



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

August 2019 Market Report

Oakville, ON, September 5, 2019 – According to figures released September 5 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales decreased in August compared to the same period in 2018. Monthly property sales dropped by 47, totaling 616 compared to 663 in August 2018.

The total number of new property listings also saw a drop by 89 this year: 872 new listings in August 2019 compared to 961 in 2018.

"We are now full steam ahead into the Fall Market. Looking at the stats compared to last year, both sales and listings are down - with the exception of the average sale price in Milton, which has risen by 6.21%. There are two key factors causing this," proclaims OMDREB President Oliver Matas.

"The controversial Mortgage Stress Test is still having a large impact, reducing a Buyer's ability to get into the market. Of note is also the Bank of Canada deciding to keep the interest rates the same, making Canada a bit of an outlier as counterparts around the world are easing their policies. Secondly, the Foreign Buyer's Tax of 15% for properties in the greater Golden Horseshoe Area is also having an impact on sales and listings," Matas says.

"These factors could explain why Oakville, with a much higher average sale price than Milton, has slightly decreased year over year compared to Milton's 6.21% increase. Looking ahead, many analysts are predicting a downturn in the economy next year and eventually our policy makers will be pressured to ease these monetary policies," explains Matas.

The dollar volume of all property sales processed through the OMDREB MLS® system saw a drastic decrease of over \$45 million compared to last year. The figures in August 2019 sat at \$397,620,164 as opposed to \$443,188,879 in August 2018.

Milton's average sale price for the month of August was \$787,437, an increase of 6.21 percent compared to August 2018 at \$741,366. The average sale price in Oakville was \$1,157,335, nearly on par from \$1,178,907 compared to the same time in 2018.

About The Oakville, Milton and District Real Estate Board (OMDREB)

The Oakville, Milton and District Real Estate Board represents over 1,800 REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology and advocacy.

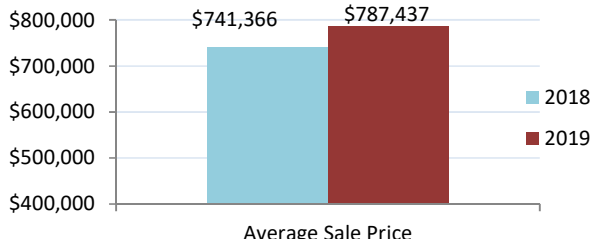
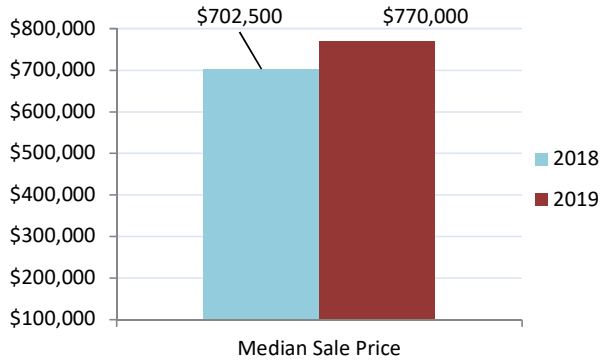
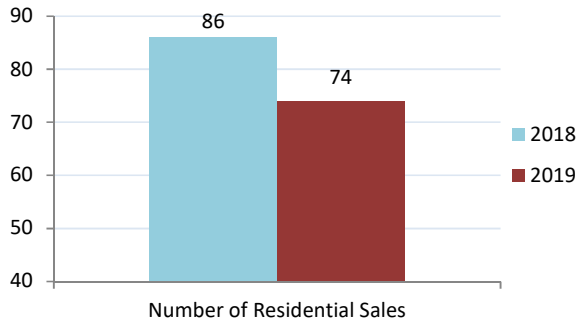
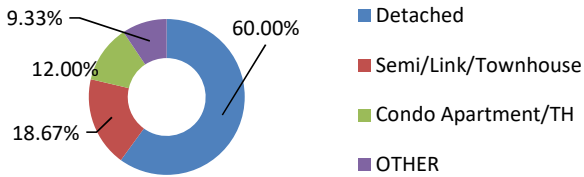
Established in 1954, the Board also champions shelter-based charitable endeavours that are important to the local communities in which its members work and serve. For more information about OMDREB, please visit www.ombreb.on.ca.



The Oakville, Milton and District Real Estate Board

August 2019 Market Watch: Milton

Visual Re-Cap for Milton Market in 2019



Re-Cap for Milton Market in 2019	
Average Sale Price	Median Sale Price
\$787,437	\$770,000
Residential Type	Units Sold by Type
Detached	45
Semi/Link/Townhouse	14
Condo Apartment/TH	9
OTHER	7
TOTAL	75
Detached Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	4.44%
\$700,000 - \$799,000	17.78%
\$800,000 - \$899,000	31.11%
\$900,000 - \$999,000	24.44%
\$1,000,000 - \$1,499,999	20.00%
\$1,500,000 - \$1,999,999	2.22%
Semi/Link/Townhouse Sales in Milton	
Price Range	% of Sales by Price
\$500,000 - \$599,000	35.71%
\$600,000 - \$699,000	42.86%
\$700,000 - \$799,000	21.43%
Condo Apartment/TH Sales in Milton	
Price Range	% of Sales by Price
\$350,000 - \$399,999	11.11%
\$400,000 - \$449,999	22.22%
\$450,000 - \$499,999	22.22%
\$500,000 - \$599,000	44.44%
Other Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	71.43%
\$700,000 - \$799,000	28.57%

The median sale price is the midpoint of all sales.

Disclaimer: The information provided herein is deemed accurate but not guaranteed.

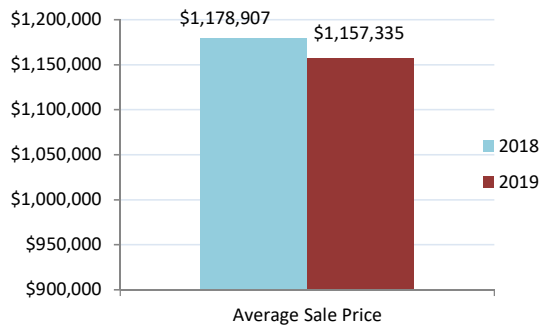
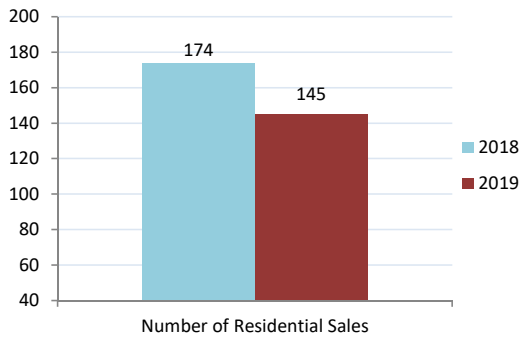
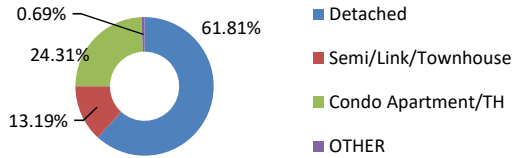
Source: The Oakville, Milton and District Real Estate Board



The Oakville, Milton and District Real Estate Board

August 2019 Market Watch: Oakville

Visual Re-Cap for Oakville Market in 2019



Re-Cap for Oakville Market in 2019	
Average Sale Price	Median Sale Price
\$1,157,335	\$953,000
Residential Type	Units Sold by Type
Detached	89
Semi/Link/Townhouse	19
Condo Apartment/TH	35
OTHER	1
TOTAL	144
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	6.74%
\$800,000 - \$899,000	11.24%
\$900,000 - \$999,000	10.11%
\$1,000,000 - \$1,499,999	41.57%
\$1,500,000 - \$1,999,999	16.85%
\$2,000,000 - \$2,499,999	3.37%
\$2,500,000 - \$2,999,999	5.62%
\$3,000,000 - Above	4.49%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$500,000 - \$599,000	5.26%
\$600,000 - \$699,000	10.53%
\$700,000 - \$799,000	47.37%
\$800,000 - \$899,000	26.32%
\$1,000,000 - \$1,499,999	10.53%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
\$350,000 - \$399,999	5.71%
\$400,000 - \$449,999	20.00%
\$450,000 - \$499,999	14.29%
\$500,000 - \$599,000	25.71%
\$600,000 - \$699,000	14.29%
\$700,000 - \$799,000	2.86%
\$800,000 - \$899,000	11.43%
\$1,000,000 - \$1,499,999	5.71%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$800,000 - \$899,000	100.00%

The median sale price is the midpoint of all sales.

Disclaimer: The information provided herein is deemed accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board