

FEBRUARY 2026 MARKET REPORT:

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

Oakville, ON, MARCH 4, 2026 – The Oakville Milton & District Real Estate Board (OMDREB) reports 380 residential transactions across Halton in February 2026, reflecting a healthy rebound from January activity, and year-over-year figures indicating a more balanced market compared to early 2025.

While overall sales activity improved compared to January, average prices remain below February 2025 levels, showing continued normalization and improved negotiating conditions for buyers.

Homes are taking longer to sell compared to last year (35 days vs. 24 days in February 2025), suggesting buyers are taking a more measured approach.

While transaction volume improved significantly over January, year-over-year comparisons reflect reduced activity as affordability and financing conditions continue to influence buyer decisions.

“February numbers show a market that’s moving, with buyers paying close attention to price,” says Heidi Noel, President of OMDREB. “We saw more sales and more overall dollar volume compared to January, which tells us people are becoming more active again as we head toward spring. At the same time, compared to last year, affordability is still shaping decisions and keeping expectations realistic.”

“Most homes are selling below asking, and properties are taking a little longer to sell than they did in 2025,” Noel adds. “That means pricing thoughtfully and understanding your local market really matters right now. Borrowing costs are expected to level out this year, so affordability will likely continue to depend on buyers having room to negotiate.”

She continues, “OMDREB remains very actively engaged with municipal, provincial, and federal leaders to advance practical solutions that strengthen consumer confidence and keep our housing market stable.”

Noel concludes, “For detailed local insights or guidance on buying or selling, connect with an OMDREB REALTOR® and visit omdreb.ca.”

Key Highlights in the Halton Region:

Single-Family Homes

- **Average Price:** \$1,444,840 (+3.1% MoM, -6.8% YoY)
- **Transactions:** 205 (+9% MoM, -5.5% YoY)
- **New Listings:** 617 (+ 10% MoM, -11.4% YoY)

Townhouse and Condo Market

- **Average Price:** \$772,451 (-0.8% MoM, -6.0% YoY)

- **Transactions:** 175 (+26.8% MoM, -16.7% YoY)
- **New Listings:** 558 (-5.9% MoM, -24.1% YoY)

Local/Municipal Highlights

Oakville

- Single Family average price: \$1,751,327 (-15.4% YoY)
- Townhouse/Condo average price: \$822,158 (-10.9% YoY)

Milton

- Single Family average price: \$1,133,395 (-3.0% YoY)
- Townhouse/Condo average price: \$749,098 (-10.7% YoY)

Halton Hills

- Single Family average price: \$1,073,786 (-5.3% YoY)
- Townhouse/Condo average price: \$799,250 (+13.8% YoY, low volume segment)

Burlington

- Single Family average price: \$1,420,564 (+3.3% YoY)
- Townhouse/Condo average price: \$722,085 (-0.7% YoY)

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.

For media inquiries: please email communications@omdreb.ca



February 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	\$1,444,840	\$1,400,865	3.1%	\$1,550,957	-6.8%	\$1,423,804	\$1,514,422	-6.0%
Transaction Volume	205	188	9.0%	217	-5.5%	393	427	-8.0%
Average List Price	\$2,157,323	\$1,865,496	15.6%	\$1,903,507	13.3%	\$2,018,346	\$1,923,836	4.9%
New Listings Volume	617	561	10.0%	696	-11.4%	1178	1415	-16.7%

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	\$772,451	\$778,493	-0.8%	\$821,753	-6.0%	\$775,115	\$842,678	-8.0%
Transaction Volume	175	138	26.8%	210	-16.7%	313	426	-26.5%
Average List Price	\$814,104	\$860,817	-5.4%	\$862,426	-5.6%	\$838,171	\$891,971	-6.0%
New Listings Volume	558	593	-5.9%	735	-24.1%	1151	1430	-19.5%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,751,327	\$1,785,836	-1.9%	\$2,069,323	-15.4%	\$1,765,857	\$1,972,745	-10.5%
Transaction Volume	77	56	37.5%	77	0.0%	133	138	-3.6%
Average List Price	\$2,925,493	\$2,360,363	23.9%	\$2,455,912	19.1%	\$2,674,689	\$2,477,943	7.9%
New Listings Volume	287	229	25.3%	254	13.0%	516	563	-8.3%

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	\$822,158	\$804,944	2.1%	\$923,169	-10.9%	\$815,160	\$946,915	-13.9%
Transaction Volume	73	50	46.0%	71	2.8%	123	146	-15.8%
Average List Price	\$895,983	\$927,500	-3.4%	\$907,504	-1.3%	\$913,599	\$920,565	-0.8%
New Listings Volume	217	275	-21.1%	343	-36.7%	492	643	-23.5%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,133,395	\$1,230,872	-7.9%	\$1,168,224	-3.0%	\$1,182,133	\$1,193,687	-1.0%
Transaction Volume	46	46	0.0%	38	21.1%	92	89	3.4%
Average List Price	\$1,307,573	\$1,330,242	-1.7%	\$1,382,851	-5.4%	\$1,318,756	\$1,406,747	-6.3%
New Listings Volume	114	111	2.7%	158	-27.8%	225	333	-32.4%

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	\$749,098	\$832,952	-10.1%	\$839,146	-10.7%	\$790,380	\$822,540	-3.9%
Transaction Volume	33	32	3.1%	56	-41.1%	65	108	-39.8%
Average List Price	\$746,179	\$788,076	-5.3%	\$849,415	-12.2%	\$764,723	\$897,377	-14.8%
New Listings Volume	136	108	25.9%	157	-13.4%	244	310	-21.3%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,073,786	\$1,124,400	-4.5%	\$1,133,935	-5.3%	\$1,103,559	\$1,153,344	-4.3%
Transaction Volume	21	30	-30.0%	31	-32.3%	51	66	-22.7%
Average List Price	\$1,431,722	\$1,219,432	17.4%	\$1,524,730	-6.1%	\$1,317,885	\$1,525,810	-13.6%
New Listings Volume	64	74	-13.5%	85	-24.7%	138	164	-15.9%

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	\$799,250	\$621,250	28.7%	\$702,075	13.8%	\$739,917	\$761,067	-2.8%
Transaction Volume	8	4	100.0%	12	-33.3%	12	21	-42.9%
Average List Price	\$969,332	\$1,118,264	-13.3%	\$1,048,400	-7.5%	\$1,036,498	\$1,252,378	-17.2%
New Listings Volume	28	23	21.7%	33	-15.2%	51	55	-7.3%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,420,564	\$1,303,640	9.0%	\$1,375,708	3.3%	\$1,364,600	\$1,433,286	-4.8%
Transaction Volume	61	56	8.9%	71	-14.1%	117	134	-12.7%
Average List Price	\$1,649,723	\$1,823,983	-9.6%	\$1,773,602	-7.0%	\$1,735,396	\$1,713,989	1.2%
New Listings Volume	152	147	3.4%	199	-23.6%	299	355	-15.8%

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	\$722,085	\$731,642	-1.3%	\$726,845	-0.7%	\$726,483	\$767,645	-5.4%
Transaction Volume	61	52	17.3%	71	-14.1%	113	151	-25.2%
Average List Price	\$741,357	\$773,100	-4.1%	\$765,614	-3.2%	\$757,664	\$797,458	-5.0%
New Listings Volume	177	187	-5.3%	202	-12.4%	364	422	-13.7%