

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

Oakville, ON, NOVEMBER 5, 2025 – The October 2025 housing statistics for the Halton Region reveal while average prices continued to moderate overall, transaction volume increased steadily compared to September, and buyers continued to benefit from more balanced conditions across Oakville, Milton, Halton Hills, and Burlington.

Key Highlights in the Halton Region:

- **Oakville** single-family average price: **\$1.70M**, down **10.7% year-over-year**, but sales up **46.6%** from September.
- **Oakville** condo/town average price: **\$838,185**, down **16.4%** annually.
- **Milton** single-family average price: **\$1.21M**, down slightly (**-1.4%**) from last year, with sales up nearly **41% MoM**.
- **Halton Hills** saw continued market strength with **average prices up slightly (3.6%) year-over-year**.
- **Burlington** condo/town average price: **\$741,582**, down **3.6% YoY**, with **109 transactions**, up **14.7% YoY**. Single-family home prices **dropped nearly 5%**.

"The Halton Region real estate market experienced a very active October, marked by a significant increase in sales volume on a month-over-month basis. The Oakville market showed particular strength, with monthly sales volume climbing across the Single Family, Townhouse, and Condo market segments. Strong sales volume increases were also recorded in the Milton single family market and the Burlington Townhouse and Condo market, with both showing positive month-over-month trends.

While September and October saw increased sales momentum, the market continues to face downward pressure on property values across the region. Despite a recent rate cut by the Bank of Canada, affordability remains a challenge to prospective buyers." says OMDREB President Ken Mazurek.

"Economic uncertainty, affordability challenges, and high inventory levels will likely provide buyers with greater choice and negotiation power for the foreseeable future. We anticipate these push-pull factors of affordability and opportunity will continue to shape the Halton market for the coming months, as buyers motivated by lower prices and high inventory levels grapple with affordability challenges and having to make major purchasing decisions in a period of relative economic uncertainty," 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.



October 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	\$1,383,324	\$1,427,757	-3.10%	\$1,447,011	-4.40%	\$1,458,600	\$1,560,232	-6.50%
Transaction Volume	411	343	19.80%	422	-2.60%	3,557	3642	-2.30%
Average List Price	\$1,756,946	\$1,844,121	-4.70%	\$1,828,496	-3.90%	\$1,798,007	\$1,882,903	-4.50%
New Listings Volume	915	1181	-22.50%	874	4.70%	10315	8406	22.70%

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	\$783,198	\$791,985	-1.10%	\$857,748	-8.70%	\$834,489	\$857,457	-2.70%
Transaction Volume	290	245	18.40%	29300.00%	-1.00%	2,714	2986	-9.10%
Average List Price	\$899,190	\$884,602	1.60%	\$910,131	-1.20%	\$886,671	\$923,375	-4.00%
New Listings Volume	784	962	-18.50%	720	8.90%	8611	7041	22.30%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,700,996	\$1,772,146	-4.00%	\$1,905,653	-10.70%	\$1,851,714	\$1,989,693	-6.90%
Transaction Volume	151	103	46.60%	137	10.20%	1149	1,253	-8.30%
Average List Price	\$2,112,503	\$2,320,210	-9.00%	\$2,340,548	-9.70%	\$2,308,062	\$2,396,679	-3.70%
New Listings Volume	359	479	-25.10%	298	20.50%	3,920	3,139	24.90%

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	\$838,185	\$853,921	-1.80%	\$1,002,755	-16.40%	\$908,905	\$940,669	-3.40%
Transaction Volume	103	82	25.60%	108	-4.60%	996	1071	-7.00%
Average List Price	\$979,676	\$936,063	4.70%	\$979,250	0.00%	\$933,301	\$1,012,246	-7.80%
New Listings Volume	322	385	-16.40%	290	11.00%	3737	3042	22.80%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,217,827	\$1,287,436	-5.40%	\$1,234,865	-1.40%	\$1,210,265	\$1,290,053	-6.20%
Transaction Volume	99	70	41.40%	91	8.80%	784	794	-1.30%
Average List Price	\$1,511,532	\$1,464,777	3.20%	\$1,527,386	-1.00%	\$1,410,565	\$1,488,729	-5.30%
New Listings Volume	206	223	-7.60%	211	-2.40%	2377	1920	23.80%

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	\$779,856	\$766,941	1.70%	\$777,215	0.30%	\$803,221	\$826,945	-2.90%
Transaction Volume	67	70	-4.30%	78	-14.10%	639	718	-11.00%
Average List Price	\$821,199	\$801,345	2.50%	\$863,982	-5.00%	\$847,117	\$853,467	-0.70%
New Listings Volume	147	215	-31.60%	149	-1.30%	1869	1501	24.50%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,099,808	\$1,367,260	-19.60%	\$1,061,116	3.60%	\$1,150,392	\$1,170,324	-1.70%
Transaction Volume	51	48	6.30%	58	-12.10%	476	506	-5.90%
Average List Price	\$1,345,743	\$1,404,125	-4.20%	\$1,287,364	4.50%	\$1,373,455	\$1,436,903	-4.40%
New Listings Volume	132	163	-19.00%	109	21.10%	1327	1146	15.80%

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	\$701,045	\$742,818	-5.60%	\$779,117	-10.00%	\$813,580	\$794,801	2.40%
Transaction Volume	11	11	0.00%	12	-8.30%	133	146	-8.90%
Average List Price	\$1,072,355	\$1,032,198	3.90%	\$1,223,380	-12.30%	\$1,109,675	\$964,980	15.00%
New Listings Volume	38	43	-11.60%	38	0.00%	390	304	28.30%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,227,640	\$1,241,317	-1.10%	\$1,291,519	-4.90%	\$1,362,532	\$1,444,256	-5.70%
Transaction Volume	110	122	-9.80%	136	-19.10%	1148	1089	5.40%
Average List Price	\$1,652,307	\$1,617,115	2.20%	\$1,711,021	-3.40%	\$1,606,596	\$1,726,240	-6.90%
New Listings Volume	218	316	-31.00%	256	-14.80%	2691	2201	22.30%

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	\$741,582	\$758,022	-2.20%	\$768,953	-3.60%	\$780,199	\$802,210	-2.70%
Transaction Volume	109	82	32.90%	95	14.70%	946	1051	-10.00%
Average List Price	\$823,261	\$858,714	-4.10%	\$806,955	2.00%	\$815,045	\$842,217	-3.20%
New Listings Volume	277	319	-13.20%	243	14.00%	2615	2194	19.20%