



# The Oakville, Milton and District Real Estate Board

**NEWS RELEASE**  
For Immediate Release

## January 2019 Market Report

**Oakville, ON, February 1, 2019** – According to figures released February 1st by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales fell just slightly in January compared to the same period in 2018. Monthly property sales totaled 402 compared to 412 in January 2018.

The total number of new property listings is higher than it was last year. 870 new listings in January 2019 compared to just 812 in 2018.

"These numbers are a far cry from 2017, whereas now they largely reflect a general move to a more balanced market as there are less unit sales and more properties available for sale. Bottom line? Buyers have more choice. However, depending on location, price, or type of home, there are still properties that are in high demand and receiving multiple offers," says OMDREB President Oliver Matas.

The dollar volume of all property sales processed through the OMDREB MLS® system saw an increase of \$30,000,000 compared to last year. The figures in January 2019 sat at \$250,497,100 as opposed to \$219,600,029 in January 2018.

Milton's average sale price for the month of January was \$788,346, a substantial increase of 23.51 percent compared to January 2018 at \$638,297. The average sale price in Oakville was \$1,115,569 an increase of 4.68 percent from \$1,065,727 compared to the same time in 2018.

### **About The Oakville, Milton and District Real Estate Board (OMDREB)**

The Oakville, Milton and District Real Estate Board represents over 1,800 REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology and advocacy.

Established in 1954, the Board also champions shelter-based charitable endeavours that are important to the local communities in which its members work and serve. For more information about OMDREB, please visit [www.omidreb.on.ca](http://www.omidreb.on.ca).

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*\*The total sales are comprised of all sales by OMDREB Members, regardless of jurisdiction.*

*\*\*Total dollar volume of sales reflects "all property types" including residential, condominiums, commercial property, farmland and sale of businesses.*



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.
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
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 106% 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 \*residential, commercial and rental transactions)

Month of January 2019	----- >	\$ 250,497,100
Month of January 2018	----- >	\$ 219,600,029
Cumulative – Year to Date 2019	----- >	\$ 250,497,100
Cumulative – Year to Date 2018	----- >	\$ 219,600,029

**NUMBER OF NEW LISTINGS** (total number of new listings processed through the OMDREB MLS® System \*residential, commercial and rental transactions)

Month of January 2019 Total	----- >	870
Month of January 2019 Residential	----- >	838
Month of January 2018	----- >	812
Cumulative - Year to Date 2019	----- >	870
Cumulative - Year to Date 2018	----- >	812

**NUMBER OF SALES** (total number of all sales processed through the OMDREB MLS® System \*residential, commercial and rental transactions)

Month of January 2019	----- >	402
Month of January 2018	----- >	412
Cumulative - Year to Date 2019	----- >	402
Cumulative - Year to Date 2018	----- >	412

**January \* RESIDENTIAL ONLY SALES BY PRICE - EXCLUDES RENTALS**

		<u>2019</u>	<u>2018</u>			<u>2019</u>	<u>2018</u>
\$0	- \$99,999	0	1	\$500,000	- \$599,999	26	29
\$100,000	- \$149,999	0	0	\$600,000	- \$699,999	29	51
\$150,000	- \$199,999	1	0	\$700,000	- \$799,999	30	28
\$200,000	- \$249,999	5	3	\$800,000	- \$899,999	29	18
\$250,000	- \$299,999	2	6	\$900,000	- \$999,999	19	13
\$300,000	- \$349,999	6	14	\$1,000,000	- \$1,499,999	49	36
\$350,000	- \$399,999	10	18	\$1,500,000	- \$1,999,999	12	15
\$400,000	- \$449,999	13	15	\$2,000,000	- \$2,499,999	7	2
\$450,000	- \$499,999	16	9	\$2,500,000	- \$2,999,999	5	2
				\$3,000,000	- Above	4	5

**Total # Active Listings**

	<u>For Sale</u>	<u>For Rent</u>
Month of January 2019	1,011	310

**Total # Active Listings Residential**

	<u>For Sale</u>	<u>For Rent</u>	<u>New</u>
Month of January 2019	960	220	839



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

**January 2019: Month to Date**

	<u>Sales</u>	<u>\$ Volume</u>	<u>DOM</u>	<u>\$ Average</u>	<u>\$ Median</u>
Oakville	99	\$ 110,441,350	41	\$ 1,115,569	\$ 950,000
Milton	49	\$ 38,628,977	31	\$ 788,346	\$ 765,000
Halton Hills	10	\$ 10,592,500	68	\$ 1,059,250	\$ 837,500
Burlington	31	\$ 24,331,299	35	\$ 784,881	\$ 630,000
Mississauga	26	\$ 31,023,815	32	\$ 1,193,224	\$ 755,000

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**2019 Compared to 2018**

<u>Oakville</u>	<u>January 2019</u>	<u>January 2018</u>	<u>% Change</u>
<b>Monthly</b>			
Number of Residential Sales	99	109	-9.17%
Average Sale Price	\$ 1,115,569	\$ 1,065,727	4.68%
Median Sale Price	\$ 950,000	\$ 855,000	11.11%
<b>YTD</b>			
Number of Residential Sales	99	109	-9.17%
Average Sale Price	\$ 1,115,569	\$ 1,065,727	4.68%
Median Sale Price	\$ 950,000	\$ 855,000	11.11%
<u>Milton</u>	<u>January 2019</u>	<u>January 2018</u>	<u>% Change</u>
<b>Monthly</b>			
Number of Residential Sales	49	37	32.43%
Average Sale Price	\$ 788,346	\$ 638,297	23.51%
Median Sale Price	\$ 765,000	\$ 635,000	20.47%
<b>YTD</b>			
Number of Residential Sales	49	37	32.43%
Average Sale Price	\$ 788,346	\$ 638,297	23.51%
Median Sale Price	\$ 765,000	\$ 635,000	20.47%

<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: The Oakville, Milton and District Real Estate Board

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