



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

January 2020 Market Report

Oakville, ON, February 5, 2020 – According to figures released February 5 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales increased in January compared to the same period in 2019. Monthly property sales went up by 24, totaling 449 compared to 425 in January 2019.

The total number of new property listings saw a significant drop of 135 this year: 740 new listings in January 2020 compared to 875 in 2019.

“The real estate market continues to be driven by an excessive shortage of needed listings with reports of market segments returning to the days of multiple offers. The \$500K to \$1M segment in all of Halton is in great demand,” says OMDREB President Richard Weima.

“Mortgage stress test rates have dropped slightly for the first time in 3 years. Additionally, the mortgage stress test has driven more buyers to consider riskier private lending, with the slowest growth in 25 years for more traditional mortgage lending avenues,” Weima explains.

“All things considered, with current buyer and tenant demand there has seldom been a better time for selling, investing, or having a look at re-evaluating your real estate goals. While current conditions show selling in certain segments can be profitable, as long as you have a plan for where you'll live, you should buy or rent or what real estate you will be able to move into comfortably.”

The dollar volume of all property sales processed through the OMDREB MLS® system saw an increase of over \$3 million compared to last year. The figures in January 2020 sat at \$262,552,209 as opposed to \$259,118,355 in January 2019.

Milton's average sale price for the month of January was \$782,933, on par with January 2019 at \$781,480. The average sale price in Oakville saw a change of only \$60 compared to last year, with January 2020 at \$1,129,287 and January 2019 at \$1,129,327.

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

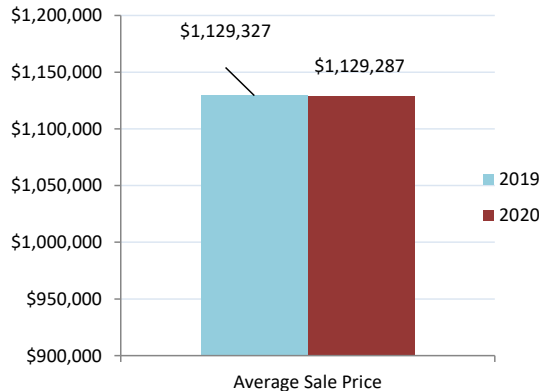
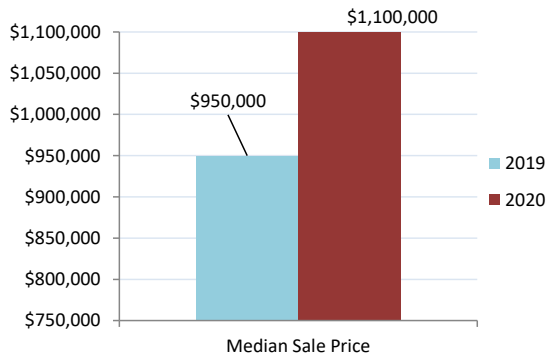
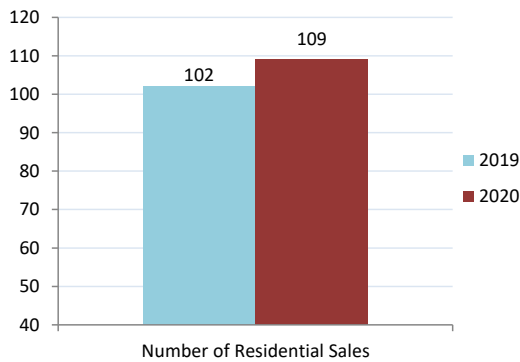
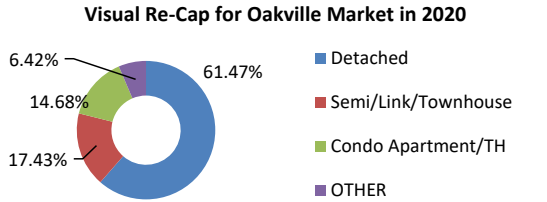
The Oakville, Milton and District Real Estate Board represents over 1,800 REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology and advocacy.

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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January 2020 Market Watch: Oakville



Re-Cap for Oakville Market in 2020	
Average Sale Price	Median Sale Price
\$1,129,287	\$1,100,000
Residential Type	Units Sold by Type
Detached	67
Semi/Link/Townhouse	19
Condo Apartment/TH	16
OTHER	7
TOTAL	109
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$800,000 - \$899,000	8.96%
\$900,000 - \$999,000	10.45%
\$1,000,000 - \$1,499,999	56.72%
\$1,500,000 - \$1,999,999	14.93%
\$2,000,000 - \$2,499,999	5.97%
\$2,500,000 - \$2,999,999	2.99%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	26.32%
\$800,000 - \$899,000	47.37%
\$1,000,000 - \$1,499,999	21.05%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
\$400,000 - \$449,999	12.50%
\$450,000 - \$499,999	18.75%
\$500,000 - \$599,000	18.75%
\$600,000 - \$699,000	25.00%
\$700,000 - \$799,000	6.25%
\$800,000 - \$899,000	6.25%
\$1,000,000 - \$1,499,999	12.50%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	42.86%
\$1,000,000 - \$1,499,999	14.29%

The median sale price is the midpoint of all sales.

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

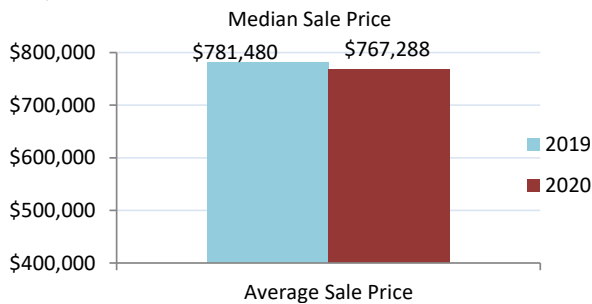
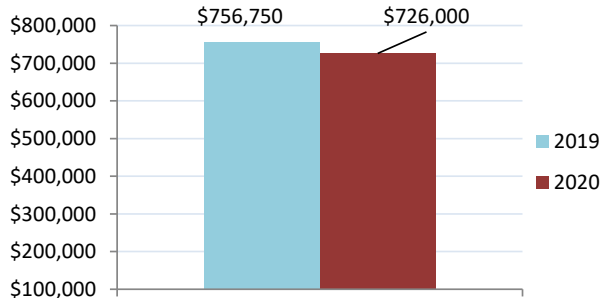
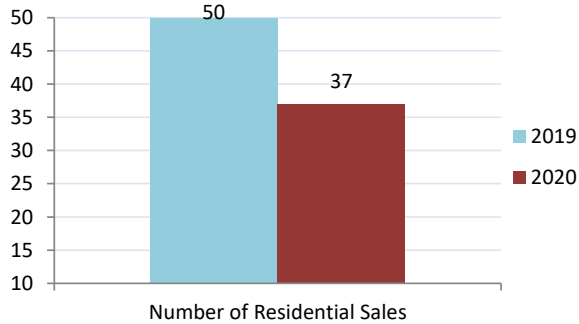
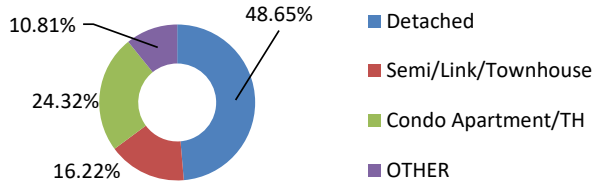
Source: The Oakville, Milton and District Real Estate Board



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January 2020 Market Watch: Milton

Visual Re-Cap for Milton Market in 2020



Re-Cap for Milton Market in 2020	
Average Sale Price	Median Sale Price
\$767,288	\$726,000
Residential Type	Units Sold by Type
Detached	18
Semi/Link/Townhouse	6
Condo Apartment/TH	9
OTHER	4
TOTAL	37
Detached Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	11.11%
\$700,000 - \$799,000	16.67%
\$800,000 - \$899,000	11.11%
\$900,000 - \$999,000	22.22%
\$1,000,000 - \$1,499,999	38.89%
Semi/Link/Townhouse Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	33.33%
\$700,000 - \$799,000	66.67%
Condo Apartment/TH Sales in Milton	
Price Range	% of Sales by Price
\$450,000 - \$499,999	44.44%
\$500,000 - \$599,000	22.22%
Other Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	50.00%
\$700,000 - \$799,000	50.00%

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