



August 2023 – 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	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	124	148	19.40%	1,566	1,274	-18.60%
Sales	59	63	6.80%	781	720	-7.80%
Median Sales Price*	\$1,710,000	\$1,850,000	8.20%	1,879,600	1,855,000	-1.30%
Average Sales Price*	\$2,290,178	\$2,023,383	-11.60%	2,221,145	2,091,028	-5.90%
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	88	119	35.20%	1121	921	-17.80%
Sales	49	63	28.60%	622	576	-7.40%
Median Sales Price*	\$992,000	\$950,000	-4.20%	\$1,013,000	970,000	-4.20%
Average Sales Price*	\$1,080,913	\$1,057,679	-2.10%	\$1,096,615	\$1,050,970	-4.20%

Milton						
Single Family	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	49	50	2.00%	737	484	-34.30%
Sales	47	31	-34.00%	376	291	-22.60%
Median Sales Price*	\$1,160,000	\$1,300,000	12.10%	\$1,376,500	\$1,290,000	-6.30%
Average Sales Price*	\$1,204,274	\$1,400,033	16.30%	\$1,488,513	\$1,365,376	-8.30%
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	42	63	50.00%	643	420	-34.70%
Sales	42	35	-16.70%	367	285	-22.30%
Median Sales Price*	\$730,000	\$887,000	21.50%	\$939,000	\$895,000	-4.70%
Average Sales Price*	\$744,045	\$854,632	14.90%	\$940,154	\$867,850	-7.70%

* 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.