



SEPTEMBER 2021 MARKET REPORT

Oakville, ON, OCTOBER 5, 2021 – According to figures released October 5 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales reported by OMDREB REALTORS® decreased in September compared to the same period in 2020. Monthly property sales were down by 226, totalling 604 compared to 830 in September 2020.

The total number of new property listings also saw a decrease of 361 this year: 787 new listings in September 2021 compared to 1,148 in 2020.

For homes processed through the OMDREB MLS® system, the number of days on market until sale dropped 47.4 percent in September 2021, sitting at just 10 days compared to 19 in September 2020. For townhomes and condos, days on market dropped 45 percent at 11 this year compared to 20 in September 2020.

“As we begin to enter the Fall Market, demand for all types of housing in the Halton Region remains strong. With a record-setting fall last year, one would expect a bit of a normalization by now but that has not been the case. Housing supply across the GTA continues to be an issue, and while we hope that policy makers start to address the problem, it needs to keep being a priority on all fronts going forward,” says OMDREB President Lynn Hoffmann.

“The amount of properties listed for sale in Oakville, Milton and Halton Hills has dropped by one quarter, which ultimately means that first time buyers or those who require affordable housing continue to be pushed out of the market. This is painful to see. OMDREB has been actively advocating on their behalf because something *must* be done,” continues Hoffmann.

In Oakville, the average sale price for a home in September 2021 was \$ \$1,969,638, up 5.3 percent from \$1,870,827 in 2020. The average sale price for a townhouse/condo was \$975,154, up 15.8 percent from \$841,955 in 2020.

In Milton, the average sale price for a home in September 2021 was \$1,259,457, up 16.3 percent from \$1,082,959 in 2020. The average sale price for a townhouse/condo was \$849,262, up 21.6 percent from \$698,563 in 2020.

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

The Oakville, Milton and District Real Estate Board represents 2,000 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.

The Oakville, Milton and District Real Estate Board

September 2021 – 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	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	259	167	- 35.5%	2,019	1,826	- 9.6%
Sales	168	121	- 34.9%	1,173	1,430	+ 21.9%
Median Sales Price*	\$1,577,500	\$1,735,000	+ 10.0%	\$1,361,000	\$1,675,000	+ 23.1%
Average Sales Price*	\$1,870,827	\$1,969,638	+ 5.3%	\$1,594,361	\$1,969,416	+ 23.5%
Townhouse/Condo	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	161	132	- 18.0%	1,082	1,206	+ 11.5%
Sales	89	96	+ 7.9%	745	918	+ 23.2%
Median Sales Price*	\$800,000	\$927,500	+ 15.9%	\$775,000	\$922,944	+ 19.1%
Average Sales Price*	\$841,955	\$975,154	+ 15.8%	\$786,782	\$967,602	+ 23.0%

Milton						
Single Family	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	84	63	- 25.0%	622	714	+ 14.8%
Sales	66	29	- 56.1%	451	538	+ 19.3%
Median Sales Price*	\$1,025,000	\$1,236,000	+ 20.6%	\$949,900	\$1,240,000	+ 30.5%
Average Sales Price*	\$1,082,959	\$1,259,457	+ 16.3%	\$1,027,061	\$1,345,216	+ 31.0%
Townhouse/Condo	September			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	62	55	- 11.3%	495	666	+ 34.5%
Sales	54	40	- 25.9%	414	570	+ 37.7%
Median Sales Price*	\$683,500	\$921,558	+ 34.8%	\$697,500	\$835,000	+ 19.7%
Average Sales Price*	\$698,563	\$849,262	+ 21.6%	\$670,905	\$810,117	+ 20.7%

* 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.