



APRIL 2022 MARKET REPORT

Oakville, ON, May 6, 2022 – According to figures released May 6 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales reported by OMDREB REALTORS decreased 37.4 percent for Single Family homes and 35.2 percent for Townhouse/Condo homes compared to April 2021. The Median Sales Price increased 25.3 percent to \$1,650,700 for Single Family homes and 18.2 percent to \$910,000 for Townhouse/Condo homes.

The total number of new property listings increased 7.3 percent for Single Family homes and 5.2 percent for Townhouse/Condo homes compared to this time last year.

For homes processed through the OMDREB MLS® system, the number of days on market decreased 18.2 percent for Single Family homes and 10.0 percent for Townhouse/Condo homes in April 2022.

Year over year, Months Supply of Inventory increased 100.0 percent for Single Family homes and 75.0 percent for Townhouse/Condo homes.

“For the first time this year, there are signs of a balanced market returning to Oakville, Milton, and Halton Hills. While inventory is still below the norm, there was an increase of over 50% in both the single family and townhouse/condo segments compared to last year. Furthermore, the number of active listings available on market saw a slight jump. Average prices remain strong across all segments, although there was a decrease in sales compared to last month,” says OMDREB President Vishal Kapoor

The early signs of a market balancing are certainly encouraging for those who have been unable to find inventory suitable for their needs or buying power, and it will be interesting to see how things unfold in the coming months. It’s important to remember that if you’re thinking of entering The Oakville, Milton, or Halton Hills market, or are unsure of how to do proceed with your real estate transaction, talking to an OMDREB REALTOR® should always be your first step,” adds Kapoor.

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

The Oakville, Milton and District Real Estate Board represents over 2,100 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.

The Oakville, Milton and District Real Estate Board

April 2022 – 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	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	270	246	-8.90%	977	805	-17.60%
Sales	196	118	-39.80%	751	450	-40.10%
Median Sales Price*	\$1,700,300	\$1,934,000	13.70%	\$1,675,000	\$2,052,500	22.50%
Average Sales Price*	\$2,000,315	\$2,174,029	8.70%	\$1,985,672	\$2,359,040	18.80%
Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	180	196	8.90%	610	557	-8.70%
Sales	147	73	-50.30%	460	319	-30.70%
Median Sales Price*	\$910,000	\$999,991	9.90%	\$922,500	\$1,120,000	21.40%
Average Sales Price*	\$986,469	\$1,060,692	4.50%	\$979,838	\$1,153,115	17.70%

Milton						
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	117	119	1.70%	350	359	2.60%
Sales	75	41	-45.30%	260	176	-32.30%
Median Sales Price*	\$1,250,000	\$1,420,000	13.60%	\$1,242,500	\$1,552,500	24.90%
Average Sales Price*	\$1,464,224	\$1,485,258	1.40%	\$1,354,382	\$1,629,274	20.30%
Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	102	109	6.90%	335	344	2.70%
Sales	71	51	-28.20%	272	214	-21.30%
Median Sales Price*	\$836,900	\$958,000	14.50%	\$830,000	\$999,999	20.50%
Average Sales Price*	\$793,518	\$947,947	19.50%	\$796,749	\$1,009,988	26.80%

* 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.