NEWS RELEASE

AUGUST 2026 MARKET REPORT:
Halton Region Housing Market Remains Balanced As Summer Activity Begins Wrap-Up

Oakville, ON, SEPTEMBER 4, 2026 – The Halton Region housing market remained in balanced territory in August, with The Oakville Milton and District Real Estate Board (OMDREB) REALTORS® reporting stable average prices month-over-month, although year-over-year declines continued in several market segments. Sales and new listings also slowed from a year ago, and present-day buyers continue to maintain significant negotiating power.

Across the Halton Region, the average price for single-family homes was $1,405,216, down 0.7% from July, and 3.3% year-over-year. There were 316 single-family transactions, a decline of 22.5% from July and 10.7% compared to August 2025.

The townhouse and condominium segment saw a similar slowdown. The average price was $753,375, virtually unchanged from July but 10.8% lower than August 2025. Transaction volume declined 15.5% month-over-month and 13.7% year-over-year.

New listings also continued to trend below last year's levels. Single-family new listings declined 21.0% year-over-year, while townhouse and condominium listings fell 28.3%. Year-to-date, new listings are down 16.6% for single-family homes and 18.1% for townhouses and condominiums.

Despite the softer sales environment, buyers continued to have considerable negotiating leverage. 81.3% of single-family properties and 88.3% of townhouses and condominiums sold below asking price. The average single-family home spent 36 days on the market, compared with 35 days a year earlier, while townhouses and condominiums averaged 41 days, up from 38 days last August.

"August was a quieter month, which isn't unusual for the end of summer, but there are some signs that the market is finding a little more balance," says Heidi Noel, President of OMDREB. "Buyers continue to have choice and room to negotiate, while sellers are becoming more realistic about where their homes need to be priced to attract attention."

"The listing numbers need some context. We're seeing properties that didn't sell earlier in the year return to market, often at a different price, so not every new listing represents new inventory. September will give us a much better indication of how many new sellers are entering the market and, just as importantly, whether buyers respond."

"For buyers who have been waiting, there is still an opportunity to take advantage of good selection and negotiating room. At the same time, conditions vary considerably across Halton and even from one neighbourhood to the next, so understanding what is actually happening locally is particularly important right now."

Local/Municipal Highlights:

Oakville

Oakville's single-family market continued to show relative price resilience. The average price reached $1.71 million, down 7.7% year-over-year, while year-to-date transactions are up 16.2%. In the townhouse and condominium segment, the average price was $838,861, down 13.5% annually, with new listings down 44.7% from August 2025.

Milton

Milton's single-family market recorded an average price of $1.19 million, up 1.6% year-over-year, although transactions declined 4.8%. The townhouse and condominium segment averaged $713,106, down 6.5% annually, with transactions down 21.2%.

Halton Hills

Halton Hills' single-family average price was $1.01 million, down 7.4% from August 2025, while transactions declined 31.0%. The townhouse and condominium segment saw an average price of $914,954, up 1.7% year-over-year, although transaction volume remained limited.

Burlington

Burlington's single-family market posted an average price of $1.35 million, down 2.2% year-over-year, while transactions declined 12.6%. In the townhouse and condominium segment, the average price was $675,332, down 12.3% annually, with homes spending an average of 48 days on the market.

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

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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	$1,405,216	$1,414,889	-0.7%	$1,453,041	-3.3%	$1,466,784	$1,474,012	-0.5%
Transaction Volume	316	408	-22.5%	354	-10.7%	2,841	2,799	1.5%
Average List Price	$1,689,886	$1,668,284	1.3%	$1,798,520	-6.0%	$2,258,710	$1,794,823	25.8%
New Listings Volume	670	848	-21.0%	857	-21.8%	6857	8217	-16.6%

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	$753,375	$752,344	0.1%	$844,315	-10.8%	$783,762	$846,048	-7.4%
Transaction Volume	239	283	-15.5%	277	-13.7%	2015	2180	-7.6%
Average List Price	$880,152	$801,204	9.9%	$875,163	0.6%	$834,888	$885,797	-5.7%
New Listings Volume	551	675	-18.4%	769	-28.3%	5622	6867	-18.1%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	$1,711,025	$1,857,749	-7.9%	$1,854,304	-7.7%	$1,841,905	$1,890,148	-2.6%
Transaction Volume	112	141	-20.6%	117	-4.3%	1,040	895	16.2%
Average List Price	$2,225,167	$2,084,574	6.7%	$2,324,083	-4.3%	$3,400,422	$2,327,867	46.1%
New Listings Volume	235	331	-29.0%	341	-31.1%	2,792	3,080	-9.4%

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	$838,861	$799,285	5.0%	$969,928	-13.5%	$863,129	$923,447	-6.5%
Transaction Volume	83	107	-22.4%	95	-12.6%	722	811	-11.0%
Average List Price	$1,085,934	$870,383	24.8%	$954,335	13.8%	$925,225	$928,281	-0.3%
New Listings Volume	193	253	-23.7%	349	-44.7%	2199	3031	-27.4%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	$1,190,238	$1,147,987	3.7%	$1,171,840	1.6%	$1,167,512	$1,200,248	-2.7%
Transaction Volume	60	83	-27.7%	63	-4.8%	549	613	-10.4%
Average List Price	$1,321,105	$1,297,474	1.8%	$1,367,997	-3.4%	$1,334,475	$1,393,588	-4.2%
New Listings Volume	156	194	-19.6%	215	-27.4%	1381	1948	-29.1%

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	$713,106	$720,621	-1.0%	$762,777	-6.5%	$751,326	$811,399	-7.4%
Transaction Volume	52	70	-25.7%	66	-21.2%	436	502	-13.1%
Average List Price	$754,780	$791,034	-4.6%	$785,841	-4.0%	$765,340	$855,962	-10.6%
New Listings Volume	132	155	-14.8%	160	-17.5%	1248	1507	-17.2%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	$1,005,712	$1,005,315	0.0%	$1,086,450	-7.4%	$1,058,056	$1,129,302	-6.3%
Transaction Volume	40	59	-32.2%	58	-31.0%	324	376	-13.8%
Average List Price	$1,288,828	$1,201,811	7.2%	$1,361,234	-5.3%	$1,330,618	$1,369,945	-2.9%
New Listings Volume	99	135	-26.7%	101	-2.0%	902	1032	-12.6%

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	$914,954	$830,675	10.1%	$899,395	1.7%	$780,310	$831,744	-6.2%
Transaction Volume	13	12	8.3%	16	-18.8%	101	111	-9.0%
Average List Price	$784,308	$986,161	-20.5%	$984,754	-20.4%	$1,044,007	$1,135,069	-8.0%
New Listings Volume	23	29	-20.7%	36	-36.1%	251	310	-19.0%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	$1,353,564	$1,285,886	5.3%	$1,384,336	-2.2%	$1,366,140	$1,392,028	-1.9%
Transaction Volume	104	125	-16.8%	116	-10.3%	928	915	1.4%
Average List Price	$1,531,240	$1,652,962	-7.4%	$1,586,075	-3.5%	$1,655,930	$1,599,323	3.5%
New Listings Volume	180	188	-4.3%	200	-10.0%	1782	2157	-17.4%

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	$675,332	$712,534	-5.2%	$769,985	-12.3%	$727,132	$788,126	-7.7%
Transaction Volume	91	94	-3.2%	100	-9.0%	756	756	0.0%
Average List Price	$776,889	$711,752	9.2%	$797,996	-2.6%	$749,471	$806,014	-7.0%
New Listings Volume	203	238	-14.7%	224	-9.4%	1924	2019	-4.7%