



November 2009 MLS® REPORT

The Oakville, Milton
and District Real Estate Board

Statistics are never 100% accurate - they are a tool to be used in conveying a pattern that reflects trends and changes.

Business Rules

1. The stats are comprised of all sales by OMDREB Members, regardless of jurisdiction + All Sales reported by TREB in our jurisdiction, which are known as W21-Oakville and W-22 – Milton.
2. Duplicates are removed: a duplicate is defined as a listing that has the same house #, street address & sale price.
3. Rentals are broken out from sales.
4. SOLDS are sale price - 20+ (to eliminate rentals).
5. Sale Date is the date that a sales or rental transaction is firm. (The date a firm offer is accepted or; the date all conditions are removed).
6. Accurate Sales Price: Listing where the sale price is less than 85% of list or greater than 102% of listing price is flagged. Board Staff manually check sales on Hot Sheet daily for manual review.
7. Where a month is indicated, the transactions are counted from the first day of that month through to the last day of the same month.

DOLLAR VOLUME OF SALES (total value of all sales processed through the OMDREB MLS® System)

Month of November 2009	-----	\$285,778,082
Month of November 2008	-----	\$135,306,598
Cumulative – Year to Date 2009	-----	\$3,261,970,330
Cumulative – Year to Date 2008	-----	\$2,793,544,018

NUMBER OF NEW LISTINGS

Month of November 2009	-----	931
Month of November 2008	-----	1044
Cumulative - Year to Date 2009	-----	13,688
Cumulative - Year to Date 2008	-----	15,513

NUMBER OF SALES

Month of November 2009	-----	678
Month of November 2008	-----	431
Cumulative - Year to Date 2009	-----	8788
Cumulative - Year to Date 2008	-----	7497

TOTAL # ACTIVE LISTINGS

	<u>FOR SALE</u>	<u>FOR RENT</u>
Month of November 2009	1299	508

TOTAL # ACTIVE LISTINGS *RESIDENTIAL

	<u>FOR SALE</u>	<u>FOR RENT</u>	<u>NEW</u>
Month of November 2009	1084	202	394

NOVEMBER *RESIDENTIAL ONLY SALES BY PRICE - EXCLUDES RENTALS

	<u>2009</u>	<u>2008</u>		<u>2009</u>	<u>2008</u>
Under \$100,000	0	1	\$500,000 to \$599,999	57	17
\$100,000 to \$149,999	1	1	\$600,000 to \$699,999	30	9
\$150,000 to \$199,999	25	14	\$700,000 to \$799,999	33	10
\$200,000 to \$249,999	48	35	\$800,000 to \$899,999	11	4
\$250,000 to \$299,999	52	65	\$900,000 to \$999,999	8	4
\$300,000 to \$349,999	87	50	\$1,000,000 to \$1,249,999	15	6
\$350,000 to \$399,999	77	40	\$1,250,000 to \$1,499,999	5	4
\$400,000 to \$449,999	67	26	\$1,500,000 to \$1,749,999	1	1
\$450,000 to \$499,999	45	20	\$1,750,000 to \$1,999,999	3	0
			\$2,000,000 +	5	2



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RESIDENTIAL ONLY SALES & DOLLAR VOLUME ACCORDING TO DISTRICT**November 2009: Month to Date**

	Sales	\$ Volume	DOM	\$Average	\$Median
Burlington	98	\$ 40,410,838	40	\$411,805	\$365,000
Halton Hills	6	\$ 2,207,500	42	\$367,917	\$357,000
Milton	137	\$ 49,840,350	23	\$363,264	\$350,000
Mississauga	25	\$ 11,608,867	24	\$464,355	\$358,800
Oakville	259	\$154,703,001	32	\$594,494	\$450,000
Other	37	\$ 12,629,847	54	\$336,596	\$262,500
Rural	14	\$ 9,569,500	106	\$701,767	\$699,000

November 2009: Year to Date

	Sales	\$ Volume	DOM	\$Average	\$Median
Burlington	1,500	\$ 578,649,883	46	\$384,997	\$330,000
Halton Hills	48	\$ 17,673,900	45	\$368,206	\$317,500
Milton	1,747	\$ 606,047,881	30	\$346,511	\$330,000
Mississauga	253	\$ 100,903,468	40	\$398,828	\$343,100
Oakville	3,133	\$1,651,861,373	40	\$525,401	\$431,250
Other	429	\$ 155,237,877	68	\$359,347	\$321,000
Rural	135	\$ 89,082,430	119	\$655,018	\$592,500

2008 Compared to 2009

Milton	November 2008	November 2009	% Change
No. of Residential Sales	71	137	93%
Average ¹ Sale Price	\$304,758	\$363,264	19%
Median ² Sale Price	\$294,500	\$350,000	19%

Milton	YTD 2008	YTD 2009	% Change
No. of Residential Sales	1295	1747	35%
Average ¹ Sale Price	\$337,414	\$346,511	3%
Median ² Sale Price	\$318,000	\$330,000	4%

Oakville	November 2008	November 2009	% Change
No. of Residential Sales	128	259	102%
Average ¹ Sale Price	\$538,500	\$594,494	10%
Median ² Sale Price	\$404,000	\$450,000	11%

Oakville	YTD 2008	YTD 2009	% Change
No. of Residential Sales	2814	3133	11%
Average ¹ Sale Price	\$515,760	\$525,401	2%
Median ² Sale Price	\$419,000	\$431,250	3%

¹The average home price is found by adding the value of all sales and dividing by the number of homes.²The median sale price is the midpoint of all sales.

The information provided herein is deemed accurate but not guaranteed.

Source: Oakville, Milton and District Real Estate Board

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