

# The Oakville, Milton and District Real Estate Board

## May 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        | May         |                    |          | Year to Date |                    |          |
| Key Metrics          | 2020        | 2021               | % Change | Thru 5-2020  | Thru 5-2021        | % Change |
| New Listings         | 162         | <b>227</b>         | + 40.1%  | 950          | <b>976</b>         | + 26.8%  |
| Sales                | 76          | <b>176</b>         | + 131.6% | 467          | <b>928</b>         | + 98.7%  |
| Median Sales Price*  | \$1,287,500 | <b>\$1,591,500</b> | + 23.6%  | \$1,299,999  | <b>\$1,658,000</b> | + 27.5%  |
| Average Sales Price* | \$1,432,827 | <b>\$1,817,449</b> | + 26.8%  | \$1,464,723  | <b>\$1,956,227</b> | + 33.6%  |
| Townhouse/Condo      | May         |                    |          | Year to Date |                    |          |
| Key Metrics          | 2020        | 2021               | % Change | Thru 5-2020  | Thru 5-2021        | % Change |
| New Listings         | 75          | <b>133</b>         | + 77.3%  | 449          | <b>742</b>         | + 65.3%  |
| Sales                | 55          | <b>89</b>          | + 61.8%  | 333          | <b>549</b>         | + 66.9%  |
| Median Sales Price*  | \$820,000   | <b>\$980,000</b>   | + 19.5%  | \$765,000    | <b>\$925,101</b>   | + 20.9%  |
| Average Sales Price* | \$831,183   | <b>\$1,011,177</b> | + 21.7%  | \$764,905    | <b>\$984,918</b>   | + 28.8%  |

| Milton               |             |                    |          |              |                    |          |
|----------------------|-------------|--------------------|----------|--------------|--------------------|----------|
| Single Family        | May         |                    |          | Year to Date |                    |          |
| Key Metrics          | 2020        | 2021               | % Change | Thru 5-2020  | Thru 5-2021        | % Change |
| New Listings         | 52          | <b>102</b>         | + 96.2%  | 287          | <b>452</b>         | + 57.5%  |
| Sales                | 32          | <b>73</b>          | + 166.7% | 178          | <b>333</b>         | + 87.1%  |
| Median Sales Price*  | \$915,000   | <b>\$1,275,000</b> | + 39.3%  | \$915,000    | <b>\$1,250,000</b> | + 36.6%  |
| Average Sales Price* | \$1,003,500 | <b>\$1,351,783</b> | + 34.7%  | \$973,464    | <b>\$1,353,812</b> | + 39.1%  |
| Townhouse/Condo      | May         |                    |          | Year to Date |                    |          |
| Key Metrics          | 2020        | 2021               | % Change | Thru 5-2020  | Thru 5-2021        | % Change |
| New Listings         | 34          | <b>99</b>          | + 191.2% | 222          | <b>434</b>         | + 95.5%  |
| Sales                | 39          | <b>84</b>          | + 115.4% | 181          | <b>355</b>         | + 96.1%  |
| Median Sales Price*  | \$688,000   | <b>\$850,300</b>   | + 23.6%  | \$699,900    | <b>\$835,000</b>   | + 19.3%  |
| Average Sales Price* | \$650,990   | <b>\$834,984</b>   | + 28.3%  | \$664,790    | <b>\$805,956</b>   | + 21.2%  |

\* 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.