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Ken Mashinter
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Muskoka/Almaguin Market Report More Information gives a better perspective

Since you are receiving this letter, you are in my market area. I have decided to no longer include market activity outside of my market area, **as of most importance to you is your property**. A large part of the market is not just prices, but also number of sales during that period. The number of sales has a real impact on the average values that show up in the report. As an example, if during the first period, only a couple of lower priced properties sell and in the next comparable period there are a couple of higher priced ones sell, it will give us a huge overall average increase in price, which may not be true of the market at all. This of course can work in the reverse order too. In order to give a better, truer, picture I have included the number of sales for each period. The top two charts are the prices for each category, while the bottom two shows the number of sales for each of the top two charts. For example, on the top chart, in the Kearney/ Perry area, the Wtrfnt Res column shows the average price in 2010 is \$223,000, look down to the third chart and you will see that there was only 1 sale during that period. Looking back to the same geographic area on chart one, in the 2009 column the average price was \$271,000, then back to the third chart, there were 4 sales. One sale doesn't set the market, so knowing the number of sales is important in knowing if this is reliable information or not. Looking at the top chart, Huntsville – Non Wtrf. Res- average sale in 2010 was \$235,671, and 2009 has \$213,306, and relating this to the third chart down, 2010 has 29 sales and 2009 had 36. This gives a better idea of the marketplace due to the number of sales. From this you can see that the residential market for non-waterfront homes in Huntsville has a 10.4849% gain while having 19.44% less activity, which is a healthy sign. Looking at the Kearney/Perry, recreational cottages, the sales are pretty consistent (6 in 2010 to 7 in 2010) with a decrease in value of about 4.79%. To get a deeper understanding, one would have to dig out those sales to see how they compared to each other, which is beyond the purpose of this report. Overall, what is evident from the number of sales is that the non-waterfront properties are seeing an increase in sales and the rec-waterfront properties are down. Almaguin is the only area with low residential waterfront sales, and this, I believe, is due to over pricing by sellers. Almaguin has a lot of waterfront residential properties on the market over \$400,000 where they should be under \$400,000. There is very little buyer interest over \$400,000 north of Huntsville and those properties are sitting. One of my past clients called me and we had this same discussion. We listed originally at \$429,000 with next to no attention. After a couple of months, we reduced to \$395,000 and now we are getting interest. Feel free to check it out on my website at www.waterfrontmuskoka.com.

If you wish to know the value of your property, the best way is always an individual inspection. If you are thinking of selling, please contact me and we can discuss the market as well as establish a value for you. I hope you enjoy this report change and find it useful. I am always open to suggestions for future reports so feel free to send me an email or phone call.

Till Next Time.

Ken Mashinter (broker)

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Not intended to solicit properties already listed for sale.



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**Market Report - Sales for Jan 1/2009 to July 31/2009 compared to Jan. 1/2010 to July 31/2010
 (restricted to 3 bedroom bungalows with year round access)**

Geographic Area	Jan 1/10 to July 31/10			Jan 1/09 to July 31/09			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
Huntsville	\$294,583	\$367,500	\$235,671	\$381,600	\$427,333	\$213,306	-22.8032%	-14.0015%	10.4849%
Lake of Bays	\$369,100	\$456,600	\$163,000	\$0	\$455,458	\$184,050		0.2507%	-11.4371%
Kearney/Perry/Armour/ McMurrich/Monteith/Ryerson B.Falls/Novar/Emsdale	\$223,000	\$300,833	\$165,788	\$271,000	\$316,000	\$192,889	-17.7122%	-4.7997%	-14.0500%

Market Report - Vacant Lot Sales - 2010 compared to 2009 - with year round access

Geographic Area	January 1/10 to July 31/10		Jan 1/09 to July 31/09		Percent Change	
	Avg.\$	Avg \$	Avg\$	Avg\$	Waterfront	Non Waterfront
	Waterfront	Non-Waterfront	Waterfront	Non-Waterfront	Waterfront	Non Waterfront
Huntsville	\$203,333	\$36,367	\$124,167	\$46,661	63.7577%	-22.0613%
Lake of Bays	\$222,333	\$37,875	\$395,000	\$48,500	-43.7132%	-21.9072%
Kearney/Perry/Armour /McMurrich/Monteith/Ryerson B.Falls/Novar/Emsdale	\$165,600	\$26,115	\$176,000	\$20,767	-5.9091%	25.7524%

Residential/Cottage Sales

Geographic Area	Jan 1/10 to July 31/10			Jan 1/09 to July 31/09			Percent Change		
	# Sold	# Sold	# Sold	# Sold	# Sold	# Sold	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
Huntsville	6	3	29	5	3	36	20.0000%	0.0000%	-19.4444%
Lake of Bays	5	5	2	0	12	5		-58.3333%	-60.0000%
Kearney/Perry/Armour/ McMurrich/Monteith/Ryerson B.Falls/Novar/Emsdale	1	6	17	4	7	9	-75.0000%	-14.2857%	88.8889%

Lot Sales

Geographic Area	January 1/10 to July 31/10		Jan 1/09 to July 31/09		Percent Change	
	# Sold	# Sold	# Sold	# Sold	Waterfront	Non Waterfront
	Waterfront	Non-Waterfront	Waterfront	Non-Waterfront	Waterfront	Non Waterfront
Huntsville	3	12	6	18	-50.0000%	-33.3333%
Lake of Bays	3	4	3	2	0.0000%	100.0000%
Kearney/Perry/Armour /McMurrich/Monteith/Ryerson B.Falls/Novar/Emsdale	5	13	5	3	0.0000%	333.3333%

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 (Broker), or Re/Max North Country Realty Inc (brokerage) 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 (broker) at 705-789-1737 ext 226 or by email: sunsets@waterfrontmuskoka.com. Number of sales and price of a small number of sales will have an as well as topography and location of property sold (riverfront, back lot with deeded access to the lake, size and quality of building(s), etc) all have an impact on the statistics.

This information is not intended to solicit properties currently listed for sale.
 If you wish to be removed from my mailing list, please call me at 705-789-1737 ext 226, or email me at sunsets@waterfrontmuskoka.com