



## May 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	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	249	212	-14.90%	1,055	765	-27.50%
Sales	109	126	15.60%	563	485	-13.90%
Median Sales Price*	\$1,758,000	\$1,835,000	4.40%	1,931,203	1,828,098	-5.30%
Average Sales Price*	\$1,867,464	\$2,076,411	11.20%	2,268,077	2,064,039	-9.00%
Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	199	138	-30.70%	757	551	-27.20%
Sales	102	97	-4.90%	424	361	-14.90%
Median Sales Price*	\$983,500	\$999,999	1.70%	\$1,072,500	970,000	-9.60%
Average Sales Price*	\$1,024,259	\$1,060,534	3.50%	\$1,122,467	\$1,039,420	-7.40%

Milton						
Single Family	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	148	82	-44.60%	506	263	-48.00%
Sales	64	49	-23.40%	242	169	-30.20%
Median Sales Price*	\$1,342,500	\$1,290,000	-3.90%	\$1,500,000	\$1,270,000	-15.30%
Average Sales Price*	\$1,472,442	\$1,365,120	-7.30%	\$1,586,461	\$1,388,145	-12.50%
Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	% Change	Thru 5-2022	Thru 5-2023	% Change
New Listings	103	58	-43.70%	448	221	-50.70%
Sales	39	55	41.00%	257	182	-29.20%
Median Sales Price*	\$950,000	\$960,000	1.10%	\$997,500	\$895,000	-10.30%
Average Sales Price*	\$933,167	\$919,394	-1.50%	\$999,712	\$871,234	-12.90%

\* 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.