The Oakville, Milton and District Real Estate Board

February 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	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	186	133	-28.50%	265	235	-11.30%
Sales	119	70	-41.20%	173	118	-31.80%
Median Sales Price*	$2,135,000	$1,800,000	-15.70%	2,135,000	1,725,000	-19.20%
Average Sales Price*	$2,412,843	$2,048,232	-15.10%	2,420,887	1,915,356	-20.90%
Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	137	99	-27.70%	198	174	-12.10%
Sales	92	45	-51.10%	140	83	-40.70%
Median Sales Price*	$1,172,500	$960,000	-18.10%	$1,175,000	950,000	-19.10%
Average Sales Price*	$1,182,571	$1,136,813	-3.90%	$1,184,890	$1,103,638	-6.90%

Milton

Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	73	43	-41.10%	108	78	-27.80%
Sales	55	28	-49.10%	78	47	-39.70%
Median Sales Price*	$1,652,000	$1,180,000	-28.60%	$1,620,000	$1,205,000	-25.60%
Average Sales Price*	$1,727,982	$1,308,959	-24.20%	$1,673,629	$1,331,535	-20.40%
Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	71	40	-43.70%	122	70	-42.60%
Sales	52	29	-44.20%	96	49	-49.00%
Median Sales Price*	$1,050,000	$880,777	-16.10%	$1,090,000	$855,000	-21.60%
Average Sales Price*	$1,058,493	$858,351	-18.90%	$1,059,286	$833,640	-21.30%

* 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.