



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

December 2020 Market Report

Oakville, ON, January 6, 2020 – According to figures released January 6 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales nearly doubled in December compared to the same period in 2019. Monthly property sales went up by 146, totalling 297 compared to 151 in December 2019.

The total number of new property listings saw an increase this year: 224 new listings in December 2020 compared to 134 in 2019.

"December is a great representation of how the year unfolded as a whole for real estate. Although there was a sharp decline in demand early in the year when COVID hit, 2020 finished off incredibly strong, which ultimately bodes well leading into next year's market," said Lynn Hoffmann, OMDREB President.

"With things already looking busy in January, I am confident that 2021 will remain a record year for real estate in the GTA and play an integral role in keeping our economy alive during uncertain times."

The dollar volume of all property sales processed through the OMDREB MLS® system saw an increase of over 154 percent compared to last year. The figures in December 2020 sat at \$338,260,568 as opposed to \$133,107,750 in December 2019.

In Oakville, the average sale price for a home in December 2020 was \$1,743,611, up 28.3 percent from \$1,358,242 in 2019.

In Milton, the average sale price for a home in December 2020 was \$1,175,390, up 30 percent from \$904,109 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.ondreb.on.ca.

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December 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 – House

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	December			Year to Date
Key Metrics	2019	2020	% Change	Thru 12-2020
\$ Volume of Sales	\$133,107,750	\$338,260,568	+154.1%	\$4,817,025,380
Number of New Listings	84	142	+69.0%	5,123
Number of Sales	98	195	+98.9%	3,087
Average CDOM	54	44	-18.5%	35
Median Sales Price	\$1,202,500	\$1,547,500	+28.7%	\$1,351,000
Average Sales Price	\$1,358,242	\$1,743,611	+28.3%	\$1,565,494

Milton				
Residential	December			Year to Date
Key Metrics	2019	2020	% Change	Thru 12-2020
\$ Volume of Sales	\$47,013,676	\$118,714,361	+152.5%	\$1,769,712,221
Number of New Listings	50	82	+64.0%	2,403
Number of Sales	53	102	+92.4%	1,747
Average CDOM	30	19	-36.7%	18
Median Sales Price	\$824,750	\$1,081,786	+31.2%	\$940,000
Average Sales Price	\$904,109	\$1,175,390	+30.0%	\$1,021,774