

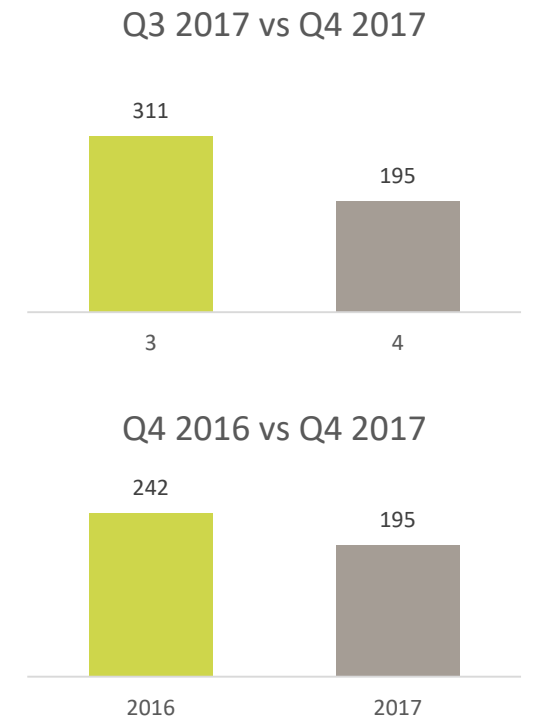
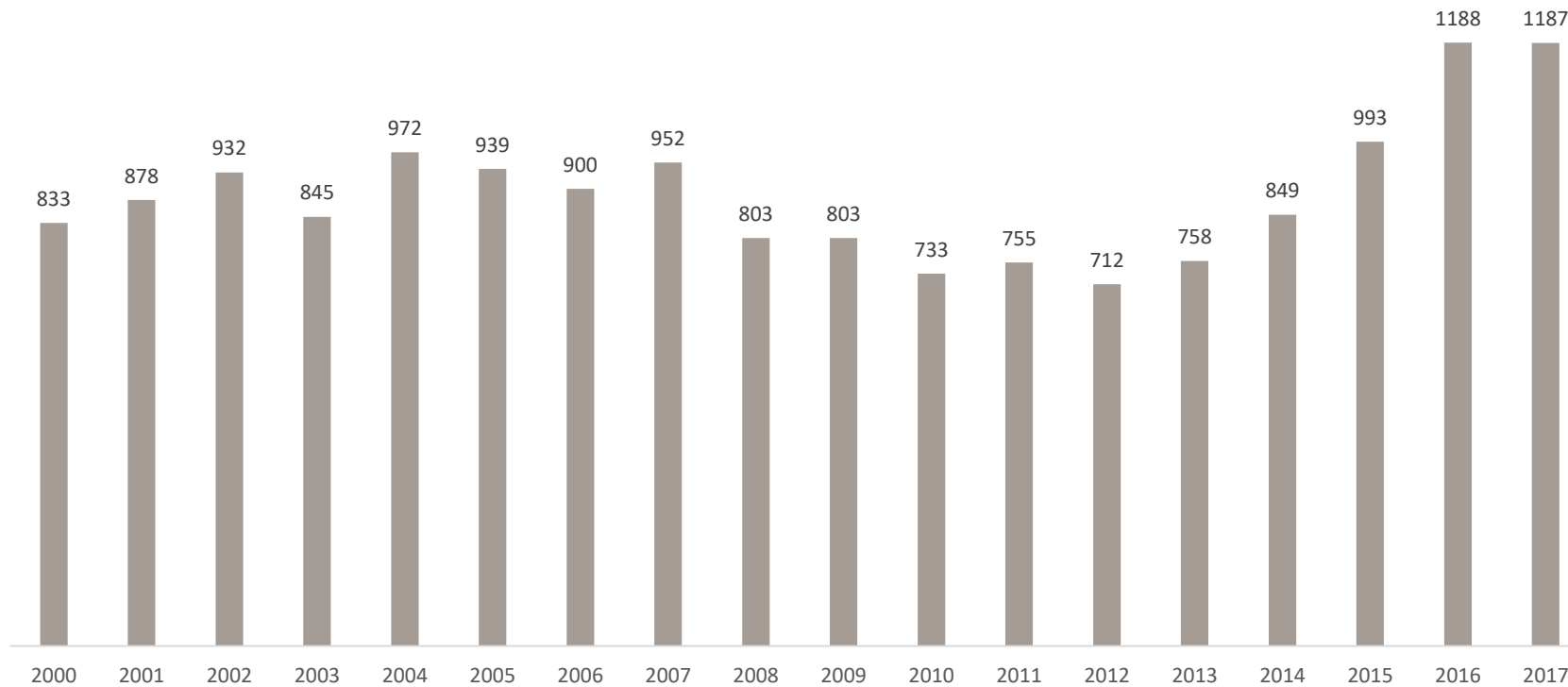
# Year End Review

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2017 RESIDENTIAL AND RECREATIONAL

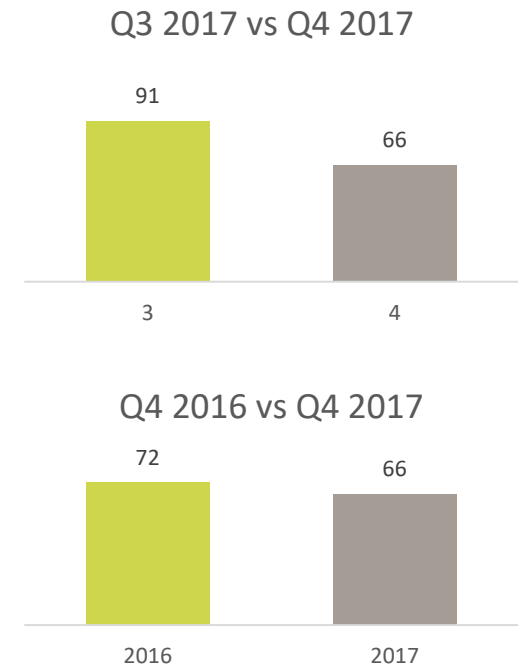
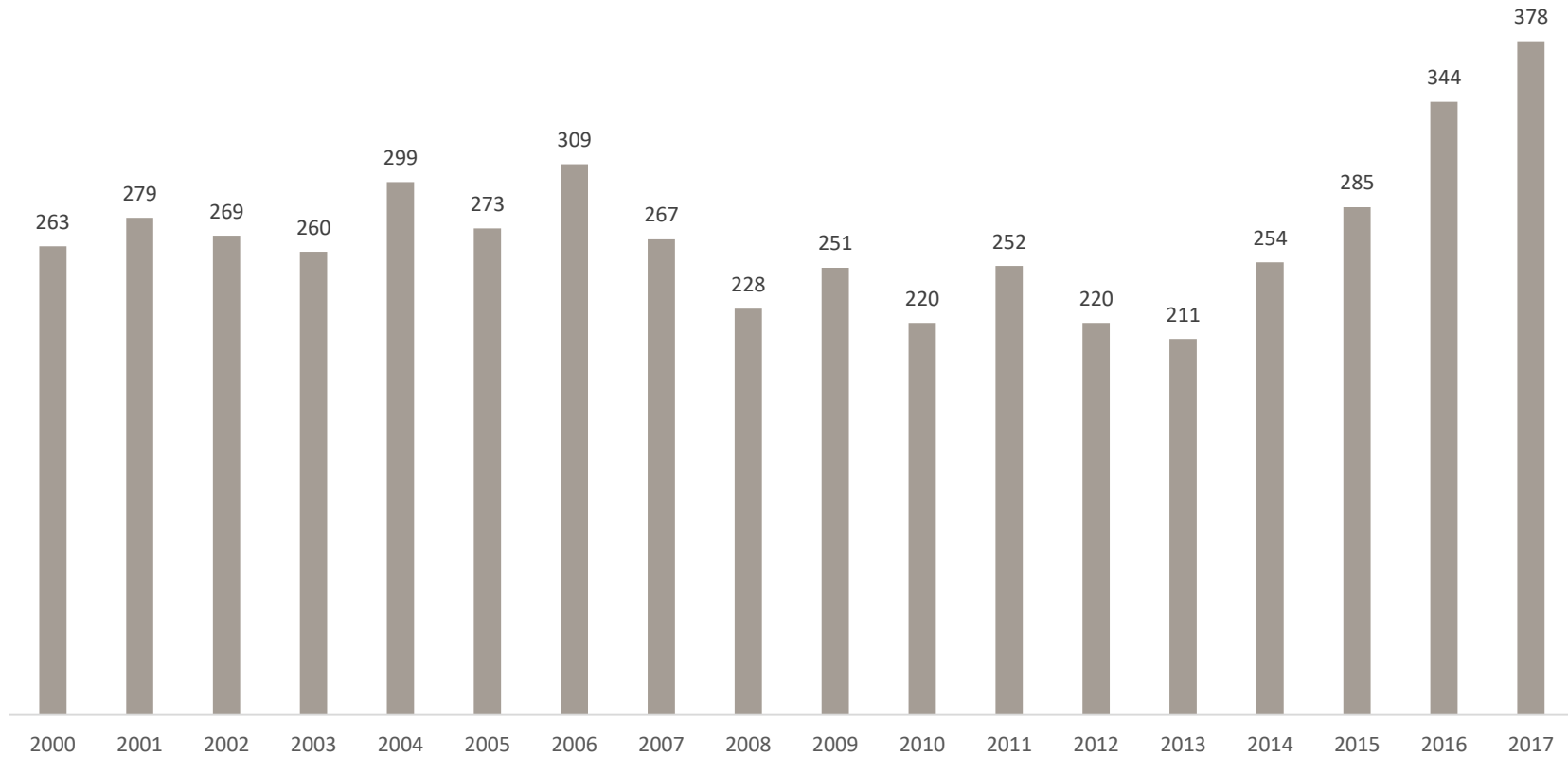
# Residential

## Muskoka and Almaguin



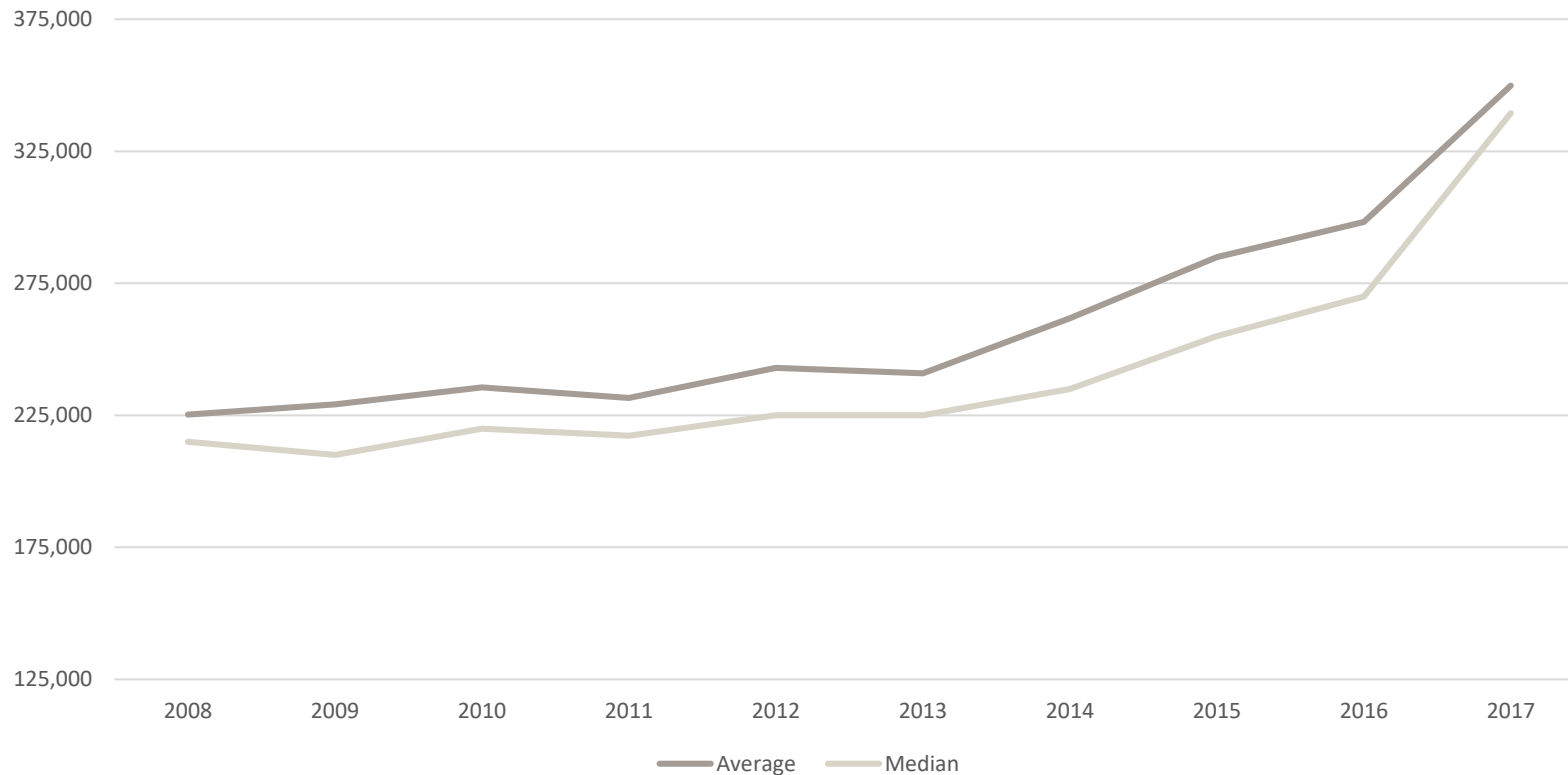
# Residential

## Huntsville Single Family



# Residential

## Huntsville Single Family - Average and Median



### Average Price

2016	\$298,219
2017	\$349,896
% Change	<b>17.3%</b> ▲

### Median Price

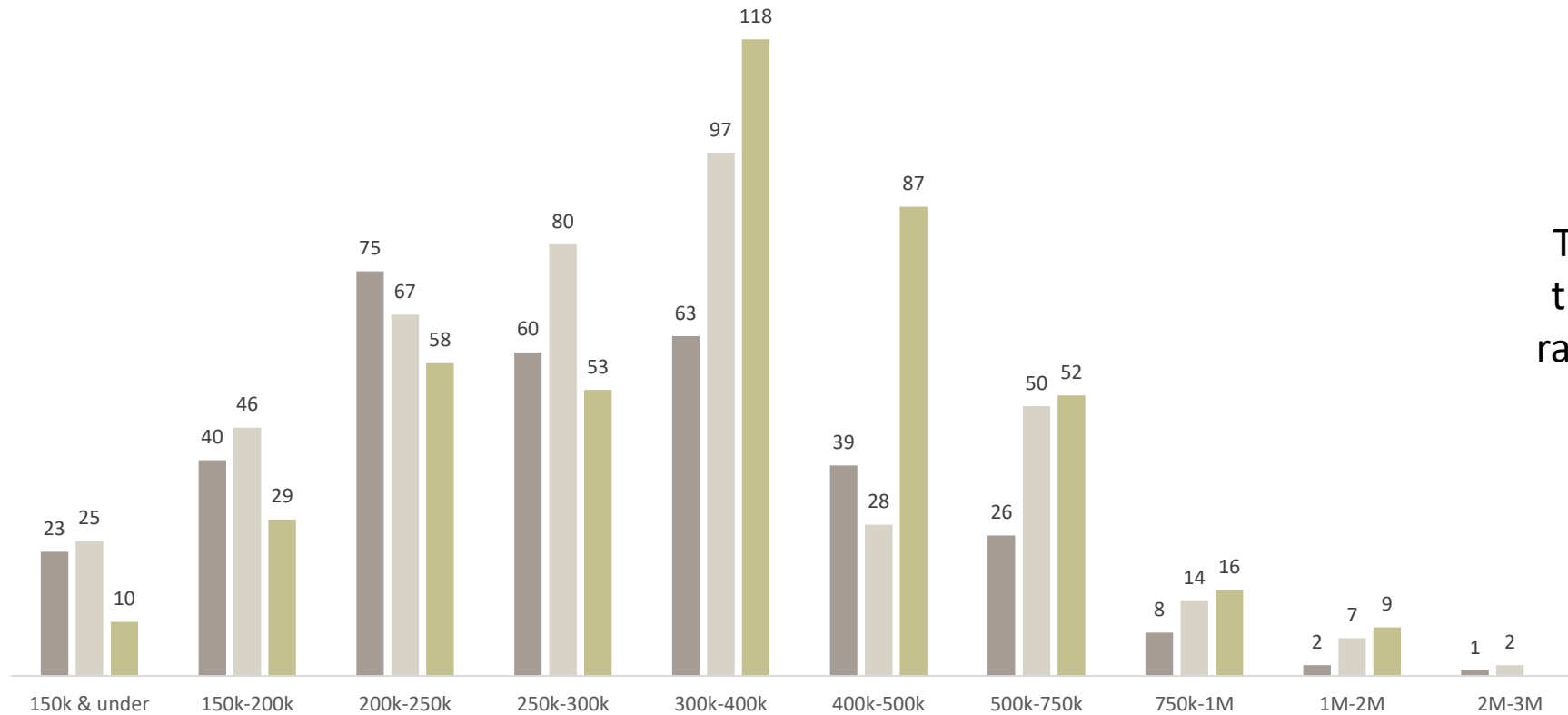
2016	\$270,000
2017	\$339,500
% Change	<b>25.7%</b> ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**2.89%**



# Residential

## Huntsville Single Family – Sales by Price Range

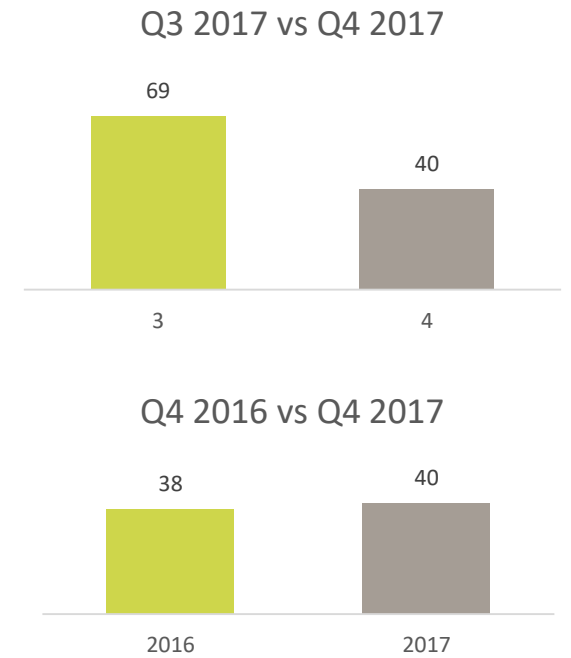
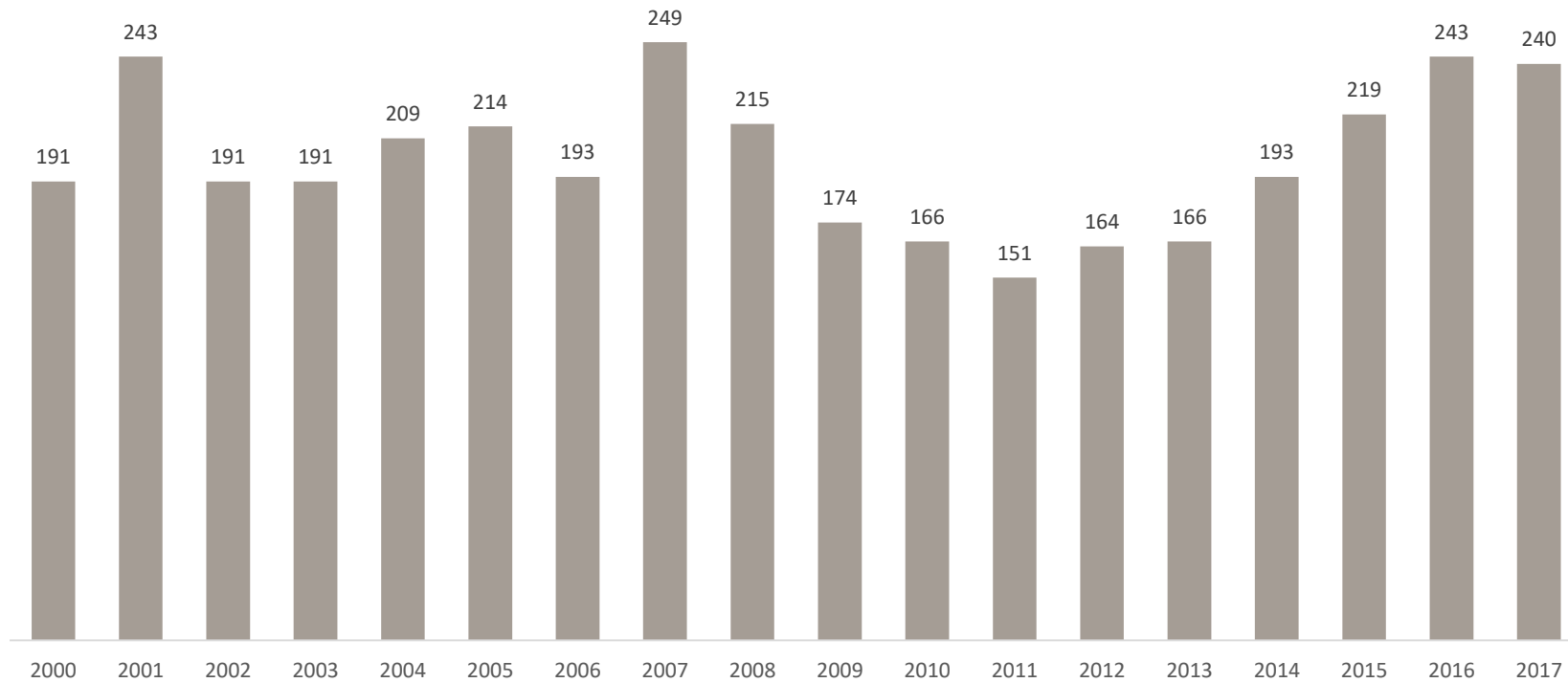


# 219%

The increase in sales in the 400 and 500K price range from 2016 to 2017

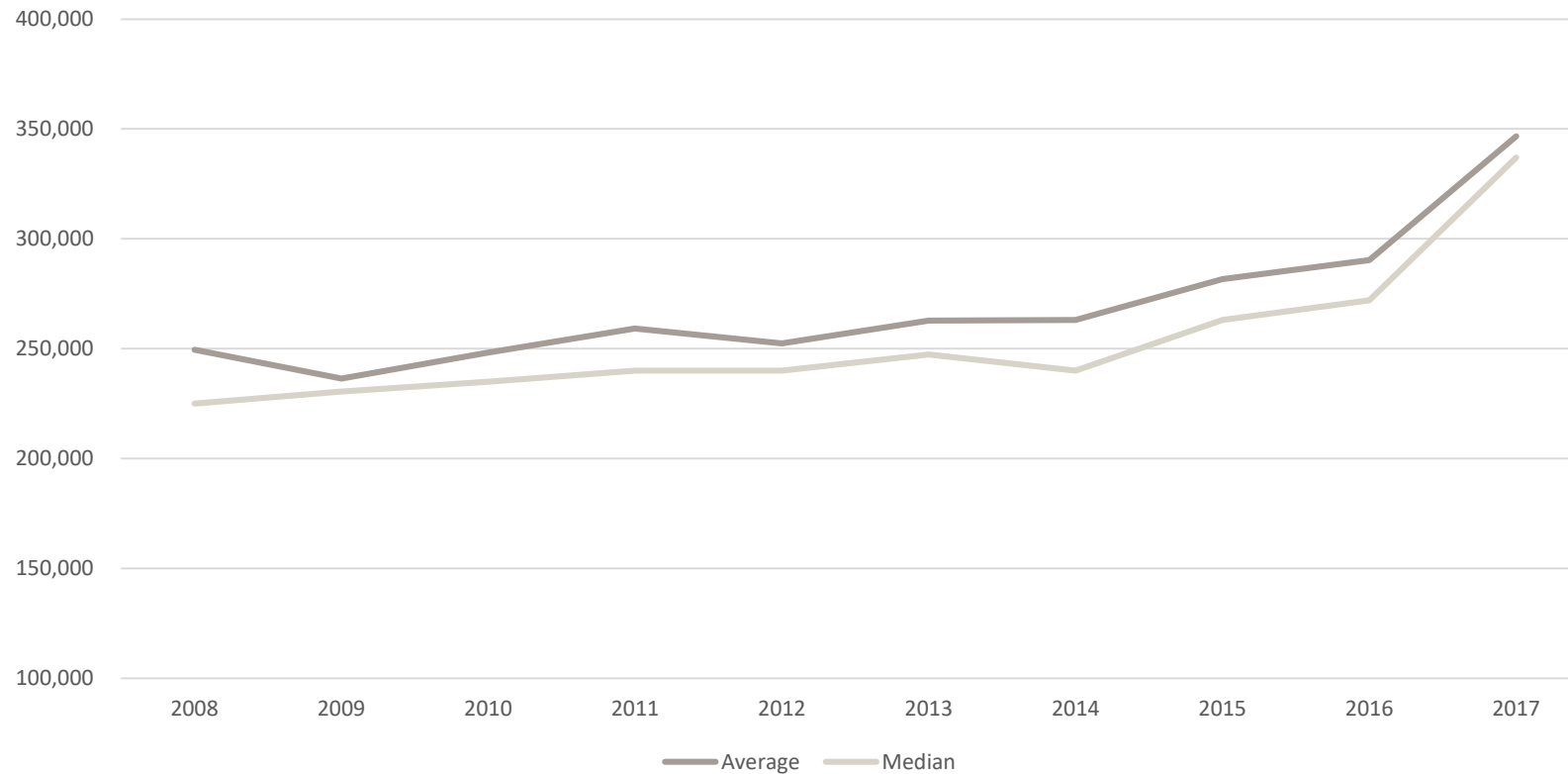
# Residential

## Bracebridge Single Family



# Residential

## Bracebridge Single Family - Average and Median



### Average Price

2016	\$290,358
2017	\$346,724
% Change	<b>19.4%</b> ▲

### Median Price

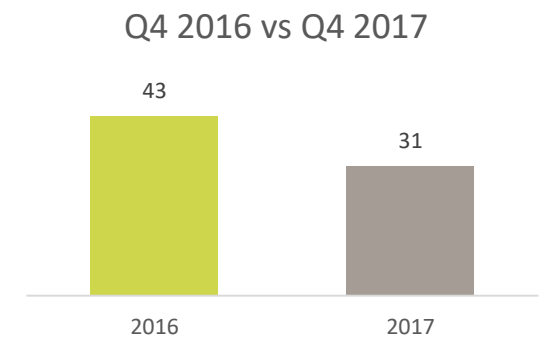
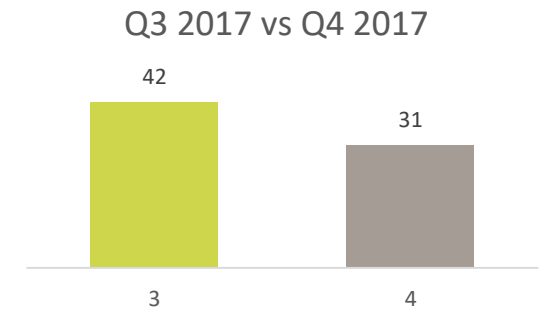
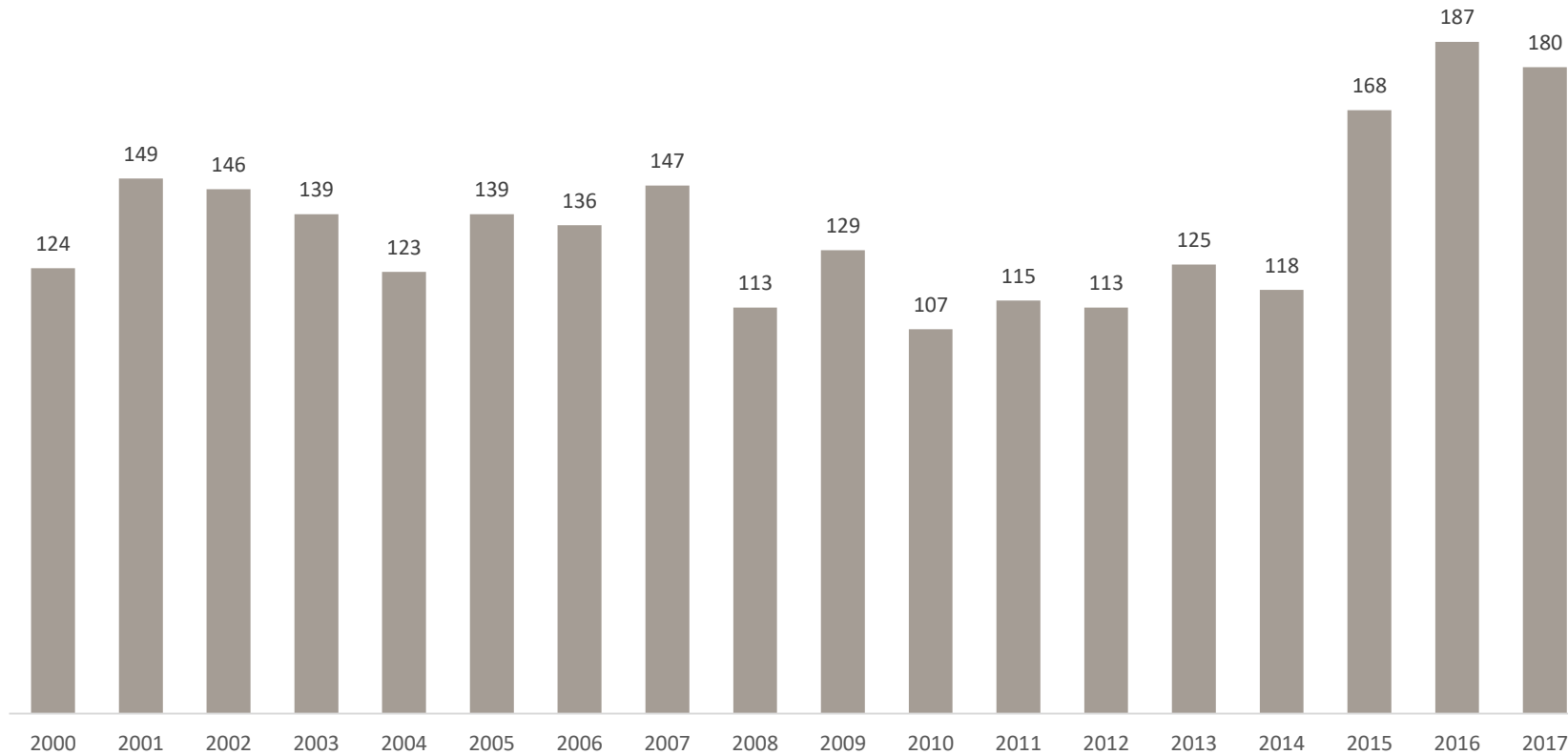
2016	\$272,000
2017	\$337,000
% Change	<b>23.9%</b> ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**1.92%**



# Residential

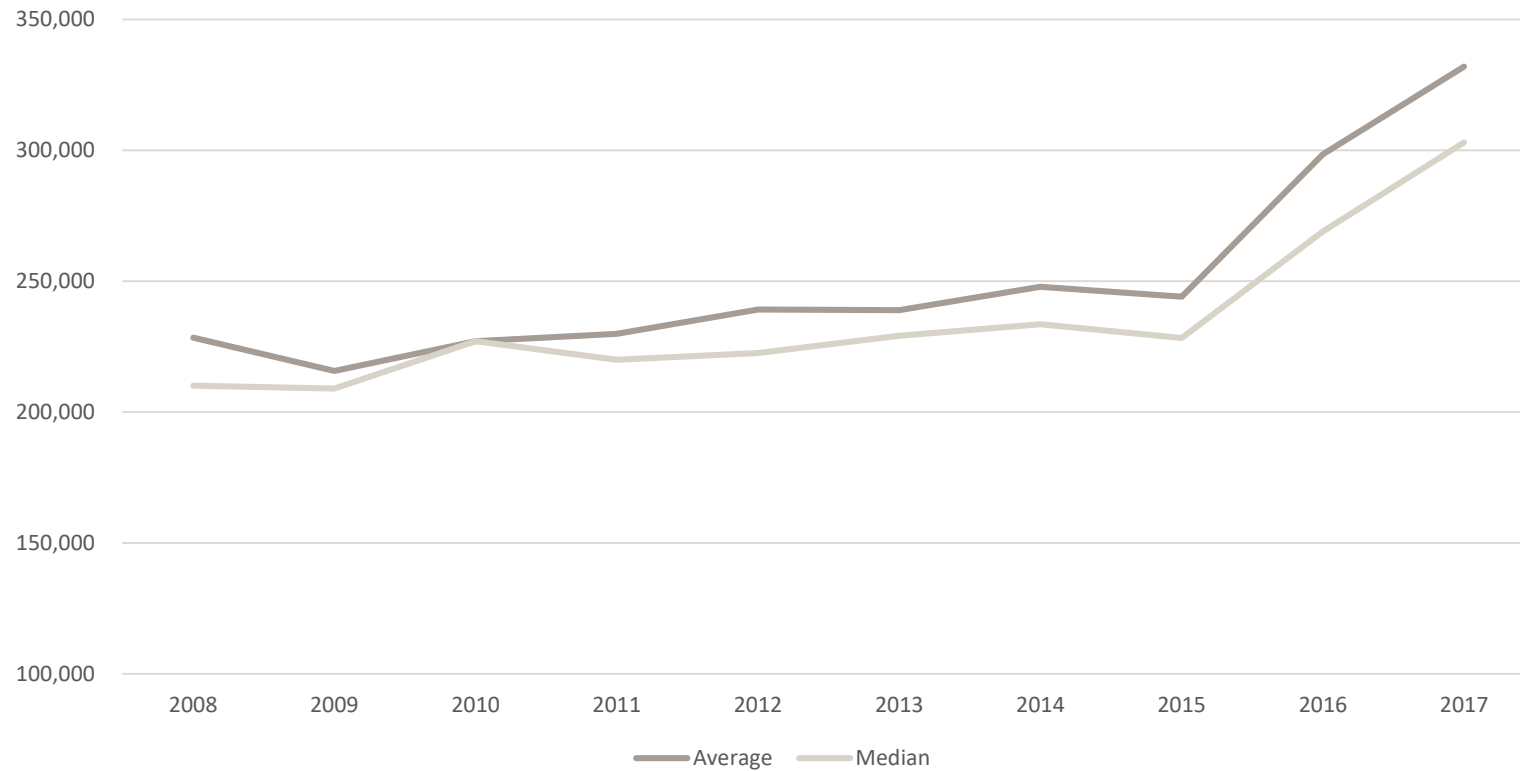
## Gravenhurst Single Family





# Residential

## Gravenhurst Single Family - Average and Median



### Average Price

2016	\$298,391
2017	\$331,942
% Change	<b>11.2%</b> ▲

### Median Price

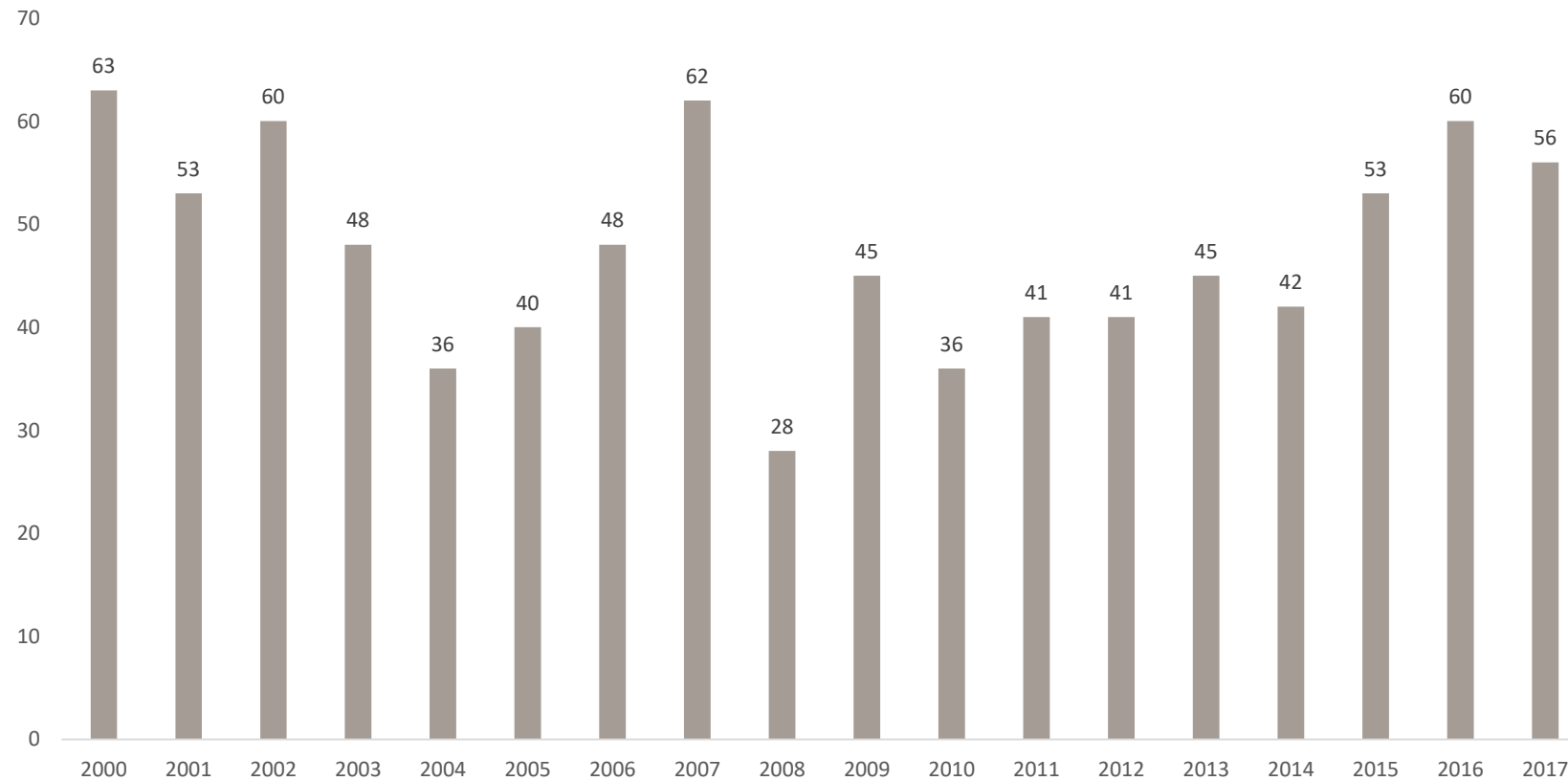
2016	\$269,000
2017	\$303,000
% Change	<b>12.6%</b> ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**3.398%**

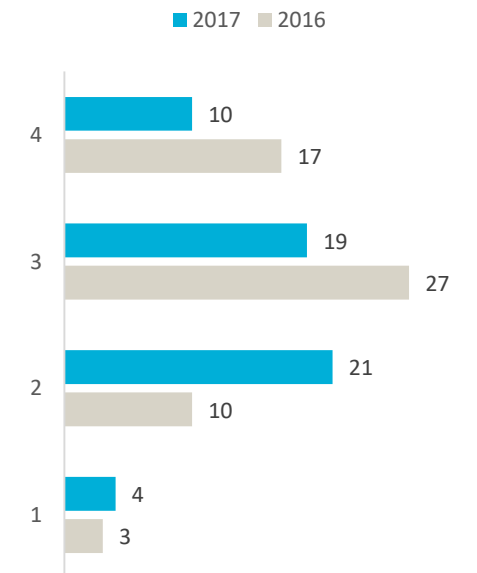


# Waterfront

## Lake of Bays (the Lake)

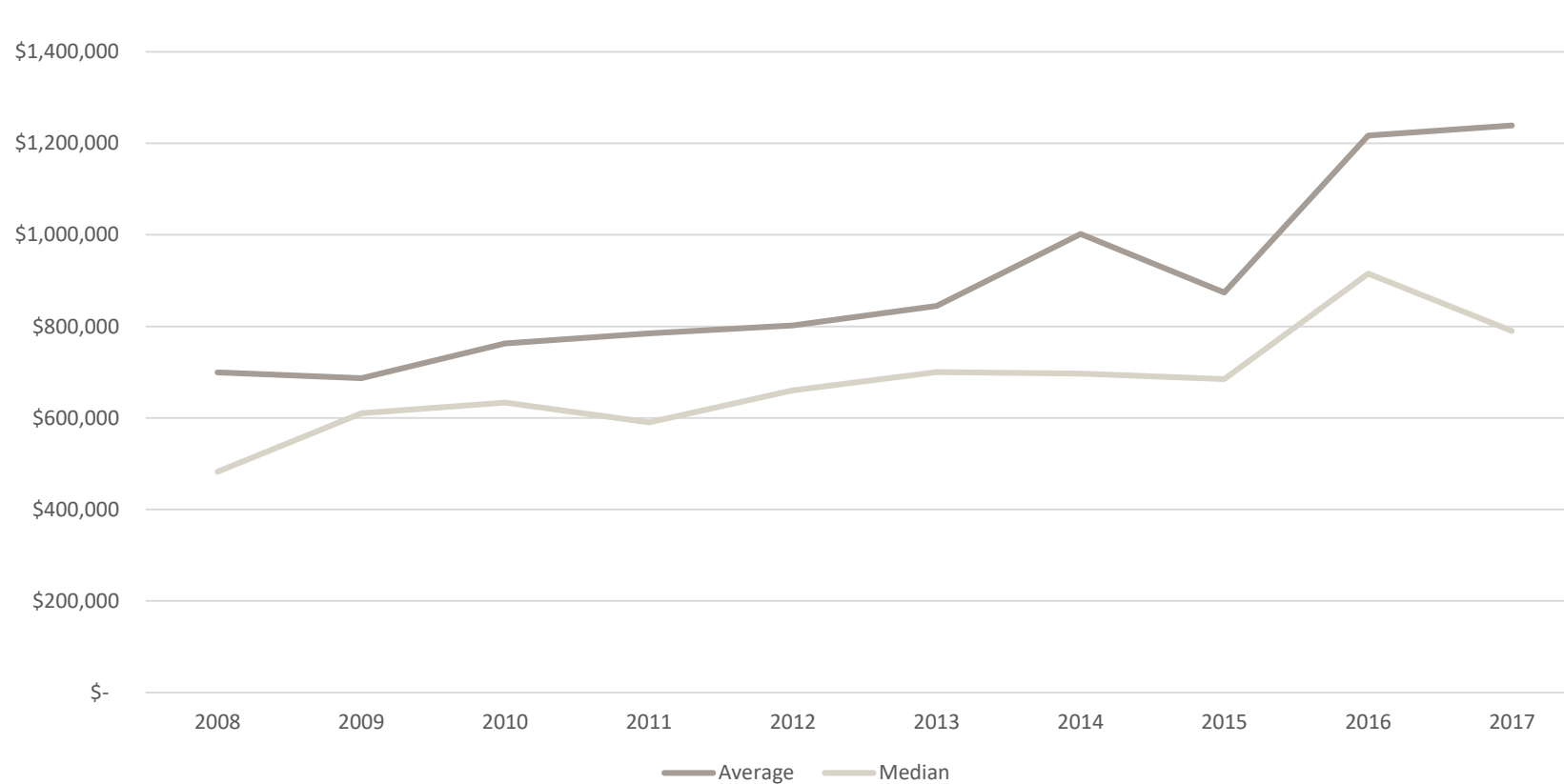


### Quarters 2016 and 2017



# Waterfront

## Lake of Bays (Lake) - Average and Median



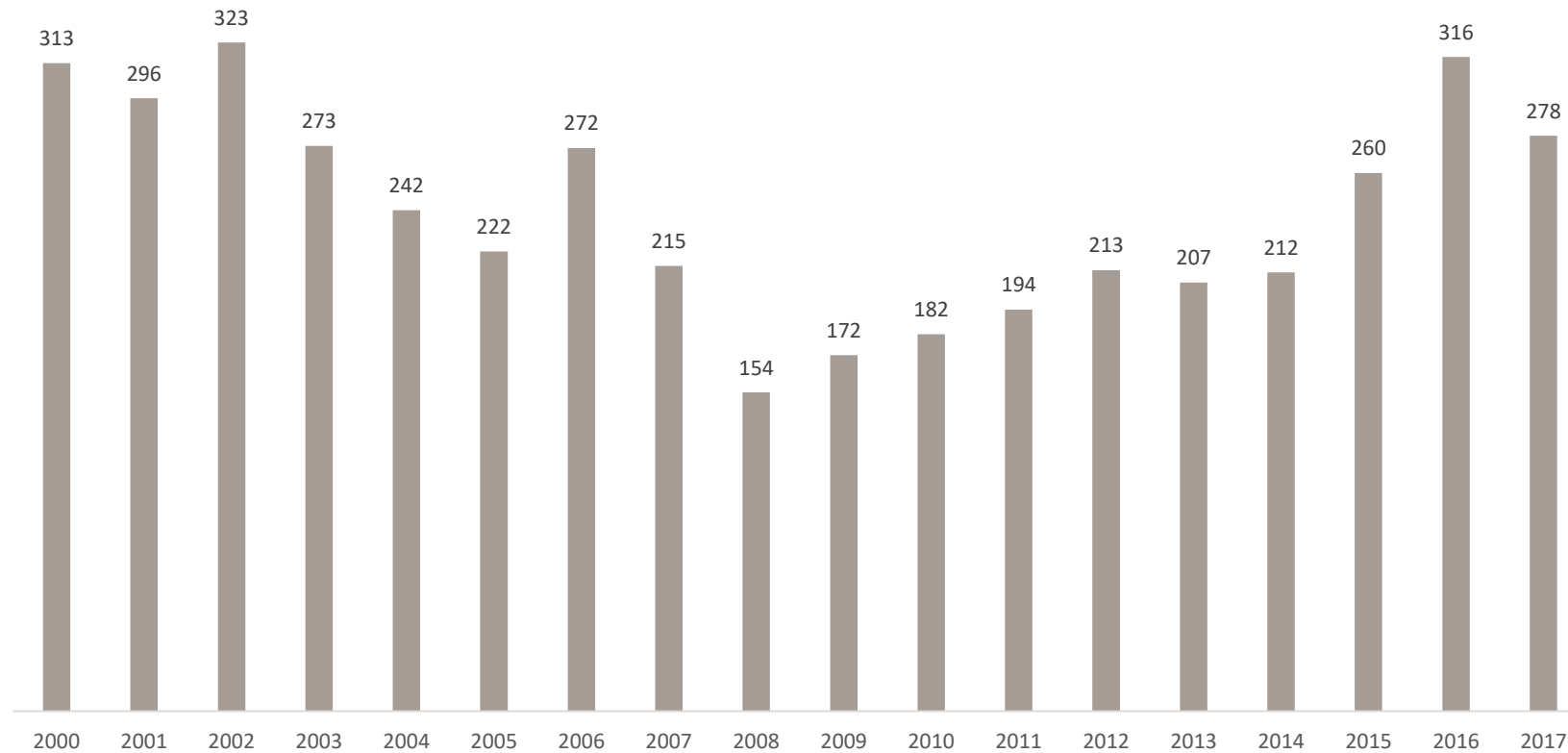
Average Price	
2016	\$1,216,697
2017	\$1,238,784
% Change	2% ▲

Median Price	
2016	\$915,000
2017	\$790,000
% Change	14% ▼

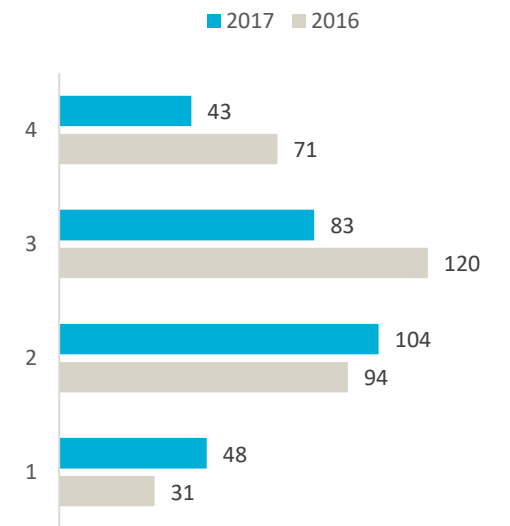
Annual Increase (Avg)  
from 2008 to 2016:  
**7.16%**

# Waterfront

## Lake of Bays and Huntsville

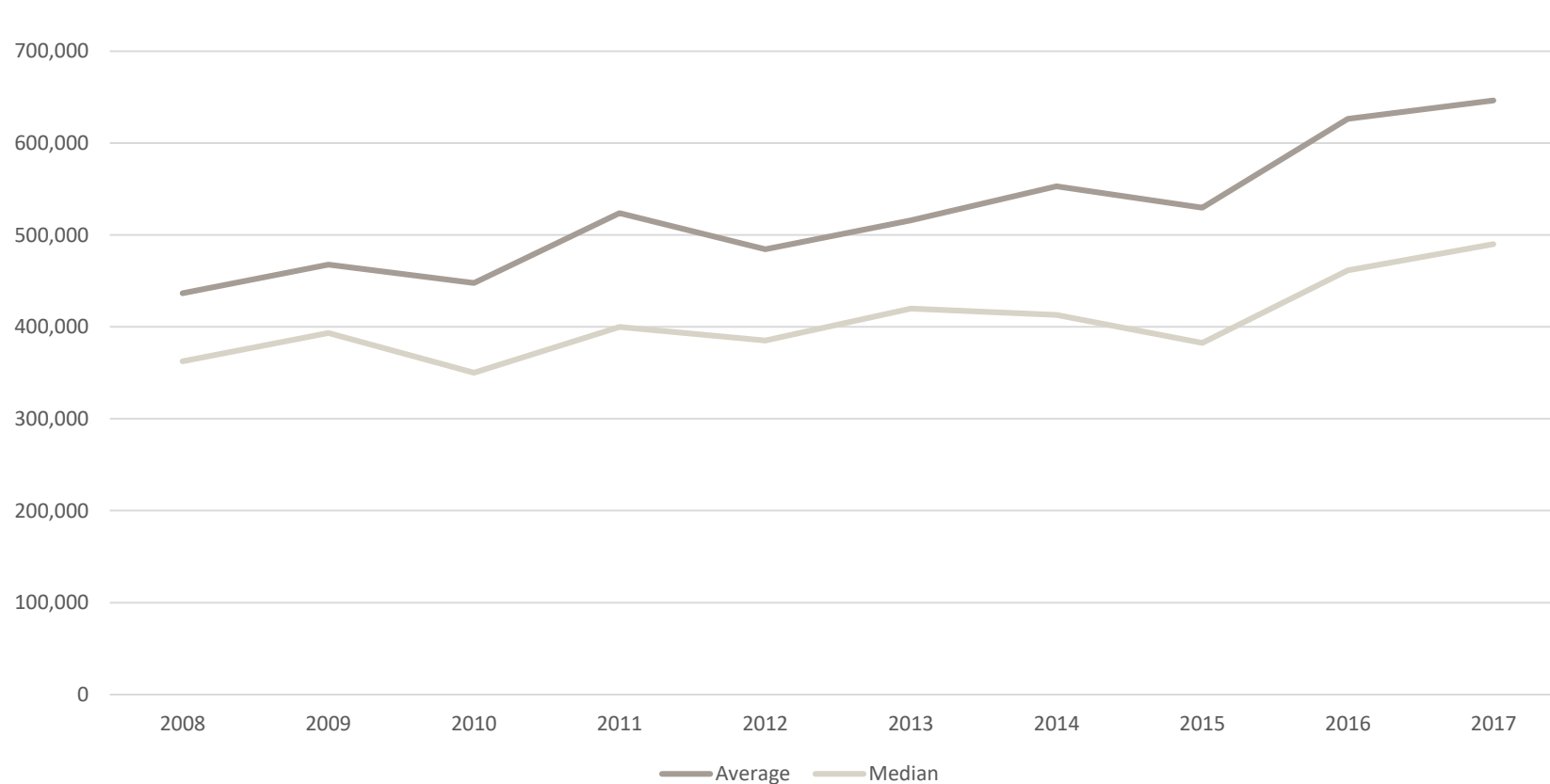


### Quarters 2016 and 2017



# Waterfront

## Lake of Bays and Huntsville



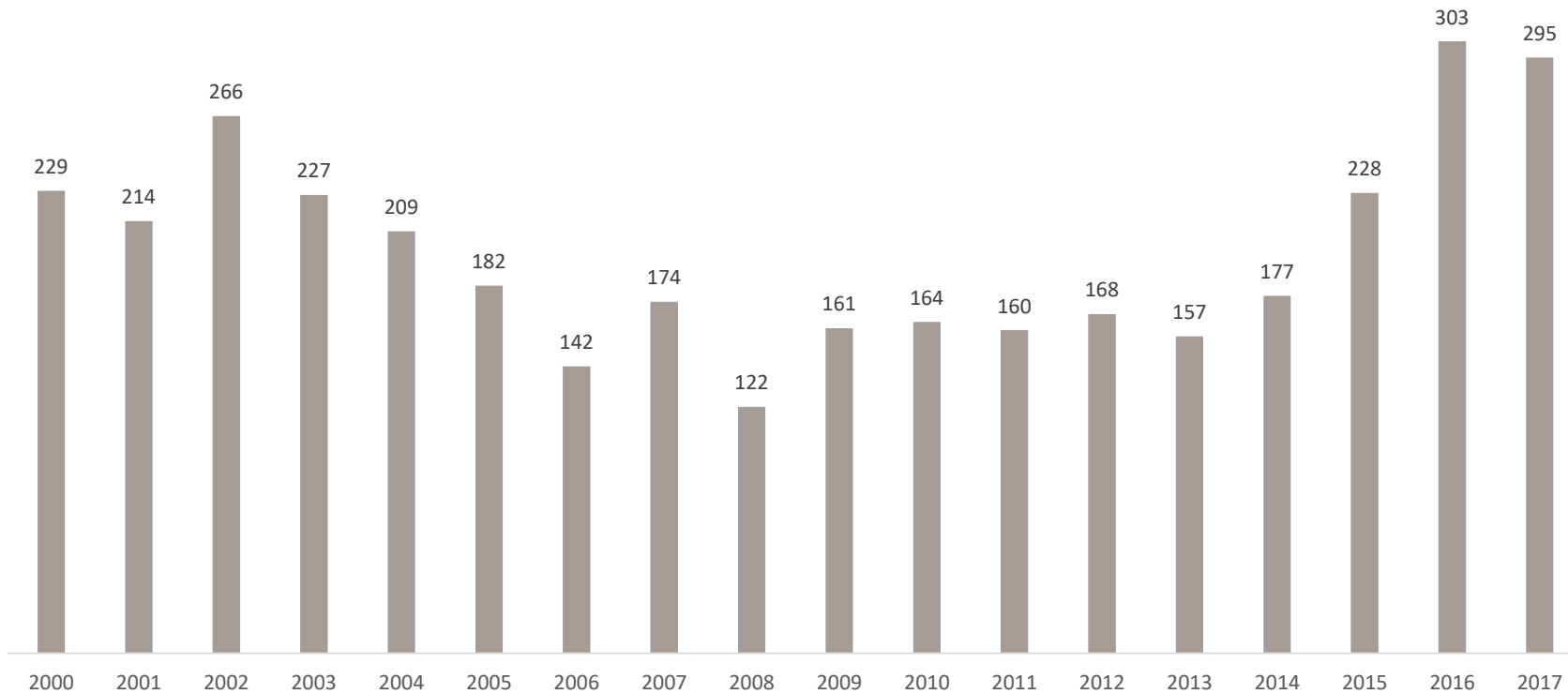
Average Price	
2016	\$626,379
2017	\$646,425
% Change	3% ▲

Median Price	
2016	\$461,500
2017	\$490,000
% Change	6% ▲

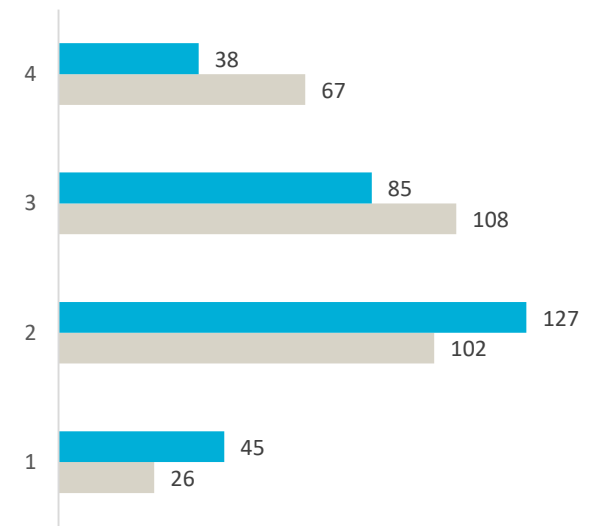
Annual Increase (Avg)  
from 2008 to 2016:  
**4.61%**

# Waterfront

Almaguin

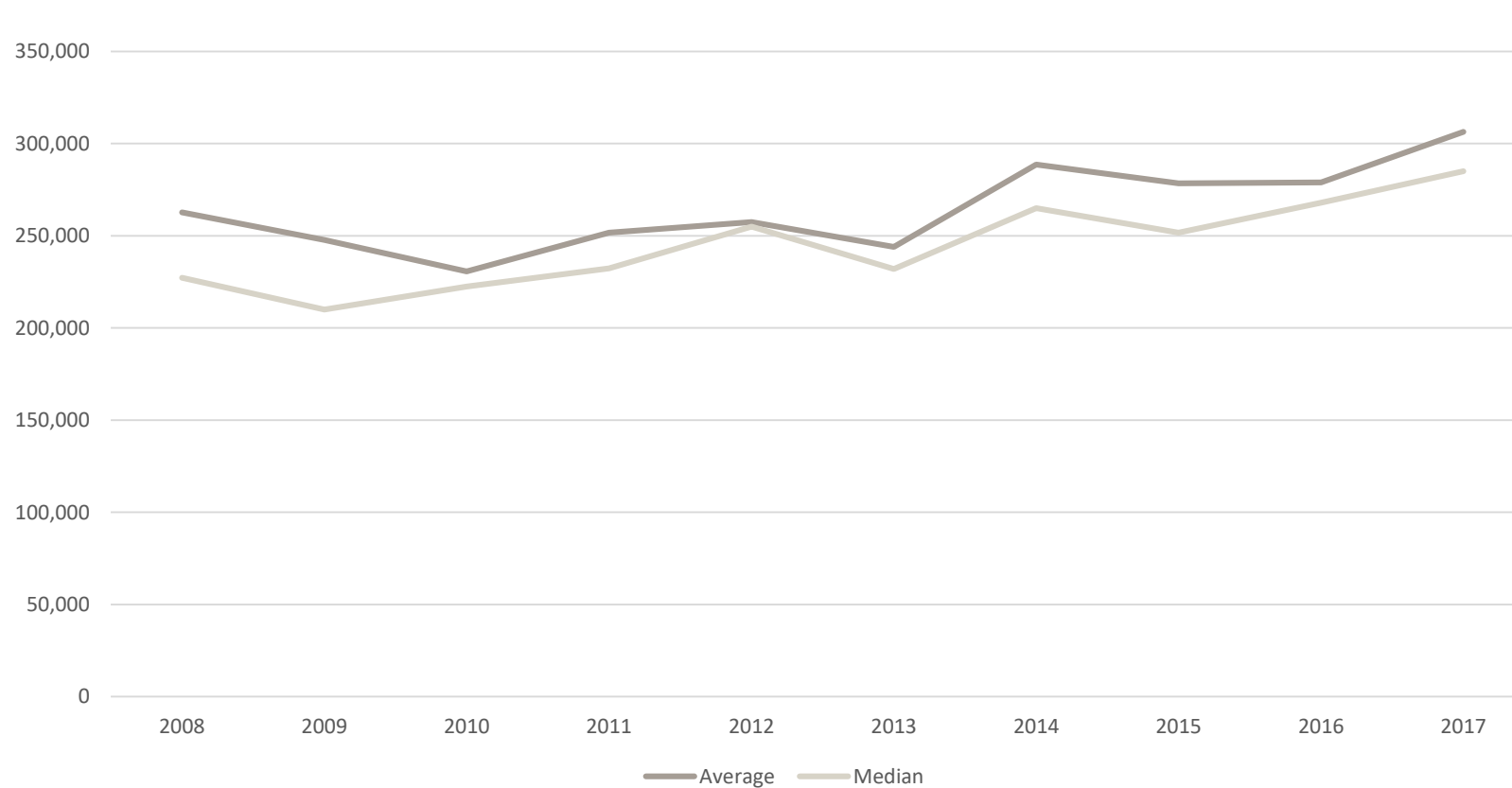


### Quarters 2016 and 2017



# Waterfront

## Almaguin



Average Price	
2016	\$278,971
2017	\$306,354
% Change	10% ▲

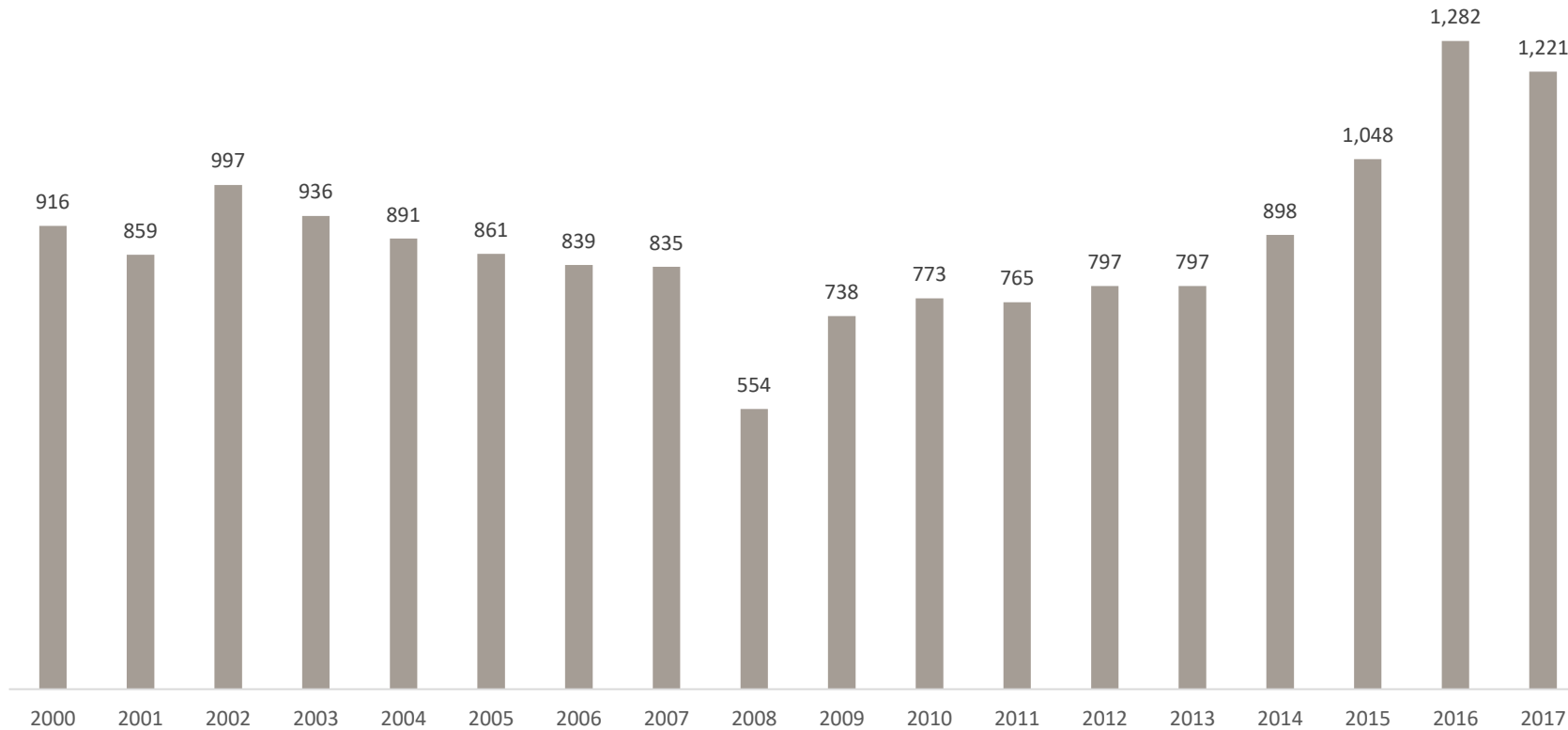
Median Price	
2016	\$268,000
2017	\$285,000
% Change	6% ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**0.75%**

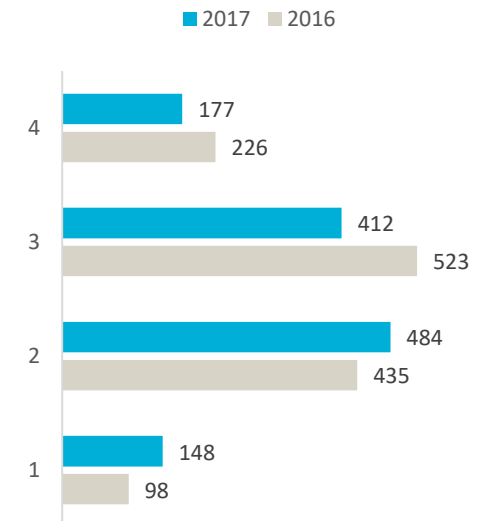


# Waterfront

## Muskoka and Almaguin



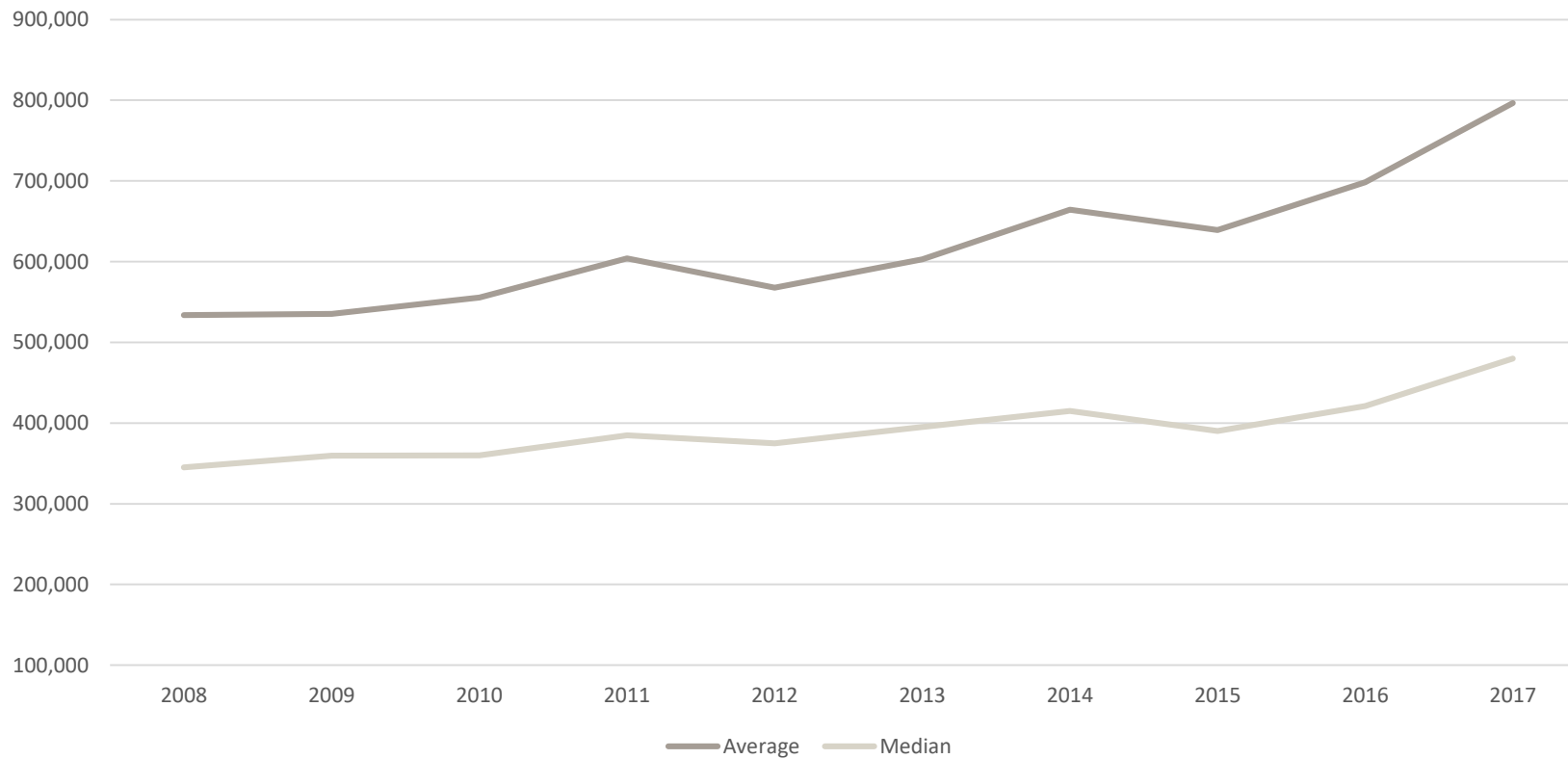
### Quarters 2016 and 2017





# Waterfront

## Muskoka and Almaguin



Average Price	
2016	\$698,597
2017	\$796,405
% Change	14% ▲

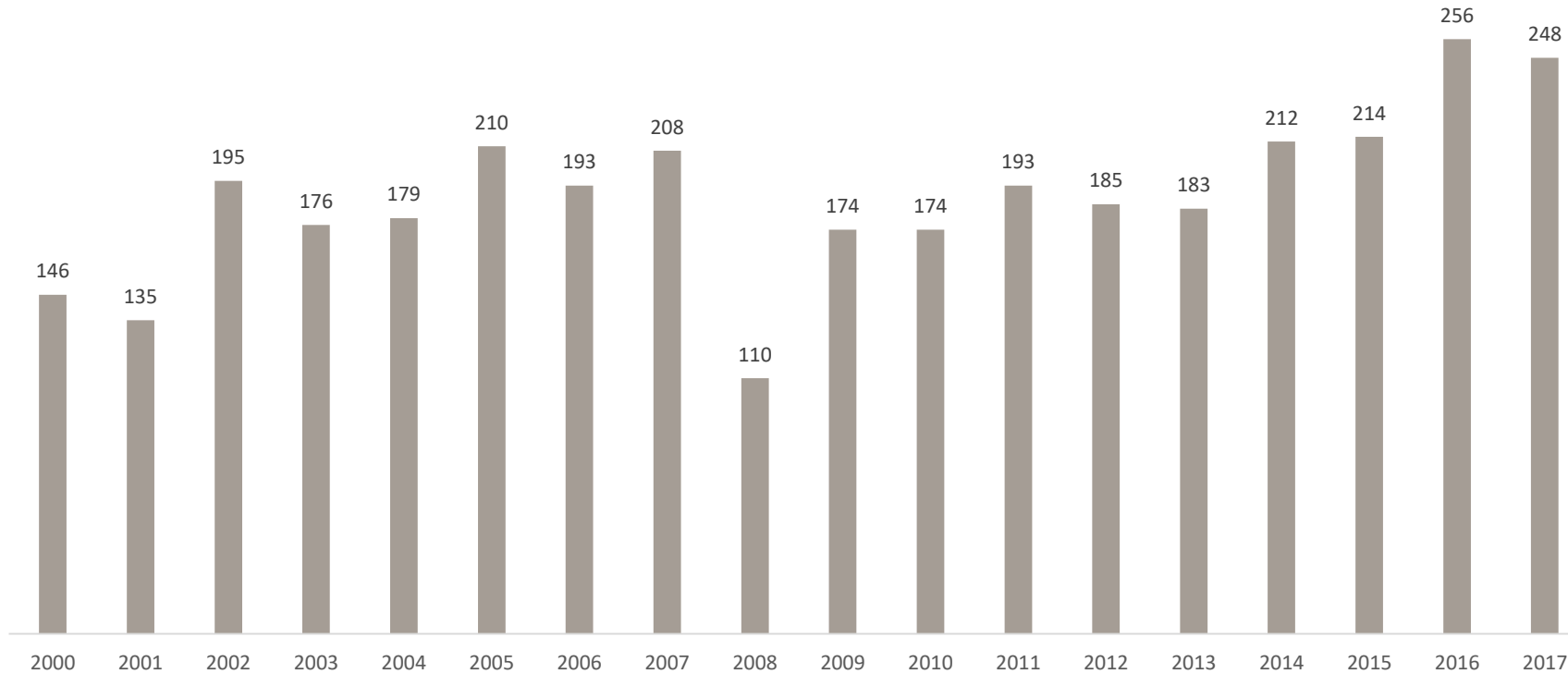
Median Price	
2016	\$421,000
2017	\$480,000
% Change	14% ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**3.42%**

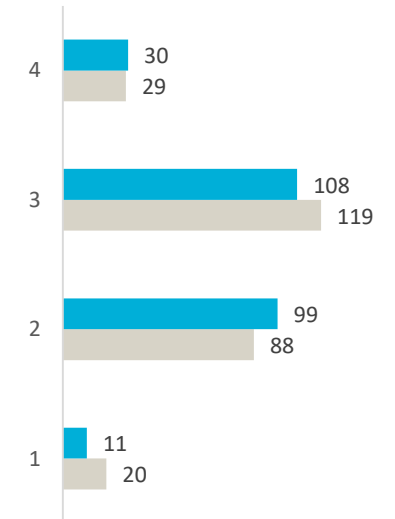


# Waterfront

Lakes Joseph, Muskoka and Rosseau

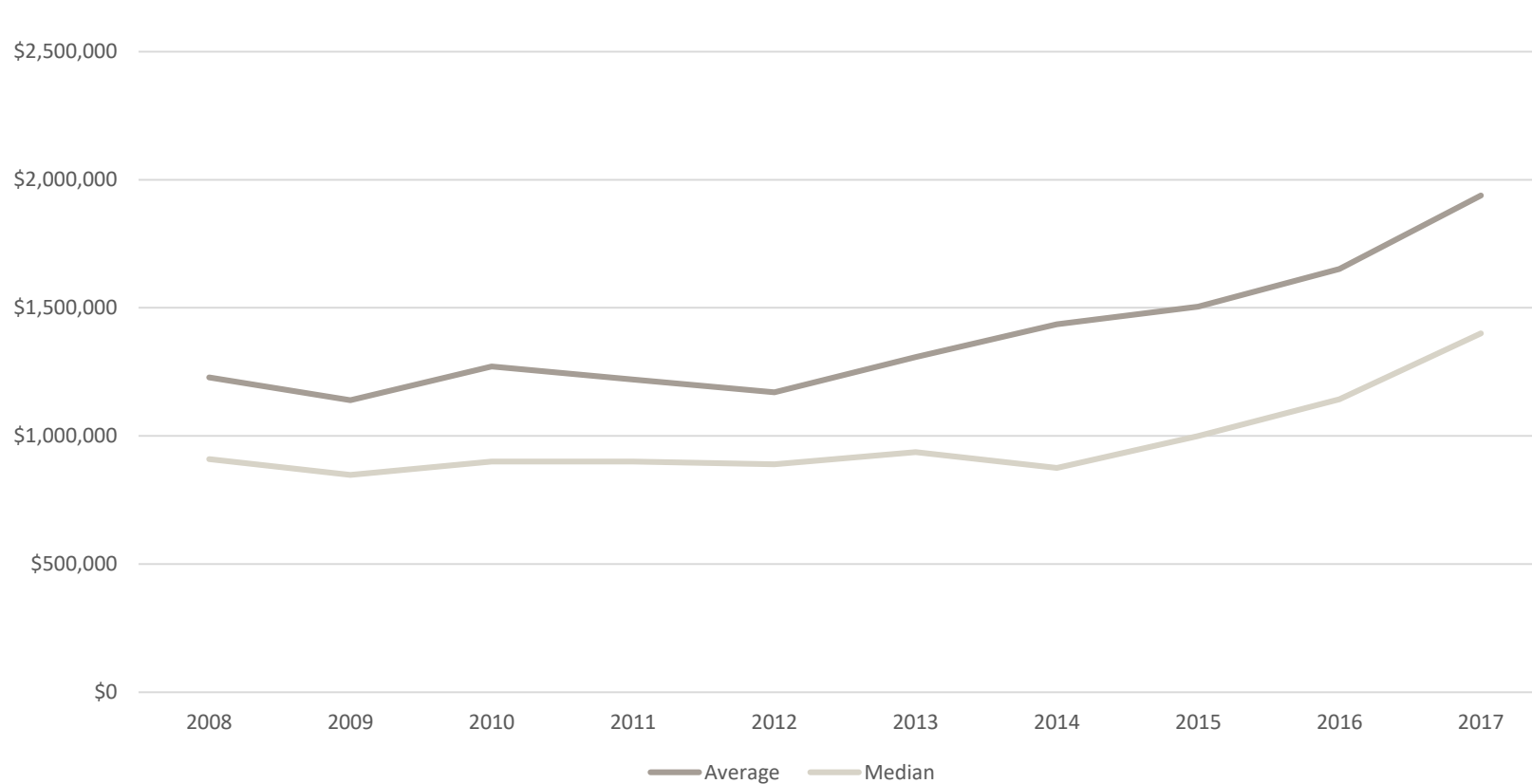


Quarters  
2016 and 2017



# Waterfront

Lakes Joseph, Muskoka and Rosseau



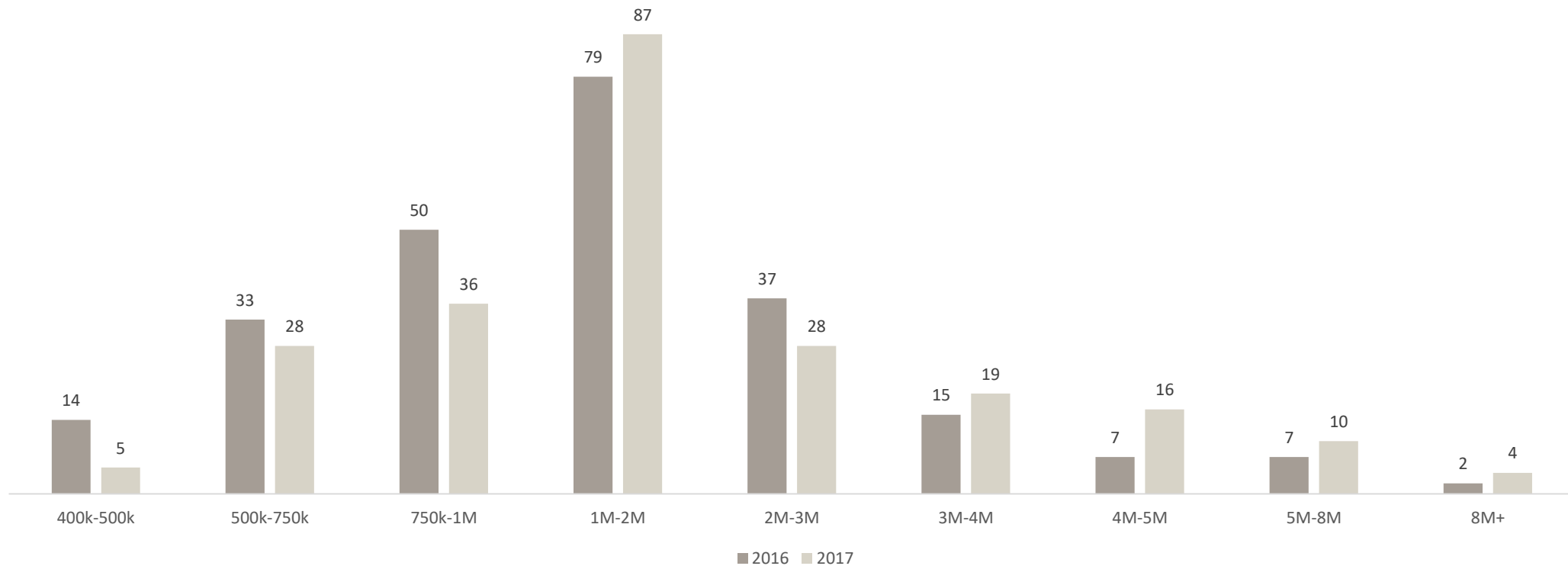
Average Price	
2016	\$1,651,984
2017	\$1,937,960
% Change	17% ▲

Median Price	
2016	\$1,143,000
2017	\$1,400,000
% Change	22% ▲

Annual Increase (Avg)  
from 2008 to 2016:  
**3.77%**

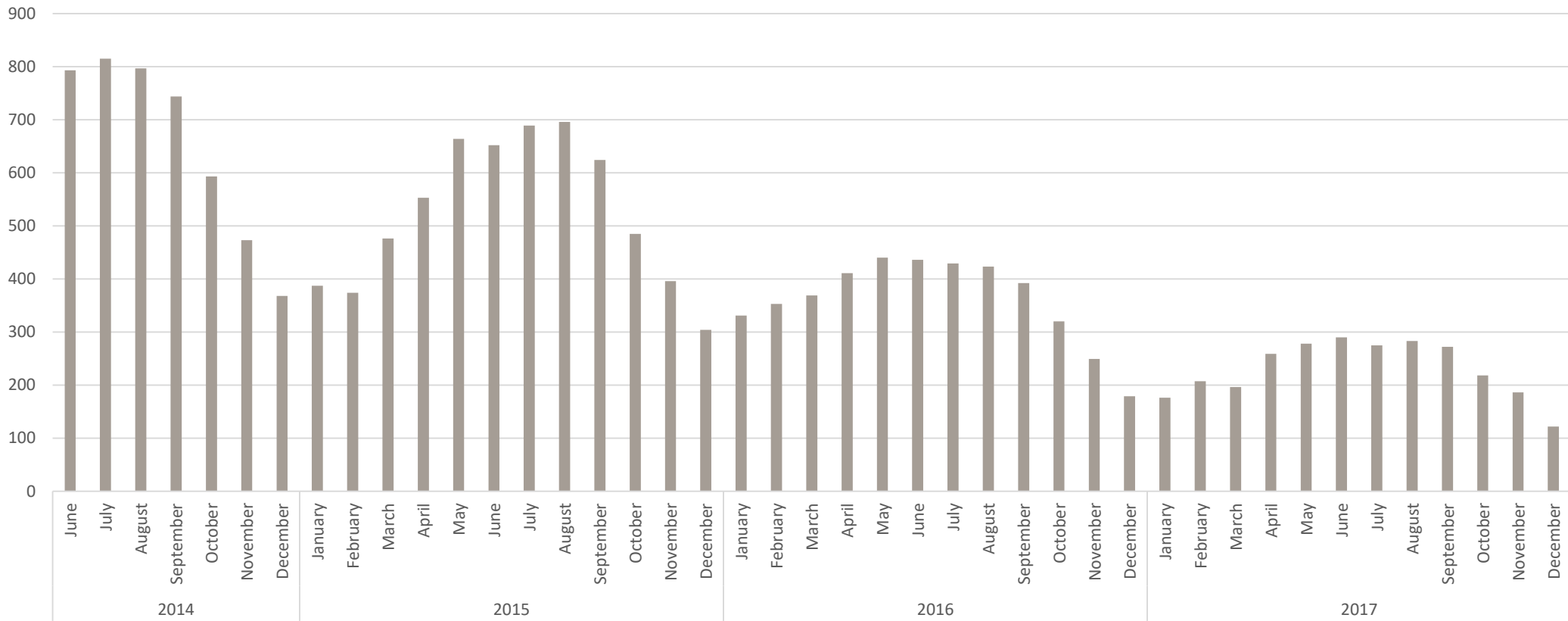
# Waterfront

## Lakes Joseph, Muskoka and Rosseau Sales by Price Category



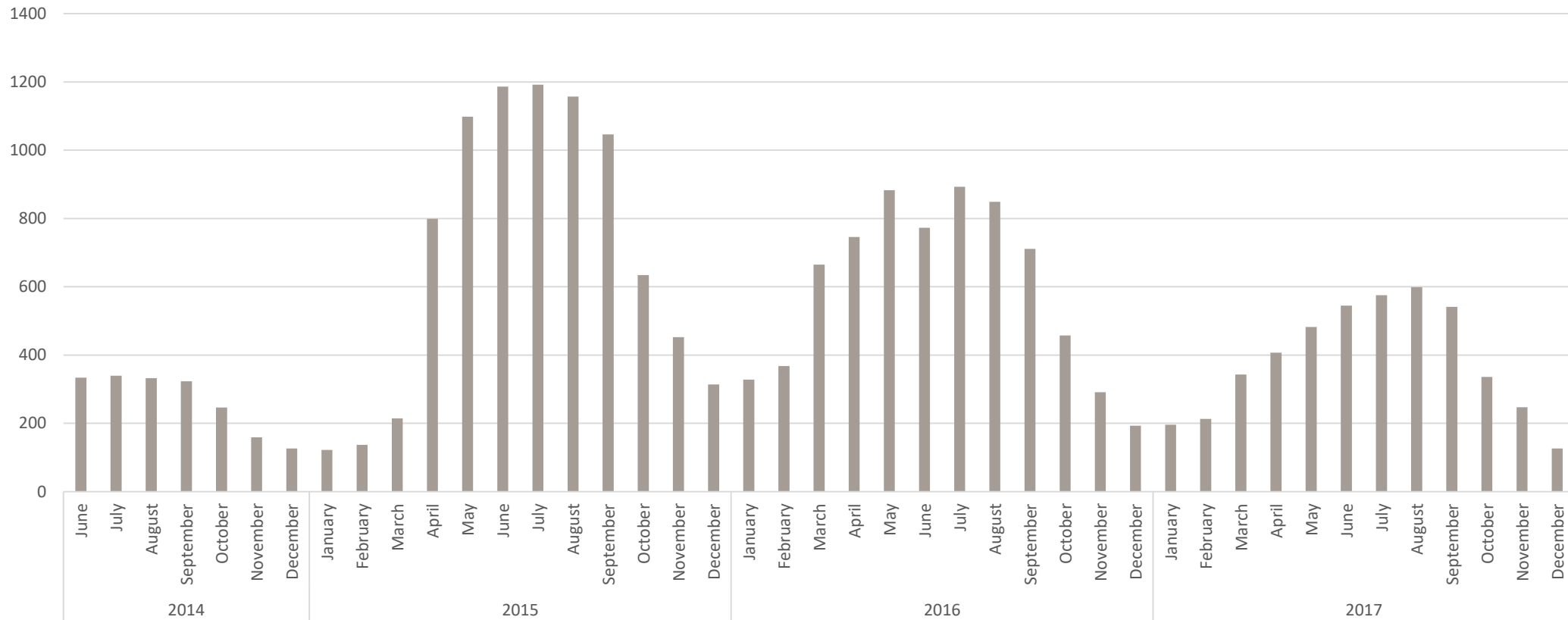
# Residential Active Listings

Muskoka and Almaguin



# Waterfront Active Listings

Muskoka and Almaguin



# Can we conduct an opinion of value for estate purposes:

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Insurance policy states:

**Professional Services**” means work as a **Salesperson** or **Broker** registered by the **Named Insured** under the Real Estate and Business Brokers Act, 2002 or successor legislation as from time to time amended to trade in the Province of Ontario in real estate and shall be deemed to include, but not be limited to, the sale of a business by share transfer, but does not include any trade or trading which is regulated by the Securities Act, R.S.O. 1990, Chapter S.5, the provision of **Real Estate Appraisal Services**, work as a real estate consultant, real estate counselor, property manager, property management consultant and rental agent but does not include any paralegal service which is regulated by the Law Society Act, R.S.O. 1990, C. L.8 or successor legislation as from time to time amended.

**Real Estate Appraisal Services**” means the provision of a market value opinion by an **Insured** in the course of providing **Professional Services** provided that a **Registrant** is either the author of said opinion or has reviewed and approved the opinion but does not include an opinion that is done for the purpose of financing.

# Zoning

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[https://map.muskoka.on.ca/Exponare/gis\\_mapselect.html](https://map.muskoka.on.ca/Exponare/gis_mapselect.html)

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