

## APRIL 2026 MARKET REPORT:

### Halton Region Housing Market Accelerates In April With Strong Gains In Transaction Volume

**Oakville, ON, MAY 5, 2026** – The Oakville Milton & District Real Estate Board (OMDREB) reports a significant surge in housing market activity across the Halton Region in April 2026, with real estate transactions rising sharply as the spring market gained momentum.

Across the Halton Region, single-family home transaction volume reached 408 sales, representing a 33.3% increase month-over-month and a 12.1% gain compared to April 2025, signalling renewed strength in buyer demand.

New listings of single-family homes also rose significantly, with 1,077 properties entering the market, up 30.9% from March, though still 8.9% below last year's levels. This indicates improving inventory conditions, though supply remains tighter than in 2025.

Despite stronger activity, the market continues to favour buyers in negotiations: 83.1% of homes sold below asking price, while only 14.7% sold above list, well below last year's levels. The average days on market declined to 29 days, down from 32 in March, suggesting that well-priced homes are moving more quickly.

Total dollar volume reached \$637.8 million, a 46.1% increase month-over-month and 16.3% higher year-over-year, reflecting both increased sales activity and moderately rising prices.

"April's results point to early signs of activity as the spring market begins to build," said Heidi Noel, President of OMDREB. "We're seeing strong gains in sales and a levelling off of average prices, particularly in the single-family segment. At the same time, buyers remain price-conscious, with most sales happening at less than asking price. This reflects a market that is active, but still favouring buyers."

"We expect this momentum to carry into the summer. More moderate pricing is helping in the short term, but there's still work to do to support buyers who have been waiting on the sidelines. OMDREB and our industry partners are focused on tackling barriers to homeownership and keeping Halton a great place to live," Noel adds.

She concludes, "When it comes time to enter the market, buyers and sellers should contact an OMDREB REALTOR® to provide them with a seamless transaction from start to finish."

### **Key Segment Highlights:**

#### **Single-Family Homes**

- Average price: \$1,563,158, up 9.6% month-over-month and 3.8% year-over-year
- Sales: 408, up 33.3% from March and 12.1% year-over-year
- New listings: 1,077, up 30.9% month-over-month, but down 8.9% year-over-year
- Average days on market: 29

## **Townhouse and Condominium Market**

- Average price: \$794,948, up 1.4% month-over-month, but down 10.6% year-over-year
- Sales: 277, up 6.5% month-over-month, but down 4.5% year-over-year
- New listings increased modestly month-over-month
- Average days on market: 34

### **Local/Municipal Highlights:**

#### **Oakville**

- Single-family average price: \$2.04M (+4.4% YoY)
- Townhouse/condo average price: \$871,776 (-1.5% YoY)
- Sales activity increased significantly across both segments

#### **Milton**

- Single-family average price: \$1.19M (-3.2% YoY)
- Townhouse/condo average price: \$737,013 (-14.9% YoY)
- Strong month-over-month gains in both sales and new listings

#### **Halton Hills**

- Single-family average price: \$1.15M (flat YoY)
- Townhouse/condo average price: \$944,919 (+3.4% YoY)
- Market activity softened slightly

#### **Burlington**

- Single-family average price: \$1.31M (-3.6% YoY)
- Townhouse/condo average price: \$751,006 (-17.1% YoY)
- Continued steady transaction growth

### **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](mailto:communications@omdreb.ca)



## APRIL 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	\$1,563,158	\$1,426,224	9.6%	\$1,506,657	3.8%	\$1,474,387	\$1,514,085	-2.6%
Transaction Volume	408	306	33.3%	364	12.1%	1,126	1,097	2.6%
Average List Price	\$4,712,308	\$1,812,108	160.0%	\$1,745,366	170.0%	\$2,901,622	\$1,843,632	57.4%
New Listings Volume	1077	823	30.9%	1182	-8.9%	3082	3604	-14.5%

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	\$794,948	\$783,768	1.4%	\$889,316	-10.6%	\$784,691	\$856,950	-8.4%
Transaction Volume	277	260	6.5%	290	-4.5%	860	968	-11.2%
Average List Price	\$827,334	\$854,256	-3.2%	\$876,965	-5.7%	\$837,045	\$888,389	-5.8%
New Listings Volume	829	781	6.1%	927	-10.6%	2765	3283	-15.8%

## OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$2,039,802	\$1,792,174	13.8%	\$1,954,516	4.4%	\$1,871,119	\$1,937,847	-3.4%
Transaction Volume	160	110	45.5%	121	32.2%	408	363	12.4%
Average List Price	\$9,154,661	\$2,243,554	308.0%	\$2,197,815	316.5%	\$4,769,942	\$2,372,873	101.0%
New Listings Volume	454	356	27.5%	436	4.1%	1,328	1,385	-4.1%

## 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	\$871,776	\$848,277	2.8%	\$884,857	-1.5%	\$843,908	\$917,361	-8.0%
Transaction Volume	84	90	-6.7%	106	-20.8%	303	337	-10.1%
Average List Price	\$881,078	\$916,843	-3.9%	\$908,726	-3.0%	\$901,722	\$930,107	-3.1%
New Listings Volume	314	300	4.7%	413	-24.0%	1108	1503	-26.3%

## MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,192,178	\$1,089,098	9.5%	\$1,231,858	-3.2%	\$1,176,393	\$1,210,712	-2.8%
Transaction Volume	77	52	48.1%	85	-9.4%	224	238	-5.9%
Average List Price	\$1,317,142	\$1,310,349	0.5%	\$1,406,628	-6.4%	\$1,314,838	\$1,395,730	-5.8%
New Listings Volume	221	163	35.6%	284	-22.2%	610	856	-28.7%

## 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	\$737,013	\$745,279	-1.1%	\$866,243	-14.9%	\$758,379	\$829,441	-8.6%
Transaction Volume	63	50	26.0%	70	-10.0%	180	241	-25.3%
Average List Price	\$777,665	\$786,123	-1.1%	\$887,291	-12.4%	\$773,865	\$884,092	-12.5%
New Listings Volume	200	166	20.5%	196	2.0%	611	688	-11.2%

## HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,153,281	\$950,069	21.4%	\$1,151,385	0.2%	\$1,069,048	\$1,128,320	-5.3%
Transaction Volume	32	36	-11.1%	39	-17.9%	122	135	-9.6%
Average List Price	\$1,339,363	\$1,263,098	6.0%	\$1,368,253	-2.1%	\$1,309,561	\$1,444,664	-9.4%
New Listings Volume	125	90	38.9%	152	-17.8%	353	424	-16.7%

## 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	\$944,919	\$733,380	28.8%	\$914,045	3.4%	\$802,561	\$890,160	-9.8%
Transaction Volume	15	20	-25.0%	20	-25.0%	47	52	-9.6%
Average List Price	\$902,827	\$1,436,316	-37.1%	\$1,049,121	-13.9%	\$1,122,147	\$1,112,413	0.9%
New Listings Volume	40	42	-4.8%	33	21.2%	133	132	0.8%

## BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,314,370	\$1,374,536	-4.4%	\$1,363,988	-3.6%	\$1,351,634	\$1,432,244	-5.6%
Transaction Volume	139	108	28.7%	119	16.8%	372	361	3.0%
Average List Price	\$1,662,206	\$1,707,450	-2.6%	\$1,604,256	3.6%	\$1,699,101	\$1,651,478	2.9%
New Listings Volume	277	214	29.4%	310	-10.6%	791	939	-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	\$751,006	\$755,031	-0.5%	\$906,265	-17.1%	\$742,126	\$811,224	-8.5%
Transaction Volume	115	100	15.0%	94	22.3%	330	338	-2.4%
Average List Price	\$791,112	\$737,361	7.3%	\$803,906	-1.6%	\$759,304	\$795,351	-4.5%
New Listings Volume	275	273	0.7%	285	-3.5%	913	960	-4.9%