

JULY 2026 MARKET REPORT:**Halton Region Housing Market Continues To Balance As Buyers Benefit From Stable Prices And Increased Negotiating Power**

Oakville, ON, AUGUST 6, 2026 – The Halton Region housing market remained balanced in July, with home prices holding relatively steady despite lower sales activity and fewer new listings. Buyers continued to enjoy favourable negotiating conditions, while sellers faced increased competition and longer marketing times.

Across the Halton Region, the average price for single-family homes was \$1,419,724, down 1.5% from June, but 2.4% higher than July 2025. Sales totaled 404 transactions, a 15.8% decline from June, and 6% lower than one year ago. New listings also slowed, falling 21.3% month-over-month and 19.4% year-over-year, reflecting the typical seasonal slowdown heading into the latter half of the summer.

The townhouse and condominium market also moderated. The average sale price was \$754,485, down 6.8% from June and 1.2% below July 2025, while sales slipped 3.2% month-over-month and 8.0% year-over-year. New listings declined 16.7% from June, contributing to a continued tightening of available inventory.

Market conditions continued to favour buyers. Across both housing segments, more than 85% of properties sold below asking price, while the average number of days on market increased to 34 days for single-family homes and 43 days for townhomes and condominiums, giving purchasers more time to evaluate their options and negotiate.

"July's results show a market that is becoming more predictable for both buyers and sellers," says Heidi Noel, President of OMDREB. "Summer typically brings a slower pace of activity, and that's what we saw in July. Even so, home prices have remained relatively stable, buyers continue to benefit from choice and negotiating room, and sellers who price their homes for today's market are continuing to attract serious buyers."

"With inventory levels continuing to trend below 2025 levels, OMDREB will be watching closely to see whether renewed buyer activity this fall is matched by an increase in new listings."

"Whether you're buying or selling, local market knowledge has never been more important. Demand can vary significantly from one Halton neighbourhood to the next, and an OMDREB REALTOR® can help you understand what's happening in your community and develop a strategy that's right for your goals."

Local/Municipal Highlights:**Oakville**

Oakville's detached market was strong, with the average sale price increasing 7.0% year-over-year to \$1.86 million, while sales climbed 17.5% compared to July 2025. The townhouse and condominium segment was quite stable, with prices up 0.6% year-over-year despite modestly lower sales activity.

Milton

Milton experienced a softer month, with detached home prices averaging \$1.15 million, down 3.1% year-over-year, while detached sales declined 27.7%. The townhouse and condominium market also recorded lower prices and fewer transactions compared to last July.

Halton Hills

Halton Hills posted encouraging detached home activity, with sales increasing 3.6% year-over-year, although average prices declined 8.3%. Transactions for the townhouse and condominium segment remained low, but recorded an 11.6% annual increase in average price.

Burlington

Burlington continued to experience a fairly balanced market, with detached home prices averaging \$1.29 million, down 5.2% from last year. The townhouse and condominium segment was relatively stable, with average prices essentially unchanged year-over-year, while sales declined modestly.

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



JULY 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	\$1,419,724	\$1,441,003	-1.5%	\$1,386,139	2.4%	\$1,475,388	\$1,477,048	-0.1%
Transaction Volume	404	480	-15.8%	430	-6.0%	2,522	2,445	3.1%
Average List Price	\$1,675,843	\$1,817,646	-7.8%	\$1,734,528	-3.4%	\$2,322,538	\$1,794,393	29.4%
New Listings Volume	847	1076	-21.3%	1051	-19.4%	6185	7360	-16.0%

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	\$754,485	\$809,743	-6.8%	\$763,935	-1.2%	\$787,942	\$846,300	-6.9%
Transaction Volume	275	284	-3.2%	299	-8.0%	1767	1903	-7.1%
Average List Price	\$803,728	\$850,163	-5.5%	\$869,412	-7.6%	\$830,690	\$887,138	-6.4%
New Listings Volume	676	812	-16.7%	784	-13.8%	5073	6098	-16.8%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,858,422	\$1,760,770	5.5%	\$1,736,735	7.0%	\$1,857,471	\$1,895,538	-2.0%
Transaction Volume	141	174	-19.0%	120	17.5%	929	778	19.4%
Average List Price	\$2,092,371	\$2,274,111	-8.0%	\$2,313,592	-9.6%	\$3,510,242	\$2,328,338	50.8%
New Listings Volume	331	423	-21.7%	372	-11.0%	2,557	2,739	-6.6%

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	\$798,176	\$911,620	-12.4%	\$793,480	0.6%	\$865,313	\$917,279	-5.7%
Transaction Volume	105	114	-7.9%	106	-0.9%	636	716	-11.2%
Average List Price	\$872,911	\$965,825	-9.6%	\$915,553	-4.7%	\$910,398	\$924,890	-1.6%
New Listings Volume	253	324	-21.9%	289	-12.5%	2006	2682	-25.2%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,151,110	\$1,121,502	2.6%	\$1,188,338	-3.1%	\$1,165,311	\$1,203,502	-3.2%
Transaction Volume	81	83	-2.4%	112	-27.7%	487	550	-11.5%
Average List Price	\$1,310,500	\$1,440,362	-9.0%	\$1,393,012	-5.9%	\$1,338,752	\$1,396,763	-4.2%
New Listings Volume	193	193	0.0%	280	-31.1%	1224	1733	-29.4%

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	\$721,644	\$836,644	-13.7%	\$787,338	-8.3%	\$757,056	\$818,759	-7.5%
Transaction Volume	66	56	17.9%	71	-7.0%	380	436	-12.8%
Average List Price	\$793,623	\$733,409	8.2%	\$796,545	-0.4%	\$767,289	\$864,291	-11.2%
New Listings Volume	156	172	-9.3%	207	-24.6%	1117	1347	-17.1%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,009,746	\$1,039,426	-2.9%	\$1,100,768	-8.3%	\$1,066,750	\$1,137,118	-6.2%
Transaction Volume	57	48	18.8%	55	3.6%	282	318	-11.3%
Average List Price	\$1,203,197	\$1,419,074	-15.2%	\$1,302,236	-7.6%	\$1,337,025	\$1,370,890	-2.5%
New Listings Volume	135	166	-18.7%	138	-2.2%	802	931	-13.9%

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	\$830,675	\$657,050	26.4%	\$744,038	11.6%	\$760,419	\$820,351	-7.3%
Transaction Volume	12	10	20.0%	13	-7.7%	88	95	-7.4%
Average List Price	\$987,403	\$1,203,422	-18.0%	\$999,685	-1.2%	\$1,071,251	\$1,154,819	-7.2%
New Listings Volume	29	40	-27.5%	53	-45.3%	229	274	-16.4%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,285,886	\$1,384,744	-7.1%	\$1,356,610	-5.2%	\$1,367,728	\$1,393,145	-1.8%
Transaction Volume	125	175	-28.6%	143	-12.6%	824	799	3.1%
Average List Price	\$1,656,948	\$1,633,612	1.4%	\$1,504,140	10.2%	\$1,671,838	\$1,600,677	4.4%
New Listings Volume	188	294	-36.1%	261	-28.0%	1602	1957	-18.1%

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	\$718,241	\$698,267	2.9%	\$722,330	-0.6%	\$735,078	\$790,892	-7.1%
Transaction Volume	92	104	-11.5%	109	-15.6%	663	656	1.1%
Average List Price	\$714,429	\$735,950	-2.9%	\$847,474	-15.7%	\$746,922	\$807,015	-7.4%
New Listings Volume	238	276	-13.8%	235	1.3%	1721	1795	-4.1%