April 2023 – 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	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	247	165	-33.20%	806	549	-31.90%
Sales	124	123	-0.80%	454	355	-21.80%
Median Sales Price*	$1,946,500	$1,850,000	-5.00%	2,056,900	1,818,000	-11.60%
Average Sales Price*	$2,191,455	$2,084,884	-4.90%	2,364,259	2,060,946	-12.80%
Townhouse/Condo	**April**			**Year to Date**		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	197	113	-42.60%	558	408	-26.90%
Sales	75	92	22.70%	322	264	-18.00%
Median Sales Price*	$999,991	$989,500	-1.00%	$1,125,000	954,250	-15.20%
Average Sales Price*	$1,034,379	$1,064,443	2.90%	$1,153,577	$1,031,662	-10.60%

Milton						
Single Family	**April**			**Year to Date**		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	118	49	-58.50%	358	181	-49.40%
Sales	43	41	-4.70%	178	120	-32.60%
Median Sales Price*	$1,420,000	$1,328,000	-6.50%	$1,552,500	$1,260,393	-18.80%
Average Sales Price*	$1,484,432	$1,426,287	-3.90%	$1,627,457	$1,397,547	-14.10%
Townhouse/Condo	**April**			**Year to Date**		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	110	46	-58.20%	345	163	-52.80%
Sales	55	35	-36.40%	218	125	-42.70%
Median Sales Price*	$965,000	$870,000	-9.80%	$999,999	$870,000	-13.00%
Average Sales Price*	$958,914	$847,029	-11.70%	$1,011,617	$847,504	-16.20%

* 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.