

MARCH 2025 MARKET REPORT

Milton, ON, April 8, 2025 – The Halton Region real estate market continues to show positive trends in March with average prices slightly dropping year over year, which bodes well for would-be buyers that have remained on the sidelines to date. However, the upcoming federal election and the looming threat of on-again-off-again tariffs from the United States may cause more hesitation. Consumers across the board are seemingly taking a “wait and see” approach.

“The looming threat of US tariffs continues to create a sense of hesitancy among potential homebuyers, leading to a decrease in sales activity. Despite the dampening effects of this trade war on market activity, sale prices across Halton region have demonstrated remarkable resilience,” says OMDREB President Ken Mazurek.

“The relative stability of home prices across the Halton Region indicate underlying strength and stability despite these external economic headwinds. While affordability has improved, which is great news for consumers, uncertainty with Canada's largest economic partner and an upcoming federal election may cause many buyers to take a wait and see approach for the time being,” 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 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.

March 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

Halton Single Family:

Total number of listings selected: 306. Selected Property Types: Detached, Semi-Detached. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Burlington, 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	\$1,538,866	\$1,558,792	-1.3%	\$1,599,080	-3.8%	\$1,524,472	\$1,568,969	-2.8%
Transaction Volume	306	218	↑ 40.4%	501	↓ -38.9%	739	1,232	↓ -40.0%
Average List Price	\$1,864,908	\$1,922,541	-3.0%	\$1,938,113	-3.8%	\$1,907,376	\$1,991,355	-4.2%
New Listings Volume	1,009	702	↑ 43.7%	889	↑ 13.5%	2,434	2,186	↑ 11.3%

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

Total number of listings selected: 251. 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: Burlington, 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	\$843,046	\$822,083	2.5%	\$846,447	-0.4%	\$844,096	\$846,015	-0.2%
Transaction Volume	251	211	↑ 19.0%	390	↓ -35.6%	683	1,016	↓ -32.8%
Average List Price	\$902,159	\$864,554	4.3%	\$930,741	-3.1%	\$897,189	\$915,052	-2.0%
New Listings Volume	928	740	↑ 25.4%	687	↑ 35.1%	2,365	1,841	↑ 28.5%

Oakville Single Family:

Total number of listings selected: 104. 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	\$1,920,704	\$2,066,183	-7.0%	\$1,979,300	-3.0%	\$1,949,862	\$2,041,801	-4.5%
Transaction Volume	104	78	↑ 33.3%	191	↓ -45.5%	243	436	↓ -44.3%
Average List Price	\$2,420,729	\$2,474,933	-2.2%	\$2,441,974	-0.9%	\$2,461,597	\$2,568,671	-4.2%
New Listings Volume	385	256	↑ 50.4%	324	↑ 18.8%	955	840	↑ 13.7%

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

Total number of listings selected: 84. 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	\$904,837	\$923,169	-2.0%	\$874,188	3.5%	\$933,326	\$904,756	3.2%
Transaction Volume	84	71	↑ 18.3%	149	↓ -43.6%	233	382	↓ -39.0%
Average List Price	\$969,840	\$911,078	6.4%	\$1,016,337	-4.6%	\$942,110	\$1,003,044	↓ -6.1%
New Listings Volume	446	343	↑ 30.0%	317	↑ 40.7%	1,091	774	↑ 41.0%

Milton Single Family:

Total number of listings selected: 64. 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	\$1,205,874	\$1,180,577	2.1%	\$1,292,743	↓ -6.7%	\$1,198,831	\$1,305,534	↓ -8.2%
Transaction Volume	64	39	↑ 64.1%	108	↓ -40.7%	159	284	↓ -44.0%
Average List Price	\$1,363,961	\$1,343,397	1.5%	\$1,765,340	↓ -22.7%	\$1,372,005	\$1,622,468	↓ -15.4%
New Listings Volume	234	157	↑ 49.0%	206	↑ 13.6%	565	478	↑ 18.2%

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

Total number of listings selected: 63. 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	\$802,285	\$840,064	-4.5%	\$859,280	↓ -6.6%	\$817,165	\$836,462	-2.3%
Transaction Volume	63	57	↑ 10.5%	95	↓ -33.7%	174	252	↓ -31.0%
Average List Price	\$863,627	\$850,713	1.5%	\$854,675	1.0%	\$885,355	\$829,645	↑ 6.7%
New Listings Volume	182	160	↑ 13.8%	134	↑ 35.8%	495	410	↑ 20.7%

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	\$1,043,282	\$1,155,397	-9.7%	\$1,280,762	↓ -18.5%	\$1,124,723	\$1,186,888	↓ -5.2%
Transaction Volume	30	29	3.4%	63	↓ -52.4%	95	180	↓ -47.2%
Average List Price	\$1,528,394	\$1,667,720	-8.4%	\$1,594,416	-4.1%	\$1,587,147	\$1,501,154	↑ 5.7%
New Listings Volume	116	89	↑ 30.3%	156	↓ -25.6%	284	337	↓ -15.7%

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

Total number of listings selected: 11. 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	\$1,093,182	\$702,075	↑ 55.7%	\$941,469	↑ 16.1%	\$875,231	\$828,189	↑ 5.7%
Transaction Volume	11	12	-8.3%	16	↓ -31.3%	32	48	↓ -33.3%
Average List Price	\$995,845	\$1,048,400	-5.0%	\$928,613	↑ 7.2%	\$1,134,171	\$950,707	↑ 19.3%
New Listings Volume	47	33	↑ 42.4%	37	↑ 27.0%	102	97	↑ 5.2%

Burlington Single Family:

Total number of listings selected: 108. Selected Property Types: Detached, Semi-Detached. No Architectural Styles Filtered. Selected Regions: Halton. Selected Cities: Burlington. 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	\$1,506,160	\$1,376,462	9.4%	\$1,458,911	3.2%	\$1,468,205	\$1,380,523	↑ 6.4%
Transaction Volume	108	72	↑ 50.0%	139	↓ -22.3%	242	332	↓ -27.1%
Average List Price	\$1,654,200	\$1,783,501	-7.2%	\$1,573,369	↑ 5.1%	\$1,691,739	\$1,721,260	-1.7%
New Listings Volume	274	200	↑ 37.0%	203	↑ 35.0%	630	531	↑ 18.6%

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

Total number of listings selected: 93. 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: Burlington. 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	\$785,261	\$726,845	8.0%	\$793,580	-1.0%	\$774,011	\$788,603	-1.9%
Transaction Volume	93	71	↑ 31.0%	130	↓ -28.5%	244	334	↓ -26.9%
Average List Price	\$793,162	\$767,448	3.4%	\$846,007	↓ -6.2%	\$797,745	\$849,788	↓ -6.1%
New Listings Volume	253	204	↑ 24.0%	199	↑ 27.1%	677	560	↑ 20.9%