

**AUGUST 2025 MARKET REPORT:
Halton Region Real Estate Market Sees Resilience in Year-Over-Year Activity**

Oakville, ON, SEPTEMBER 9, 2025 – The August 2025 housing statistics reveal a complex landscape of shifting trends across Halton Region. While average home prices saw modest month-over-month gains in nearly all areas, overall market activity continues to reflect a cautious buyer sentiment and longer sales cycles compared to last year.

Key Highlights – Single Family Homes in the Halton Region:

- **Average Price:** The average single family home price in Halton reached **\$1,455,178**, up **4.5%** from July, but down **7.1%** compared to August 2024.
- **Transaction Volume:** Sales dropped to **332 units**, a **23.3%** decline from the previous month, though nearly flat year-over-year.
- **New Listings:** August saw **857 new listings**, down **18.8%** month-over-month but up **10%** from last year.
- **Days on Market:** Homes took longer to sell, averaging **35 days**, a **17.9%** increase 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.

"Despite mixed economic signals and the impact of tariffs from the United States, it was a fairly busy summer for the Halton Region real estate market. The Bank of Canada's decision to hold interest rates steady also provided some clarity for buyers and sellers alike. Lower inflation numbers and relative stability of borrowing costs resulted in some buyers moving off the sidelines over the past 3 months increasing sales activity on a year over year basis. However, despite the increase in sales volume, the average price of a home in the region is down due to increased inventory levels and continued affordability challenges," says OMDREB President Ken Mazurek.

"Looking ahead to the Fall, we anticipate that more buyers will re-enter the market and take advantage of the high inventory levels, which will continue to provide them with greater choice and negotiating power than they have had in quite some time. Others, however, may continue to watch prices and interest rate levels and wait for further signs of stability and improved affordability. Despite this push-pull of economic conditions and consumer confidence in our marketplace, there is optimism that this momentum in sales activity will continue and result in a busy Fall market," 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.



AUGUST 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	\$1,455,178	\$1,392,320	4.50%	\$1,565,806	-7.10%	\$1,474,056	\$1,576,434	-6.50%
Transaction Volume	332	433	-23.30%	330	0.60%	2,792	3500	-20.20%
Average List Price	\$1,814,650	\$1,743,622	4.10%	\$1,932,742	-6.10%	\$1,801,003	\$1,894,889	-5.00%
New Listings Volume	857	1055	-18.80%	779	10.00%	8241	7650	7.70%

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	\$831,837	\$765,469	8.70%	\$860,729	-3.40%	\$845,369	\$861,271	-1.80%
Transaction Volume	263	297	-11.40%	310	-15.20%	2,173	2,790	-22.10%
Average List Price	\$879,091	\$874,099	0.60%	\$941,876	-6.70%	\$887,203	\$929,975	-4.60%
New Listings Volume	764	783	-2.40%	714	7.00%	6,873	6,167	11.40%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,853,946	\$1,735,235	6.80%	\$2,053,720	-9.70%	\$1,888,484	\$2,001,607	-5.70%
Transaction Volume	108	120	-10.00%	103	4.90%	889	1,222	-27.30%
Average List Price	\$2,342,390	\$2,314,650	1.20%	\$2,559,530	-8.50%	\$2,334,541	\$2,421,994	-3.60%
New Listings Volume	343	375	-8.50%	292	17.50%	3,099	2,920	6.10%

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	\$942,161	\$796,418	18.30%	\$922,883	2.10%	\$921,093	\$938,716	-1.90%
Transaction Volume	88	105	-16.20%	132	-33.30%	807	1044	-22.70%
Average List Price	\$958,271	\$917,559	4.40%	\$1,099,832	-12.90%	\$929,217	\$1,021,353	-9.00%
New Listings Volume	345	288	19.80%	306	12.70%	3029	2684	12.90%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,186,697	\$1,188,338	-0.10%	\$1,280,304	-7.30%	\$1,201,156	\$1,305,998	-8.00%
Transaction Volume	56	112	-50.00%	82	-31.70%	611	815	-25.00%
Average List Price	\$1,375,169	\$1,398,540	-1.70%	\$1,468,135	-6.30%	\$1,397,067	\$1,479,764	-5.60%
New Listings Volume	215	280	-23.20%	184	16.80%	1953	1783	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	\$761,820	\$787,310	-3.20%	\$817,522	-6.80%	\$813,472	\$823,995	-1.30%
Transaction Volume	65	71	-8.50%	69	-5.80%	505	656	-23.00%
Average List Price	\$787,867	\$818,699	-3.80%	\$810,968	-2.80%	\$858,858	\$854,385	0.50%
New Listings Volume	160	208	-23.10%	172	-7.00%	1514	1351	12.10%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,099,195	\$1,105,844	-0.60%	\$1,118,112	-1.70%	\$1,132,216	\$1,207,241	-6.20%
Transaction Volume	57	56	1.80%	52	9.60%	378	520	-27.30%
Average List Price	\$1,364,217	\$1,328,460	2.70%	\$1,407,594	-3.10%	\$1,372,057	\$1,433,365	-4.30%
New Listings Volume	100	139	-28.10%	112	-10.70%	1032	1117	-7.60%

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	\$926,022	\$744,038	24.50%	\$752,816	23.00%	\$834,760	\$815,613	2.30%
Transaction Volume	15	13	15.40%	19	-21.10%	110	147	-25.20%
Average List Price	\$994,460	\$956,409	4.00%	\$973,645	2.10%	\$1,129,148	\$938,854	20.30%
New Listings Volume	36	52	-30.80%	31	16.10%	310	276	12.30%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,385,441	\$1,376,726	0.60%	\$1,527,484	-9.30%	\$1,394,767	\$1,462,779	-4.60%
Transaction Volume	111	145	-23.40%	93	19.40%	914	943	-3.10%
Average List Price	\$1,606,193	\$1,514,483	6.10%	\$1,730,031	-7.20%	\$1,605,420	\$1,739,995	-7.70%
New Listings Volume	199	261	-23.80%	191	4.20%	2157	1830	17.90%

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	\$762,679	\$723,602	5.40%	\$825,476	-7.60%	\$787,001	\$808,580	-2.70%
Transaction Volume	95	108	-12.00%	90	5.60%	751	943	-20.40%
Average List Price	\$803,419	\$851,660	-5.70%	\$811,127	-1.00%	\$808,316	\$851,535	-5.10%
New Listings Volume	223	235	-5.10%	205	8.80%	2020	1856	8.80%