

JANUARY 2026 MARKET REPORT:

Halton Region Housing Market Opens 2026 With Increased Listings and Steady Buyer Activity

Oakville, ON, FEBRUARY 5, 2026 – The Oakville, Milton and District Real Estate Board (OMDREB) reports that the Halton Region housing market began 2026 with a notable increase in new listings and steady buyer engagement, as both buyers and sellers cautiously re-entered the market following the year-end slowdown.

Across the Halton Region (Oakville, Milton, Halton Hills and Burlington), the average sale price reached \$1,402,556 in January, up 3.1% from December, though still 5.0% lower than January 2025. 183 single-family homes sold, down 11.2% month-over-month and 12.9% year-over-year, reflecting typical seasonal conditions.

New listings of single-family homes rose sharply to 561, a 152.7% increase from December, signalling renewed seller confidence at the start of the year. The average days on market for the same segment declined to 40, improving from 46 days in December.

"January felt like a reset month across the Halton Region. The numbers show a market easing back into motion after the holidays," says Heidi Noël, President of OMDREB. "A surge in new listings tells us sellers are stepping forward early, while buyers are moving carefully and making thoughtful decisions. Pricing right matters more than ever, and buyers have room to negotiate."

"Activity is expected to build gradually as we head toward spring, shaped by interest rate expectations, affordability, and confidence," Noël adds. "OMDREB continues to work closely with government and local leaders to support housing solutions that keep Halton one of the most desirable places to live and invest."

She concludes, "In a market like this, local insight makes all the difference. Working with an OMDREB REALTOR® who understands trends at each neighbourhood level helps buyers and sellers move forward with clarity and confidence."

Key Highlights in the Halton Region:

Single-Family Homes

- **Average price:** \$1,402,556, up 3.1% month-over-month, down 5.0% year-over-year
- **Sales:** 183, down 11.2% from December
- **New listings** increased 163.2% month-over-month

Townhouse and Condo Market

- **Average price:** \$770,846, down 8.3% from December and 10.7% year-over-year
- **Sales:** 136, down 23.6% month-over-month
- **Average days on market** increased to 54 days, indicating a slower pace in this segment

Local/Municipal Highlights

- **Oakville:** Single-family prices averaged \$1.79 million, down 3.5% year-over-year, while condo and townhouse prices averaged \$779,229, down nearly 20% annually.
- **Milton:** Single-family prices averaged \$1.23 million, up modestly 1.5% year-over-year, with strong listing growth early in the month.
- **Halton Hills:** Single-family prices averaged \$1.14 million, down 2.8% year-over-year, with sales slightly higher month-over-month.
- **Burlington:** Single-family homes averaged \$1.30 million, down 13.0% year-over-year, while condo and townhouse prices averaged \$735,557.

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.



January 2026 - 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	\$1,402,556	\$1,360,647	3.1%	\$1,476,668	-5.0%	\$1,402,556	\$1,476,668	-5.0%
Transaction Volume	183	206	-11.2%	210	-12.9%	183	210	-12.9%
Average List Price	\$1,860,266	\$1,929,119	-3.6%	\$1,943,514	-4.3%	\$1,860,266	\$1,943,514	-4.3%
New Listings Volume	561	222	152.7%	719	-22.0%	561	719	-22.0%

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	\$770,846	\$841,066	-8.3%	\$863,021	-10.7%	\$770,846	\$863,021	-10.7%
Transaction Volume	136	178	-23.6%	216	-37.0%	136	216	-37.0%
Average List Price	\$865,557	\$861,322	0.5%	\$923,216	-6.2%	\$865,557	\$923,216	-6.2%
New Listings Volume	593	232	155.6%	695	-14.7%	593	695	-14.7%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,786,793	\$1,745,460	2.4%	\$1,850,835	-3.5%	\$1,786,793	\$1,850,835	-3.5%
Transaction Volume	54	69	-21.7%	61	-11.5%	54	61	-11.5%
Average List Price	\$2,366,027	\$2,658,669	-11.0%	\$2,496,053	-5.2%	\$2,366,027	\$2,496,053	-5.2%
New Listings Volume	229	87	163.2%	309	-25.9%	229	309	-25.9%

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	\$779,229	\$932,431	-16.4%	\$969,395	-19.6%	\$779,229	\$969,395	-19.6%
Transaction Volume	49	67	-26.9%	75	-34.7%	49	75	-34.7%
Average List Price	\$930,118	\$900,343	3.3%	\$935,498	-0.6%	\$930,118	\$935,498	-0.6%
New Listings Volume	275	106	159.4%	300	-8.3%	275	300	-8.3%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,230,872	\$1,105,731	11.3%	\$1,212,660	1.5%	\$1,230,872	\$1,212,660	1.5%
Transaction Volume	46	48	-4.2%	51	-9.8%	46	51	-9.8%
Average List Price	\$1,332,738	\$1,287,763	3.5%	\$1,428,322	-6.7%	\$1,332,738	\$1,428,322	-6.7%
New Listings Volume	111	57	94.7%	175	-36.6%	111	175	-36.6%

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	\$832,952	\$785,782	6.0%	\$804,656	3.5%	\$832,952	\$804,656	3.5%
Transaction Volume	32	39	-17.9%	52	-38.5%	32	52	-38.5%
Average List Price	\$792,179	\$813,037	-2.6%	\$946,593	-16.3%	\$792,179	\$946,593	-16.3%
New Listings Volume	108	57	89.5%	153	-29.4%	108	153	-29.4%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,137,750	\$1,115,019	2.0%	\$1,170,534	-2.8%	\$1,137,750	\$1,170,534	-2.8%
Transaction Volume	28	26	7.7%	35	-20.0%	28	35	-20.0%
Average List Price	\$1,219,863	\$1,119,140	9.0%	\$1,526,972	-20.1%	\$1,219,863	\$1,526,972	-20.1%
New Listings Volume	74	20	270.0%	79	-6.3%	74	79	-6.3%

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	\$621,250	\$1,058,029	-41.3%	\$839,722	-26.0%	\$621,250	\$839,722	-26.0%
Transaction Volume	4	14	-71.4%	9	-55.6%	4	9	-55.6%
Average List Price	\$1,129,169	\$813,329	38.8%	\$1,558,345	-27.5%	\$1,129,169	\$1,558,345	-27.5%
New Listings Volume	23	7	228.6%	22	4.5%	23	22	4.5%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,303,706	\$1,234,775	5.6%	\$1,498,175	-13.0%	\$1,303,706	\$1,498,175	-13.0%
Transaction Volume	55	63	-12.7%	63	-12.7%	55	63	-12.7%
Average List Price	\$1,793,096	\$1,744,396	2.8%	\$1,637,944	9.5%	\$1,793,096	\$1,637,944	9.5%
New Listings Volume	147	58	153.4%	156	-5.8%	147	156	-5.8%

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	\$735,557	\$720,328	2.1%	\$803,855	-8.5%	\$735,557	\$803,855	-8.5%
Transaction Volume	51	58	-12.1%	80	-36.3%	51	80	-36.3%
Average List Price	\$780,571	\$844,417	-7.6%	\$826,696	-5.6%	\$780,571	\$826,696	-5.6%
New Listings Volume	187	62	201.6%	220	-15.0%	187	220	-15.0%