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Market Report - Sales for January 1st to Aug 10, 2007 compared to January 1st to Aug 10, 2008, with year round access

Geographic Area	2008			2007			Percent Change		
	Average Sale Price			Average Sale Price			Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res
	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res	Wtrfnt.Res	Wtrfnt-Rec	Non Wfrt-Res			
Gravenhurst	\$704,286	\$715,139	\$224,872	\$431,950	\$579,171	\$204,511	63.0480%	23.4763%	9.9559%
Bracebridge	\$253,636	\$453,346	\$246,743	\$357,820	\$613,695	\$235,831	-29.1163%	-26.1285%	4.6270%
Muskoka Lakes	\$454,113	\$1,005,416	\$211,989	\$534,227	\$1,248,968	\$234,940	-14.9962%	-19.5003%	-9.7689%
Huntsville	\$472,850	\$531,636	\$230,781	\$344,465	\$328,859	\$215,217	37.2708%	61.6608%	7.2318%
Lake of Bays	\$559,380	\$488,997	\$220,840	\$417,583	\$535,668	\$215,784	33.9566%	-8.7127%	2.3431%
Kearney/Perry/Armour, McMurrich/Monteith/ Ryerson	\$443,620	\$312,550	\$162,561	\$379,955	\$256,077	\$154,916	16.7559%	22.0531%	4.9349%

Number of Sales for Above

Geographic Area	2008			2007			Percent Change		
	# of Sales			# of Sales			Wtrfnt-Res	Wtrfnt-Rec	Non Wfrt-Res
	Wtrfnt-Res	Wtrfnt-Rec	Non Wfrt-Res	Wtrfnt-Res	Wtrfnt-Rec	Non Wfrt-Res			
Gravenhurst	7	18	70	13	19	96	-46.1538%	-5.2632%	-27.0833%
Bracebridge	11	13	140	13	19	144	-15.3846%	-31.5789%	-2.7778%
Muskoka Lakes	8	55	35	11	108	45	-27.2727%	-49.0741%	-22.2222%
Huntsville	24	11	137	24	17	182	0.0000%	-35.2941%	-24.7253%
Lake of Bays	5	35	10	6	38	22	-16.6667%	-7.8947%	-54.5455%
Kearney/Perry/Armour /McMurrich/Monteith/ Ryerson	10	18	53	11	22	43	-9.0909%	-18.1818%	23.2558%

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 (Associate Broker), or HomeLife/Muskoka Real Estate Ltd. 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 (associate 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 effect on the results as does topography and location of property sold (riverfront, back lot with deeded access to the lake), type - size and quality of building(s), etc, etc. - all have an impact 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

Muskoka & Haliburton Association of REALTORS®

MLS ® Statistic Report

[JULY 2008]

	2008	2007	2006	%INC/DEC [2007 - 2008]
Total # of Listings [Month]	816	670	636	22%
Total # of Listings YTD	4973	4686	4527	6%
Total # of Expired Listings [Month]	313	256	201	22%
Total # of Expired Listings YTD	1257	1093	1036	15%
Total # of Sales [Month]	245	322	311	-24%
Total # of Sales YTD	1441	1751	1814	-18%
Total Sales Dollar Volume [Month]	\$75,074,261	\$127,323,938	\$110,136,910	-41%
Total Sales Dollar Volume YTD	\$408,508,949	\$555,485,329	\$495,331,642	-26%
	2008	2007	2006	TOTAL
Total # of Closed Sales [Month]	287	327	333	947
Total # of Closed Sales YTD	1361	1541	1588	4490
Total Dollar Volume of Closing Sales YTD	\$385,898,072	\$443,393,490	\$412,440,124	\$1,241,731,686