

**JUNE 2025 MARKET REPORT:  
June Housing Market Sees Continued Adjustment Throughout The Halton Region**

**Oakville, ON, JULY 4, 2025** – There are early indicators that Buyers who paused their home buying search due to affordability concerns, tariffs, or trade wars may be re-entering the market in the Halton Region, which is great news for local consumers. Buyers ready to purchase a home will largely benefit from steady interest rates and ample inventory, giving them the benefits of choice and negotiating power.

"Despite the average sale price and transaction volume being down on a year-over-year basis across the Halton Region, certain market segments continue to show resiliency and underlying strength," says OMDREB President Ken Mazurek.

"The average price of a single family home in Oakville was up 6.4% year-over-year for the month of June. Additionally, the average price of a Milton semi-detached, townhouse, and condo was also up 5.3% year-over-year. Halton Hills saw a significant month-over-month increase in sales volume in both the single family, semi-detached, townhouse, and condo segments. Several other sub-markets across the Halton Region witnessed a month-over-month increase in sales volume pointing towards a late spring market and potentially busier summer," 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.



## JUNE 2025 - MARKET WATCH FOR PUBLIC RELEASE

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

HALTON SINGLE FAMILY								
KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,467,840	\$1,474,523	-0.50%	\$1,539,840	-4.70%	\$1,497,322	\$1,582,581	-5.40%
Transaction Volume	429	484	-11.40%	500	-14.20%	2,020	2808	-28.10%
Average List Price	\$1,771,689	\$1,756,527	0.90%	\$1,782,172	-0.60%	\$1,812,850	\$1,902,644	-4.70%
New Listings Volume	1275	1431	-10.90%	1209	5.50%	6326	5885	7.50%

HALTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES								
KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$853,356	\$890,160	-4.10%	\$883,734	-3.40%	\$863,682	\$855,619	0.90%
Transaction Volume	304	322	-5.60%	35500.00%	-14.40%	1,604	2198	-27.00%
Average List Price	\$901,807	\$892,150	1.10%	\$958,239	-5.90%	\$892,163	\$929,895	-4.10%
New Listings Volume	992	1041	-4.70%	910	9.00%	5325	4582	16.20%

## OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,921,524	\$1,887,285	1.80%	\$1,805,995	6.40%	\$1,933,515	\$1,992,556	-3.00%
Transaction Volume	126	164	-23.20%	167	-24.60%	655	1,012	-35.30%
Average List Price	\$2,284,125	\$2,301,189	-0.70%	\$2,204,547	3.60%	\$2,342,336	\$2,417,309	-3.10%
New Listings Volume	484	500	-3.20%	454	6.60%	2,380	2,279	4.40%

## OAKVILLE TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$954,696	\$979,639	-2.50%	\$969,970	-1.60%	\$941,900	\$931,053	1.20%
Transaction Volume	122	147	-17.00%	118	3.40%	611	796	-23.20%
Average List Price	\$909,585	\$936,685	-2.90%	\$1,071,629	-15.10%	\$928,237	\$1,017,940	-8.80%
New Listings Volume	450	441	2.00%	431	4.40%	2396	1993	20.20%

## MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,215,107	\$1,194,544	1.70%	\$1,354,281	-10.30%	\$1,206,676	\$1,319,906	-8.60%
Transaction Volume	96	104	-7.70%	125	-23.20%	443	630	-29.70%
Average List Price	\$1,418,202	\$1,397,965	1.40%	\$1,449,879	-2.20%	\$1,402,764	\$1,505,279	-6.80%
New Listings Volume	277	324	-14.50%	306	-9.50%	1459	1332	9.50%

## MILTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$831,960	\$813,339	2.30%	\$790,012	5.30%	\$828,143	\$821,883	0.80%
Transaction Volume	62	59	5.10%	82	-24.40%	365	528	-30.90%
Average List Price	\$898,060	\$839,743	6.90%	\$866,834	3.60%	\$877,448	\$840,806	4.40%
New Listings Volume	213	239	-10.90%	185	15.10%	1145	988	15.90%

## HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,100,824	\$1,231,880	-10.60%	\$1,218,723	-9.70%	\$1,144,901	\$1,207,633	-5.20%
Transaction Volume	68	61	11.50%	81	-16.00%	265	409	-35.20%
Average List Price	\$1,293,962	\$1,310,641	-1.30%	\$1,336,935	-3.20%	\$1,383,425	\$1,438,441	-3.80%
New Listings Volume	167	201	-16.90%	178	-6.20%	793	863	-8.10%

## HALTON HILLS TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$749,289	\$703,364	6.50%	\$795,921	-5.90%	\$832,461	\$812,918	2.40%
Transaction Volume	19	11	72.70%	19	0.00%	82	114	-28.10%
Average List Price	\$1,645,332	\$1,006,830	63.40%	\$922,347	78.40%	\$1,194,896	\$962,616	24.10%
New Listings Volume	43	46	-6.50%	33	30.30%	222	206	7.80%

## BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,410,685	\$1,321,144	6.80%	\$1,577,299	-10.60%	\$1,400,583	\$1,455,692	-3.80%
Transaction Volume	139	155	-10.30%	127	9.40%	657	757	-13.20%
Average List Price	\$1,569,029	\$1,592,650	-1.50%	\$1,742,227	-9.90%	\$1,623,164	\$1,730,407	-6.20%
New Listings Volume	347	406	-14.50%	271	28.00%	1694	1411	20.10%

## BURLINGTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$763,655	\$827,625	-7.70%	\$877,688	-13.00%	\$804,600	\$806,454	-0.20%
Transaction Volume	101	105	-3.80%	136	-25.70%	546	760	-28.20%
Average List Price	\$780,570	\$852,817	-8.50%	\$840,320	-7.10%	\$804,589	\$862,372	-6.70%
New Listings Volume	286	315	-9.20%	261	9.60%	1562	1395	12.00%