

Kawartha Lakes Bobcaygeon, Fenelon, Coboconk



Data provided by the
 Kawartha Lakes Real Estate
 Association.

January Sales 2009 reported 11 units sold compared to 19 units in 2008 a 42% decline. The average price however saw a 16% increase at \$233,500 over last January's \$187,500. most of this gain is due to the higher end property sales. Listings are also down 30% to 50 units over last years 72 units.

February Sales 2009 saw an improvement to 17 units over January but levels are 15% below last year for the same period. The average price slid \$189,170 that's a 21% decline over last year's \$232,500. Inventory levels of available properties are increasing and slightly less than 2008's 62 properties by 3%.

March Sales 2009 saw a market improvement of 32 units over last March's 26 units that's an increase of 23%. Listing inventory is slightly less over 2008 levels recording 87 v/s 91 units down 4.4%. The average price has improved over February to \$208,000 but this is lower than 2008 levels of \$231,200 down 10%.

April Sales 2009 were off 44% recording 23 units sold which is down from last years 41 sales. Listing inventory also slid 34%, reporting 96 units over 2008 levels of 146. Average sale prices remained almost unchanged from 2008 levels showing a 1% drop to \$231,976 over the same period last years \$234,380.

May Sales 2009 slide again down 13% over 2008 indicating a nervous buying public in spite of low interest rates making it a great time to buy. Also consider the pricing we are seeing with a 21% decline for the month to an average of \$205,508. Listing inventory is also off reporting a decline of 25% from 2008 levels.

June Sales 2009 continue downward by 13% over last year. Listing inventory is also off reporting 94 new units over 2008 levels of 142 for the same period, a 34% decline. The average sale price also took a hit over last years \$312,583 to shrink to \$247,105, that represents a 21% drop.

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Linda How Sales Representative 1-888-780-1118

Re/Max County Town Realty Inc. | Fenelon Falls 705-887-5440

Email: How@KawarthaHomes.com | Websites: KawarthaHomes.com | KawarthaCottages.net

Not intended to induce breach of contract

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July Sales 2009 bounced back with positive numbers reporting a 17% increase over last year from 43 units to 52 units.

The average selling price of \$258,267 is a marked improvement over 2008 levels by 8%. This is first month to report a monthly value increase. Available inventory levels are showing further signs of shrinking down 26% over 2008 levels. This maybe the turn around month of the year.

August Sales 2009 slid by 8 units leaving us with a 16% decrease. Our average selling price of \$242,584 represents a 0% change over the same period last year. Again available inventory show reduced levels of 17% over `08. This tightening up may be an indicator of a return to a stablizing market condition.

September Sales 2009 were up over last years numbers by 15 units representing a 40% increase. The average sale price reached \$308,700 a 47% increase over 2008, but this number reflects the larger number of waterfront properties sold. The overall average year to date is more representative of the true values. Inventory levels are still soft at 20% less than last year. Consumer confidence appears to be increasing amongst buyers, but the sellers are taking a wait and see attitude.

October Sales 2009 are reporting another increase over the same period last year by 16 units that's a 62% increase. Our average sale price of \$239,700 is 9% over last October. Inventory levels are virtually unchanged down 22%.

November Sales 2009 are once again on the upswing with an increase of 35% over last year which represents an additional 6 units. The average sale price for the month was slightly up by 2% to \$224,200 v/s \$220,100 for the same period last year. Our available listing inventory is now sitting at 24% higher than last year which in real numbers represents 10 additional listings for the same period.

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December Sales 2009 took a big jump from 8 units in 2008 to 17 units, that's a 112% increase for the month. Our average sale price was up in all three market areas finishing the month off at \$236,180, a marked improvement over the same period last year. Inventory levels presented no change year over year reporting 23 new units for December. ■

Overall Market Summary Year To Date

Sales Volume Up (+2.6%)
Average Selling Price Down (-1%) \$240,000
Active Listings Down (-18.6%)

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