

## **APRIL 2025 MARKET REPORT**

**Oakville, ON, May 6, 2025** – Across the Halton Region, trends continue to develop in the right direction for consumers as home prices remain steady and inventory levels slowly increase. We're seeing more market transactions throughout the Region as homebuyers benefit from lower borrowing costs, indicating that consumer confidence is also growing. This optimism has set the stage for what is turning out to be an active spring market.

"It's important to be aware, however, that the strength of the current market will begin to show some of the underlying gaps that need to be filled in the housing continuum. Resale homes are moving quickly, but new home builds are slowing, which can be seen as concerning. We need housing starts to help meet regional growth targets, accommodate immigration, and ensure housing supply does not run dry," says OMDREB President Ken Mazurek.

"OMDREB will continue to work with all levels of government on initiatives that promote increasing supply, affordability across all home types, and reducing barriers for homeownership," 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.

## April 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](mailto:helpdesk@omdreb.ca)

### Halton Single Family

Total number of listings selected: 357. Selected Property Types: Detached, Semi-Detached. All Architectural Styles. Selected Regions: Halton. Selected Cities: Burlington, Halton Hills, Milton, Oakville. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,505,976	\$1,546,202	-2.6%	\$1,642,392	↓ -8.3%	\$1,520,542	\$1,591,431	-4.5%
Transaction Volume	357	308	↑ 15.9%	543	↓ -34.3%	1,098	1,775	↓ -38.1%
Average List Price	\$1,770,464	\$1,859,351	-4.8%	\$1,881,630	↓ -5.9%	\$1,859,762	\$1,953,706	-4.8%
New Listings Volume	1,184	1,010	↑ 17.2%	1,142	3.7%	3,619	3,328	↑ 8.7%

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

Total number of listings selected: 284. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. All Architectural Styles. Selected Regions: Halton. Selected Cities: Burlington, Halton Hills, Milton, Oakville. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$894,030	\$841,805	6.2%	\$867,634	3.0%	\$858,388	\$852,651	0.7%
Transaction Volume	284	254	↑ 11.8%	450	↓ -36.9%	970	1,466	↓ -33.8%
Average List Price	\$884,103	\$898,065	-1.6%	\$918,632	-3.8%	\$891,982	\$916,230	-2.6%
New Listings Volume	928	928	0.0%	903	2.8%	3,293	2,744	↑ 20.0%

## Oakville Single Family

Total number of listings selected: 118. Selected Property Types: Detached, Semi-Detached. All Architectural Styles. Selected Regions: Halton. Selected Cities: Oakville. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,948,951	\$1,944,792	0.2%	\$2,086,308	↓ -6.6%	\$1,956,471	\$2,055,604	-4.8%
Transaction Volume	118	105	↑ 12.4%	196	↓ -39.8%	362	632	↓ -42.7%
Average List Price	\$2,224,441	\$2,413,890	-7.8%	\$2,393,124	↓ -7.0%	\$2,384,348	\$2,507,700	-4.9%
New Listings Volume	438	385	↑ 13.8%	447	-2.0%	1,394	1,287	↑ 8.3%

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

Total number of listings selected: 102. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. All Architectural Styles. Selected Regions: Halton. Selected Cities: Oakville. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$894,821	\$907,133	-1.4%	\$937,660	-4.6%	\$922,133	\$914,971	0.8%
Transaction Volume	102	85	↑ 20.0%	172	↓ -40.7%	336	554	↓ -39.4%
Average List Price	\$916,777	\$965,716	-5.1%	\$999,999	↓ -8.3%	\$933,676	\$1,002,006	↓ -6.8%
New Listings Volume	413	447	-7.6%	400	3.3%	1,505	1,174	↑ 28.2%

## Milton Single Family

Total number of listings selected: 84. Selected Property Types: Detached, Semi-Detached. All Architectural Styles. Selected Regions: Halton. Selected Cities: Milton. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,225,416	\$1,200,976	2.0%	\$1,334,228	↓ -8.2%	\$1,206,707	\$1,313,386	↓ -8.1%
Transaction Volume	84	65	↑ 29.2%	107	↓ -21.5%	244	391	↓ -37.6%
Average List Price	\$1,422,275	\$1,376,487	3.3%	\$1,425,792	-0.2%	\$1,395,598	\$1,559,902	↓ -10.5%
New Listings Volume	285	237	↑ 20.3%	223	↑ 27.8%	854	701	↑ 21.8%

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

Total number of listings selected: 69. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. All Architectural Styles. Selected Regions: Halton. Selected Cities: Milton. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$866,102	\$800,380	8.2%	\$816,818	↑ 6.0%	\$830,567	\$831,464	-0.1%
Transaction Volume	69	63	9.5%	86	↓ -19.8%	243	338	↓ -28.1%
Average List Price	\$892,060	\$860,516	3.7%	\$885,813	0.7%	\$886,200	\$845,763	4.8%
New Listings Volume	198	182	8.8%	165	↑ 20.0%	693	575	↑ 20.5%

## Halton Hills Single Family

Total number of listings selected: 37. Selected Property Types: Detached, Semi-Detached. All Architectural Styles. Selected Regions: Halton. Selected Cities: Halton Hills. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,170,959	\$1,043,282	↑ 12.2%	\$1,299,515	↓ -9.9%	\$1,137,683	\$1,221,543	↓ -6.9%
Transaction Volume	37	30	↑ 23.3%	80	↓ -53.8%	132	260	↓ -49.2%
Average List Price	\$1,399,390	\$1,504,346	-7.0%	\$1,462,927	-4.3%	\$1,500,993	\$1,487,142	0.9%
New Listings Volume	151	113	↑ 33.6%	195	↓ -22.6%	430	532	↓ -19.2%

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

Total number of listings selected: 19. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. All Architectural Styles. Selected Regions: Halton. Selected Cities: Halton Hills. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$924,784	\$1,093,182	↓ -15.4%	\$980,059	↓ -5.6%	\$893,692	\$882,862	1.2%
Transaction Volume	19	11	↑ 72.7%	27	↓ -29.6%	51	75	↓ -32.0%
Average List Price	\$1,050,818	\$1,000,561	5.0%	\$1,006,212	4.4%	\$1,116,295	\$966,624	↑ 15.5%
New Listings Volume	33	46	↓ -28.3%	39	↓ -15.4%	134	136	-1.5%

## Burlington Single Family

Total number of listings selected: 118. Selected Property Types: Detached, Semi-Detached. All Architectural Styles. Selected Regions: Halton. Selected Cities: Burlington. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,367,767	\$1,506,160	-9.2%	\$1,476,118	↓ -7.3%	\$1,435,284	\$1,411,611	1.7%
Transaction Volume	118	108	9.3%	160	↓ -26.3%	360	492	↓ -26.8%
Average List Price	\$1,629,896	\$1,645,012	-0.9%	\$1,717,990	↓ -5.1%	\$1,667,833	\$1,720,139	-3.0%
New Listings Volume	310	275	↑ 12.7%	277	↑ 11.9%	941	808	↑ 16.5%

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

Total number of listings selected: 94. Selected Property Types: Attached Row Townhouse, Condo Apartment, Condo Townhouse, Co-op Apartment, Co-Ownership Apartment, Link, Detached Condo, Other. All Architectural Styles. Selected Regions: Halton. Selected Cities: Burlington. All Neighbourhoods. All Beds. All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$907,456	\$781,719	↑ 16.1%	\$802,725	↑ 13.0%	\$809,981	\$793,273	2.1%
Transaction Volume	94	95	-1.1%	165	↓ -43.0%	340	499	↓ -31.9%
Average List Price	\$811,669	\$786,916	3.1%	\$816,467	-0.6%	\$799,578	\$838,190	-4.6%
New Listings Volume	284	253	↑ 12.3%	299	↓ -5.0%	961	859	↑ 11.9%