

**JUNE 2026 MARKET REPORT:  
Halton Region Housing Market Shows Signs of Stabilization as Summer Market Takes Shape**

**Oakville, ON, JULY 7, 2026** – The Halton Region housing market continued to stabilize in June, with buyer activity remaining steady despite softer year-over-year pricing and fewer new listings. While market conditions varied by municipality, the overall trend points to a balanced market where well-priced homes continue to attract buyers.

Across Halton, the average sale price for all residential property types moderated compared to June 2025, while inventory remained below last year's levels. Most homes continued to sell below asking price, reflecting a market where buyers have greater negotiating power than in recent years. At the same time, days on market remained relatively stable, suggesting buyers are active but taking a measured approach to purchasing decisions.

One of the month's strongest performers was Burlington, where detached home sales increased 24.1% year-over-year and total dollar volume rose 22.0%, demonstrating continued demand in the city's single-family market. Detached homes in Burlington also spent fewer days on the market than a year ago, highlighting the benefits of proper pricing based on current market conditions.

Oakville, Milton, and Halton Hills experienced slower sales activity and lower average prices compared to June 2025. New listings also declined across most market segments, continuing a trend that has persisted throughout much of the year and slightly limiting the supply of available homes for prospective buyers.

"June's results show a market that continues to offer real opportunity for buyers," says Heidi Noël, President of OMDREB. "There is still plenty of choice, buyers continue to have negotiating power, and well-priced homes are attracting serious interest. For people who have been waiting on the sidelines, today's market offers a combination of selection and negotiating flexibility that we haven't seen in several years."

"While no one can predict exactly where the market will go next, we're beginning to see signs that buyers are becoming more confident. Those who have been waiting for the 'right time' may find that today's combination of selection, negotiating power, and moderated pricing represents an opportunity that won't always be available."

"If you're considering buying or selling, this is a market where local expertise really matters. Conditions can vary considerably from one neighbourhood to another, and an OMDREB REALTOR® can help you understand what's happening in your community and develop a strategy that's right for you."

## **Local/Municipal Highlights:**

### **Oakville**

- Detached home prices remained relatively stable despite lower transaction volume.
- Condo and townhouse sales continued to soften, with buyers benefiting from increased negotiating power.

### **Milton**

- Detached and condominium markets both experienced slower sales compared to last year.
- Inventory remains below 2025 levels, supporting market stability despite softer pricing.

### **Halton Hills**

- Sales activity eased compared to June 2025, although new detached listings increased modestly from May.
- The market continues to favour buyers, with more than 90% of detached homes selling below asking price.

### **Burlington**

- Detached home sales rose more than 24% year-over-year while prices remained relatively stable.
- Burlington continued to lead the region in transaction growth and total dollar volume, reflecting strong 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)



## JUNE 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	\$1,436,505	\$1,560,148	-7.9%	\$1,473,876	-2.5%	\$1,484,984	\$1,496,448	-0.8%
Transaction Volume	474	508	-6.7%	439	8.0%	2,114	2,015	4.9%
Average List Price	\$1,825,516	\$1,754,056	4.1%	\$1,754,663	4.0%	\$2,427,386	\$1,804,366	34.5%
New Listings Volume	1076	1172	-8.2%	1276	-15.7%	5335	6309	-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	\$818,231	\$802,722	1.9%	\$847,250	-3.4%	\$795,441	\$861,654	-7.7%
Transaction Volume	277	339	-18.3%	313	-11.5%	1484	1604	-7.5%
Average List Price	\$853,749	\$835,698	2.2%	\$893,836	-4.5%	\$836,660	\$889,780	-6.0%
New Listings Volume	809	826	-2.1%	992	-18.4%	4397	5314	-17.3%

## OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,755,046	\$1,905,512	-7.9%	\$1,921,824	-8.7%	\$1,855,493	\$1,924,500	-3.6%
Transaction Volume	171	205	-16.6%	133	28.6%	786	658	19.5%
Average List Price	\$2,282,310	\$2,101,201	8.6%	\$2,257,586	1.1%	\$3,724,647	\$2,330,656	59.8%
New Listings Volume	423	473	-10.6%	484	-12.6%	2,225	2,367	-6.0%

## 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	\$924,206	\$945,752	-2.3%	\$948,456	-2.6%	\$880,964	\$938,792	-6.2%
Transaction Volume	110	106	3.8%	126	-12.7%	527	610	-13.6%
Average List Price	\$968,671	\$934,638	3.6%	\$902,317	7.4%	\$917,569	\$926,018	-0.9%
New Listings Volume	324	323	0.3%	450	-28.0%	1754	2393	-26.7%

## MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,112,193	\$1,192,109	-6.7%	\$1,216,329	-8.6%	\$1,167,456	\$1,207,380	-3.3%
Transaction Volume	81	97	-16.5%	98	-17.3%	405	438	-7.5%
Average List Price	\$1,445,413	\$1,354,609	6.7%	\$1,410,682	2.5%	\$1,345,946	\$1,397,485	-3.7%
New Listings Volume	193	226	-14.6%	275	-29.8%	1031	1453	-29.0%

## 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	\$839,038	\$724,784	15.8%	\$818,393	2.5%	\$764,690	\$824,871	-7.3%
Transaction Volume	55	80	-31.3%	65	-15.4%	313	365	-14.2%
Average List Price	\$734,403	\$780,581	-5.9%	\$888,581	-17.4%	\$763,521	\$876,592	-12.9%
New Listings Volume	172	179	-3.9%	213	-19.2%	961	1140	-15.7%

## HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,029,201	\$1,144,576	-10.1%	\$1,098,411	-6.3%	\$1,079,232	\$1,144,720	-5.7%
Transaction Volume	47	55	-14.5%	67	-29.9%	224	263	-14.8%
Average List Price	\$1,426,779	\$1,451,697	-1.7%	\$1,281,382	11.3%	\$1,367,007	\$1,382,838	-1.1%
New Listings Volume	166	146	13.7%	167	-0.6%	666	793	-16.0%

## 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	\$657,050	\$675,994	-2.8%	\$749,289	-12.3%	\$749,326	\$832,449	-10.0%
Transaction Volume	10	18	-44.4%	19	-47.4%	76	82	-7.3%
Average List Price	\$1,212,055	\$733,907	65.2%	\$1,640,358	-26.1%	\$1,083,617	\$1,192,023	-9.1%
New Listings Volume	40	28	42.9%	43	-7.0%	201	221	-9.0%

## BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,384,744	\$1,479,066	-6.4%	\$1,408,760	-1.7%	\$1,382,363	\$1,401,109	-1.3%
Transaction Volume	175	151	15.9%	141	24.1%	699	656	6.6%
Average List Price	\$1,642,953	\$1,662,987	-1.2%	\$1,555,284	5.6%	\$1,673,509	\$1,615,533	3.6%
New Listings Volume	294	327	-10.1%	350	-16.0%	1413	1696	-16.7%

## 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	\$708,527	\$753,500	-6.0%	\$759,725	-6.7%	\$739,206	\$804,554	-8.1%
Transaction Volume	102	135	-24.4%	103	-1.0%	568	547	3.8%
Average List Price	\$740,051	\$770,692	-4.0%	\$772,166	-4.2%	\$754,777	\$801,013	-5.8%
New Listings Volume	273	296	-7.8%	286	-4.5%	1481	1560	-5.1%