

# The Oakville, Milton and District Real Estate Board

## July 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	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	289	128	- 55.7%	1,518	1,548	+ 2.0%
Sales	179	125	- 30.2%	812	1,208	+ 48.8%
Median Sales Price*	\$1,360,000	\$1,650,000	+ 21.3%	\$1,317,000	\$1,660,500	+ 26.1%
Average Sales Price*	\$1,556,731	\$1,993,082	+ 28.0%	\$1,515,803	\$1,957,943	+ 29.2%
Townhouse/Condo	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	161	107	- 33.5%	771	985	+ 27.8%
Sales	118	87	- 26.3%	541	742	+ 37.2%
Median Sales Price*	\$757,000	\$811,950	+ 7.3%	\$760,200	\$912,000	+ 20.0%
Average Sales Price*	\$776,217	\$851,237	+ 9.7%	\$763,647	\$962,654	+ 26.1%

Milton						
Single Family	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	93	54	- 41.9%	452	611	+ 35.2%
Sales	81	49	- 39.5%	315	455	+ 44.4%
Median Sales Price*	\$915,000	\$1,230,000	+ 34.4%	\$915,000	\$1,240,000	+ 35.5%
Average Sales Price*	\$1,035,887	\$1,365,032	+ 31.8%	\$1,005,104	\$1,345,312	+ 33.8%
Townhouse/Condo	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	73	58	- 20.5%	368	569	+ 54.6%
Sales	61	63	+ 3.3%	301	483	+ 60.5%
Median Sales Price*	\$719,000	\$820,000	+ 14.0%	\$699,900	\$832,000	+ 18.9%
Average Sales Price*	\$677,561	\$791,162	+ 16.8%	\$663,866	\$803,942	+ 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.