



The Oakville, Milton and District Real Estate Board

NEWS RELEASE
For Immediate Release

July 2019 Market Report

Oakville, ON, August 1, 2019 – According to figures released August 1 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales decreased in July compared to the same period in 2018. Monthly property sales dropped slightly by 10, totaling 691 compared to 701 in July 2018.

The total number of new property listings also saw a drop by 104 this year: 1,023 new listings in July 2019 compared to 1,127 in 2018.

"Now that we are in the middle of summer, I am finding that the market has remained relatively stable," says OMDREB President Oliver Matas. "We are still largely in a Seller's market where despite the constraints of the Mortgage Stress Test - which has been recently reduced from 5.34% to 5.19% - the number of sales has not significantly dropped off. The good news for Sellers is that prices keep inching upward. For Buyers, investing now will create wealth in the long run," proclaims Matas. "Looking into the Fall, we expect the market to remain stable."

The dollar volume of all property sales processed through the OMDREB MLS® system saw a drastic increase of nearly \$38 million compared to last year. The figures in July 2019 sat at \$474,736,797 as opposed to \$436,854,724 in July 2018.

Milton's average sale price for the month of July was \$768,110, an increase of 10.08 percent compared to July 2018 at \$697,786. The average sale price in Oakville was \$1,150,085, up 6.66 percent from \$1,078,305 compared to the same time in 2018.

About The Oakville, Milton and District Real Estate Board (OMDREB)

The Oakville, Milton and District Real Estate Board represents over 1,800 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.

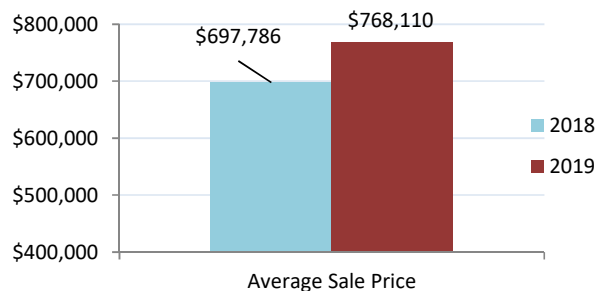
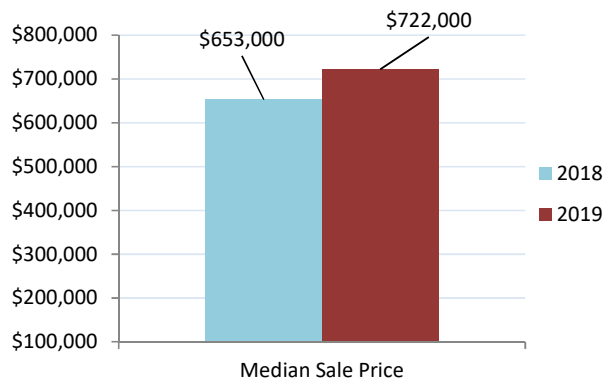
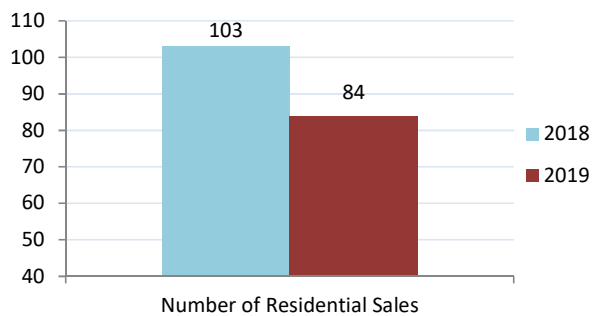
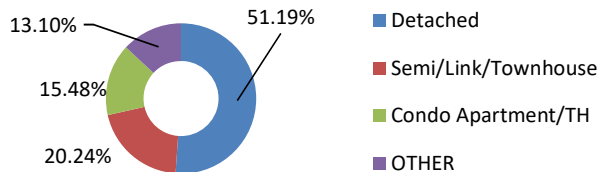
Established in 1954, the Board also champions shelter-based charitable endeavours that are important to the local communities in which its members work and serve. For more information about OMDREB, please visit www.ondreb.on.ca.



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July 2019 Market Watch: Milton

Visual Re-Cap for Milton Market in 2019



Re-Cap for Milton Market in 2019	
Average Sale Price	Median Sale Price
\$768,110	\$722,000
Residential Type	Units Sold by Type
Detached	43
Semi/Link/Townhouse	17
Condo Apartment/TH	13
OTHER	11
TOTAL	84
Detached Sales in Milton	
Price Range	% of Sales by Price
\$600,000 - \$699,000	6.98%
\$700,000 - \$799,000	27.91%
\$800,000 - \$899,000	25.58%
\$900,000 - \$999,000	11.63%
\$1,000,000 - \$1,499,999	20.93%
\$1,500,000 - \$1,999,999	6.98%
Semi/Link/Townhouse Sales in Milton	
Price Range	% of Sales by Price
\$500,000 - \$599,000	11.76%
\$600,000 - \$699,000	76.47%
\$700,000 - \$799,000	11.76%
Condo Apartment/TH Sales in Milton	
Price Range	% of Sales by Price
\$350,000 - \$399,999	7.69%
\$400,000 - \$449,999	15.38%
\$450,000 - \$499,999	30.77%
\$500,000 - \$599,000	38.46%
\$600,000 - \$699,000	7.69%
Other Sales in Milton	
Price Range	% of Sales by Price
\$400,000 - \$449,999	9.09%
\$500,000 - \$599,000	27.27%
\$600,000 - \$699,000	54.55%
\$700,000 - \$799,000	9.09%

The median sale price is the midpoint of all sales.

Disclaimer: The information provided herein is deemed

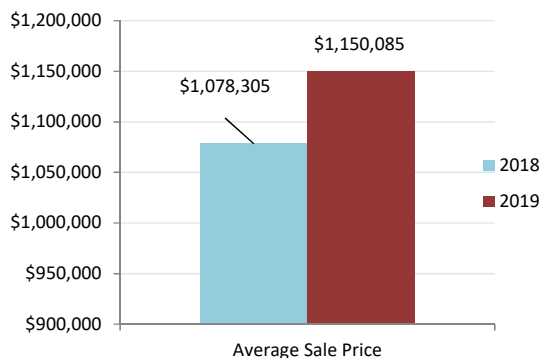
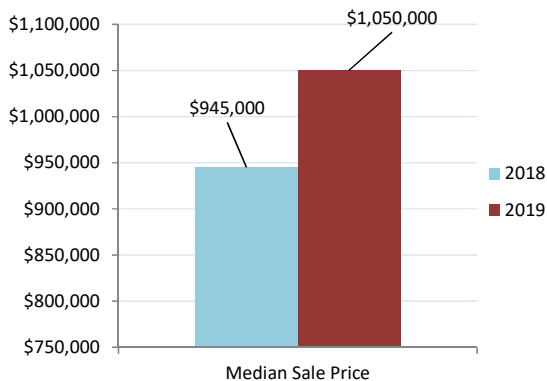
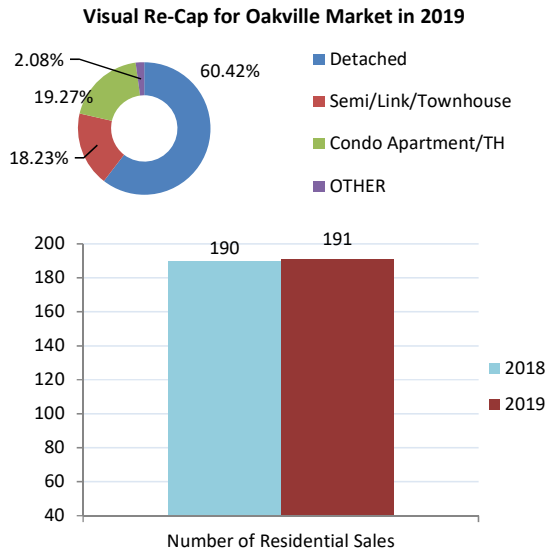
accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board



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July 2019 Market Watch: Oakville



Re-Cap for Oakville Market in 2019	
Average Sale Price	Median Sale Price
\$1,150,085	\$1,050,000
Residential Type	Units Sold by Type
Detached	116
Semi/Link/Townhouse	35
Condo Apartment/TH	37
OTHER	4
TOTAL	192
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	0.86%
\$800,000 - \$899,000	10.34%
\$900,000 - \$999,000	10.34%
\$1,000,000 - \$1,499,999	49.14%
\$1,500,000 - \$1,999,999	16.38%
\$2,000,000 - \$2,499,999	6.90%
\$2,500,000 - \$2,999,999	3.45%
\$3,000,000 - Above	2.59%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$500,000 - \$599,000	5.71%
\$600,000 - \$699,000	20.00%
\$700,000 - \$799,000	37.14%
\$800,000 - \$899,000	11.43%
\$900,000 - \$999,000	5.71%
\$1,000,000 - \$1,499,999	17.14%
\$1,500,000 - \$1,999,999	2.86%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
Under - \$100,000	2.70%
\$350,000 - \$399,999	5.41%
\$400,000 - \$449,999	10.81%
\$450,000 - \$499,999	21.62%
\$500,000 - \$599,000	24.32%
\$600,000 - \$699,000	8.11%
\$700,000 - \$799,000	13.51%
\$800,000 - \$899,000	5.41%
\$900,000 - \$999,000	2.70%
\$1,500,000 - \$1,999,999	5.41%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$700,000 - \$799,000	25.00%
\$800,000 - \$899,000	75.00%

The median sale price is the midpoint of all sales.

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