

The Oakville, Milton and District Real Estate Board

October 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	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	226	124	- 45.1%	2,245	1,950	- 13.1%
Sales	168	107	- 36.3%	1,341	1,542	+ 15.0%
Median Sales Price*	\$1,455,500	\$1,780,111	+ 22.3%	\$1,370,000	\$1,680,000	+ 22.6%
Average Sales Price*	\$1,730,186	\$2,112,007	+ 22.1%	\$1,611,390	\$1,980,065	+ 22.9%
Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	160	106	- 33.8%	1,242	1,312	+ 5.6%
Sales	114	96	- 15.8%	859	1,018	+ 18.5%
Median Sales Price*	\$780,000	\$977,500	+ 25.3%	\$775,000	\$925,000	+ 19.4%
Average Sales Price*	\$766,343	\$1,050,506	+ 37.1%	\$784,069	\$975,628	+ 24.4%

Milton						
Single Family	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	68	51	- 25.0%	690	765	+ 10.0%
Sales	63	56	- 11.1%	514	594	+ 15.2%
Median Sales Price*	\$1,080,000	\$1,317,500	+ 22.0%	\$964,500	\$1,250,000	+ 29.6%
Average Sales Price*	\$1,167,370	\$1,438,880	+ 23.3%	\$1,044,258	\$1,354,046	+ 29.7%
Townhouse/Condo	October			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	54	49	- 9.3%	549	715	+ 30.2%
Sales	45	43	+ 4.4%	459	615	+ 34.0%
Median Sales Price*	\$690,000	\$906,500	+ 31.4%	\$697,000	\$840,000	+ 20.5%
Average Sales Price*	\$682,282	\$882,521	+ 29.3%	\$672,020	\$814,895	+ 21.3%

* 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.