

Muskoka

Muskoka is one of the country's most sought-after recreational property markets. Boasting a unique blend of high-end amenities and rural beauty, this region has something for everyone. Whether relaxing on the dock, teeing off on the greens, or hiking through Algonquin park, there is much to do and see. Those looking for an active outdoor lifestyle can enjoy a number of activities, including rock climbing, mountain biking, swimming, canoeing and kayaking.

Buyers are typically between 36 and 51, looking to invest and leverage a low interest rate environment, though younger, successful individuals and investors looking to rent have begun to enter the market, spiking demand as a result.

Sales and prices have increased significantly within the region, pushing inventory levels ever-lower when compared to last year. While a handful of sellers believe they can capitalize on the appreciation of their properties, many have elected to hold off selling due to poor spring weather and a stable economy. These trends are expected to continue to heat up the market throughout the rest of 2016, with sales activity projected to increase in comparison to 2015.

Potential purchasers can now expect to pay an average price of \$790,000 for a lakefront property and \$400,000 for an island. Those choosing to purchase a wood cottage without waterfront access can expect to spend an average of \$290,000.

According to Don Evans, sales representative, Royal LePage Lakes of Muskoka[®], when purchasing a recreational property within the region, it is important to first consider its use. "Purchasers must take a generational view when buying in Muskoka," he noted. "By addressing current needs, but also considering the needs that may arise in the future, buyers can select a property they will enjoy for years to come."

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Don Evans, Sales Representative, Royal LePage Lakes of Muskoka[®]



Featured Property
\$2,750,000

1021 Trillium Rd, Port Carling, ON

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Beds: 5 Baths: 4
Lot size: 2.14 acres
Floor Area: 1,975 sq. ft.



 **Total Population** 100,930

49 years old
Median Age of Population

\$81,089
Average Household Income

Marital Status by Household*

Family Households

 61%
Married

 39%
Single

 57%
No Children

 43%
Children

 **Immigrant vs Non-Immigrant Households**

Average Year Built 

92%
Non-Immigrant

8%
Immigrant

Before 1960 25%
1961 - 1980 28%
1981 - 2000 29%
2001 - 2011 12%
After 2011 6%