

The Oakville, Milton and District Real Estate Board

June 2020 – 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	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	302	277	-8.3%	1,730	1,219	-29.5%
Sales	149	155	+4.0%	712	612	-14.0%
Median Sales Price*	\$1,280,000	\$1,380,000	+7.8%	\$1,235,000	\$1,310,000	+6.1%
Average Sales Price*	\$1,432,589	\$1,618,608	+13.0%	\$1,380,374	\$1,513,366	+9.6%
Townhouse/Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	139	166	+20.3%	939	628	-33.1%
Sales	108	89	-17.6%	591	430	-27.2%
Median Sales Price*	\$692,000	\$760,200	+9.9%	\$680,000	\$773,000	+13.7%
Average Sales Price*	\$684,122	\$753,297	+10.1%	\$691,308	\$764,628	+10.6%

Milton						
Single Family	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	120	71	-40.8%	579	353	-39.0%
Sales	70	56	-20.0%	346	232	-32.9%
Median Sales Price*	\$853,500	\$913,500	+7.0%	\$846,250	\$915,000	+8.1%
Average Sales Price*	\$919,469	\$1,049,459	+14.1%	\$897,591	\$994,985	+10.9%
Townhouse/Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	77	74	-3.9%	409	301	-26.4%
Sales	66	58	-12.1%	315	241	-23.5%
Median Sales Price*	\$605,500	\$659,500	+8.9%	\$612,000	\$697,000	+13.9%
Average Sales Price*	\$603,214	\$654,484	+8.5%	\$594,289	\$664,697	+11.8%

* 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.