

JULY 2025 MARKET REPORT:**Halton Region Real Estate Market Sees Bright Spots Emerge in Year-Over-Year Activity**

Oakville, ON, AUGUST 5, 2025 – In the face of what is typically a slowdown in the market during the summer months, the Halton Region saw some key indicators pointing to underlying strength and buyer activity across all property types and municipalities.

Key Halton Region Highlights:

- **Average Price of Single Family Homes:** \$1,394,739, down 5.3% from June and 9.3% year-over-year.
- **Transaction Volume:** 424 sales in July, a 3.6% decrease from last month but up 17.1% from July 2024.
- **New Listings:** 1,055 new listings hit the market, down 17.4% from June but up 7% year-over-year.

This reflects a market adjusting to both interest rate pressures and typical summer buyer behaviour, with many sellers choosing to delay listings until the fall market.

“We typically experience a seasonal slowdown in July and August with fewer sales and new listings as potential buyers and sellers take their summer vacations. This year however, we witnessed a late spring market with buyers remaining active throughout the Halton Region right into the Summer months,” says OMDREB President Ken Mazurek.

“July saw a +17% year-over-year increase in Single Family home sales across the Region compared to the same month last year. Additionally, Townhomes and Condos in Milton and Burlington also saw a year-over-year and month-over-month increase to their sales activity. While buyers remain active, sellers appear to be pulling back a bit more and waiting for the fall market as new listings across the Region were down -17% compared to last month. With the Bank of Canada continuing to hold its key rate, and generally improved affordability, we are seeing more home buyers re-enter the market and take advantage of high inventory levels,” 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.



JULY 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	\$1,394,739	\$1,473,310	-5.30%	\$1,538,439	-9.30%	\$1,477,366	\$1,577,540	-6.40%
Transaction Volume	424	440	-3.60%	362	17.10%	2,453	3,170	-22.60%
Average List Price	\$1,748,781	\$1,762,330	-0.80%	\$1,818,699	-3.80%	\$1,801,065	\$1,890,597	-4.70%
New Listings Volume	1,055	1,278	-17.40%	986	7.00%	7,384	6,871	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	\$767,251	\$849,594	-9.70%	\$905,922	-15.30%	\$848,705	\$861,339	-1.50%
Transaction Volume	281	316	-11.10%	282	-0.40%	1,897	2,480	-23.50%
Average List Price	\$876,364	\$897,674	-2.40%	\$920,654	-4.80%	\$888,950	\$928,419	-4.30%
New Listings Volume	783	993	-21.10%	871	-10.10%	6,109	5,453	12.00%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,738,724	\$1,921,561	-9.50%	\$2,037,050	-14.60%	\$1,893,995	\$1,996,810	-5.10%
Transaction Volume	119	133	-10.50%	107	11.20%	780	1,119	-30.30%
Average List Price	\$2,325,616	\$2,271,642	2.40%	\$2,337,512	-0.50%	\$2,336,618	\$2,406,712	-2.90%
New Listings Volume	374	485	-22.90%	349	7.20%	2,755	2,628	4.80%

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	\$797,859	\$948,436	-15.90%	\$1,009,319	-21.00%	\$921,414	\$941,008	-2.10%
Transaction Volume	96	126	-23.80%	116	-17.20%	711	912	-22.00%
Average List Price	\$919,818	\$904,412	1.70%	\$976,672	-5.80%	\$926,028	\$1,011,259	-8.40%
New Listings Volume	288	450	-36.00%	385	-25.20%	2,684	2,378	12.90%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,182,035	\$1,216,329	-2.80%	\$1,241,389	-4.80%	\$1,202,340	\$1,308,873	-8.10%
Transaction Volume	110	98	12.20%	103	6.80%	554	733	-24.40%
Average List Price	\$1,403,834	\$1,414,082	-0.70%	\$1,360,491	3.20%	\$1,401,548	\$1,481,103	-5.40%
New Listings Volume	280	277	1.10%	267	4.90%	1,739	1,599	8.80%

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	\$794,691	\$830,596	-4.30%	\$850,459	-6.60%	\$822,802	\$824,755	-0.20%
Transaction Volume	68	68	0.00%	59	15.30%	439	587	-25.20%
Average List Price	\$821,854	\$895,101	-8.20%	\$963,723	-14.70%	\$867,977	\$860,719	0.80%
New Listings Volume	208	214	-2.80%	191	8.90%	1,354	1,179	14.80%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,096,285	\$1,100,787	-0.40%	\$1,283,083	-14.60%	\$1,136,664	\$1,217,144	-6.60%
Transaction Volume	54	68	-20.60%	59	-8.50%	319	468	-31.80%
Average List Price	\$1,328,073	\$1,287,290	3.20%	\$1,422,845	-6.70%	\$1,372,911	\$1,436,238	-4.40%
New Listings Volume	139	167	-16.80%	142	-2.10%	932	1,005	-7.30%

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	\$744,038	\$749,289	-0.70%	\$922,779	-19.40%	\$820,351	\$824,934	-0.60%
Transaction Volume	13	19	-31.60%	14	-7.10%	95	128	-25.80%
Average List Price	\$955,430	\$1,640,916	-41.80%	\$785,687	21.60%	\$1,146,746	\$934,452	22.70%
New Listings Volume	52	43	20.90%	39	33.30%	274	245	11.80%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,384,665	\$1,408,760	-1.70%	\$1,455,757	-4.90%	\$1,397,463	\$1,455,699	-4.00%
Transaction Volume	141	141	0.00%	93	51.60%	800	850	-5.90%
Average List Price	\$1,517,204	\$1,558,263	-2.60%	\$1,807,677	-16.10%	\$1,606,146	\$1,741,156	-7.80%
New Listings Volume	262	349	-24.90%	228	14.90%	1,958	1,639	19.50%

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	\$723,957	\$759,725	-4.70%	\$809,603	-10.60%	\$790,990	\$806,797	-2.00%
Transaction Volume	104	103	1.00%	93	11.80%	652	853	-23.60%
Average List Price	\$853,863	\$777,250	9.90%	\$824,837	3.50%	\$810,065	\$856,552	-5.40%
New Listings Volume	235	286	-17.80%	256	-8.20%	1,797	1,651	8.80%