

The Oakville, Milton and District Real Estate Board

June 2020 – Monthly Statistics



Statistics are never 100% accurate - they are a tool to be used in conveying a pattern that reflects trends and changes

Business Rules;

1. OMDREB indicates listings only listed by OMDREB members.
2. Any additional report indicates numbers from the entirety of the MLS® system.
3. Statistics are separated into Single Family and Townhouse/Condo (which also includes Semi-Detached).
4. Additional residential neighborhoods statistics can be obtained from the MarketStats tool.
5. Commercial statistics can be obtained via the Matrix MLS® system.
6. Inquiries from OMDREB members regarding these stats and MarketStats can be directed to helpdesk@omdreb.ca

OMDREB

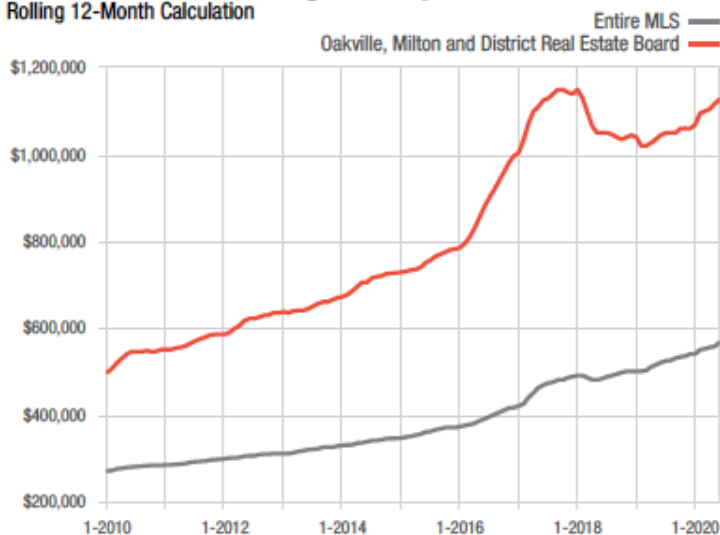
Single Family	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	425	355	- 16.5%	2,351	1,606	- 31.7%
Sales	220	218	- 0.9%	1,079	871	- 19.3%
Days on Market Until Sale	29	30	+ 3.4%	29	27	- 6.9%
Median Sales Price*	\$1,080,000	\$1,220,000	+ 13.0%	\$1,050,000	\$1,176,000	+ 12.0%
Average Sales Price*	\$1,251,337	\$1,444,130	+ 15.4%	\$1,201,863	\$1,349,166	+ 12.3%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	97.4%	98.5%	+ 1.1%
Inventory of Homes for Sale	621	386	- 37.8%	—	—	—
Months Supply of Inventory	3.8	2.5	- 34.2%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	216	243	+ 12.5%	1,358	937	- 31.0%
Sales	175	150	- 14.3%	914	677	- 25.9%
Days on Market Until Sale	22	16	- 27.3%	25	18	- 28.0%
Median Sales Price*	\$637,300	\$700,000	+ 9.8%	\$639,500	\$720,500	+ 12.6%
Average Sales Price*	\$651,830	\$711,170	+ 9.1%	\$655,744	\$726,474	+ 10.8%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	232	176	- 24.1%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

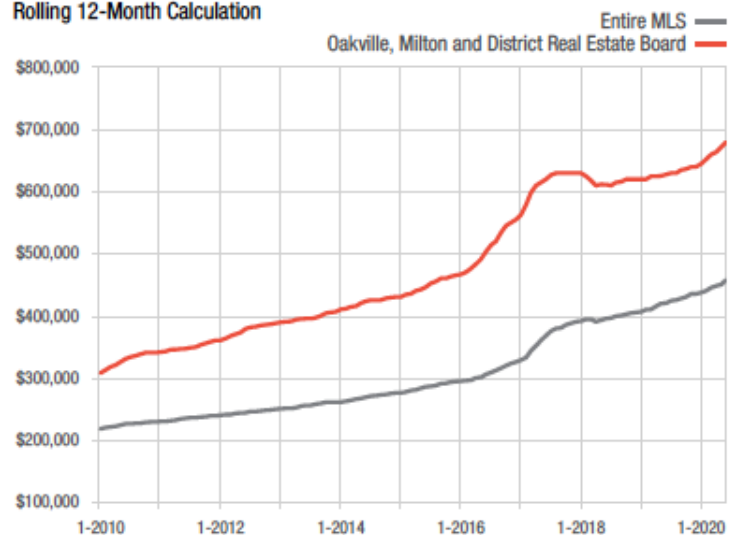
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.