

**THE OAKVILLE, MILTON AND DISTRICT REAL ESTATE BOARD**

**October 2009 MLS REPORT**

**Going forward, the data reported in Board Statistic Reports will be generated from the Matrix System.**

A major clean up of the data occurred during the system conversion from Venture to the Matrix, including removal of duplicate listings. In addition to a change in programming, the Matrix reports are based on specific business rules which were not in place during our Venture years. As a result of these changes and difference in the two systems, you will notice there are some discrepancies between the archived Venture statistics and those drawn from Matrix. Reconciling the differences between these two systems is proving extremely difficult, if not impossible.

While we continue to work on the statistics capabilities of Matrix to produce reports that are reliable and valuable, we ask that you bear in mind that statistics are never 100% accurate. They are a tool to be used in conveying a pattern that reflects trends and changes.

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 October 2009	-----	\$331,518,615
Month of October 2008	-----	\$161,003,075
Cumulative – Year to Date 2009	-----	\$2,965,211,850
Cumulative – Year to Date 2008	-----	\$2,660,081,520

**NUMBER OF NEW LISTINGS**

Month of October 2009	-----	1123
Month of October 2008	-----	1504
Cumulative - Year to Date 2009	-----	12,764
Cumulative - Year to Date 2008	-----	14,469

**NUMBER OF SALES**

Month of October 2009	-----	791
Month of October 2008	-----	502
Cumulative - Year to Date 2009	-----	8074
Cumulative - Year to Date 2008	-----	7066

**TOTAL # ACTIVE LISTINGS**

**FOR SALE**

**FOR RENT**

Month of October 2009	1361	513
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**TOTAL # ACTIVE LISTINGS \*RESIDENTIAL**

**FOR SALE**

**FOR RENT**

**NEW**

Month of October 2009	1145	207	472
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**OCTOBER \*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	77	31
\$100,000 to \$149,999		2	7	\$600,000 to \$699,999	53	20
\$150,000 to \$199,999		30	8	\$700,000 to \$799,999	27	5
\$200,000 to \$249,999		44	36	\$800,000 to \$899,999	13	9
\$250,000 to \$299,999		72	52	\$900,000 to \$999,999	16	2
\$300,000 to \$349,999		96	78	\$1,000,000 to \$1,249,999	7	4
\$350,000 to \$399,999		85	64	\$1,250,000 to \$1,499,999	5	6
\$400,000 to \$449,999		60	41	\$1,500,000 to \$1,749,999	5	1
\$450,000 to \$499,999		61	17	\$1,750,000 to \$1,999,999	1	1
				\$2,000,000 +	10	0

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**RESIDENTIAL ONLY SALES & DOLLAR VOLUME ACCORDING TO DISTRICT**

**October 2009: Month to Date**

	<b>Sales</b>	<b>\$ Volume</b>	<b>DOM</b>	<b>\$Average</b>	<b>\$Median</b>
<b>Burlington</b>	138	\$ 57,001,040	40	\$413,051	\$359,950
<b>Milton</b>	151	\$ 53,236,288	18	\$354,241	\$334,900
<b>Mississauga</b>	21	\$ 11,174,525	33	\$525,342	\$416,500
<b>Oakville</b>	301	\$181,070,315	32	\$600,705	\$486,250
<b>Other</b>	42	\$ 15,459,149	66	\$372,887	\$348,000
<b>Rural</b>	11	\$ 6,456,000	89	\$586,909	\$605,000

**October 2009: Year to Date**

	<b>Sales</b>	<b>\$ Volume</b>	<b>DOM</b>	<b>\$Average</b>	<b>\$Median</b>
<b>Burlington</b>	1,397	\$ 536,766,045	46	\$384,228	\$330,000
<b>Milton</b>	1,601	\$ 552,479,031	30	\$344,653	\$328,000
<b>Mississauga</b>	227	\$ 88,826,601	41	\$389,590	\$334,000
<b>Oakville</b>	2,869	\$1,495,912,372	41	\$521,224	\$430,000
<b>Other</b>	391	\$ 142,179,530	69	\$362,703	\$325,000
<b>Rural</b>	120	\$ 76,422,930	120	\$636,858	\$590,000

**2008 Compared to 2009**

<b>Milton</b>	<b>October 2008</b>	<b>October 2009</b>	<b>% Change</b>
No. of Residential Sales	78	151	94%
Average <sup>1</sup> Sale Price	\$336,300	\$354,241	5%
Median <sup>2</sup> Sale Price	\$315,000	\$334,900	6%

<b>Milton</b>	<b>YTD 2008</b>	<b>YTD 2009</b>	<b>% Change</b>
No. of Residential Sales	1224	1601	24%
Average <sup>1</sup> Sale Price	\$339,308	\$344,653	1.6%
Median <sup>2</sup> Sale Price	\$320,000	\$328,000	2.5%

<b>Oakville</b>	<b>October 2008</b>	<b>October 2009</b>	<b>% Change</b>
No. of Residential Sales	169	301	78%
Average <sup>1</sup> Sale Price	\$538,500	\$600,705	12%
Median <sup>2</sup> Sale Price	\$390,000	\$486,250	25%

<b>Oakville</b>	<b>YTD 2008</b>	<b>YTD 2009</b>	<b>% Change</b>
No. of Residential Sales	2686	2869	7%
Average <sup>1</sup> Sale Price	\$514,676	\$521,224	1.3%
Median <sup>2</sup> Sale Price	\$419,000	\$430,000	2.6%

<sup>1</sup>The average home price is found by adding the value of all sales and dividing by the number of homes.

<sup>2</sup>The 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**

**FOR INTERNAL PURPOSES ONLY**

