



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

September 2019 Market Report

Oakville, ON, October 15, 2019 – According to figures released October 10 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales decreased in September compared to the same period in 2018. Monthly property sales dropped by 43, totaling 571 compared to 614 in September 2018.

The total number of new property listings also saw a drop by 59 this year: 1,171 new listings in September 2019 compared to 1,230 in 2018.

"As of September 2019, the Months of Inventory (MOI) is currently at 2.05. In September of 2018, our MOI was slightly less at 2 (1-3 months is a Sellers Market, 4-6 is a Balanced Market & 7-12 is a Buyer's Market). This indicates that in OMDREB's jurisdiction as a whole, we are clearly in a Seller's market," says OMDREB President Oliver Matas.

"Year to date, however, things are a little different in Oakville and Milton. Average prices in Oakville have increased by 2.61% to \$1,139,895. In Milton the average sale price has increased to \$768,095, with an even larger percentage increase at 7.55%. The average Days on Market in Oakville are longer compared to Milton (55 days to 29 days). Many of the higher priced properties, especially in Oakville, are taking longer to sell," explains Matas.

"One of the big factors at play are the residual effects of the Stress test. However, we are in the Fall market, which means there are a large crop of Buyers out there looking to Buy properties and close before the end of the year. If they are well represented by an OMDREB REALTOR® they will most likely come prepared, pre-approved and ready to buy," Matas proclaims.

The dollar volume of all property sales processed through the OMDREB MLS® system saw a slight decrease of over \$10 million compared to last year. The figures in September 2019 sat at \$402,899,478 as opposed to \$413,570,469 in September 2018.

Milton's average sale price for the month of September was \$763,371, an increase of 6.97 percent compared to September 2018 at \$713,611. The average sale price in Oakville was \$1,242,079, increasing 7.40% from \$1,156,500 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.

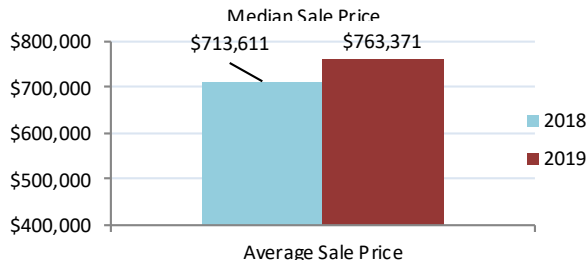
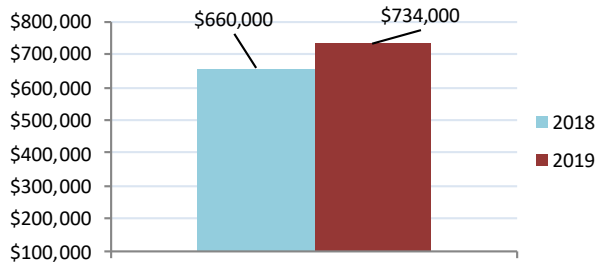
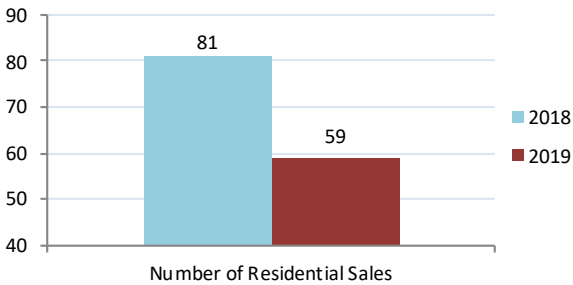
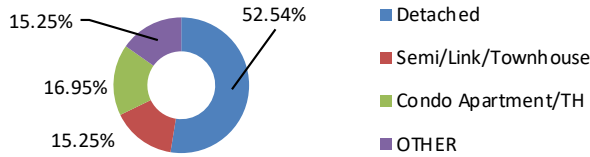
Established in 1954, the Board also champions shelter-based charitable endeavours that are important to the local communities in which its members work and serve. For more information about OMDREB, please visit www.ondreb.on.ca.



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September 2019 Market Watch: Milton

Visual Re-Cap for Milton Market in 2019



Re-Cap for Milton Market in 2019	
Average Sale Price	Median Sale Price
\$763,371	\$734,000
Residential Type	Units Sold by Type
Detached	31
Semi/Link/Townhouse	9
Condo Apartment/TH	10
OTHER	9
TOTAL	59
Detached Sales in Milton	
Price Range	% of Sales by Price
\$500,000 - \$599,000	3.23%
\$600,000 - \$699,000	6.45%
\$700,000 - \$799,000	16.13%
\$800,000 - \$899,000	25.81%
\$900,000 - \$999,000	19.35%
\$1,000,000 - \$1,499,999	29.03%
Semi/Link/Townhouse Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	55.56%
\$700,000 - \$799,000	44.44%
Condo Apartment/TH Sales in Milton	
Price Range	% of Sales by Price
\$350,000 - \$399,999	10.00%
\$450,000 - \$499,999	20.00%
\$500,000 - \$599,000	50.00%
\$600,000 - \$699,000	20.00%
Other Sales in Milton	
Price Range	% of Sales by Price
\$500,000 - \$599,000	22.22%
\$600,000 - \$699,000	33.33%
\$700,000 - \$799,000	44.44%

The median sale price is the midpoint of all sales.

Disclaimer: The information provided herein is deemed accurate but not guaranteed.

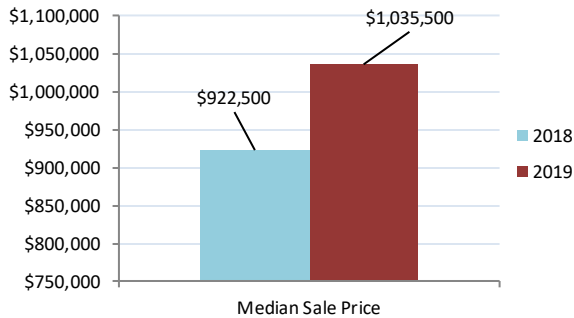
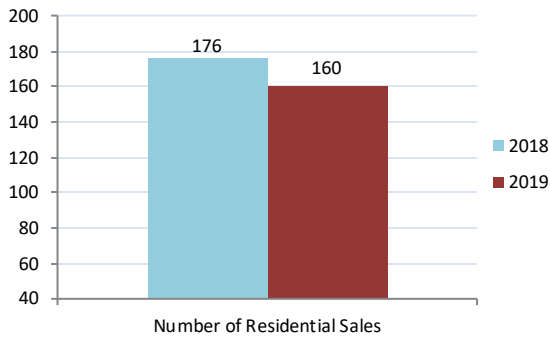
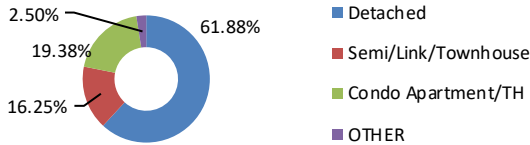
Source: The Oakville, Milton and District Real Estate Board



The Oakville, Milton and District Real Estate Board

September 2019 Market Watch: Oakville

Visual Re-Cap for Oakville Market in 2019



Re-Cap for Oakville Market in 2019	
Average Sale Price	Median Sale Price
\$1,242,079	\$1,035,500
Residential Type	Units Sold by Type
Detached	99
Semi/Link/Townhouse	26
Condo Apartment/TH	31
OTHER	4
TOTAL	160
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$600,000 - \$699,000	1.01%
\$700,000 - \$799,000	3.03%
\$800,000 - \$899,000	12.12%
\$900,000 - \$999,000	11.11%
\$1,000,000 - \$1,499,999	39.39%
\$1,500,000 - \$1,999,999	20.20%
\$2,000,000 - \$2,499,999	4.04%
\$2,500,000 - \$2,999,999	2.02%
\$3,000,000 - Above	7.07%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$600,000 - \$699,000	19.23%
\$700,000 - \$799,000	30.77%
\$800,000 - \$899,000	23.08%
\$1,000,000 - \$1,499,999	19.23%
\$1,500,000 - \$1,999,999	3.85%
\$2,000,000 - \$2,499,999	3.85%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
\$350,000 - \$399,999	3.23%
\$400,000 - \$449,999	16.13%
\$450,000 - \$499,999	12.90%
\$500,000 - \$599,000	29.03%
\$600,000 - \$699,000	16.13%
\$700,000 - \$799,000	3.23%
\$800,000 - \$899,000	9.68%
\$900,000 - \$999,000	3.23%
\$1,000,000 - \$1,499,999	3.23%
\$3,000,000 - Above	3.23%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	75.00%
\$1,000,000 - \$1,499,999	25.00%

The median sale price is the midpoint of all sales.

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