

# The Oakville, Milton and District Real Estate Board

## August 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	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	242	112	- 53.7%	1,760	1,660	- 5.7%
Sales	175	98	- 44.0%	987	1,308	+ 32.5%
Median Sales Price*	\$1,420,000	\$1,764,500	+ 24.3%	\$1,325,970	\$1,670,000	+ 25.9%
Average Sales Price*	\$1,664,579	\$2,115,917	+ 27.1%	\$1,542,208	\$1,968,872	+ 27.7%
Townhouse/Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	150	88	- 41.3%	921	1,073	+ 16.5%
Sales	115	74	- 35.7%	656	821	+ 25.2%
Median Sales Price*	\$829,000	\$955,500	+ 15.2%	\$767,500	\$920,888	+ 20.0%
Average Sales Price*	\$852,917	\$1,006,535	+ 18.0%	\$779,297	\$966,545	+ 24.0%

Milton						
Single Family	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	86	40	- 53.5%	538	651	+ 21.0%
Sales	70	51	- 27.1%	385	509	+ 32.2%
Median Sales Price*	\$997,500	\$1,256,000	+ 25.9%	\$925,000	\$1,240,000	+ 34.1%
Average Sales Price*	\$1,073,161	\$1,420,094	+ 32.3%	\$1,017,478	\$1,350,102	+ 32.7%
Townhouse/Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	65	41	- 36.9%	433	611	+ 41.1%
Sales	59	45	+ 23.7%	360	529	+ 46.9%
Median Sales Price*	\$685,000	\$880,000	+ 28.5%	\$698,950	\$835,000	+ 19.5%
Average Sales Price*	\$681,502	\$845,051	+ 24.0%	\$666,756	\$807,772	+ 21.1%

\* 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.