



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

March Market Report

March 18, 2021

453 units sold, a 22% increase from 367 units sold in February 2021. The average selling price was \$352,222, also a 22% increase from \$288,333 in February 2021.

"As we begin to wrap up the first quarter of 2021, we continue to see robust growth of the housing sector within Oakville, Milton, and beyond. While the market activity this year remains indicative of Buyer and Seller confidence, there is still an apparent lack of inventory that has yet to give way," says OMDREB President Lynn Hoffmann.

"The need for affordable housing and an increase in housing supply as a whole should be top of mind for our municipal, provincial, and federal governments. We must be able to accommodate demand now and in the future. Without a meaningful increase in supply, sales growth will continue to trump listing growth, and we expect to see the rise in average prices continue," Hoffmann reiterates.

March 2021 saw 453 units sold, a 22% increase from 367 units sold in February 2021. The average selling price was \$352,222, also a 22% increase from \$288,333 in February 2021. The number of units sold in the first three months of 2021 is 1,448, a 22% increase from 1,185 units sold in the first three months of 2020. The average selling price for the first three months of 2021 is \$348,522, a 22% increase from \$285,458 in the first three months of 2020. The number of units sold in the first three months of 2021 is 1,254, a 22% increase from 1,028 units sold in the first three months of 2020. The average selling price for the first three months of 2021 is \$348,522, a 22% increase from \$285,458 in the first three months of 2020.

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

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March 2021 – Market Watch (for Public release)



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

Oakville						
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	277	412	+ 48.7%	718	811	+ 12.9%
Sales	136	270	+ 98.5%	363	575	+ 58.4%
Median Sales Price*	\$1,259,245	\$1,655,500	+ 31.5%	\$1,275,000	\$1,650,000	+ 29.4%
Average Sales Price*	\$1,415,778	\$1,941,408	+ 37.1%	\$1,439,289	\$1,943,338	+ 35.0%
Townhouse/Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	128	243	+ 89.8%	302	451	+ 49.3%
Sales	90	139	+ 54.4%	229	294	+ 28.4%
Median Sales Price*	\$727,000	\$893,000	+ 22.8%	\$749,900	\$890,000	+ 18.7%
Average Sales Price*	\$734,865	\$1,033,385	+ 40.6%	\$743,516	\$967,148	+ 30.1%

Milton						
Single Family	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	111	185	+ 66.7%	225	314	+ 39.6%
Sales	62	112	+ 80.6%	139	208	+ 49.6%
Median Sales Price*	\$902,500	\$1,197,500	+ 32.7%	\$899,000	\$1,200,500	+ 33.5%
Average Sales Price*	\$975,961	\$1,277,524	+ 30.9%	\$954,023	\$1,270,372	+ 33.2%
Townhouse/Condo	March			Year to Date		
Key Metrics	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
New Listings	49	124	+ 153.1%	114	238	+ 108.8%
Sales	39	82	+ 110.3%	92	172	+ 86.9%
Median Sales Price*	\$715,000	\$800,000	+ 11.9%	\$686,750	\$807,500	+ 17.6%
Average Sales Price*	\$680,641	\$756,793	+ 11.2%	\$656,880	\$771,389	+ 17.4%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.