

NOVEMBER 2025 MARKET REPORT:**Halton Region Housing Market Sees Cooling Trend Heading Into Winter Months**

Oakville, ON, DECEMBER 4, 2025 – The November 2025 housing statistics for the Halton Region reveal a notable slowdown in market activity, which is typical for the winter months. Still, average prices continued to moderate overall and buyers will continue to benefit from more balanced conditions across Oakville, Milton, Halton Hills, and Burlington.

Key Highlights in the Halton Region:**Market Segments****Single-Family Homes (Halton Region)**

- Average price: **\$1,430,691** (+3.2% MoM; –9.4% YoY)
- Sales: **282**, down **-33.6%** from October
- New listings: **546**, down **-40% MoM**

Townhouse/Condo Market (Halton Region)

- Average price: **\$906,750** (+16% MoM; +4.4% YoY)
- Sales: **232**, down **-21.9%** from last month
- New listings: **523**, down **-33.3% MoM**

Municipal Highlights**Oakville**

- Single-family average: **\$1.81M**, up **6.4% MoM**, down **-12.2% YoY**
- Townhouse/condo average: **\$863,368**, up **4.3% MoM**, down **-11.3% YoY**
- New listings fell sharply across all segments

Milton

- Single-family prices fell **10.3% MoM** to **\$1.09M**; sales down **-44.2%**
- Townhouse/condo prices surged **43.5% MoM** to **\$1.12M** (reflective of a high end sale)

Halton Hills

- Single-family average: **\$1.09M**, aligning closely with historical MoM and YoY prices.
- Townhouse/condo average: **\$721,375**, down **-6.3% YoY**

Burlington

- Single-family average: **\$1.29M**, up **5.8% MoM** but down **-7.8% YoY**

- Townhouse/condo average: **\$817,381**, up **10.2% MoM** and **5.3% YoY**

“November showed a clear deceleration in market activity across the Halton Region. A combination of seasonal cooling, interest rate sensitivity, and increased negotiation leverage for buyers has slowed sales momentum. Most indicators point to a cautious end-of-year environment, which is typical of this time,” says Heidi Noel, OMDREB President.

“We expect this to continue into December and early into the new year, in preparation for a busy spring market that will boast ample inventory for buyers and see continued moderated prices,” continues Noel.

She 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.



November 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	\$1,430,691	\$1,386,705	3.20%	\$1,579,955	-9.40%	\$1,457,973	\$1,561,975	-6.70%
Transaction Volume	282	425	-33.60%	353	-20.10%	3,856	3995	-3.50%
Average List Price	\$1,769,668	\$1,757,083	0.70%	\$1,884,017	-6.10%	\$1,795,795	\$1,882,980	-4.60%
New Listings Volume	546	915	-40.30%	625	-12.60%	10860	9031	20.30%

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	\$906,750	\$782,013	16.00%	\$868,187	4.40%	\$839,944	\$858,362	-2.10%
Transaction Volume	232	297	-21.90%	27500.00%	-15.60%	2,953	3261	-9.40%
Average List Price	\$830,432	\$888,580	-6.50%	\$879,934	-5.60%	\$882,582	\$920,148	-4.10%
New Listings Volume	523	784	-33.30%	565	-7.40%	9135	7606	20.10%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,814,139	\$1,705,256	6.40%	\$2,066,836	-12.20%	\$1,851,225	\$1,996,178	-7.30%
Transaction Volume	112	158	-29.10%	115	-2.60%	1271	1,368	-7.10%
Average List Price	\$2,188,532	\$2,105,861	3.90%	\$2,521,314	-13.20%	\$2,300,181	\$2,405,497	-4.40%
New Listings Volume	217	358	-39.40%	239	-9.20%	4,136	3,378	22.40%

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	\$863,368	\$827,647	4.30%	\$973,404	-11.30%	\$903,528	\$943,388	-4.20%
Transaction Volume	95	109	-12.80%	97	-2.10%	1097	1168	-6.10%
Average List Price	\$889,578	\$978,602	-9.10%	\$914,524	-2.70%	\$930,479	\$1,005,516	-7.50%
New Listings Volume	214	323	-33.70%	225	-4.90%	3952	3267	21.00%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,092,953	\$1,219,025	-10.30%	\$1,395,173	-21.70%	\$1,202,423	\$1,300,326	-7.50%
Transaction Volume	58	104	-44.20%	86	-32.60%	847	880	-3.80%
Average List Price	\$1,396,715	\$1,509,804	-7.50%	\$1,350,530	3.40%	\$1,409,519	\$1,478,591	-4.70%
New Listings Volume	128	206	-37.90%	152	-15.80%	2505	2072	20.90%

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	\$1,119,396	\$779,856	43.50%	\$877,779	27.50%	\$829,732	\$830,986	-0.20%
Transaction Volume	58	67	-13.40%	62	-6.50%	696	780	-10.80%
Average List Price	\$759,985	\$816,534	-6.90%	\$830,625	-8.50%	\$841,585	\$851,531	-1.20%
New Listings Volume	114	147	-22.40%	139	-18.00%	1983	1640	20.90%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,096,241	\$1,099,808	-0.30%	\$1,118,894	-2.00%	\$1,145,943	\$1,165,953	-1.70%
Transaction Volume	41	51	-19.60%	47	-12.80%	517	553	-6.50%
Average List Price	\$1,300,945	\$1,344,732	-3.30%	\$1,371,974	-5.20%	\$1,367,855	\$1,432,914	-4.50%
New Listings Volume	63	132	-52.30%	75	-16.00%	1389	1221	13.80%

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	\$721,375	\$746,792	-3.40%	\$770,158	-6.30%	\$808,991	\$791,963	2.20%
Transaction Volume	12	12	0.00%	19	-36.80%	146	165	-11.50%
Average List Price	\$958,129	\$1,066,955	-10.20%	\$1,262,473	-24.10%	\$1,106,830	\$990,070	11.80%
New Listings Volume	27	38	-28.90%	28	-3.60%	418	332	25.90%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,294,845	\$1,223,665	5.80%	\$1,404,429	-7.80%	\$1,358,011	\$1,440,754	-5.70%
Transaction Volume	71	112	-36.60%	105	-32.40%	1221	1194	2.30%
Average List Price	\$1,670,928	\$1,668,075	0.20%	\$1,677,599	-0.40%	\$1,610,594	\$1,722,963	-6.50%
New Listings Volume	138	219	-37.00%	159	-13.20%	2830	2360	19.90%

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	\$817,381	\$741,582	10.20%	\$776,041	5.30%	\$782,622	\$799,999	-2.20%
Transaction Volume	67	109	-38.50%	97	-30.90%	1014	1148	-11.70%
Average List Price	\$782,371	\$797,040	-1.80%	\$812,652	-3.70%	\$810,071	\$840,056	-3.60%
New Listings Volume	168	276	-39.10%	173	-2.90%	2782	2367	17.50%