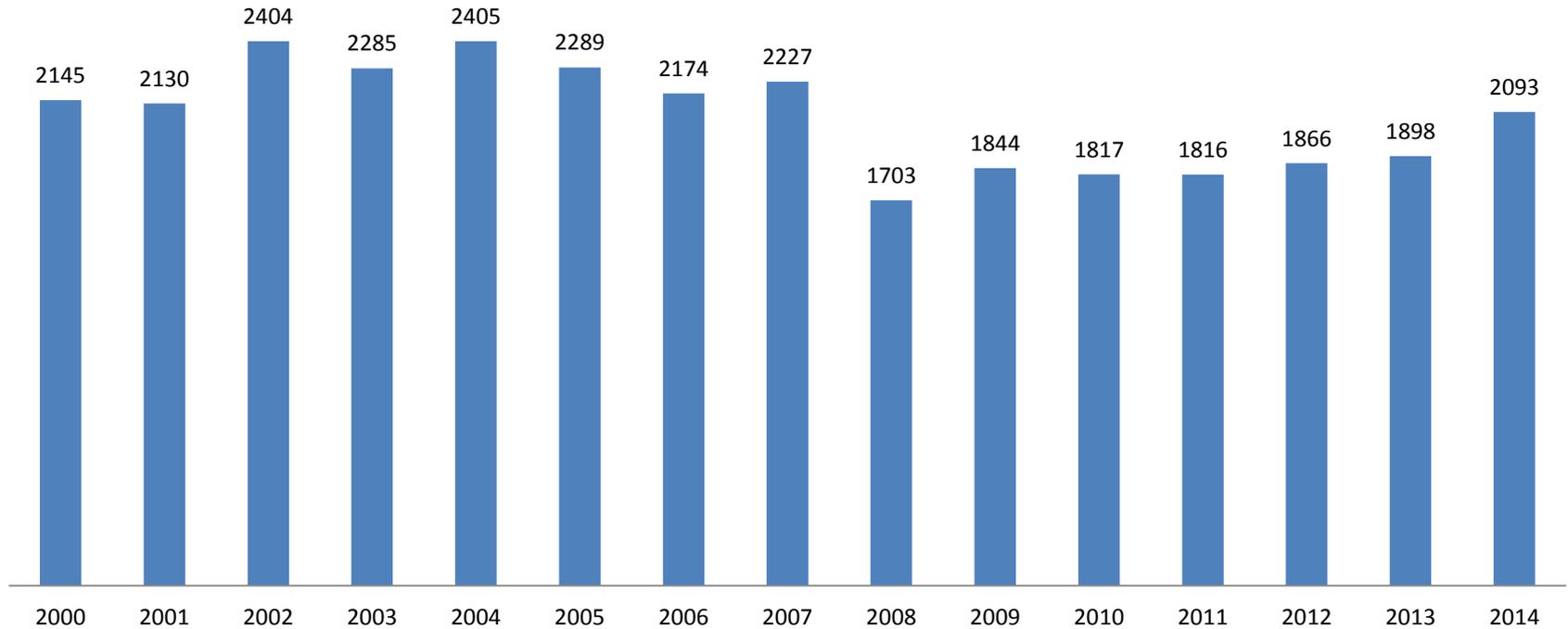


The Year in Review

2014

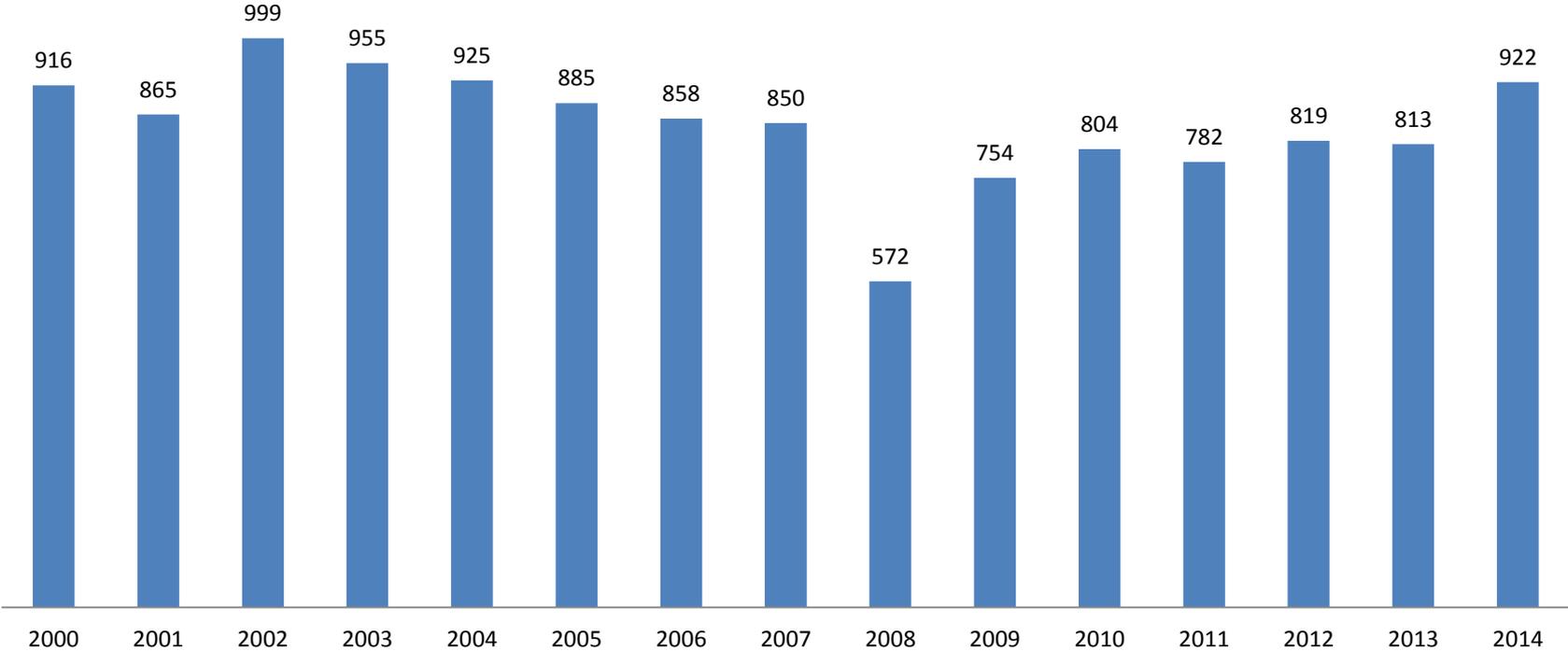
Overall Sales

Muskoka & Almaguin, All Types



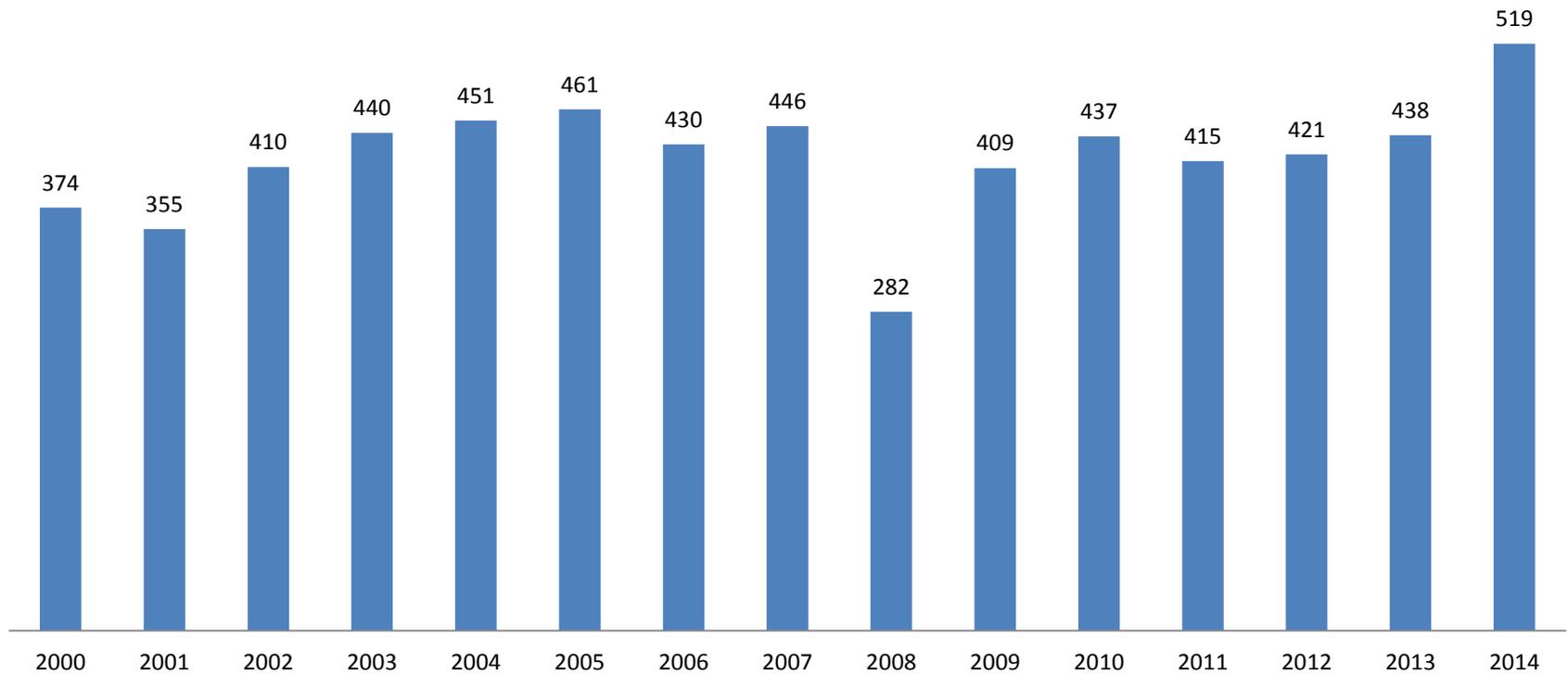
Overall Sales

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
Grand Total	374	355	410	440	451	461	430	446	282	409	437	415	421	438	519

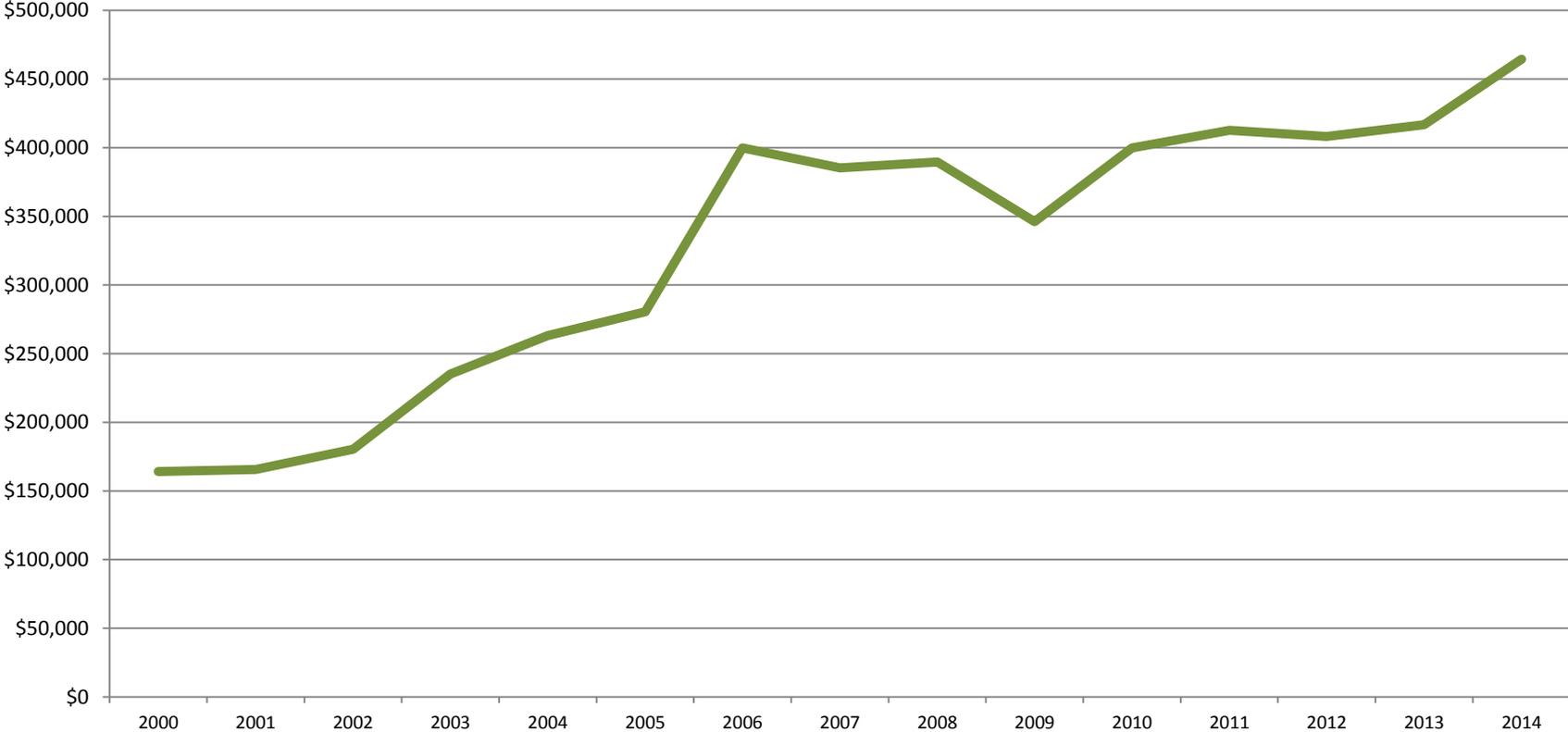
Unit Sales by Month

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
Grand Total	374	355	410	440	451	461	430	446	282	409	437	415	421	438	519

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

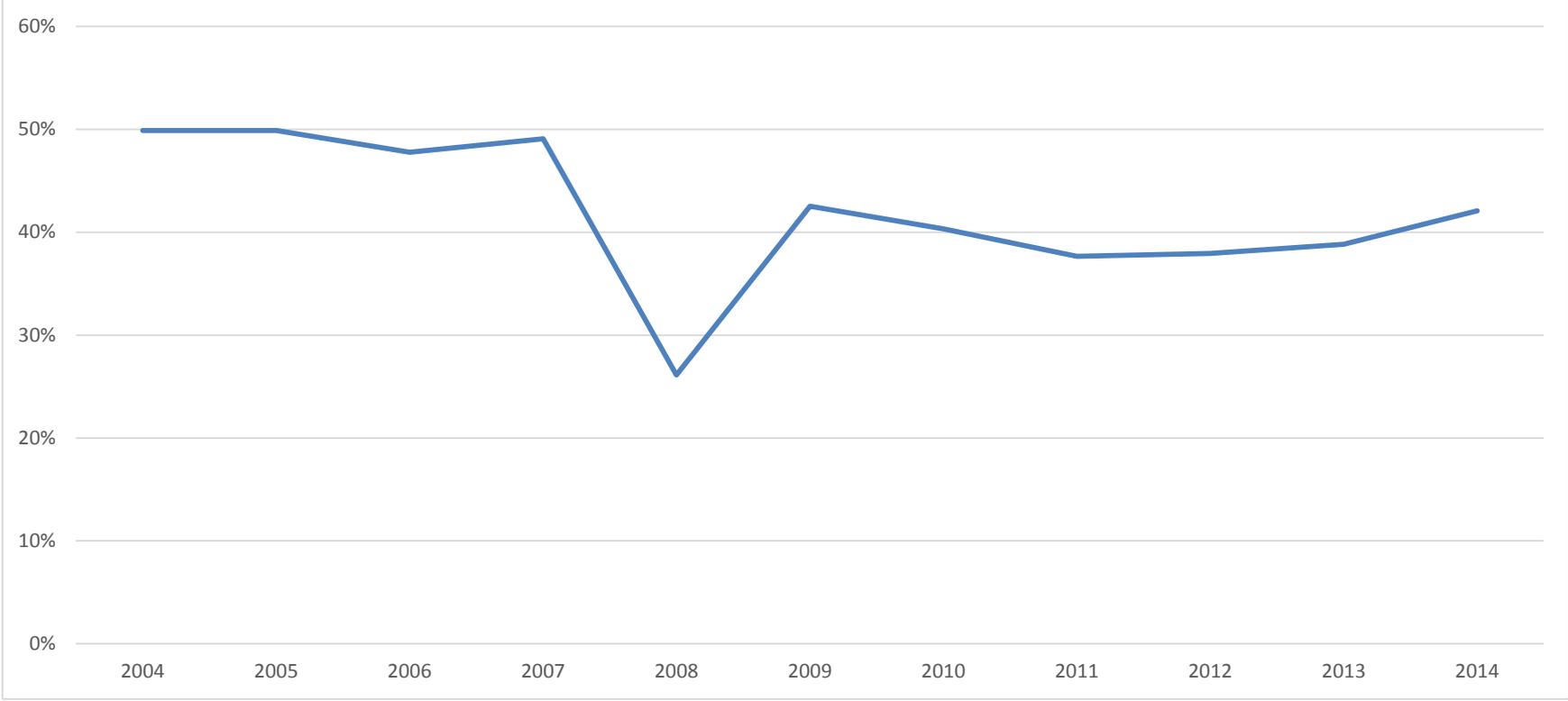


Figure 1 - Muskoka Lakes Recreational – The market is considered balance if this ratio falls between 40 – 60%. Over 60% is more likely to occur in a seller’s market while under 40% is more reflective of a buyer’s market.

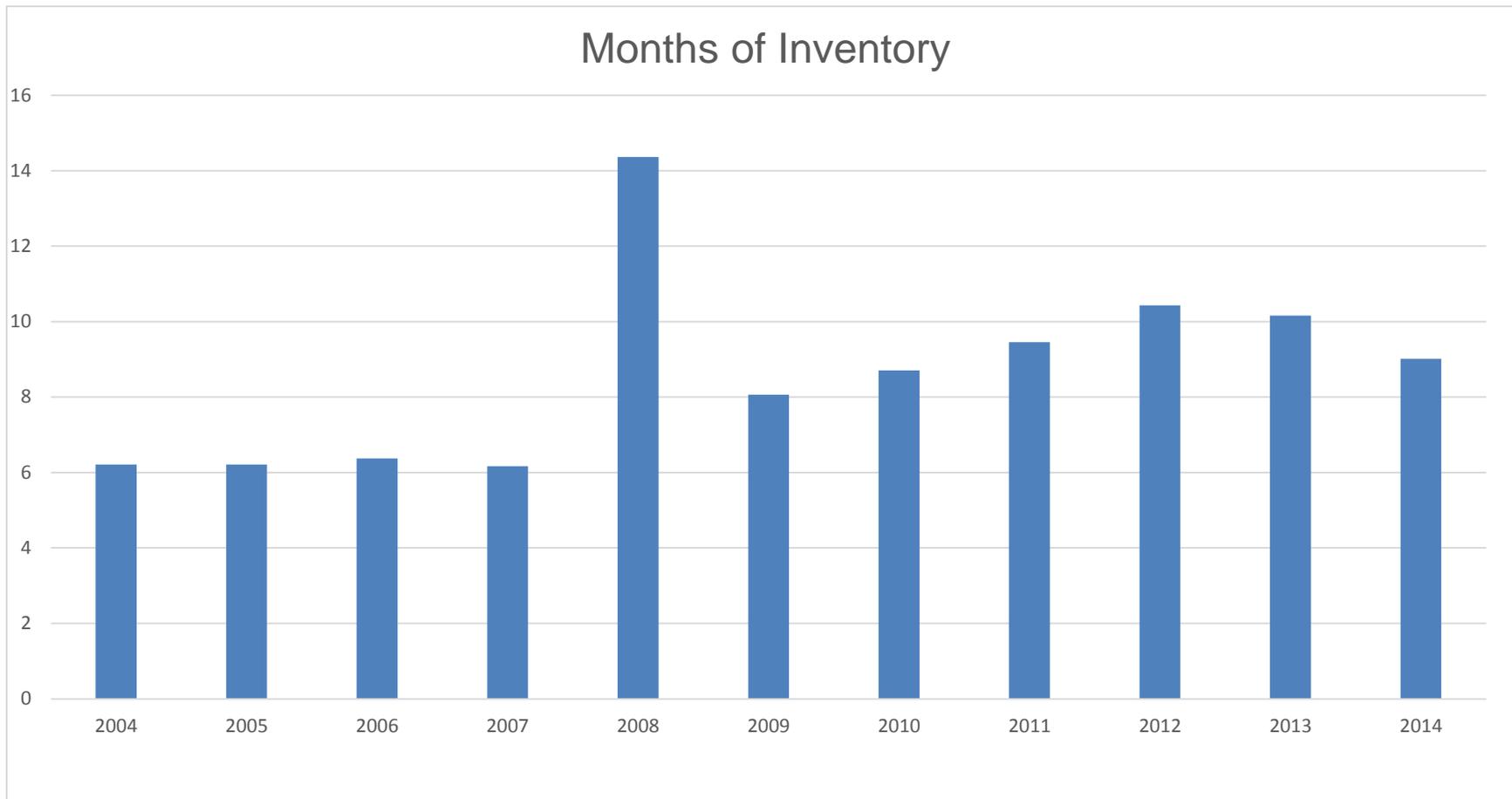
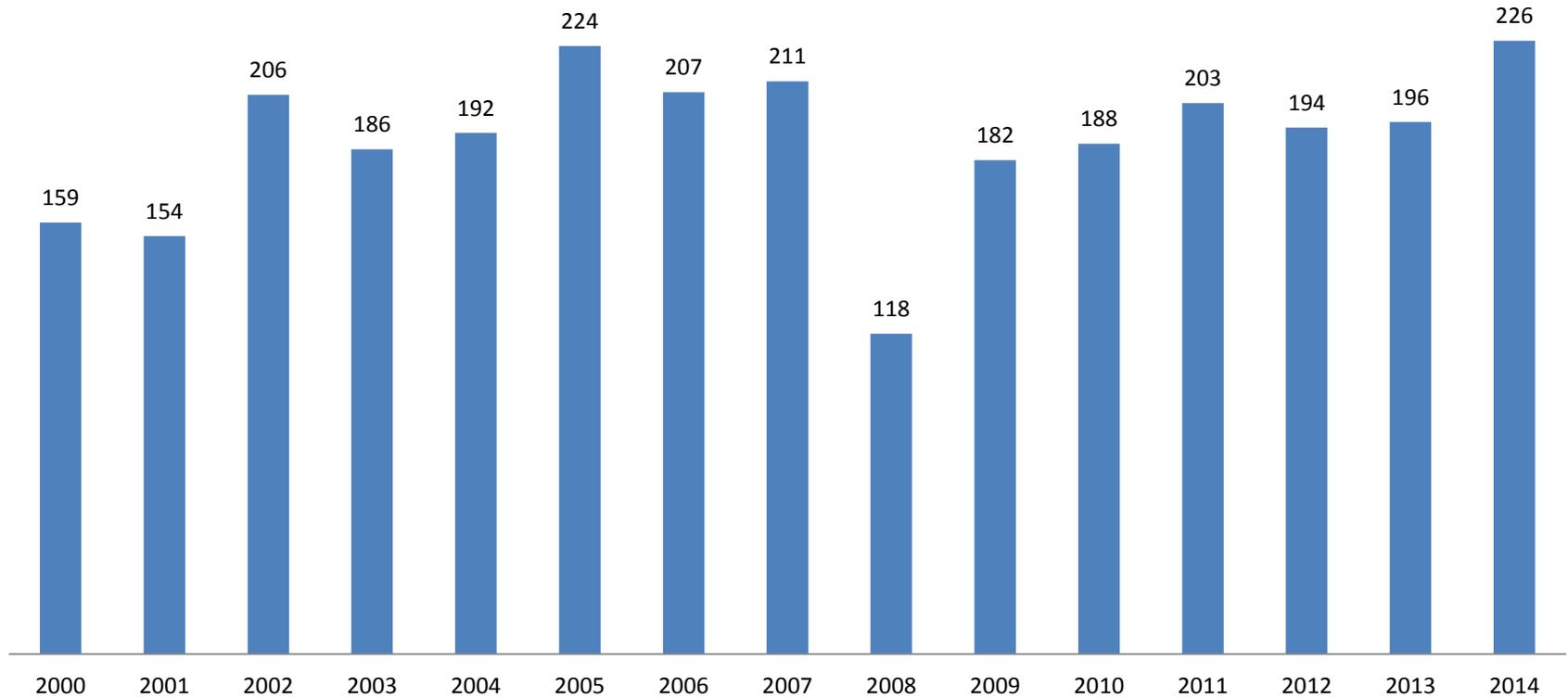


Figure 2 - Muskoka Lakes Recreational – Months of Inventory is a measure that considers the number of active listings at the end of a period (month) and divides by the number of sales in same period. 5-8 months of inventory is considered balanced. Over 8 is considered a buyer's market and under 5 months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

Unit Sales

Lakes Muskoka, Rosseau & Joseph



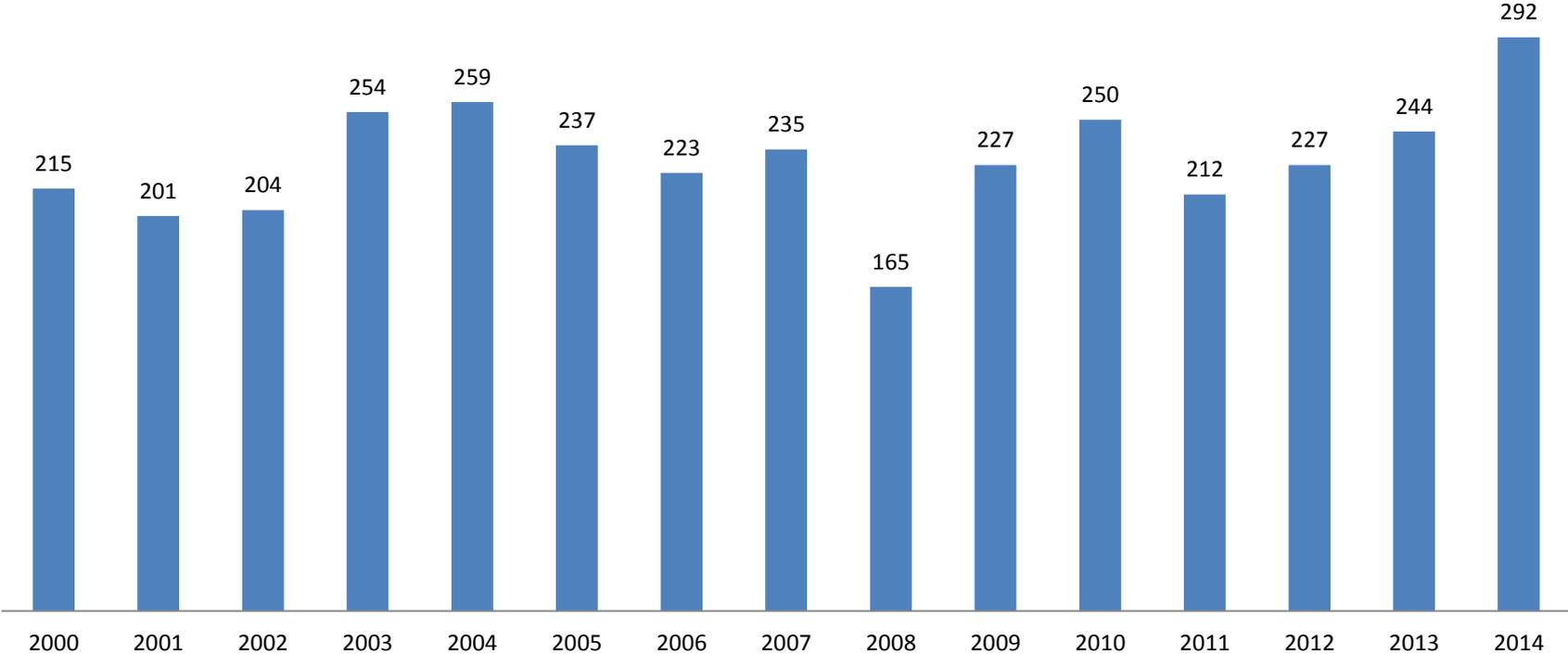
Unit Sales by Price Range

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
Grand Total	159	154	206	186	192	224	207	211	118	182	188	203	194	196	226

Unit Sales

South Muskoka, Small Lakes



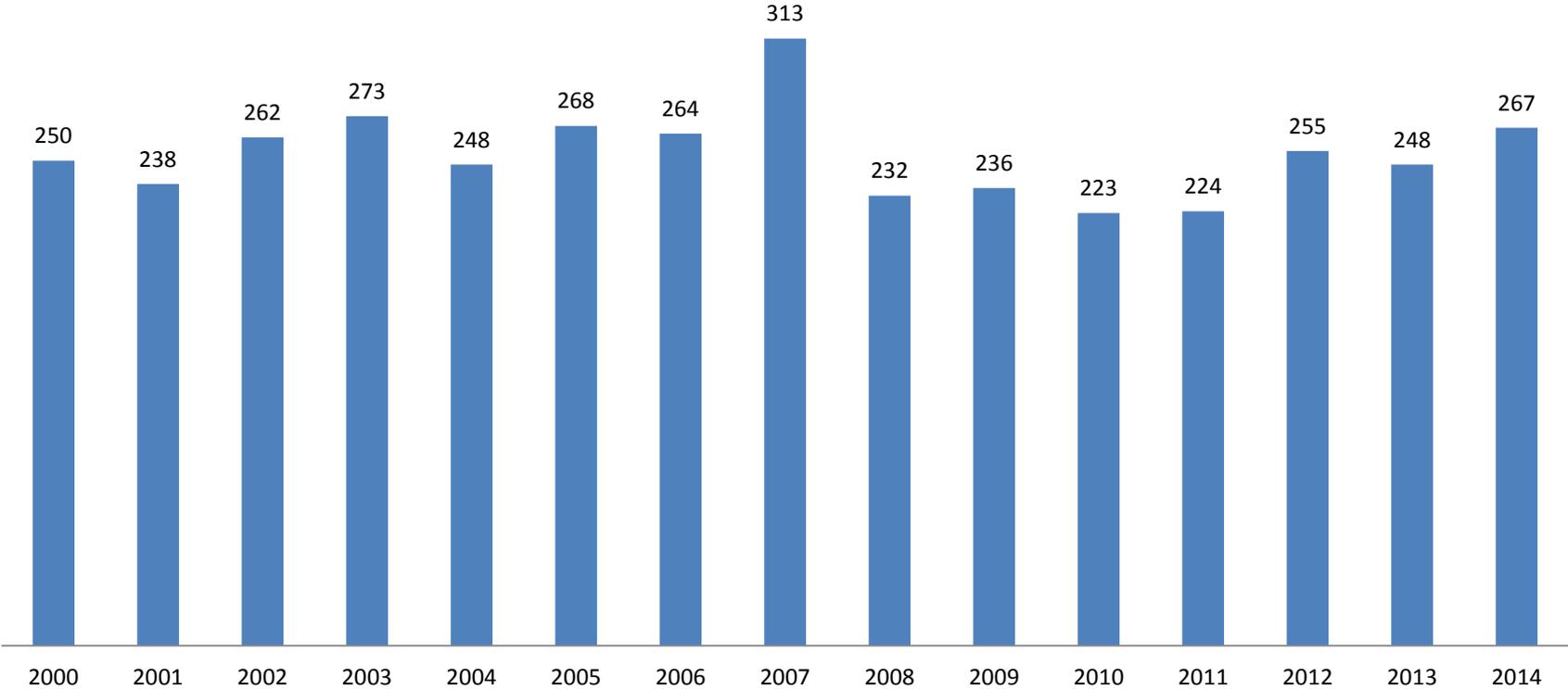
Unit Sales by Price Range

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								
Grand Total	215	201	204	254	259	237	223	235	165	227	250	212	227	244	292

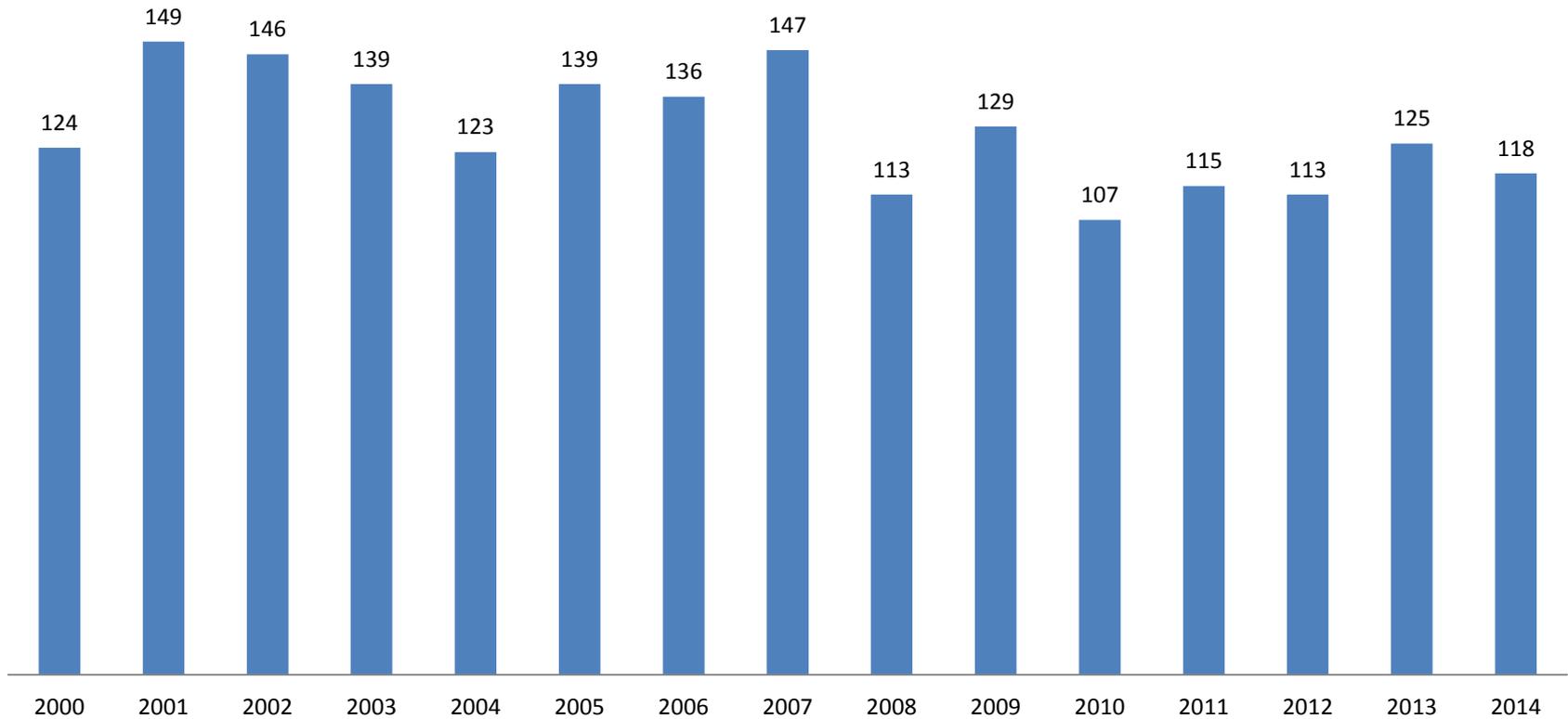
Unit Sales

Gravenhurst, All Types



Unit Sales

Gravenhurst, Residential



Unit Sales by Price Range

Gravenhurst, Residential

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
150k & under	100	118	105	85	56	50	34	31	9	23	9	16	13	13	7
150k-200k	21	22	31	39	42	43	54	51	36	33	35	29	30	31	32
200k-250k	2	6	7	8	15	30	24	38	36	38	26	28	37	36	32
250k-300k	1	3	1	6	3	14	20	20	18	18	21	22	15	18	22
300k-400k			2	1	6	2	3	4	9	16	13	17	12	19	17
400k-500k					1		1	1	4	1	3	3	2	6	4
500k-750k								1	1				3	2	4
750k-1M								1					1		
Grand Total	124	149	146	139	123	139	136	147	113	129	107	115	113	125	118

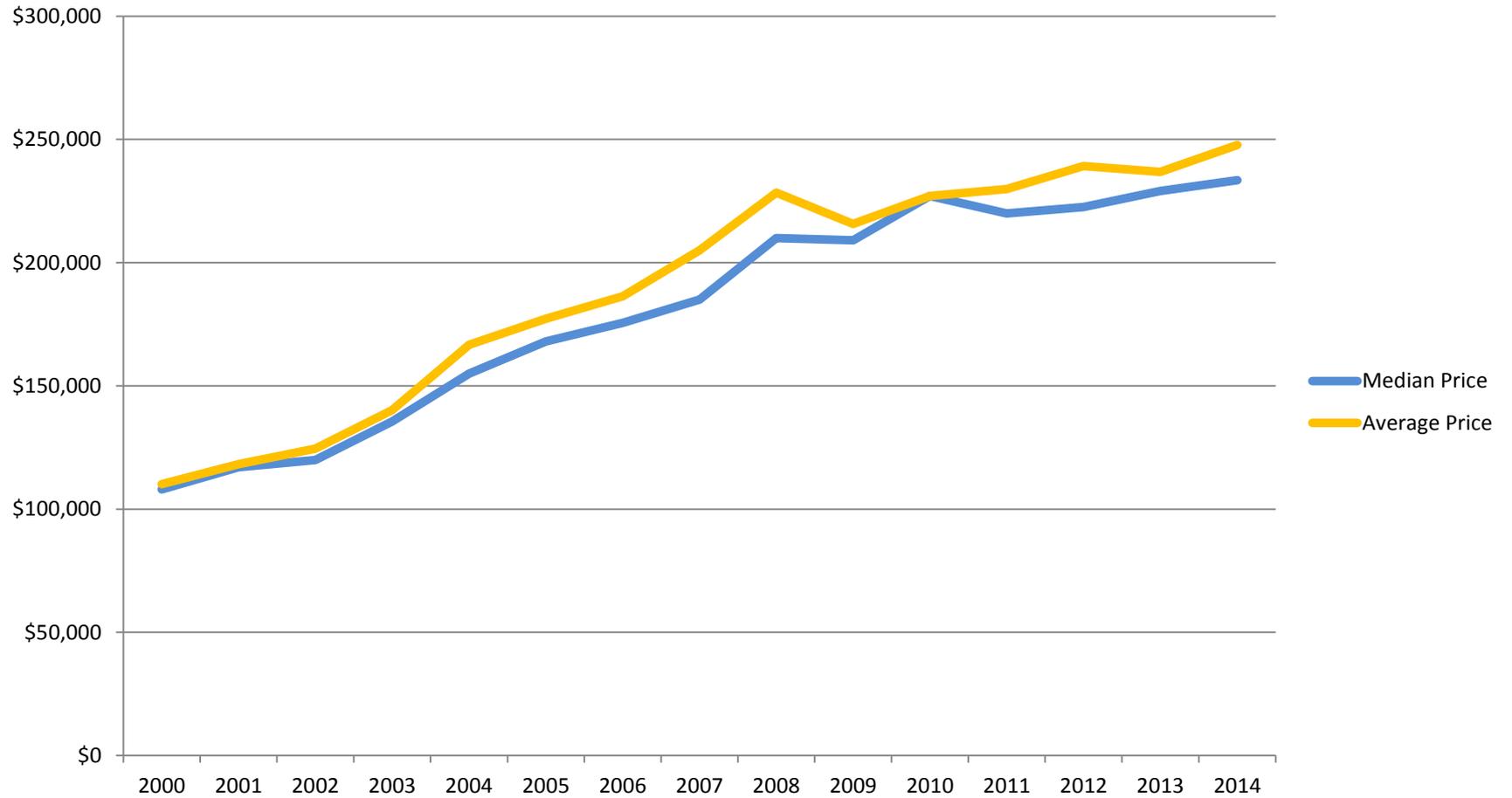
Unit Sales by Month

Gravenhurst, Residential

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Jan	7	5	6	5	3	5	12	8	1	6	5	5		9	5
Feb	11	7	4	7	5	9	7	10	7	5	1	7	8	8	2
Mar	6	6	11	6	11	8	5	10	11	9	8	13	7	6	8
Apr	10	14	13	9	14	12	16	7	11	7	11	11	14	11	13
May	15	25	25	19	16	16	22	20	12	14	14	14	13	15	14
Jun	13	15	12	15	19	20	14	16	15	20	12	7	14	14	10
Jul	14	20	15	15	12	10	10	21	12	12	14	9	16	13	17
Aug	13	22	11	21	16	14	8	20	13	17	11	15	16	9	15
Sep	13	13	17	12	5	16	15	9	17	12	11	12	10	12	11
Oct	14	10	15	12	8	17	13	13	6	13	12	3	7	17	8
Nov	6	8	13	11	10	9	10	9	5	8	6	13	5	7	12
Dec	2	4	4	7	4	3	4	4	3	6	2	6	3	4	3
Grand Total	124	149	146	139	123	139	136	147	113	129	107	115	113	125	118

Median & Average Price

Gravenhurst, Residential



Average & Median Price

Gravenhurst, Residential

Year	Average	Median
2000	\$110,073	\$108,000
2001	\$118,203	\$117,000
2002	\$124,505	\$119,950
2003	\$140,155	\$135,500
2004	\$166,696	\$155,000
2005	\$177,209	\$168,000
2006	\$186,395	\$175,500
2007	\$205,055	\$185,000
2008	\$228,394	\$210,000
2009	\$215,646	\$209,000
2010	\$226,984	\$227,000
2011	\$229,823	\$220,000
2012	\$239,160	\$222,500
2013	\$236,804	\$229,050
2014	\$247,769	\$233,500

Market Share

Muskoka 2014

