



JANUARY 2022 MARKET REPORT

Oakville, ON, February 7, 2022 – According to figures released February 7 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales reported by OMDREB REALTORS® decreased 24.3 percent for Single Family homes and 16.6 percent for Townhouse/Condo homes compared to January 2021. The Median Sales Price increased 25.2 percent to \$1,721,101 for Single Family homes and 42.1 percent to \$975,000 for Townhouse/Condo homes.

The total number of new property listings decreased 15.6 percent for Single Family homes and 9.8 percent for Townhouse/Condo homes compared to this time last year.

For homes processed through the OMDREB MLS® system, the number of days on market decreased 47.6 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes in January 2022.

Year over year, Months Supply of Inventory also decreased 50.0 percent for Single Family homes and 40.0 percent for Townhouse/Condo homes.

“As we head into 2022, the supply of listings in OMDREB’s trade areas remains a perpetual issue, encouraging strong competition between buyers and double-digit growth in selling prices. This is something we’ve witnessed throughout the entirety of last year, and it comes as no surprise that it was expected to continue in January of 2022,” says OMDREB President Vishal Kapoor.

“The average sale price of a home in Milton did not hit the high levels experienced in Oakville but trends are showing that the gap is slowly closing, and that poses a significant problem. OMDREB continues to advocate for alleviation of the lack of inventory and housing choice. Understanding that the market will be tough to navigate for the foreseeable future, I encourage those who are willing to test the waters in Oakville, Milton, and Halton Hills to contact an OMDREB REALTOR® to help them,” adds Kapoor.

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

The Oakville, Milton and District Real Estate Board represents over 2,100 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

January 2022 – 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	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	126	76	-37.30%	126	79	-37.30%
Sales	88	53	-39.80%	88	53	-39.80%
Median Sales Price*	\$1,770,000	\$2,181,800	23.30%	\$1,770,000	\$2,181,800	23.30%
Average Sales Price*	\$2,176,746	\$2,452,549	12.70%	\$2,176,746	\$2,452,549	12.70%
Townhouse/Condo	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	81	60	-25.90%	81	60	-25.90%
Sales	66	45	-31.80%	66	45	-31.80%
Median Sales Price*	\$780,500	\$1,200,000	53.70%	\$780,500	\$1,200,000	53.70%
Average Sales Price*	\$812,504	\$1,197,344	47.40%	\$812,504	\$1,197,344	47.40%

Milton						
Single Family	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	30	35	16.70%	30	35	16.70%
Sales	30	21	-30.00%	30	21	30.00%
Median Sales Price*	\$1,207,500	\$1,538,000	27.40%	\$1,207,500	\$1,538,000	27.40%
Average Sales Price*	\$1,247,227	\$1,555,195	24.70%	\$1,247,227	\$1,555,195	24.70%
Townhouse/Condo	January			Year to Date		
Key Metrics	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
New Listings	33	51	54.50%	33	51	54.50%
Sales	32	44	37.50%	32	44	37.50%
Median Sales Price*	\$770,000	\$1,100,000	42.90%	\$770,000	\$1,100,000	42.90%
Average Sales Price*	\$757,286	\$1,054,648	39.30%	\$757,286	\$1,054,648	39.30%

* 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.