

**DECEMBER 2025 MARKET REPORT:
2025 Halton Region Housing Market Ends With Buyer-Favourable Conditions**

Oakville, ON, JANUARY 6, 2026 – The Oakville, Milton and District Real Estate Board (OMDREB) reports a pronounced seasonal slowdown across the Halton Region (Oakville, Milton, Halton Hills, and Burlington) housing market in December 2025, with sales and new listings declining sharply month-over-month as the year came to a close. Prices softened across most segments, reinforcing a market environment that increasingly favours buyers.

“Across the Halton Region, the average sale price of single-family homes fell 6.0% from November to \$1,347,391, which is 9.5% lower than December 2024. Transaction volume dropped 31.5% month-over-month to 200 sales, consistent with what we typically see at year-end. New listings of single-family homes dropped 59.3% from November to 222, which is slightly below last December’s levels. Despite fewer listings, 91% of single-family homes sold below asking price, and only 8% sold above list price, less than half the level recorded one year ago. Average days on market rose to 45 days, up from 40 in November,” says OMDREB President Heidi Noel.

“December’s figures follow the usual year-end slowdown, while reflecting the ongoing rebalancing taking place in our local market. As homes take longer to sell and prices trend below asking, buyers continue to benefit from greater negotiating power, and sellers are encouraged to approach pricing and preparation thoughtfully as we move into 2026. OMDREB expects market activity to remain subdued through the winter months, with renewed momentum typically emerging in early spring” continues Noel.

She adds, “Smart decision-making depends on timely, localized market insight. Buyers and sellers benefit from choosing an OMDREB REALTOR® who understands Halton’s micro-neighbourhood trends, informed by both recent sales activity and longer-term local patterns that influence value.”

Key Highlights in the Halton Region:

Single-Family Homes

- Average price: **\$1,347,391** (-6% MoM; -9.5% YoY)
- Sales: **200**, down **31.5%** from November
- Average days on market: **45**

Townhouse and Condo Market

- Average price: **\$839,652** (-6.6% MoM; stable year-over-year)
- Sales: **173**, down **27.9%** from November
- Average days on market: **49**

Municipal Highlights

- **Oakville** saw average single-family prices decline to **\$1.68 million** (-18.1% YoY), with longer selling times and fewer listings.

- **Milton** recorded a -12.3% YoY decline in single-family pricing to **\$1.1 million**, though sales activity slowed significantly.
- **Halton Hills** experienced limited activity but notable price variability due to low transaction counts.
- **Burlington** prices eased across both single-family and condo segments.

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.



DECEMBER 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	\$1,347,391	\$1,432,782	-6.00%	\$1,489,119	-9.50%	\$1,452,681	\$1,558,304	-6.80%
Transaction Volume	200	292	-31.50%	215	-7.00%	4,065	4209	-3.40%
Average List Price	\$1,931,612	\$1,770,065	9.10%	\$1,795,796	7.60%	\$1,798,262	\$1,880,759	-4.40%
New Listings Volume	222	545	-59.30%	236	-5.90%	11080	9267	19.60%

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	\$839,652	\$899,217	-6.60%	\$835,085	0.50%	\$839,521	\$856,847	-2.00%
Transaction Volume	173	240	-27.90%	22700.00%	-23.80%	3,134	3488	-10.10%
Average List Price	\$864,564	\$830,591	4.10%	\$871,558	-0.80%	\$882,216	\$918,435	-3.90%
New Listings Volume	232	526	-55.90%	278	-16.50%	9371	7884	18.90%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,677,011	\$1,824,701	-8.10%	\$2,046,649	-18.10%	\$1,843,220	\$1,998,400	-7.80%
Transaction Volume	68	115	-40.90%	63	7.90%	1342	1,431	-6.20%
Average List Price	\$2,642,246	\$2,195,604	20.30%	\$2,345,900	12.60%	\$2,307,226	\$2,404,118	-4.00%
New Listings Volume	87	216	-59.70%	80	8.80%	4,220	3,458	22.00%

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	\$926,452	\$864,745	7.10%	\$962,256	-3.70%	\$904,801	\$944,710	-4.20%
Transaction Volume	64	98	-34.70%	88	-27.30%	1164	1256	-7.30%
Average List Price	\$903,787	\$890,724	1.50%	\$859,890	5.10%	\$930,231	\$1,000,647	-7.00%
New Listings Volume	106	216	-50.90%	113	-6.20%	4061	3380	20.10%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,104,719	\$1,097,315	0.70%	\$1,260,130	-12.30%	\$1,197,346	\$1,297,785	-7.70%
Transaction Volume	46	61	-24.60%	58	-20.70%	895	937	-4.50%
Average List Price	\$1,310,425	\$1,397,403	-6.20%	\$1,365,895	-4.10%	\$1,407,152	\$1,475,574	-4.60%
New Listings Volume	57	128	-55.50%	57	0.00%	2561	2129	20.30%

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	\$783,961	\$1,119,396	-30.00%	\$814,113	-3.70%	\$827,362	\$829,912	-0.30%
Transaction Volume	38	58	-34.50%	53	-28.30%	734	833	-11.90%
Average List Price	\$814,490	\$759,361	7.30%	\$954,684	-14.70%	\$840,770	\$856,614	-1.80%
New Listings Volume	57	114	-50.00%	85	-32.90%	2040	1725	18.30%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,148,271	\$1,096,241	4.70%	\$967,651	18.70%	\$1,146,046	\$1,156,721	-0.90%
Transaction Volume	24	41	-41.50%	27	-11.10%	541	580	-6.70%
Average List Price	\$1,129,390	\$1,298,970	-13.10%	\$1,417,260	-20.30%	\$1,365,363	\$1,432,442	-4.70%
New Listings Volume	20	63	-68.30%	38	-47.40%	1411	1259	12.10%

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	\$1,058,029	\$721,375	46.70%	\$759,360	39.30%	\$830,781	\$790,100	5.10%
Transaction Volume	14	12	16.70%	10	40.00%	160	175	-8.60%
Average List Price	\$816,800	\$955,703	-14.50%	\$941,123	-13.20%	\$1,101,898	\$988,225	11.50%
New Listings Volume	7	27	-74.10%	13	-46.20%	425	345	23.20%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,242,998	\$1,288,661	-3.50%	\$1,373,247	-9.50%	\$1,351,913	\$1,437,167	-5.90%
Transaction Volume	62	75	-17.30%	67	-7.50%	1287	1261	2.10%
Average List Price	\$1,752,765	\$1,664,726	5.30%	\$1,711,867	2.40%	\$1,612,884	\$1,722,683	-6.40%
New Listings Volume	58	138	-58.00%	61	-4.90%	2888	2421	19.30%

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	\$725,684	\$798,410	-9.10%	\$712,424	1.90%	\$778,497	\$794,561	-2.00%
Transaction Volume	57	72	-20.80%	76	-25.00%	1076	1224	-12.10%
Average List Price	\$848,934	\$781,795	8.60%	\$772,279	9.90%	\$810,582	\$838,191	-3.30%
New Listings Volume	62	169	-63.30%	67	-7.50%	2845	2434	16.90%