

JANUARY 2025 MARKET REPORT

Milton, ON, February 6, 2025 – Homebuyers in the Halton Region are expected to benefit from lower borrowing costs and the decent availability of supply as we head into the spring market, which will result in increased transactions. Overall, we expect the coming months to be fairly active, although it remains to be seen how consumer confidence is impacted by potential trade disruptions, if any.

Top of mind for The Oakville, Milton and District Real Estate Board (OMDREB) is the provincial election happening in a matter of weeks, and the housing platforms of candidates for Oakville, Milton, and Halton Hills. OMDREB will be discussing local housing issues with all of the candidates, and immediately begin working with the successful incumbent on addressing challenges.

“The start of 2025 brought more inventory for Buyers who moved off the sidelines at the end of 2024, and are actively looking to purchase in the new year. Sales volume and average sale prices across the Halton Region were down on a year over year basis, but the median sale price saw an increase of +4.2% year over year.

The townhouse and condominium market were fairly strong in January as the average sale price was up +6.0% year over year and up +1.0% month over month. The Oakville townhouse and condominium market showed even greater price appreciation than the regional averages, with the average sale price increasing +9.1% year over year and +3.0% month over month. Halton Hills was particularly strong last month. The average sale price of a townhome or condominium was up +20.9% year over year and the average price of a single family home was up +15.3% year over year as well,” says OMDREB President Ken Mazurek.

Following several rate cuts by the Bank of Canada, both Buyers and Sellers are carrying a bit of renewed optimism into 2025. While this early optimism may have been a bit curtailed by the threat of tariffs and a potential trade war, increased inventory and affordability are setting the stage for what could be an active spring market,” 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.

January 2025 – 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

Market Report - January 2025

Total number of listings selected: 151. Selected Property Types: Detached, Semi-Detached. 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	\$1,436,455	\$1,569,282	-8.5%	\$1,541,908	↓ -6.8%	\$1,612,560	\$1,613,082	-0.0%
Transaction Volume	150	156	-3.8%	202	↓ -25.7%	3,565	3,559	0.2%
Average List Price	\$2,048,533	\$1,838,451	↑ 11.4%	\$2,058,946	-0.5%	\$1,948,798	\$1,918,517	1.6%
New Listings Volume	568	180	↑ 215.6%	367	↑ 54.8%	8,300	7,187	↑ 15.5%

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

Market Report - January 2025

Total number of listings selected: 140. 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	\$904,862	\$892,367	1.4%	\$853,893	↑ 6.0%	\$895,778	\$937,812	-4.5%
Transaction Volume	140	167	↓ -16.2%	177	↓ -20.9%	2,618	2,527	3.6%
Average List Price	\$974,076	\$909,630	7.1%	\$914,400	↑ 6.5%	\$961,552	\$989,027	-2.8%
New Listings Volume	477	211	↑ 126.1%	315	↑ 51.4%	6,344	4,949	↑ 28.2%

Oakville Single Family

Market Report - January 2025

Total number of listings selected: 60. 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	\$1,797,516	\$2,072,180	↓ -13.3%	\$2,031,736	↓ -11.5%	\$2,009,959	\$1,978,915	1.6%
Transaction Volume	60	66	-9.1%	90	↓ -33.3%	1,685	1,747	-3.5%
Average List Price	\$2,514,416	\$2,359,575	6.6%	\$2,622,176	-4.1%	\$2,429,511	\$2,359,902	2.9%
New Listings Volume	315	79	↑ 298.7%	185	↑ 70.3%	4,174	3,594	↑ 16.1%

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

Market Report - January 2025

Total number of listings selected: 77. 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	\$978,755	\$950,636	3.0%	\$897,025	↑ 9.1%	\$950,892	\$1,008,494	↓ -5.7%
Transaction Volume	77	100	↓ -23.0%	102	↓ -24.5%	1,462	1,453	0.6%
Average List Price	\$943,070	\$862,644	9.3%	\$970,658	-2.8%	\$997,372	\$1,019,719	-2.2%
New Listings Volume	302	113	↑ 167.3%	180	↑ 67.8%	3,954	2,934	↑ 34.8%

Milton Single Family

Market Report - January 2025

Total number of listings selected: 54. 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	\$1,219,503	\$1,308,126	-6.8%	\$1,246,441	-2.2%	\$1,299,283	\$1,282,408	1.3%
Transaction Volume	53	60 ↓	-11.7%	66 ↓	-19.7%	1,161	1,122	3.5%
Average List Price	\$1,434,111	\$1,427,292	0.5%	\$1,494,988	-4.1%	\$1,470,540	\$1,474,832	-0.3%
New Listings Volume	175	58 ↑	201.7%	114 ↑	53.5%	2,575	2,193 ↑	17.4%

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

Market Report - January 2025

Total number of listings selected: 54. 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	\$810,354	\$813,474	-0.4%	\$810,731	-0.0%	\$826,640	\$833,758	-0.9%
Transaction Volume	54	57	-5.3%	65 ↓	-16.9%	944	877 ↑	7.6%
Average List Price	\$950,966	\$962,972	-1.2%	\$835,595 ↑	13.8%	\$865,779	\$865,229	0.1%
New Listings Volume	153	84 ↑	82.1%	107 ↑	43.0%	1,990	1,610 ↑	23.6%

Halton Hills Single Family

Market Report - January 2025

Total number of listings selected: 37. 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	\$1,161,722	\$985,219 ↑	17.9%	\$1,007,478 ↑	15.3%	\$1,187,106	\$1,224,539	-3.1%
Transaction Volume	37	30 ↑	23.3%	46 ↓	-19.6%	719	690	4.2%
Average List Price	\$1,545,597	\$1,435,623	7.7%	\$1,472,088	5.0%	\$1,449,134	\$1,480,417	-2.1%
New Listings Volume	78	43 ↑	81.4%	68 ↑	14.7%	1,551	1,400 ↑	10.8%

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

Market Report - January 2025

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	\$839,722	\$759,360 ↑	10.6%	\$694,490 ↑	20.9%	\$823,562	\$879,718 ↓	-6.4%
Transaction Volume	9	10	-10.0%	10 ↓	-10.0%	212	197 ↑	7.6%
Average List Price	\$1,560,436	\$968,828	61.1%	\$853,893 ↑	82.7%	\$1,083,941	\$1,258,822 ↓	-13.9%
New Listings Volume	22	14 ↑	57.1%	28 ↓	-21.4%	400	405	-1.2%