

December 2014 MLS® REPORT



The Oakville, Milton
and District Real Estate Board

Statistics are never 100% accurate - they are a tool to be used in conveying a pattern that reflects trends and changes.

Business Rules

1. The stats are comprised of all sales by OMDREB Members, regardless of jurisdiction.
2. Duplicates are removed: a duplicate is defined as a listing that has the same house #, street address & sale price.
3. Rentals are broken out from sales.
4. SOLDs are sale price - 20+ (to eliminate rentals).
5. Sale Date is the date that a sales or rental transaction is firm. (The date a firm offer is accepted or; the date all conditions are removed).
6. Accurate Sales Price: Listing where the sale price is less than 85% of list or greater than 102% of listing price is flagged. Board Staff manually check sales on Hot Sheet daily for manual review.
7. Where a month is indicated, the transactions are counted from the first day of that month through to the last day of the same month.

DOLLAR VOLUME OF SALES (total value of all sales processed through the OMDREB MLS® System *residential, commercial and rental transactions)

Month of December 2014	-----	\$166,907,413
Month of December 2013	-----	\$197,884,982
Cumulative – Year to Date 2014	-----	\$4,716,678,957
Cumulative – Year to Date 2013	-----	\$4,077,934,007

NUMBER OF NEW LISTINGS

Month of December 2014 Total	-----	450
Month of December 2014 Residential	-----	421
Month of December 2013	-----	368
Cumulative - Year to Date 2014	-----	13,516
Cumulative - Year to Date 2013	-----	12,710

NUMBER OF SALES

Month of December 2014	-----	344
Month of December 2013	-----	386
Cumulative - Year to Date 2014	-----	8,676
Cumulative - Year to Date 2013	-----	8,160

TOTAL # ACTIVE LISTINGS

	<u>FOR SALE</u>	<u>FOR RENT</u>
Month of December 2014	869	391

TOTAL # ACTIVE LISTINGS *RESIDENTIAL

	<u>FOR SALE</u>	<u>FOR RENT</u>	<u>NEW</u>
Month of December 2014	783	269	185

December*RESIDENTIAL ONLY SALES BY PRICE - EXCLUDES RENTALS

	<u>2014</u>	<u>2013</u>		<u>2014</u>	<u>2013</u>
Under \$100,000	0	0	\$500,000 to \$599,999	33	49
\$100,000 to \$149,999	1	2	\$600,000 to \$699,999	31	29
\$150,000 to \$199,999	1	6	\$700,000 to \$799,999	34	21
\$200,000 to \$249,999	7	14	\$800,000 to \$899,999	9	20
\$250,000 to \$299,999	11	15	\$900,000 to \$999,999	5	13
\$300,000 to \$349,999	15	16	\$1,000,000 to \$1,249,999	9	12
\$350,000 to \$399,999	16	28	\$1,250,000 to \$1,499,999	6	3
\$400,000 to \$449,999	29	37	\$1,500,000 to \$1,749,999	3	7
\$450,000 to \$499,999	29	28	\$1,750,000 to \$1,999,999	2	4
			\$2,000,000 +	5	3

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RESIDENTIAL ONLY SALES & DOLLAR VOLUME ACCORDING TO DISTRICT**December 2014: Month to Date**

	Sales	\$ Volume	DOM	\$Average	\$Median
Burlington	61	\$33,635,434	39	\$551,401	\$490,000
Halton Hills	7	\$4,982,500	76	\$711,786	\$685,000
Milton	38	\$19,634,836	24	\$516,706	\$479,500
Mississauga	22	\$12,548,400	21	\$570,382	\$471,250
Oakville	97	\$78,162,831	40	\$805,802	\$655,000
Other	21	\$8,821,750	50	\$420,083	\$375,000
Rural	7	\$5,093,100	111	\$727,586	\$740,000

December 2014: Year to Date

	Sales	\$ Volume	DOM	\$Average	\$Median
Burlington	1,714	\$954,156,132	30	\$556,684	\$489,450
Halton Hills	124	\$74,493,900	39	\$600,757	\$558,000
Milton	1,205	\$582,814,958	20	\$483,664	\$460,000
Mississauga	528	\$386,716,309	22	\$732,417	\$615,500
Oakville	2,857	\$2,306,941,880	27	\$807,470	\$685,000
Other	673	\$288,340,331	42	\$428,440	\$377,000
Rural	108	\$81,418,120	77	\$753,871	\$672,500

2014 Compared to 2013

Milton	December 2014	December 2013	% Change
No. of Residential Sales	38	47	-19.15%
Average ¹ Sale Price	\$516,706	\$475,198	8.74%
Median ² Sale Price	\$479,500	\$435,000	10.23%

Milton	YTD 2014	YTD 2013	% Change
No. of Residential Sales	1,205	1,201	0.33%
Average ¹ Sale Price	\$483,664	\$460,303	5.08%
Median ² Sale Price	\$460,000	\$439,000	4.78%

Oakville	December 2014	December 2013	% Change
No. of Residential Sales	97	123	-21.14%
Average ¹ Sale Price	\$805,802	\$761,188	5.86%
Median ² Sale Price	\$655,000	\$614,900	6.52%

Oakville	YTD 2014	YTD 2013	% Change
No. of Residential Sales	2,857	2,731	4.61%
Average ¹ Sale Price	\$807,470	\$736,691	9.61%
Median ² Sale Price	\$685,000	\$627,500	9.16%

¹The average home price is found by adding the value of all sales and dividing by the number of homes.

²The median sale price is the midpoint of all sales.

The information provided herein is deemed accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board www.ondreb.on.ca

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