

The Oakville, Milton and District Real Estate Board

February 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	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	251	298	+ 18.7%	441	437	- 0.9%
Sales	147	215	+ 46.2%	227	306	+ 34.8%
Median Sales Price*	\$1,300,000	\$1,606,000	+ 23.5%	\$1,285,000	\$1,639,550	+ 27.6%
Average Sales Price*	\$1,538,677	\$1,857,336	+67.4%	\$1,453,376	\$1,943,507	+ 33.7%
Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	107	147	+ 37.4%	174	235	+ 35.1%
Sales	88	89	+ 1.1%	139	155	+ 11.5%
Median Sales Price*	\$748,950	\$937,700	+ 25.2%	\$750,000	\$885,000	+ 18.0%
Average Sales Price*	\$751,524	\$977,661	+ 30.1%	\$749,118	\$907,748	+ 21.2%

Milton						
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	76	117	+ 53.9%	114	157	+ 37.7%
Sales	51	60	+ 17.6%	77	96	+ 24.7%
Median Sales Price*	\$885,000	\$1,210,500	+ 36.8%	\$888,000	\$1,200,500	+ 35.2%
Average Sales Price*	\$954,000	\$1,298,922	+ 36.1%	\$936,359	\$1,262,027	+ 34.8%
Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	42	106	+ 152.4%	65	136	+ 109.2%
Sales	30	62	+ 106.7%	53	89	+ 67.9%
Median Sales Price*	\$694,250	\$838,750	+ 20.8%	\$660,000	\$830,000	+ 25.8%
Average Sales Price*	\$664,637	\$811,560	+ 22.1%	\$639,396	\$720,219	+ 22.9%

* 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.