



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

July 2020 Market Report

Oakville, ON, August 5, 2020 – According to figures released August 5 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales increased in July compared to the same period in 2019. Monthly property sales went up by 68, totalling 430 compared to 362 in July 2019.

The total number of new property listings saw the same this year: 630 new listings in July 2020 compared to 541 in 2019.

“It is apparent the demand for ‘a place to call home’ has been the driving force in Halton real estate during a time that typically shows a lull in activity. Ontario’s move to Stage 3 has untethered the ability to hold in-person showings, which points to consumers being able to regain confidence in buying and selling real estate. In addition, REALTOR® safety protocols show that these things can be done safely and with care.” President Richard Weima said.

“Mortgage rates have not been this low in decades for Buyers, so it comes as no surprise that activity and home values have risen so strongly. Because of this, our governments really need to understand why housing has grown to be so out of reach for many consumer segments. All levels of government are driving costs up for housing with regulatory restrictions and the numerous taxes and fees associated. REALTORS® continue to urge greater attention paid to reduce red tape for increased building opportunities, as well as providing consumers with improved housing options to meet this challenge,” continues Weima.

In Oakville, the average sale price for a home in July 2020 was \$1,571,751, up 14 percent from \$1,378,385 in 2019. The average sale price for a townhouse/condo in the same area for July 2020 was \$776,195, up 9.6 percent from \$708,392 in July 2019.

In Milton, the average sale price for a home in July 2020 was \$1,052,402, up 12.1 percent from \$938,666 in 2019. The average sale price for a townhouse/condo in the same area for July 2020 was \$684,013, up 13.8 percent from \$600,807 in July 2019.

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.omdreb.on.ca.

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July 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	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	245	288	+17.6%	1,975	1,508	-23.6%
Sales	140	173	+23.6%	852	792	-7.0%
Median Sales Price*	\$1,242,250	\$1,370,000	+10.3%	\$1,236,000	\$1,329,000	+7.5%
Average Sales Price*	\$1,378,385	\$1,571,751	+14.0%	\$1,380,047	\$1,530,135	+10.9%
Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	133	163	+22.6%	1,072	790	-26.3%
Sales	94	116	+23.4%	685	551	-19.6%
Median Sales Price*	\$691,250	\$757,000	+9.5%	\$680,000	\$770,000	+13.2%
Average Sales Price*	\$708,392	\$776,195	+9.6%	\$693,652	\$766,432	+10.5%

Milton						
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	93	90	-3.2%	672	443	-34.1%
Sales	60	74	+23.3%	406	305	-24.9%
Median Sales Price*	\$865,940	\$942,000	+8.8%	\$849,500	\$920,000	+8.3%
Average Sales Price*	\$938,666	\$1,052,402	+12.1%	\$903,661	\$1,010,145	+11.8%
Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	54	76	+40.7%	409	301	-18.6%
Sales	54	61	+13.0%	315	241	-17.6%
Median Sales Price*	\$630,000	\$722,500	+14.7%	\$612,000	\$697,000	+13.8%
Average Sales Price*	\$600,807	\$684,013	+13.8%	\$594,289	\$664,697	+12.2%

* 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.