

DECEMBER 2024 MARKET REPORT

Milton, ON, January 9, 2025 – According to figures released January 9 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales reported by OMDREB REALTORS® in December decreased 22.7 percent for Single Family homes but increased 31.7 percent for Townhouse/Condo homes compared to December 2023.

Average Sales Price decreased 6.3 percent to \$1,665,501 for Single Family homes and 8.9 percent to \$984,060 for Townhouse/Condo homes.

The total number of new property listings increased 31.4 percent for Single Family homes and 48.6 percent for Townhouse/Condo homes compared to this time last year.

For homes processed through the OMDREB MLS® system, the Average Days on Market decreased 7.4 percent for Single Family homes and 2.2 percent for Townhouse/Condo homes this December.

“We continued to see highly encouraging market trends in the Halton Region as we rounded out 2024, with average prices remaining steady, increasing inventory levels, and interest rate cuts sparking renewed buyer confidence. Heading into 2025, we anticipate improved market conditions with more rate cuts on the horizon, which should help would-be buyers move off the sidelines and result in increased sales activity,” says OMDREB President Ken Mazurek.

“Throughout 2025, OMDREB will be keeping an eye on housing policies and make recommendations to all levels of government that reflect the Halton Region’s growth management strategy for the future. We must ensure a variety of housing is built to meet demand so that Halton Region remains one of the most desirable places to live in the province,” continues Mazurek.

He adds, “When consumers are ready to buy or sell their home, making an informed choice by using an OMDREB REALTOR® should be a priority.”

About The Oakville, Milton and District Real Estate Board (OMDREB)

The Oakville, Milton and District Real Estate Board represents 1,800 REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology, and advocacy.

December 2024 – Monthly Statistics

Statistics are never 100% accurate - they are a tool to be used in conveying a pattern that reflects trends and changes

Business Rules:

1. Statistics are separated into Single Family and Townhouse/Condo. Sale Only.
2. Commercial statistics can be obtained via the PropTX MLS® system.
3. Inquiries from OMDREB members regarding these stats can be directed to helpdesk@omdreb.ca

OMDREB Single Family:

Total number of listings selected: 8,031. No Property Types Filtered. No Architectural Styles Filtered. No Regions Filtered. No Cities Filtered. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$920,071	\$881,113	4.4%	\$866,074	↑ 6.2%	\$888,880	\$892,748	-0.4%
Transaction Volume	8,028	12,612	↓ -36.3%	7,165	↑ 12.0%	156,065	154,134	1.3%
Average List Price	\$957,925	\$1,012,399	-5.4%	\$958,921	-0.1%	\$1,025,999	\$1,036,944	-1.1%
New Listings Volume	10,788	23,332	↓ -53.8%	9,022	↑ 19.6%	366,497	332,014	↑ 10.4%

OMDREB Townhouse, Condos, Co-op, Apartments, Linked Homes:

Total number of listings selected: 162. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Halton Hills, Milton, Oakville. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$896,013	\$906,353	-1.1%	\$984,060	↓ -8.9%	\$892,730	\$942,937	↓ -5.3%
Transaction Volume	162	201	↓ -19.4%	123	↑ 31.7%	2,650	2,462	↑ 7.6%
Average List Price	\$910,312	\$903,241	0.8%	\$933,677	-2.5%	\$958,451	\$989,137	-3.1%
New Listings Volume	211	429	↓ -50.8%	142	↑ 48.6%	6,187	4,922	↑ 25.7%

Oakville Single Family:

Total number of listings selected: 66. Selected Property Types: Detached, Semi-Detached. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Oakville. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$2,072,180	\$2,138,351	-3.1%	\$2,136,943	-3.0%	\$2,018,534	\$1,961,535	2.9%
Transaction Volume	66	137	↓ -51.8%	104	↓ -36.5%	1,715	1,754	-2.2%
Average List Price	\$2,362,423	\$2,590,817	-8.8%	\$2,777,763	↓ -15.0%	\$2,433,493	\$2,343,411	3.8%
New Listings Volume	79	278	↓ -71.6%	66	↑ 19.7%	4,051	3,609	↑ 12.2%

Oakville Townhouse, Condos, Co-op, Apartments, Linked Homes:

Total number of listings selected: 98. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Oakville. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$952,414	\$962,069	-1.0%	\$929,989	2.4%	\$945,865	\$1,016,071	↓ -6.9%
Transaction Volume	98	112	↓ -12.5%	75	↑ 30.7%	1,485	1,416	4.9%
Average List Price	\$863,526	\$917,985	-5.9%	\$1,015,920	↓ -15.0%	\$1,000,687	\$1,019,049	-1.8%
New Listings Volume	113	244	↓ -53.7%	82	↑ 37.8%	3,835	2,926	↑ 31.1%

Milton Single Family:

Total number of listings selected: 60. Selected Property Types: Detached, Semi-Detached. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Milton. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,308,126	\$1,399,819	-6.6%	\$1,212,008	↑ 7.9%	\$1,299,935	\$1,284,988	1.2%
Transaction Volume	60	108	↓ -44.4%	63	-4.8%	1,174	1,105	↑ 6.2%
Average List Price	\$1,431,358	\$1,359,478	5.3%	\$1,504,334	-4.9%	\$1,474,217	\$1,476,796	-0.2%
New Listings Volume	58	166	↓ -65.1%	46	↑ 26.1%	2,517	2,178	↑ 15.6%

Milton Townhouse, Condos, Co-op, Apartments, Linked Homes:

Total number of listings selected: 55. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Milton. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$813,873	\$854,107	-4.7%	\$759,930	↑ 7.1%	\$826,528	\$834,573	-1.0%
Transaction Volume	55	68	↓ -19.1%	40	↑ 37.5%	953	856	↑ 11.3%
Average List Price	\$963,498	\$818,586	↑ 17.7%	\$744,579	↑ 29.4%	\$857,730	\$862,640	-0.6%
New Listings Volume	84	153	↓ -45.1%	47	↑ 78.7%	1,946	1,598	↑ 21.8%

Halton Hills Single Family:

Total number of listings selected: 30. Selected Property Types: Detached, Semi-Detached. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Halton Hills. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$985,219	\$1,140,104	↓ -13.6%	\$1,005,504	-2.0%	\$1,177,046	\$1,229,924	-4.3%
Transaction Volume	30	53	↓ -43.4%	31	-3.2%	728	686	↑ 6.1%
Average List Price	\$1,438,635	\$1,426,033	0.9%	\$1,514,904	↓ -5.0%	\$1,447,782	\$1,477,797	-2.0%
New Listings Volume	43	85	↓ -49.4%	25	↑ 72.0%	1,543	1,417	↑ 8.9%

Halton Hills Townhouse, Condos, Co-op, Apartments, Linked Homes:

Total number of listings selected: 9. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Halton Hills. No Neighbourhoods Filtered. No Beds Filtered. No Baths Filtered.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$783,844	\$778,381	0.7%	\$2,611,625	↓ -70.0%	\$818,130	\$886,105	↓ -7.7%
Transaction Volume	9	21	↓ -57.1%	8	↑ 12.5%	212	190	↑ 11.6%
Average List Price	\$968,828	\$1,195,567	↓ -19.0%	\$1,098,577	↓ -11.8%	\$1,042,255	\$1,277,120	↓ -18.4%
New Listings Volume	14	32	↓ -56.3%	13	↑ 7.7%	406	398	2.0%