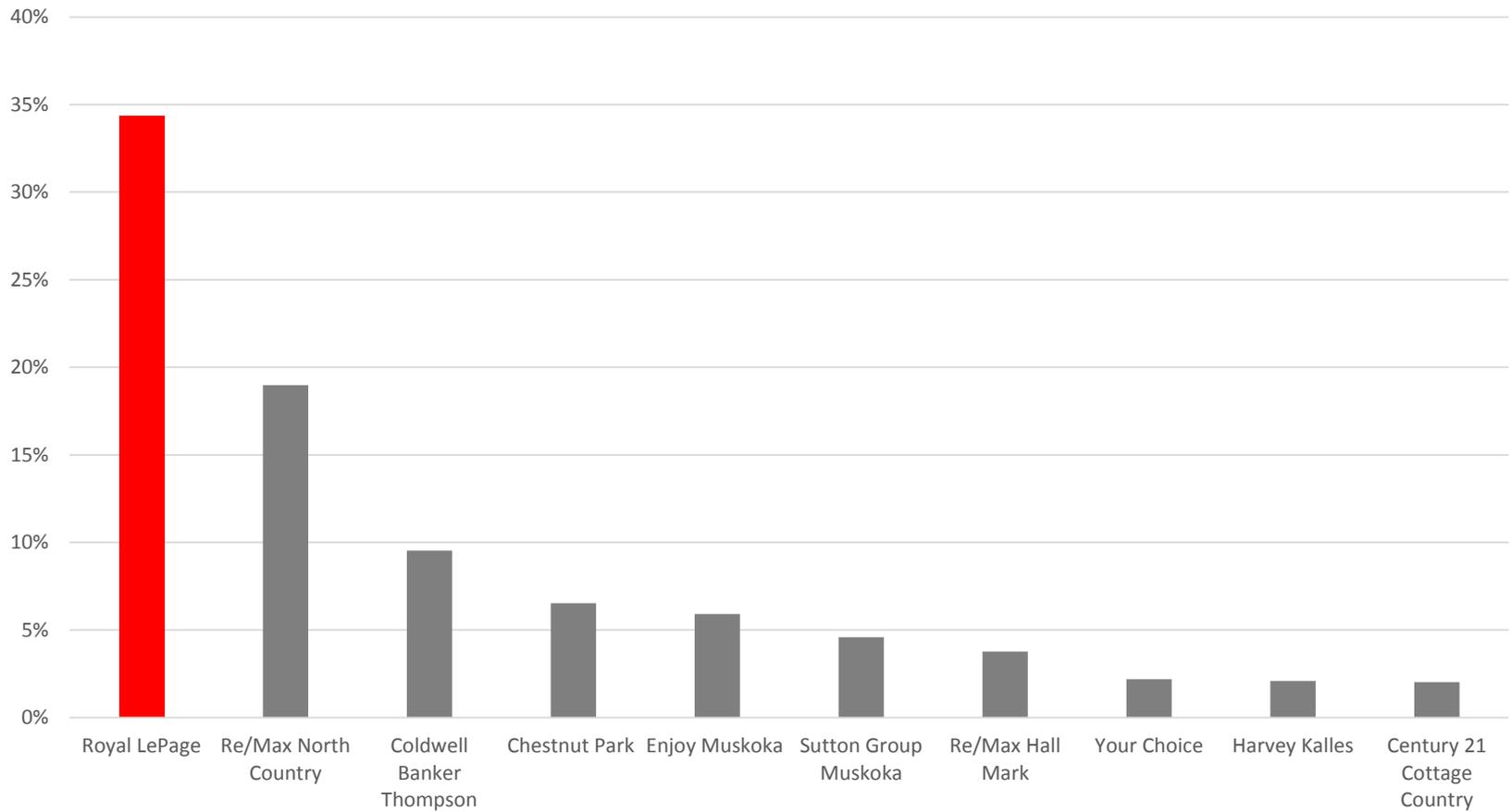
# Average & Median Price

Bracebridge, Residential

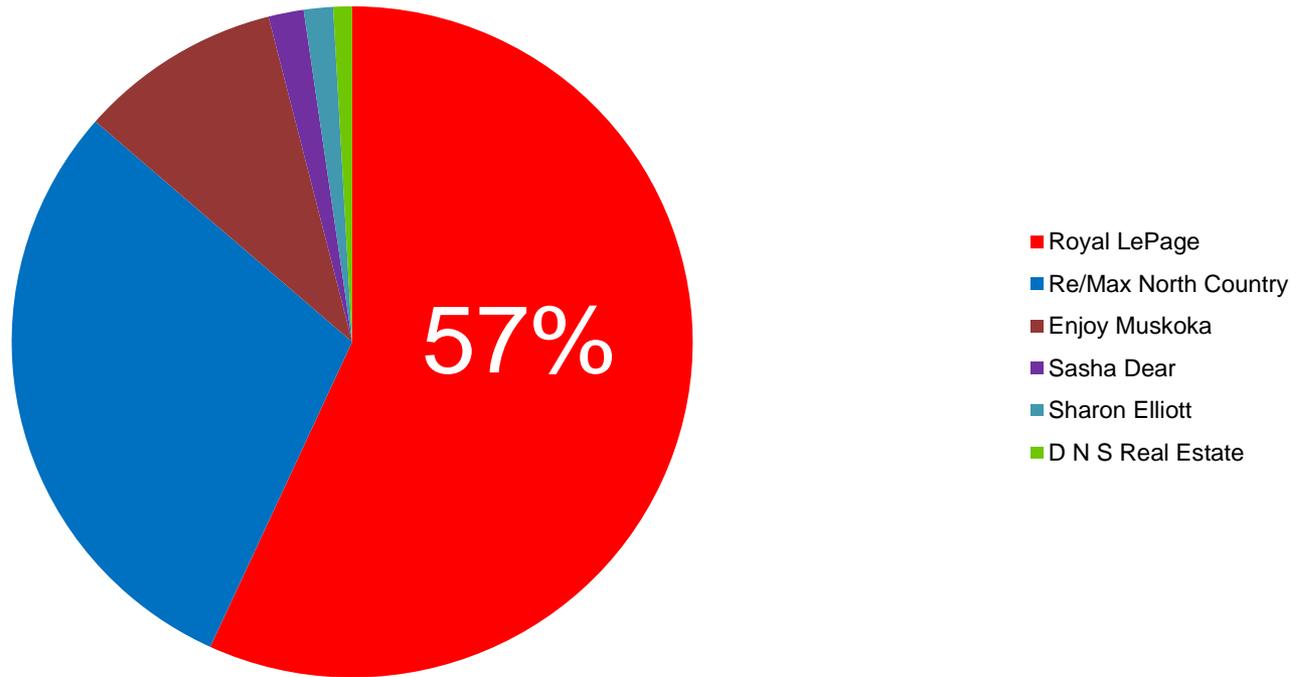
Year	Average	Median
2000	\$137,389	\$132,250
2001	\$152,476	\$144,500
2002	\$158,717	\$152,000
2003	\$178,729	\$168,000
2004	\$191,869	\$181,200
2005	\$216,156	\$208,000
2006	\$226,577	\$210,000
2007	\$242,268	\$227,500
2008	\$249,539	\$225,000
2009	\$236,406	\$230,500
2010	\$248,170	\$235,000
2011	\$259,219	\$240,000
2012	\$252,442	\$240,000
2013	\$262,334	\$247,200
2014	\$263,116	\$240,000

# Market Share

## Muskoka 2014



Market Share by volume for year ending Dec. 31/14  
Bracebridge-based Brokerages\*



\*Information gathered in whole from  
The Lakelands Association of REALTORS®