

**MAY 2026 MARKET REPORT:  
Halton Region Housing Market Posts Strong May Despite Inventory Challenges**

**Oakville, ON, JUNE 5, 2026** – The housing market across Halton Region continued to demonstrate resilience in May, with sales activity increasing across most market segments despite a year-over-year decline in new listings. According to The Oakville, Milton and District Real Estate Board (OMDREB), buyers remained active throughout the month, driving transaction volumes higher while home prices remained relatively stable.

Across the Halton Region, the average price for single-family homes reached \$1,556,923, a modest increase of 5.4% compared to May 2025, while transaction volume rose 4.0% year-over-year and 19.1% month-over-month, reflecting an uptick in buyer confidence.

The townhouse and condominium segment improved in average pricing, settling at \$804,142, down 9.6% from May 2025. Sales activity increased 17.8% from April, indicating that buyers remain engaged in the more attainable housing segments despite shifting market conditions.

While demand remained healthy, inventory levels continued to tighten. New listings across both market segments declined significantly compared to the same period last year, with single-family listings down 18.0% and townhouse/condominium listings down 20.7%. This ongoing reduction in available inventory may place upward pressure on pricing in select neighbourhoods as the market moves into the summer months.

“May brought encouraging signs across the Halton housing market. We saw sales increase compared to both April and the same time last year, along with higher overall dollar volume, which tells us buyers are becoming more active and confident in their decision-making.

At the same time, we're continuing to see a balanced market. Buyers have more choice than they have had in recent years, while sellers who price thoughtfully are still achieving successful outcomes. Most homes continue to sell below asking price, but properties are moving at a healthy pace and well-prepared homes are attracting strong interest," says Heidi Noel, President of OMDREB.

"One of the most encouraging trends is that activity is increasing across many segments of the market. Detached homes remain resilient, and we're seeing renewed engagement in the townhouse and condominium sector as buyers take advantage of improved affordability opportunities.

As always, local knowledge matters. Market conditions can vary significantly from one neighbourhood to the next, and that's where the expertise of an OMDREB REALTOR® can make all the difference.”

## **Local/Municipal Highlights:**

### **Oakville**

- Single-family home sales increased 24.1% year-over-year, with the average price reaching \$1.90 million.
- Townhouse and condominium sales declined compared to last year, though transaction activity improved month-over-month.

### **Milton**

- Single-family sales rose nearly 15% from April, while prices remained relatively stable at \$1.18 million.
- Townhouse and condominium sales surged 32.2% year-over-year, reflecting continued demand for more affordable housing options.

### **Halton Hills**

- Single-family sales jumped 65.6% from April, the strongest month-over-month increase among Halton municipalities.
- Average days on market fell to 22 days, the fastest pace in the region.

### **Burlington**

- Single-family home prices increased 12.0% year-over-year to \$1.48 million, the strongest annual price growth among Halton municipalities.
- Townhouse and condominium sales rose 27.4% year-over-year, highlighting sustained buyer demand.

### **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)



## MAY 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        | \$1,556,923    | \$1,562,737 | -0.4%  | \$1,476,742          | 5.4%   | \$1,499,661 | \$1,502,735 | -0.2%        |
| Transaction Volume   | 498            | 418         | 19.1%  | 479                  | 4.0%   | 1,631       | 1,576       | 3.5%         |
| Average List Price   | \$1,759,546    | \$4,688,741 | -62.5% | \$1,749,715          | 0.6%   | \$2,582,744 | \$1,816,967 | 42.1%        |
| New Listings Volume  | 1172           | 1082        | 8.3%   | 1429                 | -18.0% | 4259        | 5033        | -15.4%       |

| 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   | \$804,142      | \$795,777   | 1.1%  | \$889,708            | -9.6%  | \$790,383 | \$865,146 | -8.6%        |
| Transaction Volume                                      | 337            | 286         | 17.8% | 323                  | 4.3%   | 1206      | 1291      | -6.6%        |
| Average List Price                                      | \$841,103      | \$818,717   | 2.7%  | \$890,304            | -5.5%  | \$835,157 | \$888,849 | -6.0%        |
| New Listings Volume                                     | 824            | 826         | -0.2% | 1039                 | -20.7% | 3586      | 4322      | -17.0%       |

## OAKVILLE SINGLE FAMILY

| KPI                 | Selected Month | Prior Month | MoM %  | Same Month Last Year | YoY % | YTD         | Prior YTD   | YTD % Change |
|---------------------|----------------|-------------|--------|----------------------|-------|-------------|-------------|--------------|
| Average Price       | \$1,904,074    | \$2,039,502 | -6.6%  | \$1,896,788          | 0.4%  | \$1,882,804 | \$1,925,177 | -2.2%        |
| Transaction Volume  | 201            | 164         | 22.6%  | 162                  | 24.1% | 611         | 525         | 16.4%        |
| Average List Price  | \$2,106,743    | \$9,129,237 | -76.9% | \$2,284,260          | -7.8% | \$4,066,436 | \$2,349,437 | 73.1%        |
| New Listings Volume | 473            | 455         | 4.0%   | 498                  | -5.0% | 1,802       | 1,883       | -4.3%        |

## 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       | \$949,837      | \$868,271   | 9.4%  | \$979,639            | -3.0%  | \$870,596 | \$936,276 | -7.0%        |
| Transaction Volume  | 106            | 92          | 15.2% | 147                  | -27.9% | 417       | 484       | -13.8%       |
| Average List Price  | \$942,902      | \$872,823   | 8.0%  | \$936,290            | 0.7%   | \$908,412 | \$931,507 | -2.5%        |
| New Listings Volume | 321            | 313         | 2.6%  | 440                  | -27.0% | 1428      | 1943      | -26.5%       |

## MILTON SINGLE FAMILY

| KPI                 | Selected Month | Prior Month | MoM % | Same Month Last Year | YoY %  | YTD         | Prior YTD   | YTD % Change |
|---------------------|----------------|-------------|-------|----------------------|--------|-------------|-------------|--------------|
| Average Price       | \$1,175,626    | \$1,191,953 | -1.4% | \$1,191,005          | -1.3%  | \$1,176,346 | \$1,204,800 | -2.4%        |
| Transaction Volume  | 93             | 81          | 14.8% | 102                  | -8.8%  | 320         | 340         | -5.9%        |
| Average List Price  | \$1,353,741    | \$1,314,267 | 3.0%  | \$1,390,881          | -2.7%  | \$1,323,606 | \$1,394,405 | -5.1%        |
| New Listings Volume | 226            | 223         | 1.3%  | 322                  | -29.8% | 838         | 1178        | -28.9%       |

## 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       | \$723,368      | \$739,545   | -2.2%  | \$813,339            | -11.1% | \$748,597 | \$826,274 | -9.4%        |
| Transaction Volume  | 78             | 62          | 25.8%  | 59                   | 32.2%  | 256       | 300       | -14.7%       |
| Average List Price  | \$784,399      | \$761,332   | 3.0%   | \$844,318            | -7.1%  | \$771,235 | \$873,837 | -11.7%       |
| New Listings Volume | 179            | 199         | -10.1% | 239                  | -25.1% | 789       | 927       | -14.9%       |

## HALTON HILLS SINGLE FAMILY

| KPI                 | Selected Month | Prior Month | MoM % | Same Month Last Year | YoY %  | YTD         | Prior YTD   | YTD % Change |
|---------------------|----------------|-------------|-------|----------------------|--------|-------------|-------------|--------------|
| Average Price       | \$1,131,258    | \$1,153,281 | -1.9% | \$1,231,880          | -8.2%  | \$1,087,889 | \$1,160,550 | -6.3%        |
| Transaction Volume  | 53             | 32          | 65.6% | 61                   | -13.1% | 175         | 196         | -10.7%       |
| Average List Price  | \$1,457,136    | \$1,332,309 | 9.4%  | \$1,336,940          | 9.0%   | \$1,350,079 | \$1,409,903 | -4.2%        |
| New Listings Volume | 146            | 126         | 15.9% | 202                  | -27.7% | 500         | 626         | -20.1%       |

## 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       | \$675,994      | \$916,487   | -26.2% | \$703,273            | -3.9%  | \$763,307   | \$857,529   | -11.0%       |
| Transaction Volume  | 18             | 16          | 12.5%  | 11                   | 63.6%  | 66          | 63          | 4.8%         |
| Average List Price  | \$732,839      | \$918,199   | -20.2% | \$1,001,374          | -26.8% | \$1,057,118 | \$1,083,717 | -2.5%        |
| New Listings Volume | 28             | 40          | -30.0% | 46                   | -39.1% | 161         | 178         | -9.6%        |

## BURLINGTON SINGLE FAMILY

| KPI                 | Selected Month | Prior Month | MoM % | Same Month Last Year | YoY %  | YTD         | Prior YTD   | YTD % Change |
|---------------------|----------------|-------------|-------|----------------------|--------|-------------|-------------|--------------|
| Average Price       | \$1,479,066    | \$1,314,131 | 12.6% | \$1,321,119          | 12.0%  | \$1,388,080 | \$1,399,015 | -0.8%        |
| Transaction Volume  | 151            | 141         | 7.1%  | 154                  | -1.9%  | 525         | 515         | 1.9%         |
| Average List Price  | \$1,672,817    | \$1,649,144 | 1.4%  | \$1,584,413          | 5.6%   | \$1,687,193 | \$1,631,199 | 3.4%         |
| New Listings Volume | 327            | 278         | 17.6% | 407                  | -19.7% | 1119        | 1346        | -16.9%       |

## 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       | \$753,500      | \$751,687   | 0.2%  | \$826,846            | -8.9% | \$745,490 | \$814,953 | -8.5%        |
| Transaction Volume  | 135            | 116         | 16.4% | 106                  | 27.4% | 467       | 444       | 5.2%         |
| Average List Price  | \$775,238      | \$784,065   | -1.1% | \$844,597            | -8.2% | \$760,730 | \$807,488 | -5.8%        |
| New Listings Volume | 296            | 274         | 8.0%  | 314                  | -5.7% | 1208      | 1274      | -5.2%        |