The Oakville, Milton and District Real Estate Board

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.