



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

September 2020 Market Report

Oakville, ON, October 6, 2020 – According to figures released October 2 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales increased in September compared to the same period in 2019. Monthly property sales went up by 121, totalling 396 compared to 275 in September 2019.

The total number of new property listings saw a slight decline this year: 566 new listings in September 2020 compared to 579 in 2019.

"As we begin to move into the Fall market, we are expecting a continuation of high activity within the Oakville-Milton area. To date, this year has seen an unexpected increase in activity during periods where it would normally be slow," said OMDREB President Richard Weima.

"And while we cannot fully predict what will happen in the coming months due to a potential second wave of COVID-19, I am optimistic that OMDREB REALTORS®, and the real estate market in general, will continue to be very busy. As always, our REALTORS® will work with their clients in a safe, healthy way."

In Oakville, the average sale price for a home in September 2020 was \$1,541,773, up 20.1 percent from \$1,194,669 in 2019.

In Milton, the average sale price for a home in September 2020 was \$910,581, up 18.9 percent from \$765,971 in 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.omidreb.on.ca.

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September 2020 – Residential Statistics

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

Single Family
Property Type – Residential (Excludes Rentals)

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Because of the recent change from the OnRegional to ITSO Matrix platform, the tool normally used to generate monthly stats reports is not yet available. FastStats is expected to be made available in the coming weeks.

The statistics below have been generated using the STATS Tool within ITSO to provide a snapshot of the current market.

For additional or customized stats, please be sure to watch the OMDREB Training: Matrix Basics – Stats, Carts and CMA's video, provided to all Members in the Video Training Bank.

Oakville				
Residential	September			Year to Date
Key Metrics	2019	2020	% Change	Thru 9-2020
\$ Volume of Sales	\$232,960,476	\$425,529,363	+82.7%	\$2,459,521,248
Number of New Listings	470	423	-10.0%	3,116
Number of Sales	195	276	+41.5%	1,923
Average CDOM	59	28	-52.5%	37
Median Sales Price	\$963,000	\$1,310,000	+36.0%	\$1,110,000
Average Sales Price	\$1,194,669	\$1,541,773	+20.1%	\$1,280,334

Milton				
Residential	September			Year to Date
Key Metrics	2019	2020	% Change	Thru 9-2020
\$ Volume of Sales	\$61,277,700	\$109,269,680	+78.3%	\$741,107,058
Number of New Listings	109	143	+31.2%	1,113
Number of Sales	80	120	+50.0%	866
Average CDOM	29	12	-58.6%	19
Median Sales Price	\$737,500	\$857,500	+16.3%	\$800,000
Average Sales Price	\$765,971	\$910,581	+18.9%	\$856,771