

The Oakville, Milton and District Real Estate Board

April 2022 – 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	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	270	246	-8.90%	977	805	-17.60%
Sales	196	118	-39.80%	751	450	-40.10%
Median Sales Price*	\$1,700,300	\$1,934,000	13.70%	\$1,675,000	\$2,052,500	22.50%
Average Sales Price*	\$2,000,315	\$2,174,029	8.70%	\$1,985,672	\$2,359,040	18.80%
Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	180	196	8.90%	610	557	-8.70%
Sales	147	73	-50.30%	460	319	-30.70%
Median Sales Price*	\$910,000	\$999,991	9.90%	\$922,500	\$1,120,000	21.40%
Average Sales Price*	\$986,469	\$1,060,692	4.50%	\$979,838	\$1,153,115	17.70%

Milton						
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	117	119	1.70%	350	359	2.60%
Sales	75	41	-45.30%	260	176	-32.30%
Median Sales Price*	\$1,250,000	\$1,420,000	13.60%	\$1,242,500	\$1,552,500	24.90%
Average Sales Price*	\$1,464,224	\$1,485,258	1.40%	\$1,354,382	\$1,629,274	20.30%
Townhouse/Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	102	109	6.90%	335	344	2.70%
Sales	71	51	-28.20%	272	214	-21.30%
Median Sales Price*	\$836,900	\$958,000	14.50%	\$830,000	\$999,999	20.50%
Average Sales Price*	\$793,518	\$947,947	19.50%	\$796,749	\$1,009,988	26.80%

* 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.