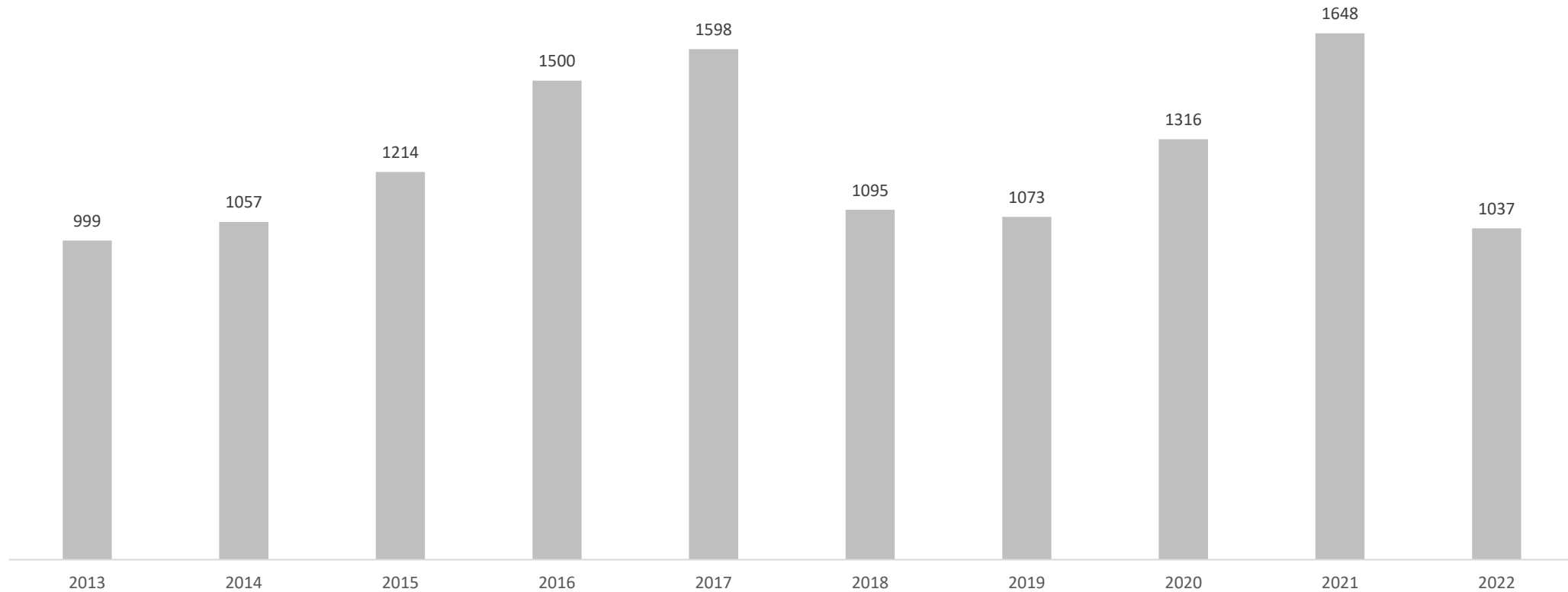


September 2022

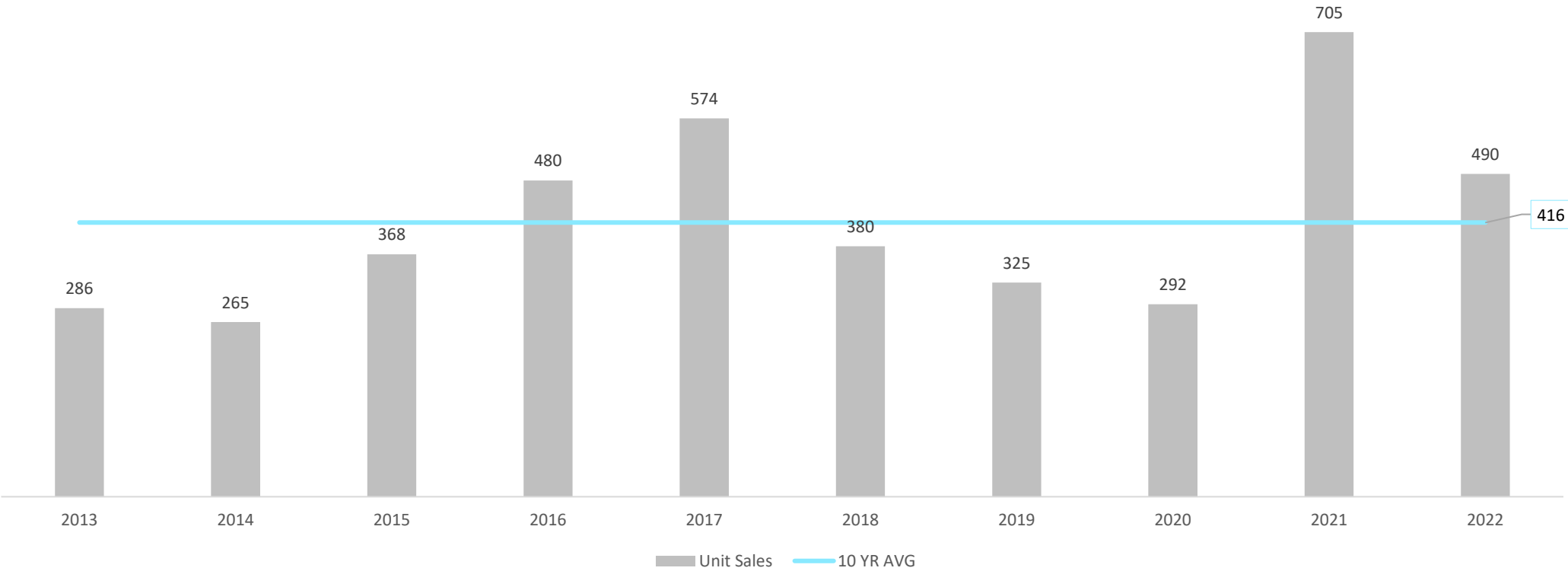
Muskoka

Unit Sales – All types. January to August



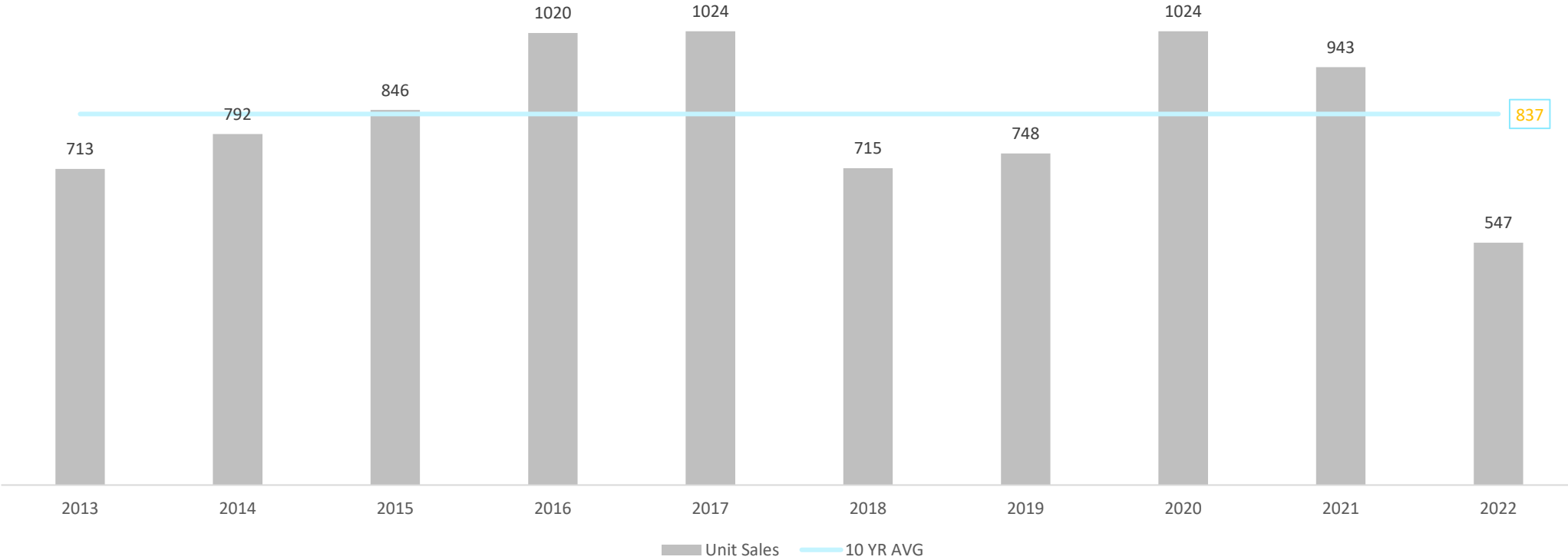
Muskoka

Unit Sales – All types. Jan to April.



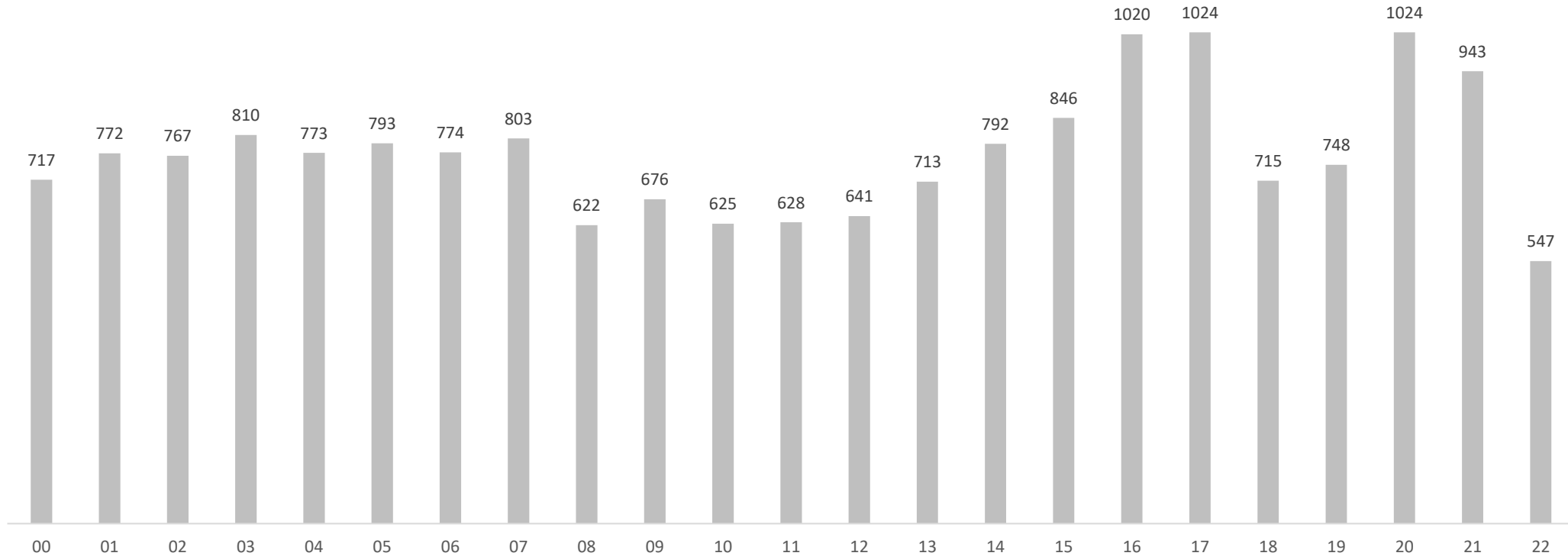
Muskoka

Unit Sales – All types. May to Aug.



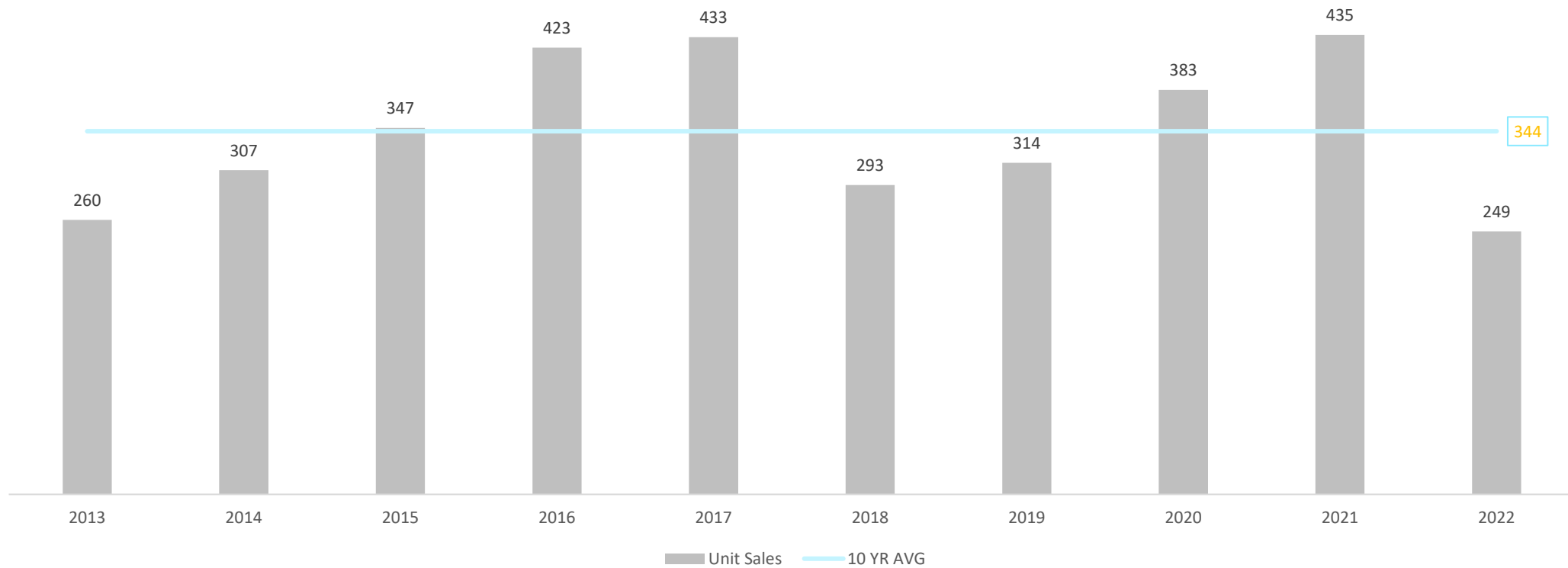
Muskoka

Unit Sales – All types. May to Aug.



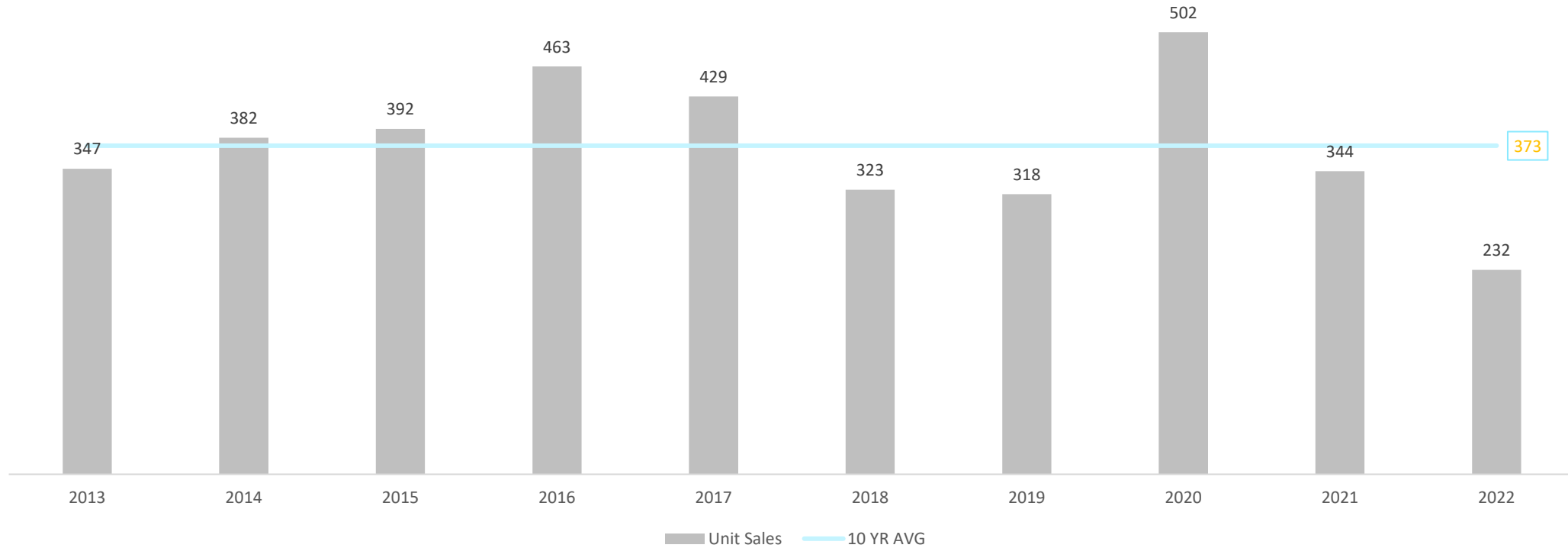
Muskoka Residential

Unit Sales. May to Aug.



Muskoka Waterfront

Unit Sales. May to Aug.



Muskoka Waterfront

Last four months compared to previous full years

	2017	2018	2019	2020	2021	2022 1-4	2022 5-8
Median Sale Price	625,000	658,500	715,000	920,000	1,111,500	1,490,000	1,103,494
Avg. Sale Price	1,008,293	992,402	1,140,663	1,450,019	1,639,503	2,093,166	1,780,817
Sale to List Price	96.0%	96.2%	96.0%	98.8%	107.1%	104.3%	98.5%
Avg. Days	64	62	62	48	26	29	25

Muskoka Residential

Last four months compared to previous full years

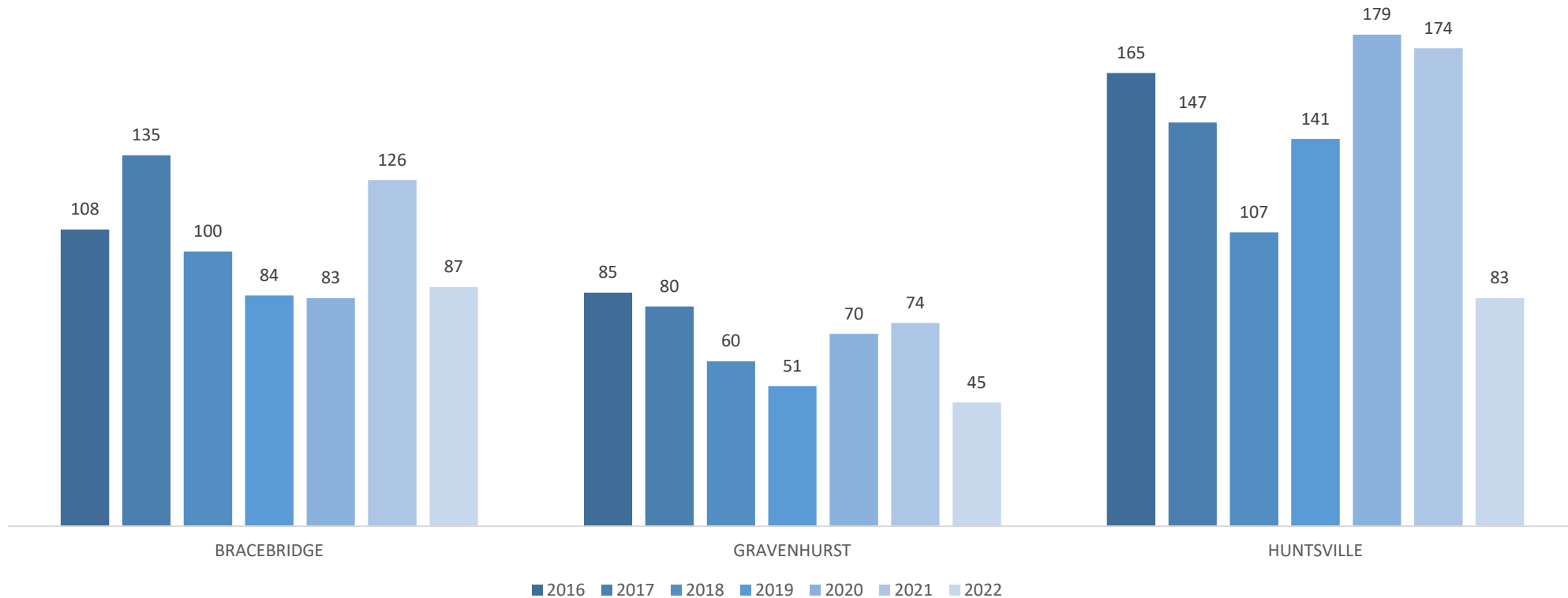
	2017	2018	2019	2020	2021	2022 1-4	2022 5-8
Median Sale Price	315,000	348,770	379,000	453,700	625,000	757,500	688,000
Avg. Sale Price	334,421	366,648	403,394	505,247	675,644	827,378	758,030
Sale to List Price	98.9%	98.3%	98.2%	99.8%	105.9%	111.9%	101.1%
Avg. Days	40	41	44	37	20	13	21

RESIDENTIAL – 2022 1-4: JAN TO APRIL 2022 5-8: MAY TO AUGUST

		2017	2018	2019	2020	2021	2022 1-4	2022 5-8
BRACEBRIDGE	Median Sale Price	335,000	355,001	390,000	452,000	620,000	815,000	651,000
	Avg. Sale Price	346,006	375,041	404,420	484,062	650,197	842,858	709,342
	Avg. Percentage Sale to List	100.0%	99.1%	98.7%	101.1%	107.3%	115.0%	102.7%
	Avg. Days	28	34	35	25	17	10	18
GRAVENHURST	Median Sale Price	300,500	320,000	370,000	430,000	576,500	700,000	649,900
	Avg. Sale Price	332,645	340,015	392,836	479,169	639,917	764,635	698,098
	Avg. Percentage Sale to List	99.2%	97.4%	98.5%	98.9%	106.3%	109.2%	101.2%
	Avg. Days	27	40	37	35	21	12	22
HUNTSVILLE	Median Sale Price	335,000	360,698	380,000	480,000	641,000	750,000	700,000
	Avg. Sale Price	347,620	382,126	406,905	525,195	690,166	803,461	740,406
	Avg. Percentage Sale to List	99.2%	98.7%	98.1%	99.7%	104.4%	110.6%	98.7%
	Avg. Days	45	46	52	42	19	16	24

Residential Unit Sales by Town

May 1 - Aug 31.



WATERFRONT – 2022 1-4: JAN TO APRIL 2022 5-8: MAY TO AUGUST

		2017	2018	2019	2020	2021	2022 1-4	2022 5-8
ALMAGUIN	Avg. Sale Price	310,331	366,706	417,502	485,746	707,389	907,572	777,844
	Median Sale Price	285,000	335,000	377,500	432,500	641,000	845,500	750,000
	Avg. Percentage Sale to List	94.36%	94.94%	94.92%	97.28%	103.94%	106.10%	101.25%
	Avg. Days	117	90	91	91	35	34	22
HUNTSVILLE LAKE OF BAYS	Avg. Sale Price	649,013	736,044	827,866	1,065,066	1,255,143	1,465,703	1,299,393
	Median Sale Price	492,250	587,250	675,000	830,000	1,030,000	1,440,000	1,010,000
	Avg. Percentage Sale to List	95.72%	96.20%	96.24%	98.19%	106.79%	105.08%	96.87%
	Avg. Days	75	63	69	48	25	28	31
SOUTH MUSKOKA*	Avg. Sale Price	553,165	526,229	590,121	736,968	1,008,330	1,303,389	1,069,189
	Median Sale Price	471,000	472,500	515,000	650,000	867,000	1,150,000	910,000
	Avg. Percentage Sale to List	96.42%	96.55%	96.70%	100.55%	108.93%	106.36%	100.16%
	Avg. Days	59	54	51	35	23	30	20

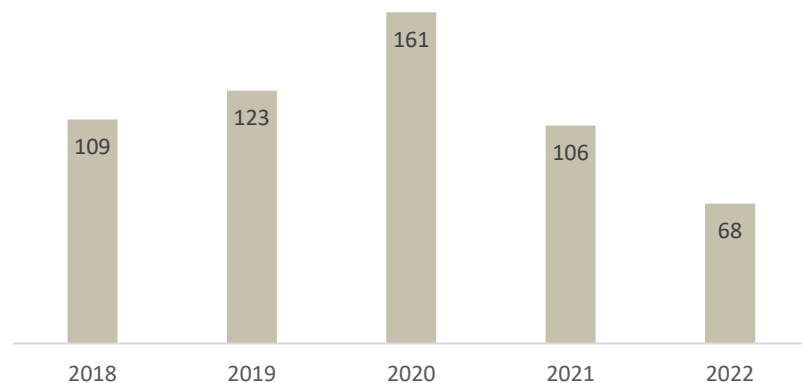
*Lakes Joseph, Rosseau and Muskoka are not included.

JOSEPH, ROSSEAU AND MUSKOKA

2022 1-4: JAN TO APRIL 2022 5-8: MAY TO AUGUST

	2017	2018	2019	2020	2021	2022 1-4	2022 5-8
Average	1,937,003	1,819,175	2,043,287	2,603,074	3,068,581	4,732,912	3,283,818
Median	1,400,000	1,320,001	1,425,500	1,940,000	2,249,000	3,600,000	2,499,500
Avg. Percentage Sale to List	95.97%	95.87%	95.14%	97.42%	104.70%	98.97%	97.51%
Avg. Days	56	69	67	61	33	28	26

MAY 1 TO AUGUST 31 – UNIT SALES



MAY 1 TO AUGUST 31 – PRICE RANGE

	2018	2019	2020	2021	2022
<1M	36	40	40	11	5
1M-1.9M	38	39	49	39	23
2M-2.9M	13	22	26	20	12
3M-3.9M	13	9	19	13	11
4M-4.9M	2	5	11	8	5
5M-7.9M	6	5	12	9	9
8M-9.9M		1		3	
10M-20M	1	2	4	3	3

Use the additional comments to disclose and obtain consent when representing more than one buyer on a transaction



3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

- a) The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
- c) The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
(Commission As Indicated in MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.
- b) The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

..... <small>(Name of Co-operating/Buyer Brokerage)</small> <small>(Name of Listing Brokerage)</small>
Tel.: Fax:	Tel.: Fax:
..... <small>(Authorized to bind the Co-operating/Buyer Brokerage) (Date)</small> <small>(Authorized to bind the Listing Brokerage) (Date)</small>
..... <small>(Print Name of Salesperson/Broker/Broker of Record)</small> <small>(Print Name of Salesperson/Broker/Broker of Record)</small>

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

○	○
BUYER'S INITIALS	SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

..... <small>(Signature of Buyer)</small> <small>(Date)</small> <small>(Signature of Seller)</small> <small>(Date)</small>
..... <small>(Signature of Buyer)</small> <small>(Date)</small> <small>(Signature of Seller)</small> <small>(Date)</small>

The trademarks REALTOR®, REALTOR®, REALTOR®, Multiple Listing Service® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.
 © 2022, Ontario Real Estate Association (OREA). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.