

The Oakville, Milton and District Real Estate Board

July 2020 – 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	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	245	288	+17.6%	1,975	1,508	-23.6%
Sales	140	173	+23.6%	852	792	-7.0%
Median Sales Price*	\$1,242,250	\$1,370,000	+10.3%	\$1,236,000	\$1,329,000	+7.5%
Average Sales Price*	\$1,378,385	\$1,571,751	+14.0%	\$1,380,047	\$1,530,135	+10.9%
Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	133	163	+22.6%	1,072	790	-26.3%
Sales	94	116	+23.4%	685	551	-19.6%
Median Sales Price*	\$691,250	\$757,000	+9.5%	\$680,000	\$770,000	+13.2%
Average Sales Price*	\$708,392	\$776,195	+9.6%	\$693,652	\$766,432	+10.5%

Milton						
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	93	90	-3.2%	672	443	-34.1%
Sales	60	74	+23.3%	406	305	-24.9%
Median Sales Price*	\$865,940	\$942,000	+8.8%	\$849,500	\$920,000	+8.3%
Average Sales Price*	\$938,666	\$1,052,402	+12.1%	\$903,661	\$1,010,145	+11.8%
Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	54	76	+40.7%	409	301	-18.6%
Sales	54	61	+13.0%	315	241	-17.6%
Median Sales Price*	\$630,000	\$722,500	+14.7%	\$612,000	\$697,000	+13.8%
Average Sales Price*	\$600,807	\$684,013	+13.8%	\$594,289	\$664,697	+12.2%

* 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.