

**SEPTEMBER 2025 MARKET REPORT:
Halton Region Real Estate Market Activity Picks Up In September**

Oakville, ON, OCTOBER 7, 2025 – The September 2025 housing statistics for the Halton Region reveal while average prices edged lower overall, sales remained steady, and buyers continued to benefit from more balanced conditions across Oakville, Milton, Halton Hills, and Burlington.

Key Highlights in the Halton Region:

- **Oakville:** Detached home prices averaged **\$1.77 million**, down nearly **15% from last year**, with sales dipping **12%** from August. Condo and townhouse prices fell to **\$853,921**, marking a **6% year-over-year** decline.
- **Milton:** Average Detached prices rose to **\$1.29 million**, a **6.5% jump year-over-year**, coupled with a **9.5% increase in year-over-year sales**. Townhouse and condo prices averaged **\$773,249**, down **12.4%** annually.
- **Halton Hills:** Detached home prices averaged **\$1.37 million**, up nearly **23%** year-over-year, whereas condos saw less than 1% price growth during the same timeframe.
- **Burlington:** Detached average prices **dropped 18%** to **\$1.25 million**, while townhouse and condo prices averaged **\$756,207**, down **5.9%** from a year ago.

"The Halton Region real estate market in September 2025 demonstrated a significant increase in year-over-year sales activity, particularly in the single-family home segment, even as prices continued to experience a general softening trend. Burlington saw the largest year-over-year increase with a +44.6% increase in the number of single family home sales. Single family homes in Halton Hills and Milton were also particularly strong market segments from a sales volume perspective.

A recent interest rate cut by the Bank of Canada, a gradual overall improvement in affordability, and high inventory levels are all drawing some buyers back into the market. The build-up of inventory has resulted in increased sales activity but continues to put downward pressure on prices, as buyers have more negotiating power," says OMDREB President Ken Mazurek.

"The ongoing trade war with the United States also remains at the forefront, causing other prospective buyers to postpone their purchasing plans and refrain from making large financial commitments during a period of economic uncertainty. That said, we anticipate that more buyers will re-enter the market as affordability improves resulting in stronger sales activity on an annual basis," 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.



September 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	\$1,431,934	\$1,453,314	-1.50%	\$1,603,533	-10.70%	\$1,469,814	\$1,575,071	-6.70%
Transaction Volume	340	355	-4.20%	294	15.60%	3,144	3220	-2.40%
Average List Price	\$1,850,134	\$1,806,358	2.40%	\$1,890,408	-2.10%	\$1,803,524	\$1,889,216	-4.50%
New Listings Volume	1180	859	37.40%	1009	16.90%	9401	7532	24.80%

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	\$793,807	\$844,315	-6.00%	\$858,436	-7.50%	\$841,012	\$857,425	-1.90%
Transaction Volume	240	277	-13.40%	27400.00%	-12.40%	2,418	2693	-10.20%
Average List Price	\$888,507	\$874,985	1.50%	\$908,062	-2.20%	\$885,966	\$924,884	-4.20%
New Listings Volume	962	767	25.40%	838	14.80%	7825	6321	23.80%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,774,534	\$1,854,304	-4.30%	\$2,086,301	-14.90%	\$1,877,157	\$2,000,010	-6.10%
Transaction Volume	103	117	-12.00%	107	-3.70%	999	1,116	-10.50%
Average List Price	\$2,329,891	\$2,331,835	-0.10%	\$2,435,804	-4.30%	\$2,329,599	\$2,403,832	-3.10%
New Listings Volume	478	344	39.00%	388	23.20%	3,561	2,842	25.30%

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	\$853,921	\$969,928	-12.00%	\$908,748	-6.00%	\$917,062	\$933,706	-1.80%
Transaction Volume	82	95	-13.70%	94	-12.80%	893	963	-7.30%
Average List Price	\$940,332	\$952,080	-1.20%	\$987,884	-4.80%	\$929,659	\$1,015,723	-8.50%
New Listings Volume	385	347	11.00%	409	-5.90%	3414	2752	24.10%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,289,645	\$1,177,749	9.50%	\$1,210,862	6.50%	\$1,209,280	\$1,297,196	-6.80%
Transaction Volume	69	64	7.80%	63	9.50%	684	703	-2.70%
Average List Price	\$1,469,247	\$1,370,591	7.20%	\$1,479,365	-0.70%	\$1,402,121	\$1,483,956	-5.50%
New Listings Volume	223	215	3.70%	223	0.00%	2172	1709	27.10%

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	\$773,249	\$762,777	1.40%	\$883,034	-12.40%	\$806,847	\$833,006	-3.10%
Transaction Volume	68	66	3.00%	77	-11.70%	570	640	-10.90%
Average List Price	\$804,386	\$786,309	2.30%	\$834,789	-3.60%	\$849,137	\$852,308	-0.40%
New Listings Volume	215	160	34.40%	169	27.20%	1721	1352	27.30%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,367,260	\$1,086,450	25.80%	\$1,113,098	22.80%	\$1,156,462	\$1,184,462	-2.40%
Transaction Volume	48	58	-17.20%	41	17.10%	425	448	-5.10%
Average List Price	\$1,406,700	\$1,356,528	3.70%	\$1,496,024	-6.00%	\$1,377,745	\$1,448,231	-4.90%
New Listings Volume	163	100	63.00%	129	26.40%	1195	1036	15.30%

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	\$742,818	\$899,395	-17.40%	\$736,233	0.90%	\$823,726	\$796,205	3.50%
Transaction Volume	11	16	-31.30%	15	-26.70%	122	134	-9.00%
Average List Price	\$1,033,802	\$986,470	4.80%	\$933,128	10.80%	\$1,114,025	\$928,066	20.00%
New Listings Volume	43	36	19.40%	32	34.40%	352	266	32.30%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,245,556	\$1,384,336	-10.00%	\$1,521,485	-18.10%	\$1,377,580	\$1,466,053	-6.00%
Transaction Volume	120	116	3.40%	83	44.60%	1036	953	8.70%
Average List Price	\$1,621,948	\$1,595,901	1.60%	\$1,633,619	-0.70%	\$1,604,293	\$1,728,243	-7.20%
New Listings Volume	316	200	58.00%	269	17.50%	2473	1945	27.10%

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	\$756,207	\$769,985	-1.80%	\$804,002	-5.90%	\$785,395	\$805,515	-2.50%
Transaction Volume	79	100	-21.00%	88	-10.20%	833	956	-12.90%
Average List Price	\$863,070	\$800,980	7.80%	\$815,666	5.80%	\$814,939	\$846,609	-3.70%
New Listings Volume	319	224	42.40%	228	39.90%	2338	1951	19.80%