

The Oakville, Milton and District Real Estate Board

May 2020 – Monthly Statistics



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

Business Rules;

1. OMDREB indicates listings only listed by OMDREB members.
2. Any additional report indicates numbers from the entirety of the MLS® system.
3. Statistics are separated into Single Family and Townhouse/Condo (which also includes Semi-Detached).
4. Additional residential neighborhoods statistics can be obtained from the MarketStats tool.
5. Commercial statistics can be obtained via the Matrix MLS® system.
6. Inquiries from OMDREB members regarding these stats and MarketStats can be directed to helpdesk@omdreb.ca

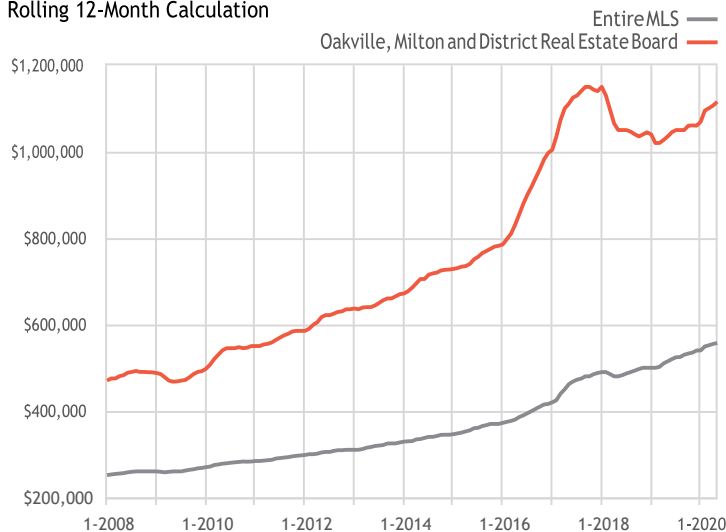
OMDREB

Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	494	212	- 57.1%	1,926	1,248	- 35.2%
Sales	229	108	- 52.8%	859	650	- 24.3%
Days on Market Until Sale	25	37	+ 48.0%	30	26	- 13.3%
Median Sales Price*	\$1,063,990	\$1,217,525	+ 14.4%	\$1,030,000	\$1,165,000	+ 13.1%
Average Sales Price*	\$1,174,584	\$1,291,955	+ 10.0%	\$1,189,192	\$1,315,545	+ 10.6%
Percent of List Price Received*	97.4%	97.2%	- 0.2%	97.3%	98.7%	+ 1.4%
Inventory of Homes for Sale	646	364	- 43.7%	—	—	—
Months Supply of Inventory	4.0	2.4	- 40.0%	—	—	—
Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	283	113	- 60.1%	1,142	693	- 39.3%
Sales	205	91	- 55.6%	739	522	- 29.4%
Days on Market Until Sale	25	26	+ 4.0%	26	18	- 30.8%
Median Sales Price*	\$639,000	\$720,000	+ 12.7%	\$640,000	\$720,500	+ 12.6%
Average Sales Price*	\$648,068	\$744,085	+ 14.8%	\$656,671	\$729,401	+ 11.1%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.8%	101.6%	+ 2.8%
Inventory of Homes for Sale	270	119	- 55.9%	—	—	—
Months Supply of Inventory	1.9	1.0	- 47.4%	—	—	—

* 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.

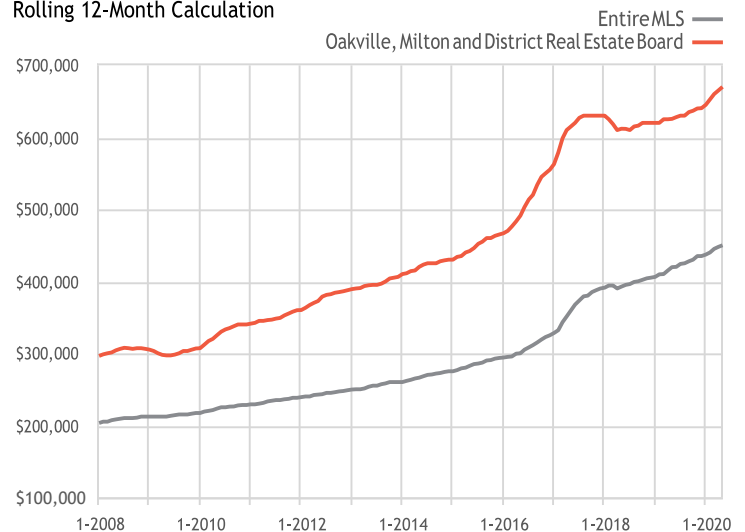
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.

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Oakville

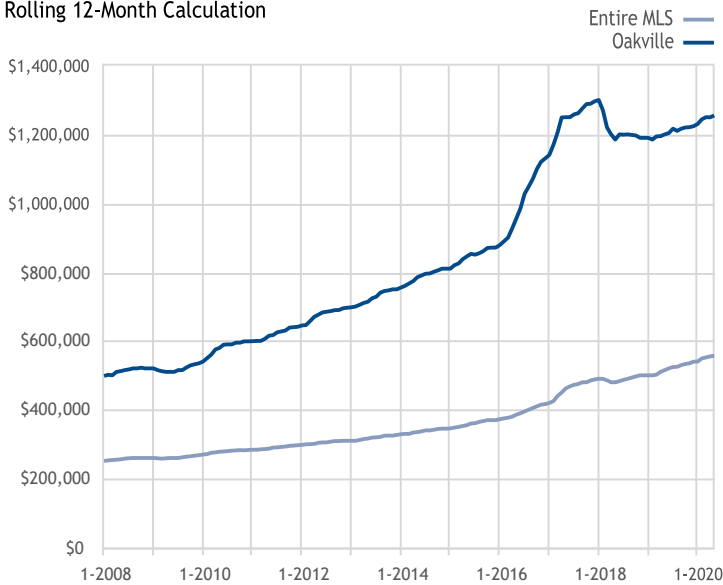
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	356	156	- 56.2%	1,428	940	- 34.2%
Sales	150	69	- 54.0%	563	455	- 19.2%
Days on Market Until Sale	27	34	+ 25.9%	32	28	- 12.5%
Median Sales Price*	\$1,201,900	\$1,299,000	+ 8.1%	\$1,220,000	\$1,300,000	+ 6.6%
Average Sales Price*	\$1,334,898	\$1,441,096	+ 8.0%	\$1,366,556	\$1,474,774	+ 7.9%
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	96.6%	98.2%	+ 1.7%
Inventory of Homes for Sale	519	295	- 43.2%	—	—	—
Months Supply of Inventory	4.8	2.8	- 41.7%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	189	77	- 59.3%	801	461	- 42.4%
Sales	130	53	- 59.2%	483	339	- 29.8%
Days on Market Until Sale	30	29	- 3.3%	31	21	- 32.3%
Median Sales Price*	\$671,750	\$800,000	+ 19.1%	\$678,000	\$775,000	+ 14.3%
Average Sales Price*	\$680,649	\$820,341	+ 20.5%	\$692,915	\$765,432	+ 10.5%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.4%	101.3%	+ 2.9%
Inventory of Homes for Sale	220	91	- 58.6%	—	—	—
Months Supply of Inventory	2.4	1.2	- 50.0%	—	—	—

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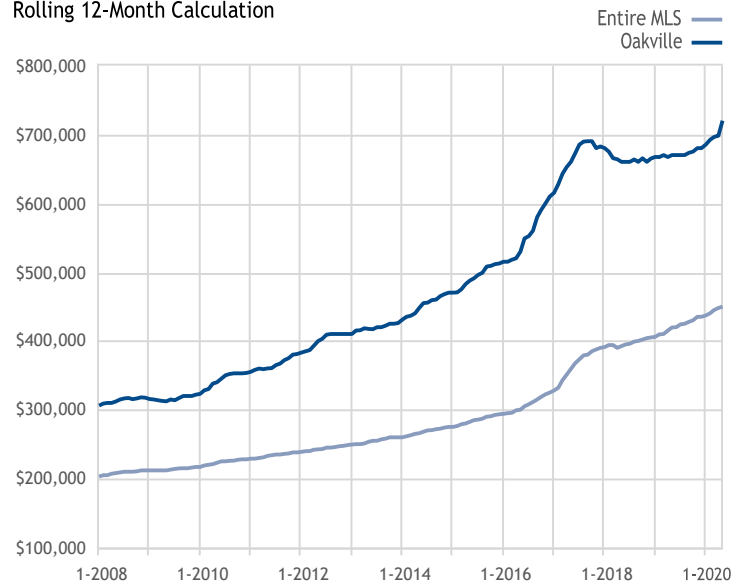
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.

Current as of June 2, 2020. All data from ORTIS. Based in whole or in part on MLS® System data owned by Oakville, Milton and District Real Estate Board. Report © 2020 ShowingTime.

May 2020 – Monthly Statistics



The Oakville, Milton
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Milton

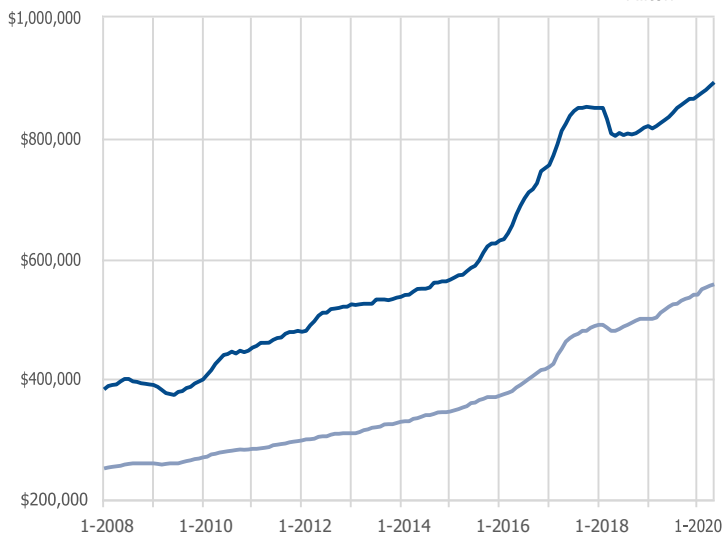
Single Family	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	132	51	- 61.4%	459	281	- 38.8%
Sales	73	31	- 57.5%	276	175	- 36.6%
Days on Market Until Sale	20	35	+ 75.0%	25	20	- 20.0%
Median Sales Price*	\$870,000	\$915,000	+ 5.2%	\$842,500	\$919,000	+ 9.1%
Average Sales Price*	\$955,926	\$1,006,355	+ 5.3%	\$892,043	\$978,010	+ 9.6%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.5%	100.0%	+ 1.5%
Inventory of Homes for Sale	118	64	- 45.8%	—	—	—
Months Supply of Inventory	2.4	1.5	- 37.5%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2019	2020	% Change	Thru 5-2019	Thru 5-2020	% Change
New Listings	90	34	- 62.2%	332	227	- 31.6%
Sales	72	37	- 48.6%	249	180	- 27.7%
Days on Market Until Sale	16	21	+ 31.3%	17	14	- 17.6%
Median Sales Price*	\$612,000	\$680,000	+ 11.1%	\$615,000	\$700,000	+ 13.8%
Average Sales Price*	\$596,717	\$643,343	+ 7.8%	\$591,923	\$667,206	+ 12.7%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.5%	102.1%	+ 2.6%
Inventory of Homes for Sale	49	27	- 44.9%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

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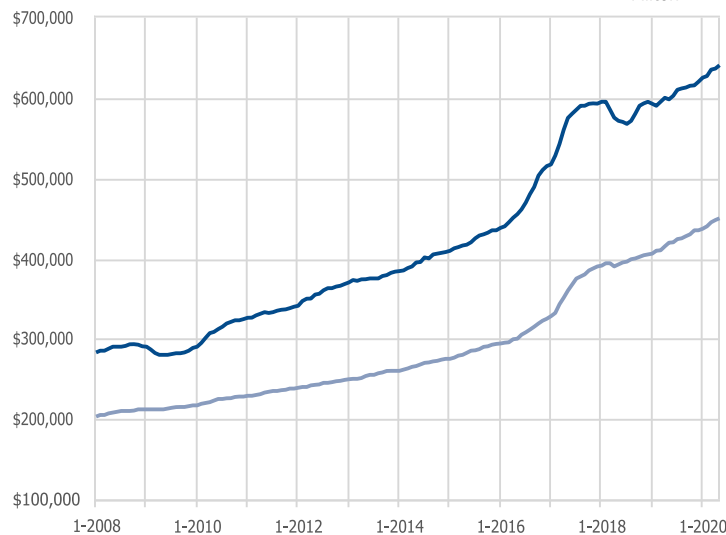
Median Sales Price - Single-Family Rolling 12-Month Calculation

Entire MLS —
Milton —



Median Sales Price - Townhouse/Condo Rolling 12-Month Calculation

Entire MLS —
Milton —



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