

# The Oakville, Milton and District Real Estate Board

## April 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	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	97	<b>268</b>	+ 176.2%	788	<b>976</b>	+ 23.9%
Sales	49	<b>194</b>	+ 295.9%	391	<b>748</b>	+ 91.3%
Median Sales Price*	\$1,350,000	<b>\$1,700,000</b>	+ 25.9%	\$1,300,000	<b>\$1,675,000</b>	+ 28.8%
Average Sales Price*	\$1,465,000	<b>\$1,994,612</b>	+ 36.1%	\$1,470,922	<b>\$1,984,675</b>	+ 34.9%
Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	48	<b>179</b>	+ 272.9%	374	<b>609</b>	+ 62.8%
Sales	30	<b>141</b>	+ 370.0%	278	<b>454</b>	+ 63.3%
Median Sales Price*	\$747,750	<b>\$910,000</b>	+ 21.7%	\$755,100	<b>\$925,000</b>	+ 22.5%
Average Sales Price*	\$724,680	<b>\$994,391</b>	+ 37.2%	\$751,793	<b>\$982,210</b>	+ 30.6%

Milton						
Single Family	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	42	<b>117</b>	+ 178.6%	235	<b>350</b>	+ 48.9%
Sales	27	<b>72</b>	+ 166.7%	146	<b>256</b>	+ 75.3%
Median Sales Price*	\$865,000	<b>\$1,260,000</b>	+ 45.7%	\$912,500	<b>\$1,242,500</b>	+ 36.2%
Average Sales Price*	\$896,556	<b>\$1,469,817</b>	+ 63.9%	\$966,881	<b>\$1,354,128</b>	+ 40.1%
Townhouse/Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	42	<b>102</b>	+ 142.9%	188	<b>335</b>	+ 78.2%
Sales	30	<b>68</b>	+ 126.7%	142	<b>266</b>	+ 88.7%
Median Sales Price*	\$637,500	<b>\$843,450</b>	+ 32.3%	\$701,500	<b>\$830,000</b>	+ 18.3%
Average Sales Price*	\$628,457	<b>\$789,930</b>	+ 25.7%	\$668,580	<b>\$795,042</b>	+ 18.9%

\* 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.