

LAGOON CITY

WATERFRONT COMMUNITY

Ontario's
Best Kept
Secret



The only monthly market report built exclusively for Lagoon City waterfront owners — every listing, every sale, every month.



MARKET UPDATE

Six-month sales data

Month of August 2026

Lagoon City, Brechin & the canals

These are Lagoon City numbers only — not blended regional or GTA averages. Days on market reflect the most recent listing for each property and exclude time under any prior listing of the same home.

Property Type	Square Footage	Avg. Asking	Sold	Avg. Sale	Avg. Days on Mkt.
Detached Homes	Over 3,000 sq ft	\$949,500	2	\$900,000	36
	2,500 – 3,000 sq ft	\$1,181,425	2	\$954,450	28.5
	2,000 – 2,500 sq ft	\$849,150	2	\$823,000	83.4
	1,500 – 2,000 sq ft	\$750,231	4	\$810,000	62.6
Condos	Over 1,600 sq ft	\$574,725	1	\$570,000	77.5
	1,400 – 1,599 sq ft	\$482,000	2	\$435,000	110
	1,200 – 1,399 sq ft	\$458,574	1	\$370,000	83
	1,000 – 1,199 sq ft	\$419,936	0	—	98

Curious what a specific canal or street is doing? That's a five-minute conversation, not a sales pitch.

WHAT THE NUMBERS SAY THIS MONTH

Larger homes are moving **fastest** — smaller condos are sitting.

Detached homes between 2,500 and 3,000 square feet sold in an average of 28.5 days last month, the quickest turnaround anywhere in the community. Buyers at that size are decisive, and well-presented homes in that band are not lingering.

The picture is different further down the size range. Condos between 1,400 and 1,599 square feet averaged 110 days on market, and the 1,000 to 1,199 square foot band recorded no sales at all. Pricing and presentation are doing much heavier lifting at the entry level right now.

The gap between average asking and average sale price is where the real story sits — particularly in the 2,500 to 3,000 square foot band, where homes listed around \$1.18 million settled closer to \$954,000. Ambitious pricing is being corrected by the market rather than rewarded by it.

If you have been using a number from a year ago as your mental benchmark, it is worth revisiting. Values in this community have not moved uniformly, and the right figure depends on your property type, your canal frontage, and your timing.

28.5 days

Fastest-moving band — detached, 2,500–3,000 sq ft.

110 days

Slowest-moving band — condos, 1,400–1,599 sq ft.

14 sales

Lagoon City sales tracked over the past six months.

What's your Lagoon City home worth right now?

Waterfront, canal-access and condo values here have moved differently over the past six months. Request a free, no-obligation home evaluation — two minutes, no pressure, no listing commitment. Just real numbers for your property.

REQUEST YOURS

416-727-3558

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ON THE CANALS THIS MONTH

Lagoon City **Watch List**

Every listing and sale inside the community — tracked as it happens, reported here first.

STATUS	ADDRESS	PRICE	DAYS ON MARKET
FOR SALE	Address to confirm	List price	00
FOR SALE	Address to confirm	List price	00
SOLD	Address to confirm	Sale price	00
SOLD	Address to confirm	Sale price	00
NEW	Address to confirm	List price	—

Replace the placeholder rows above with this month's actual Lagoon City listings and sales before printing.

IN PARTNERSHIP WITH GRAND HARBOUR MARINA

Boater's **Corner**

This month's dock talk

Seasonal note goes here — haul-out timing, water levels, canal dredging updates, winter dock prep, or whatever Grand Harbour Marina is fielding questions about this month.

Buying on the water?

Thinking about a property with deeded dock access? I'll walk you through what to check before you buy — dock condition, canal-side maintenance responsibility, water depth at your slip, and which questions to ask before the offer, not after.

NEIGHBOURS WORTH KNOWING

Community **Spotlight**

Business name

A few lines on who they are, how long they've been serving Lagoon City, and what neighbours come to them for.

Know a local business that deserves this space? Send me a note — this section is free, and it always will be.

MAKING THE MOST OF YOUR SPACE

How to make your home feel **bigger** without renovating

Creating a sense of space isn't always about adding more. Often it's about being more deliberate with what you already have.

Remove one piece

If a room feels crowded, take out one chair, side table or storage piece. Open floor space changes the feel of the entire room.

Go bigger, not smaller

Too many small furniture and decor pieces make a room feel busy. One larger rug, artwork or statement piece reads calmer.

Connect adjoining rooms

Repeating a paint colour, rug tone or visual element between rooms makes them feel connected and more spacious.

How do you sell for **top dollar** in a buyer's market?

Not by luck. Not by waiting for the market to change.

Strategic Pricing

Positioned to attract serious buyers from day one, not to test the market and lose momentum.

Skilled Negotiation

Protecting your bottom line when the offer arrives — and knowing which terms actually matter.

Powerful Marketing

Reaching qualified buyers well beyond the community, which is where the strongest offers often come from.

SEASONAL OUTLOOK

Is fall a good time to **buy or sell?**

Spring gets most of the attention in real estate, but September and October offer real opportunities on both sides of a transaction.

For buyers, the fall market often means less competition than the busy spring season. Fewer active searchers can mean more time to consider your options and fewer competing offers. Sellers listing this time of year are frequently motivated to move before winter, which leaves room for productive negotiation.

For sellers, buyers searching in the fall tend to be serious — a job change, a growing family, downsizing plans, or a desire to settle before the holidays. With fewer homes coming to market, a well-priced and well-presented property has more room to stand out.

Every neighbourhood and property is different, and conditions shift month to month. The right time to move is not a season. It is when the timing fits your goals, your finances and your circumstances.

HOME CARE

Six things in your home you **might not** have checked lately

We tend to notice the big problems. It's the small, hidden details that are easy to overlook — and a few minutes spent on these spots can catch a problem well before it becomes a costly one.

1 Bathroom fan

Dust reduces airflow and lets moisture linger. Remove the cover and give it a proper cleaning.

2 Tub & shower caulking

Look for cracks, gaps or peeling around tubs, showers and sinks. Damaged caulking lets water reach places it shouldn't.

3 Under your sinks

Check for moisture, staining, warped cabinetry or slow drips — especially around pipe connections.

4 Washing machine

Inspect hose connections for cracks, bulges or signs of leaking. Easy to miss when tucked out of sight.

5 Dryer & vent

The lint screen isn't enough. Check the vent and duct for buildup, which restricts airflow and is a fire hazard.

6 Exterior vents

Make sure exhaust vents are clear of debris and the flap opens freely. Clear anything restricting airflow.

The takeaway: a quick annual check of these easily forgotten spots helps you catch small issues before they turn into big ones — and keeps your home ready if you ever decide to list.

Thinking about your next move?

Whether you're two months or two years away, knowing your number changes how you plan. Complimentary, no-obligation Lagoon City home evaluation — no pressure and no listing commitment.

CALL OR TEXT

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iCloud Realty Ltd.

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Serving Lagoon City & Brechin