

APRIL 2024 MARKET REPORT

Milton, ON, May 7, 2024—According to figures released May 7 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales reported by OMDREB REALTORS® decreased 10.8 percent for Single Family homes and 3.6 percent for Townhouse/Condo homes compared to April 2023. Median Sales Price increased 3.5 percent to \$1,510,000 for Single Family homes but decreased 6.1 percent to \$795,000 for Townhouse/Condo homes. The total number of new property listings increased 32.9 percent for Single Family homes and 54.8 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 increased 26.7 percent for Single Family homes but remained flat for Townhouse/Condo homes this April.

Year over year, Inventory increased 70.6 percent for Single Family homes and 58.8 percent for Townhouse/Condo homes.

“We continue to see encouraging trends across Oakville, Milton, and Halton Hills with respect to the amount of properties becoming available for buyers on a year-over-year basis. Single family homes and condo/townhomes all saw substantial increases in new listings, with average prices remaining stable. This is good news for buyers who are ready to enter the market, and marks another positive milestone for those who may still be on the fence as they wait for borrowing costs to drop, at which time sales will start trending upwards again,” says OMDREB President Anthony Danko.

“We need housing to be accessible to all, and ample choice for buyers on the market right now without any kind of spike in pricing is a step in the right direction. Affordability across the entire housing spectrum is still top of mind for OMDREB, and we are committed to working with all levels of government to ensure continued improvements on that front,” continues Danko.

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.



April 2024 – 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	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	168	226	34.50%	553	667	20.60%
Sales	126	112	-11.10%	359	342	-4.70%
Median Sales Price*	\$1,842,500	\$1,785,000	-3.10%	1,818,000	1,850,000	1.80%
Average Sales Price*	\$2,081,633	\$2,077,969	-0.20%	2,059,738	2,164,828	5.10%
Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	118	184	55.90%	413	507	22.80%
Sales	92	79	-14.10%	264	265	0.40%
Median Sales Price*	\$989,500	\$971,000	-1.90%	\$954,250	845,000	-11.40%
Average Sales Price*	\$1,064,443	\$974,208	-8.50%	\$1,031,662	\$936,998	-9.20%

Milton						
Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	49	67	36.70%	181	229	26.50%
Sales	41	44	7.30%	120	141	17.50%
Median Sales Price*	\$1,328,000	\$1,362,500	2.60%	\$1,260,393	\$1,299,950	3.10%
Average Sales Price*	\$1,426,287	\$1,423,209	-0.20%	\$1,397,547	\$1,380,149	-1.20%
Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	46	63	37.00%	163	204	25.20%
Sales	37	28	-24.30%	127	133	4.70%
Median Sales Price*	\$870,000	\$865,000	-0.60%	\$870,000	\$837,500	-3.70%
Average Sales Price*	\$856,919	\$859,443	0.30%	\$850,378	\$836,024	-1.70%

Halton Hills

Halton Hills						
Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	34	70	105.90%	123	194	57.70%
Sales	28	26	-7.10%	81	97	19.80%
Median Sales Price*	\$1,004,500	\$1,082,500	7.80%	\$1,040,000	\$1,105,000	6.30%
Average Sales Price*	\$1,120,464	\$1,404,282	25.30%	\$1,165,697	\$1,239,715	6.30%
Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 04-2023	Thru 04-2024	% Change
New Listings	10	14	40.00%	36	45	25.00%
Sales	9	9	0.00%	22	31	40.90%
Median Sales Price*	\$846,000	\$835,000	-1.30%	\$851,000	\$830,000	-2.50%
Average Sales Price*	\$877,889	\$759,546	13.50%	\$830,995	\$787,093	-5.30%

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.

ing 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.

Current as of May 2, 2024. All data from ITSO. Based in whole or in part on MLS® System data owned by Oakville, Milton and District Real Estate Board. Report © 2024 ShowingTime.