

MAY 2025 MARKET REPORT

Oakville, ON, JUNE 5, 2025 – Improved affordability continues to be overshadowed by a lack of consumer confidence surrounding the ongoing trade and tariff war with the United States. Overall sales volume and prices were down year over year across the Halton Region. These decreases coincided with an increase to the number of new and active listings on an annual basis.

“There were a few silver linings in the May sales data as sales volume was up 20% month over month across the region. The Oakville townhouse and condo market segment showed particular strength with both average sale price and sales volume increasing on a month over month and year over year basis. Additionally, single family homes in Burlington saw an increase to their sales volume on a month over month and year over year basis as well,” continues Mazurek.

He adds, “Given the variety of market conditions that exist within specific cities and neighbourhoods in the Halton Region, prospective buyers and sellers should work with an OMDREB REALTOR® that is knowledgeable with these local market conditions.”

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.

May 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 Overview (Oakville, Milton, Halton Hills & Burlington):

Overview

\$1,244,715
Average Price

\$1,105,000
Median Price

\$860,000
25th Percentile Price

\$1,459,000
75th Percentile Price

\$1,900,000
90th Percentile Price

785
Transaction Volume

18.6%
% Above List Price

98%
Average SP/LP

98%
Median SP/LP

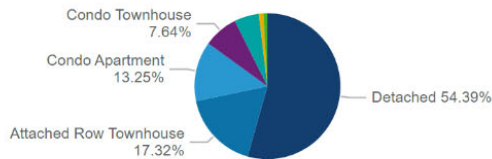
28
Average Days on Market

19
Median Days on Market

\$977,100,952
Total Dollar Volume

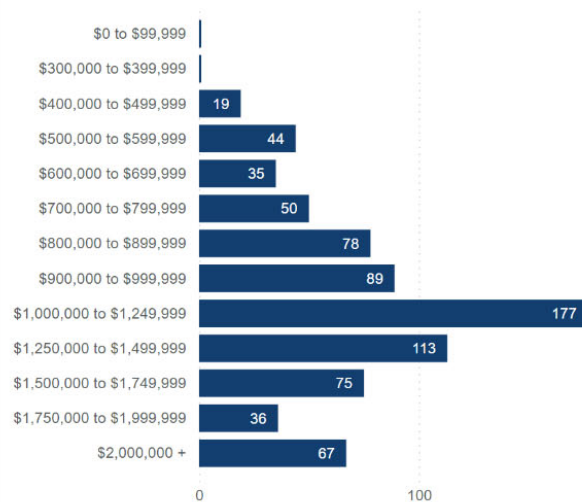
Sales Volume By Property Type

Total number of listings selected: 785. All Property Types. All Architectural Styles.
Selected Regions: Halton. All Cities. All Neighbourhoods. All Beds. All Baths.



Sales Volume By Price Range

Total number of listings selected: 785. All Property Types. All Architectural Styles.
Selected Regions: Halton. All Cities. All Neighbourhoods. All Beds. All Baths.



Average Sale Price By Location

Total number of listings selected: 785. All Property Types. All Architectural Styles.
Selected Regions: Halton. All Cities. All Neighbourhoods. All Beds. All Baths.



Halton Single Family

Market Report - May 2025

Total number of listings selected: 470. Selected Property Types: Detached, Semi-Detached, All Architectural Styles. Selected Regions: Halton, All Cities, All Neighbourhoods, All Beds, All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,480,278	\$1,504,913	-1.6%	\$1,600,054	↓ -7.5%	\$1,507,657	\$1,591,841	↓ -5.3%
Transaction Volume	470	366	↑ 28.4%	535	↓ -12.1%	1,577	2,308	↓ -31.7%
Average List Price	\$1,765,984	\$1,756,280	0.6%	\$1,885,704	↓ -6.3%	\$1,827,574	\$1,933,792	↓ -5.5%
New Listings Volume	1,429	1,184	↑ 20.7%	1,350	↑ 5.9%	5,048	4,676	↑ 8.0%
% Above List Price	18.9%	20.2%	-1.3%	29.5%	↓ -10.6%	19.5%	32.1%	↓ -13.2%
% At List Price	2.6%	4.1%	-1.5%	3.7%	-1.2%	3.6%	4.8%	-2.2%
% Below List Price	78.5%	75.7%	2.8%	66.7%	↑ 11.8%	76.9%	63.1%	↑ 15.4%
Average SP/LP	97.6%	98.3%	-0.8%	99.4%	-1.8%	97.9%	99.8%	-2.3%
Average Days On Market	25	24	5.0%	18	↑ 36.8%	27	22	↑ 23.1%
Terminations Volume	583	474	↑ 23.0%	360	↑ 61.9%	1,953	1,143	↑ 70.9%
Total Dollar Volume	\$695,730,801	\$550,797,977	↑ 26.3%	\$856,028,705	↓ -18.7%	\$2,377,575,520	\$3,673,967,928	↓ -35.3%

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

Market Report - May 2025

Total number of listings selected: 315. 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, All Cities, All Neighbourhoods, All Beds, All Baths.

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$893,239	\$892,338	0.1%	\$836,536	↑ 6.8%	\$866,717	\$850,203	1.9%
Transaction Volume	315	292	7.9%	376	↓ -16.2%	1,293	1,843	↓ -29.8%
Average List Price	\$890,838	\$878,903	1.4%	\$943,796	↓ -5.6%	\$890,154	\$922,871	-3.5%
New Listings Volume	1,037	929	↑ 11.6%	931	↑ 11.4%	4,330	3,672	↑ 17.9%
% Above List Price	18.1%	17.1%	1.0%	26.3%	↓ -8.2%	18.3%	27.1%	↓ -9.0%
% At List Price	2.9%	3.4%	-0.6%	5.6%	-2.7%	4.1%	5.6%	-2.7%
% Below List Price	79.0%	79.5%	-0.4%	68.1%	↑ 11.0%	77.6%	67.3%	↑ 11.8%
Average SP/LP	98.2%	98.4%	-0.2%	99.6%	-1.4%	98.5%	99.9%	-1.7%
Average Days On Market	33	31	6.7%	23	↑ 45.6%	32	27	↑ 18.6%
Terminations Volume	482	409	↑ 17.8%	255	↑ 89.0%	1,755	959	↑ 83.0%
Total Dollar Volume	\$281,370,151	\$260,562,578	8.0%	\$314,537,684	↓ -10.5%	\$1,120,664,457	\$1,566,924,254	↓ -28.5%

Oakville Single Family

Market Report - May 2025

Total number of listings selected: 160. 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	\$1,896,904	\$1,954,516	-2.9%	\$1,953,956	-2.9%	\$1,939,555	\$2,029,426	-4.4%
Transaction Volume	160	121	↑ 32.2%	212	↓ -24.5%	525	845	↓ -37.9%
Average List Price	\$2,311,476	\$2,206,401	4.8%	\$2,386,689	-3.2%	\$2,361,611	\$2,470,237	-4.4%
New Listings Volume	499	437	↑ 14.2%	532	↓ -6.2%	1,895	1,825	3.8%
% Above List Price	13.8%	15.7%	-2.0%	27.8%	↓ -14.1%	14.5%	29.9%	↓ -16.2%
% At List Price	3.8%	3.3%	0.4%	1.9%	1.9%	4.0%	3.7%	0.1%
% Below List Price	82.5%	81.0%	1.5%	70.3%	↑ 12.2%	81.5%	66.4%	↑ 16.1%
Average SP/LP	97.0%	97.6%	-0.6%	98.8%	-1.8%	97.3%	99.3%	-2.3%
Average Days On Market	26	27	-2.0%	19	↑ 40.2%	29	22	↑ 29.6%
Terminations Volume	218	179	↑ 21.8%	135	↑ 61.5%	776	474	↑ 63.7%
Total Dollar Volume	\$303,504,670	\$236,496,455	↑ 28.3%	\$414,238,578	↓ -26.7%	\$1,018,266,532	\$1,714,865,131	↓ -40.6%

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

Market Report - May 2025

Total number of listings selected: 143. 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	\$984,419	\$893,109	↑ 10.2%	\$951,766	3.4%	\$939,779	\$924,279	1.7%
Transaction Volume	143	108	↑ 32.4%	123	↑ 16.3%	485	678	↓ -28.5%
Average List Price	\$938,297	\$911,514	2.9%	\$997,372	↓ -5.9%	\$933,454	\$1,003,126	↓ -6.9%
New Listings Volume	441	413	6.8%	383	↑ 15.1%	1,946	1,562	↑ 24.6%
% Above List Price	17.5%	13.0%	4.5%	20.3%	-2.8%	14.8%	25.8%	↓ -8.3%
% At List Price	2.1%	0.9%	1.2%	3.3%	-1.2%	3.7%	3.8%	-1.7%
% Below List Price	80.4%	86.1%	-5.7%	76.4%	4.0%	81.4%	70.4%	↑ 10.1%
Average SP/LP	98.0%	97.7%	0.2%	98.4%	-0.4%	98.1%	99.8%	-1.8%
Average Days On Market	33	31	6.0%	25	↑ 30.2%	32	30	↑ 7.2%
Terminations Volume	227	209	8.6%	128	↑ 77.3%	847	442	↑ 91.6%
Total Dollar Volume	\$140,771,987	\$96,455,789	↑ 45.9%	\$117,067,249	↑ 20.2%	\$455,792,697	\$626,661,400	↓ -27.3%

Milton Single Family

Market Report - May 2025

Total number of listings selected: 99. 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	\$1,193,637	\$1,227,011	-2.7%	\$1,304,797	↓ -8.5%	\$1,204,224	\$1,311,397	↓ -8.2%
Transaction Volume	99	86	↑ 15.1%	116	↓ -14.7%	342	505	↓ -32.3%
Average List Price	\$1,411,799	\$1,419,477	-0.5%	\$1,436,600	-1.7%	\$1,404,912	\$1,521,802	↓ -7.7%
New Listings Volume	325	285	↑ 14.0%	325	0.0%	1,182	1,026	↑ 15.2%
% Above List Price	24.2%	27.9%	-3.7%	36.2%	↓ -12.0%	26.0%	43.2%	↓ -18.9%
% At List Price	2.0%	4.7%	-2.6%	8.6%	↓ -6.6%	3.5%	6.7%	-4.7%
% Below List Price	73.7%	67.4%	6.3%	55.2%	↑ 18.6%	70.5%	50.1%	↑ 23.6%
Average SP/LP	98.8%	99.4%	-0.6%	101.5%	-2.7%	99.1%	101.9%	-3.2%
Average Days On Market	22	23	-5.7%	17	↑ 27.1%	25	21	↑ 19.4%
Terminations Volume	136	136	0.0%	87	↑ 56.3%	495	242	↑ 104.5%
Total Dollar Volume	\$118,170,041	\$105,522,959	↑ 12.0%	\$151,356,478	↓ -21.9%	\$411,844,611	\$662,255,532	↓ -37.8%

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

Market Report - May 2025

Total number of listings selected: 58. 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	\$815,078	\$866,243	-5.9%	\$801,296	1.7%	\$827,742	\$827,743	-0.0%
Transaction Volume	58	70	↓ -17.1%	107	↓ -45.8%	302	446	↓ -32.3%
Average List Price	\$826,386	\$886,062	-6.7%	\$815,890	1.3%	\$869,504	\$834,810	4.2%
New Listings Volume	238	198	↑ 20.2%	231	3.0%	932	803	↑ 16.1%
% Above List Price	29.3%	28.6%	0.7%	41.1%	↓ -11.8%	29.8%	38.3%	↓ -9.0%
% At List Price	1.7%	4.3%	-2.6%	9.3%	↓ -7.6%	3.6%	6.3%	-4.6%
% Below List Price	69.0%	67.1%	1.8%	49.5%	↑ 19.4%	66.6%	55.4%	↑ 13.6%
Average SP/LP	99.7%	99.6%	0.2%	101.4%	-1.7%	99.8%	101.5%	-1.8%
Average Days On Market	26	25	6.9%	21	↑ 26.3%	26	23	↑ 15.9%
Terminations Volume	109	78	↑ 39.7%	50	↑ 118.0%	384	207	↑ 85.5%
Total Dollar Volume	\$47,274,499	\$60,637,006	↓ -22.0%	\$85,738,638	↓ -44.9%	\$249,978,206	\$369,173,393	↓ -32.3%

Halton Hills Single Family

Market Report - May 2025

Total number of listings selected: 59. 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	\$1,234,978	\$1,161,600	6.3%	\$1,207,304	2.3%	\$1,163,856	\$1,204,894	-3.4%
Transaction Volume	59	40	↑ 47.5%	69	↓ -14.5%	195	328	↓ -40.5%
Average List Price	\$1,317,709	\$1,373,026	-4.0%	\$1,423,560	↓ -7.4%	\$1,410,594	\$1,464,818	-3.7%
New Listings Volume	201	152	↑ 32.2%	160	↑ 25.6%	626	685	↓ -8.6%
% Above List Price	16.9%	22.5%	-5.6%	11.6%	↑ 5.4%	17.4%	19.5%	-2.6%
% At List Price	5.1%	2.5%	2.6%	5.8%	-0.7%	4.6%	6.4%	-1.3%
% Below List Price	78.0%	75.0%	3.0%	82.6%	-4.6%	77.9%	74.1%	3.9%
Average SP/LP	96.5%	98.5%	-2.1%	97.8%	-1.4%	97.6%	98.2%	-1.7%
Average Days On Market	29	19	↑ 59.4%	22	↑ 33.8%	28	23	↑ 23.9%
Terminations Volume	87	49	↑ 77.6%	57	↑ 52.6%	241	161	↑ 49.7%
Total Dollar Volume	\$72,863,700	\$46,463,999	↑ 56.8%	\$83,304,000	↓ -12.5%	\$226,951,843	\$395,205,109	↓ -42.6%

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

Market Report - May 2025

Total number of listings selected: 10. 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	\$717,700	\$914,045	↓ -21.5%	\$668,357	↑ 7.4%	\$862,344	\$816,318	↑ 5.6%
Transaction Volume	10	20	↓ -50.0%	21	↓ -52.4%	62	95	↓ -34.7%
Average List Price	\$1,007,783	\$1,050,667	-4.1%	\$1,112,316	↓ -9.4%	\$1,087,220	\$970,298	↑ 12.1%
New Listings Volume	46	33	↑ 39.4%	43	↑ 7.0%	179	173	3.5%
% Above List Price	-	5.0%	-5.0%	42.9%	↓ -42.9%	12.9%	24.2%	↓ -24.2%
% At List Price	-	10.0%	-10.0%	4.8%	-4.8%	4.8%	4.2%	-4.2%
% Below List Price	100.0%	85.0%	↑ 15.0%	52.4%	↑ 47.6%	82.3%	71.6%	↑ 28.4%
Average SP/LP	97.0%	100.2%	-3.2%	99.9%	-2.9%	99.0%	98.9%	-1.9%
Average Days On Market	26	25	4.7%	17	↑ 51.6%	29	27	5.0%
Terminations Volume	15	15	0.0%	9	↑ 66.7%	73	41	↑ 78.0%
Total Dollar Volume	\$7,177,000	\$18,280,900	↓ -60.7%	\$14,035,500	↓ -48.9%	\$53,465,300	\$77,550,165	↓ -31.1%

Burlington Single Family

Market Report - May 2025

Total number of listings selected: 152. 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	\$1,323,634	\$1,363,988	-3.0%	\$1,500,939	↓ -11.8%	\$1,399,053	\$1,431,178	-2.2%
Transaction Volume	152	119	↑ 27.7%	138	↑ 10.1%	515	630	↓ -18.3%
Average List Price	\$1,600,174	\$1,619,314	-1.2%	\$1,745,696	↓ -8.3%	\$1,640,671	\$1,727,597	↓ -5.0%
New Listings Volume	404	310	↑ 30.3%	333	↑ 21.3%	1,345	1,140	↑ 18.0%
% Above List Price	21.7%	18.5%	3.2%	35.5%	↓ -13.8%	21.2%	32.7%	↓ -11.0%
% At List Price	0.7%	5.0%	-4.4%	1.4%	-0.8%	2.9%	3.8%	-3.2%
% Below List Price	77.6%	76.5%	1.2%	63.0%	↑ 14.6%	75.9%	63.5%	↑ 14.1%
Average SP/LP	97.8%	98.3%	-0.5%	99.4%	-1.6%	98.0%	99.8%	-2.0%
Average Days On Market	24	23	3.9%	16	↑ 44.8%	25	21	↑ 19.3%
Terminations Volume	142	110	↑ 29.1%	81	↑ 75.3%	441	266	↑ 65.8%
Total Dollar Volume	\$201,192,390	\$162,314,564	↑ 24.0%	\$207,129,649	-2.9%	\$720,512,534	\$901,642,155	↓ -20.1%

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

Market Report - May 2025

Total number of listings selected: 104. 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	\$828,333	\$906,265	-8.6%	\$781,570	↑ 6.0%	\$814,028	\$790,928	2.9%
Transaction Volume	104	94	↑ 10.6%	125	↓ -16.8%	444	624	↓ -28.8%
Average List Price	\$855,678	\$806,784	6.1%	\$950,295	↓ -10.0%	\$811,371	\$867,448	↓ -6.5%
New Listings Volume	312	285	9.5%	274	↑ 13.9%	1,273	1,134	↑ 12.3%
% Above List Price	14.4%	16.0%	-1.5%	16.8%	-2.4%	15.1%	21.0%	↓ -6.6%
% At List Price	4.8%	4.3%	0.6%	4.8%	0.0%	4.7%	7.2%	-2.4%
% Below List Price	80.8%	79.8%	1.0%	78.4%	2.4%	80.2%	71.8%	↑ 9.0%
Average SP/LP	97.8%	97.9%	-0.1%	99.1%	-1.3%	98.0%	99.0%	-1.1%
Average Days On Market	38	37	1.9%	23	↑ 65.4%	38	28	↑ 34.5%
Terminations Volume	131	107	↑ 22.4%	68	↑ 92.6%	451	269	↑ 67.7%
Total Dollar Volume	\$86,146,665	\$85,188,883	1.1%	\$97,696,297	↓ -11.8%	\$361,428,254	\$493,539,296	↓ -26.8%