

Monthly Indicators



January 2022

“As we head into 2022, the supply of listings in OMDREB’s trade areas remains a perpetual issue, encouraging strong competition between buyers and double-digit growth in selling prices. This is something we’ve witnessed throughout the entirety of last year, and it comes as no surprise that it was expected to continue in January of 2022,” says OMDREB President Vishal Kapoor.

New Listings decreased 15.6 percent for Single Family homes and 9.8 percent for Townhouse/Condo homes. Sales decreased 24.3 percent for Single Family homes and 16.6 percent for Townhouse/Condo homes. Inventory decreased 44.2 percent for Single Family homes and 42.2 percent for Townhouse/Condo homes.

Median Sales Price increased 25.2 percent to \$1,721,101 for Single Family homes and 42.1 percent to \$975,000 for Townhouse/Condo homes. Days on Market decreased 47.6 percent for Single Family homes and 50.0 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 50.0 percent for Single Family homes and 40.0 percent for Townhouse/Condo homes.

“The average sale price of a home in Milton did not hit the high levels experienced in Oakville but trends are showing that the gap is slowly closing, and that poses a significant problem. OMDREB continues to advocate for alleviation of the lack of inventory and housing choice. Understanding that the market will be tough to navigate for the foreseeable future, I encourage those who are willing to test the waters in Oakville, Milton, and Halton Hills to contact an OMDREB REALTOR® to help them,” adds Kapoor.

Quick Facts

- 20.6%

Change in
Sales
All Properties

+ 30.9%

Change in
Median Sales Price
All Properties

- 43.4%

Change in
Homes for Sale
All Properties

This is a research tool provided by ITSO, covering the Oakville, Milton and District Real Estate Board service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		276	233	- 15.6%	276	233	- 15.6%
Sales		218	165	- 24.3%	218	165	- 24.3%
Days on Market Until Sale		21	11	- 47.6%	21	11	- 47.6%
Median Sales Price		\$1,375,000	\$1,721,101	+ 25.2%	\$1,375,000	\$1,721,101	+ 25.2%
Average Sales Price		\$1,680,819	\$1,968,798	+ 17.1%	\$1,680,819	\$1,968,798	+ 17.1%
Percent of List Price Received		104.1%	117.2%	+ 12.6%	104.1%	117.2%	+ 12.6%
Housing Affordability Index		30	23	- 23.3%	30	23	- 23.3%
Housing Value Index		433	551	+ 27.3%	—	—	—
Inventory of Homes for Sale		199	111	- 44.2%	—	—	—
Months Supply of Inventory		0.6	0.3	- 50.0%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse, Condo and Semi-Detached properties only.



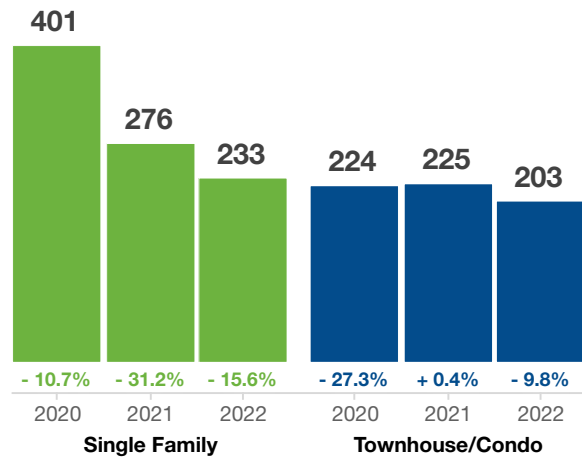
Key Metrics	Historical Sparkbars	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		225	203	- 9.8%	225	203	- 9.8%
Sales		199	166	- 16.6%	199	166	- 16.6%
Days on Market Until Sale		20	10	- 50.0%	20	10	- 50.0%
Median Sales Price		\$686,000	\$975,000	+ 42.1%	\$686,000	\$975,000	+ 42.1%
Average Sales Price		\$724,931	\$1,036,519	+ 43.0%	\$724,931	\$1,036,519	+ 43.0%
Percent of List Price Received		105.4%	117.5%	+ 11.5%	105.4%	117.5%	+ 11.5%
Housing Affordability Index		59	41	- 30.5%	59	41	- 30.5%
Housing Value Index		282	395	+ 40.1%	—	—	—
Inventory of Homes for Sale		147	85	- 42.2%	—	—	—
Months Supply of Inventory		0.5	0.3	- 40.0%	—	—	—

New Listings

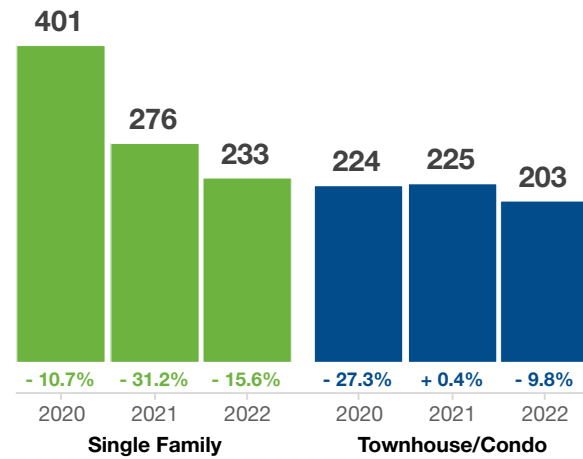
A count of the properties that have been newly listed on the market in a given month.



January

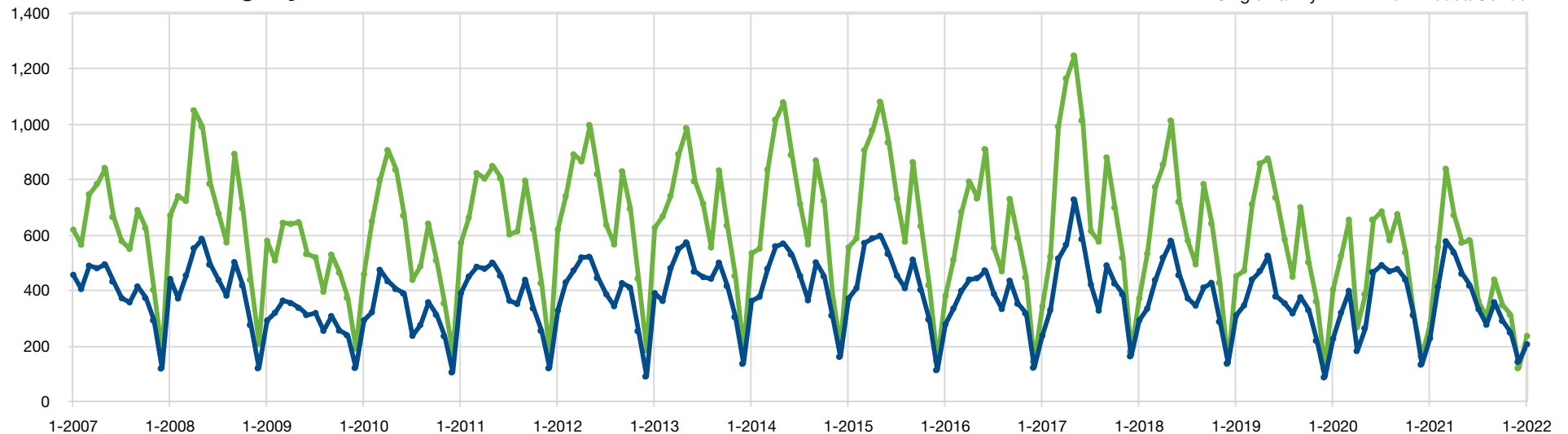


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	553	+ 5.9%	411	+ 29.7%
Mar-2021	837	+ 28.2%	575	+ 45.2%
Apr-2021	670	+ 154.8%	535	+ 198.9%
May-2021	570	+ 48.4%	458	+ 75.5%
Jun-2021	579	- 11.3%	415	- 10.6%
Jul-2021	359	- 47.4%	330	- 32.5%
Aug-2021	302	- 47.8%	274	- 41.3%
Sep-2021	437	- 35.1%	355	- 25.3%
Oct-2021	345	- 35.5%	288	- 34.1%
Nov-2021	310	- 0.3%	246	- 20.1%
Dec-2021	117	- 26.9%	140	+ 7.7%
Jan-2022	233	- 15.6%	203	- 9.8%
12-Month Avg	443	- 6.5%	353	+ 2.0%

Historical New Listings by Month

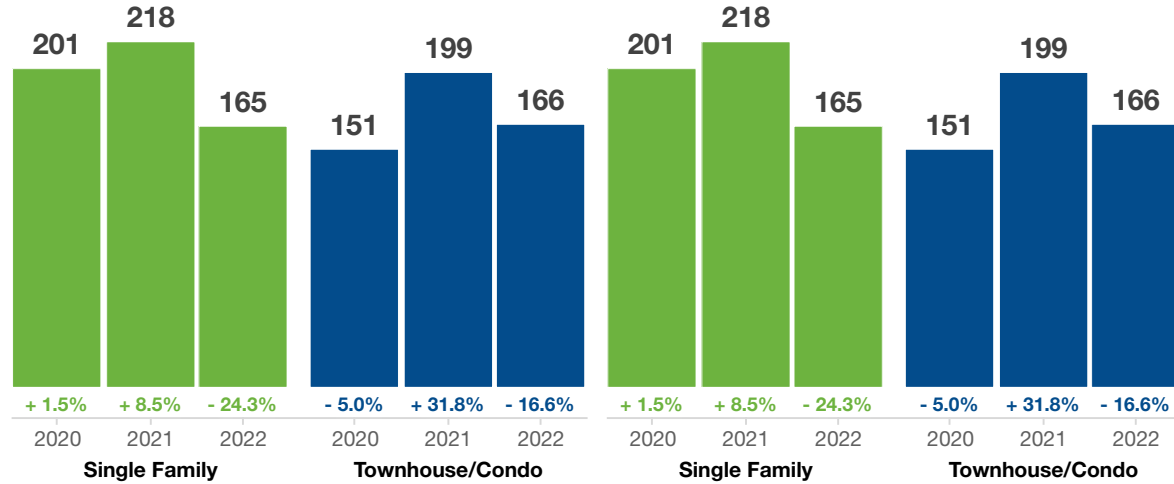


Sales

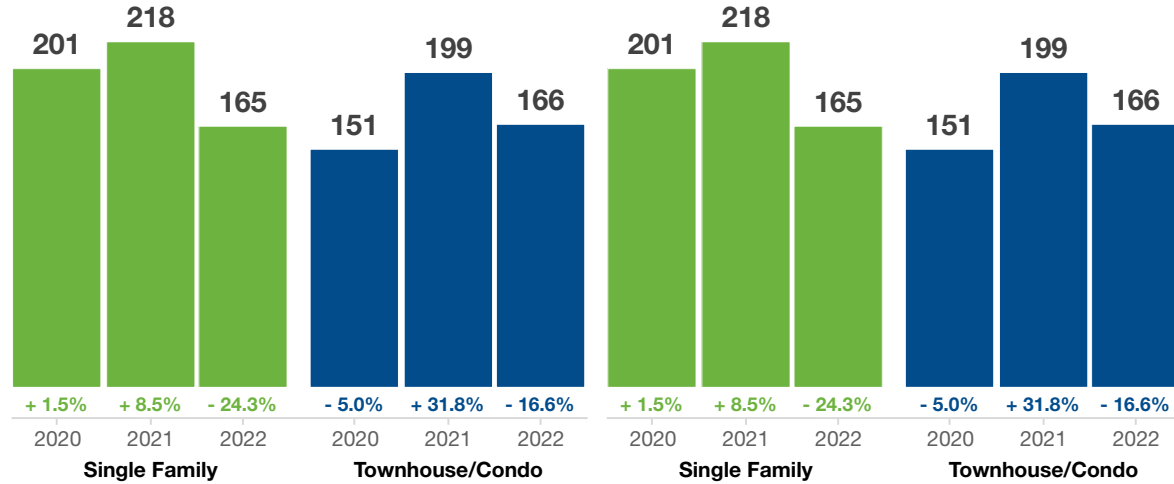
A count of the properties on which offers have been accepted in a given month.



January

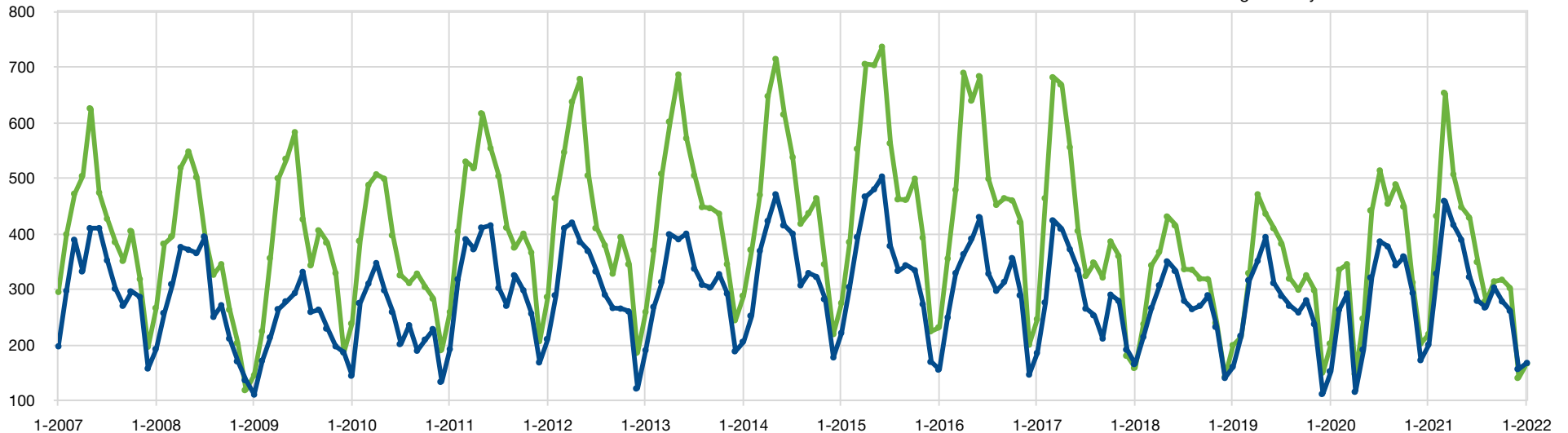


Year to Date



Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	431	+ 29.0%	327	+ 24.8%
Mar-2021	653	+ 89.8%	458	+ 57.4%
Apr-2021	506	+ 246.6%	415	+ 264.0%
May-2021	447	+ 81.7%	388	+ 104.2%
Jun-2021	428	- 2.9%	321	+ 0.3%
Jul-2021	348	- 32.2%	278	- 27.8%
Aug-2021	277	- 38.9%	266	- 29.3%
Sep-2021	313	- 35.9%	302	- 11.7%
Oct-2021	316	- 29.5%	277	- 22.6%
Nov-2021	301	- 3.2%	260	- 11.0%
Dec-2021	139	- 30.8%	155	- 9.4%
Jan-2022	165	- 24.3%	166	- 16.6%
12-Month Avg	360	+ 4.3%	301	+ 9.5%

Historical Sales by Month

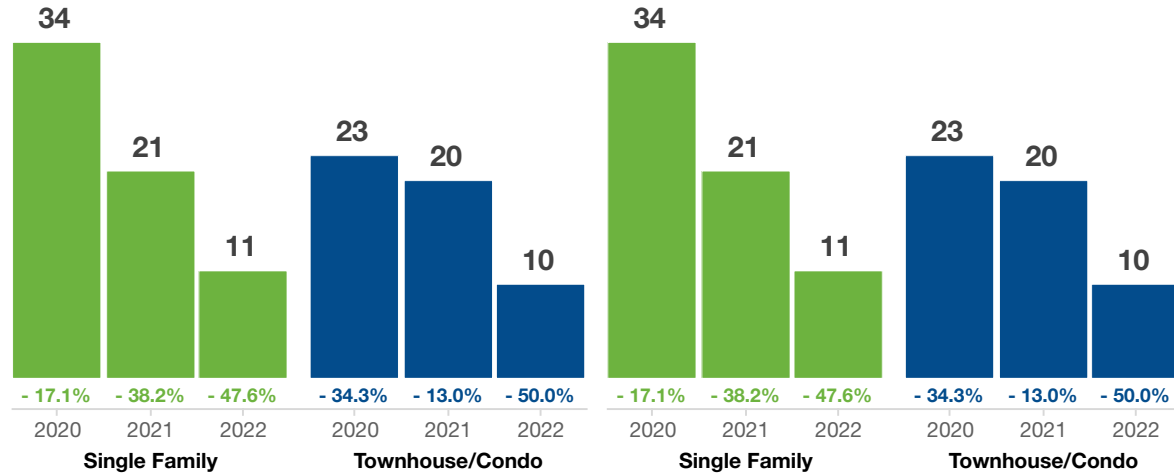


Days on Market Until Sale

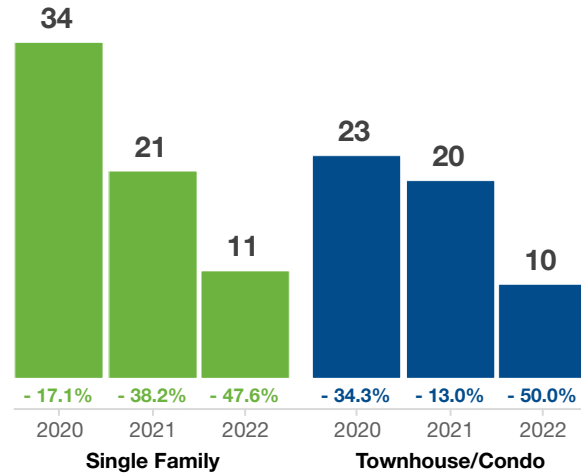
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



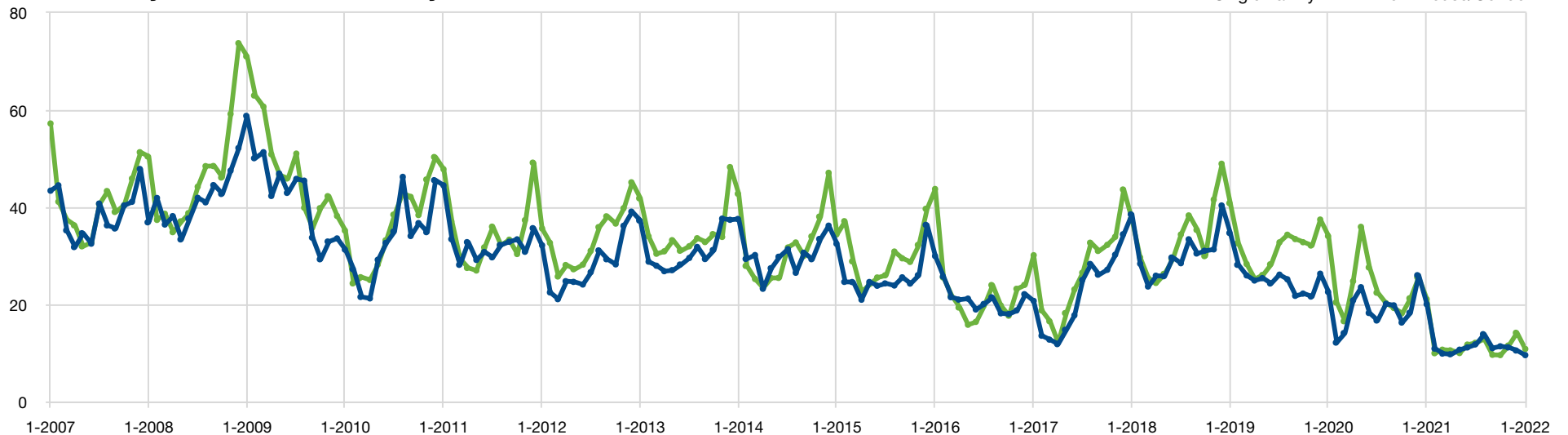
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	10	- 50.0%	11	- 8.3%
Mar-2021	11	- 35.3%	10	- 28.6%
Apr-2021	11	- 56.0%	10	- 52.4%
May-2021	10	- 72.2%	11	- 54.2%
Jun-2021	12	- 57.1%	11	- 38.9%
Jul-2021	12	- 45.5%	12	- 29.4%
Aug-2021	13	- 35.0%	14	- 30.0%
Sep-2021	10	- 47.4%	11	- 45.0%
Oct-2021	10	- 44.4%	11	- 31.3%
Nov-2021	12	- 42.9%	11	- 38.9%
Dec-2021	14	- 46.2%	11	- 57.7%
Jan-2022	11	- 47.6%	10	- 50.0%
12-Month Avg*	11	- 50.8%	11	- 40.4%

* Days on Market for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

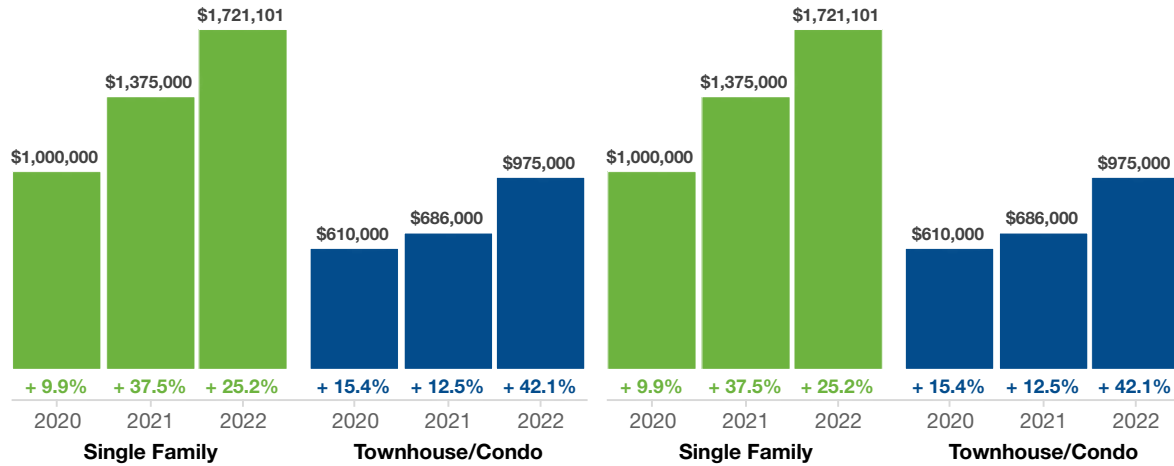


Median Sales Price

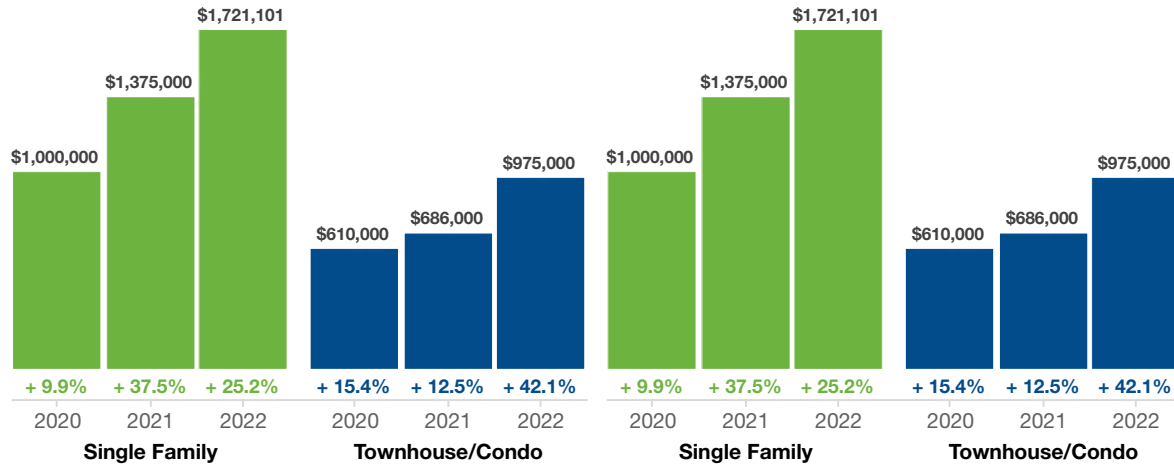
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



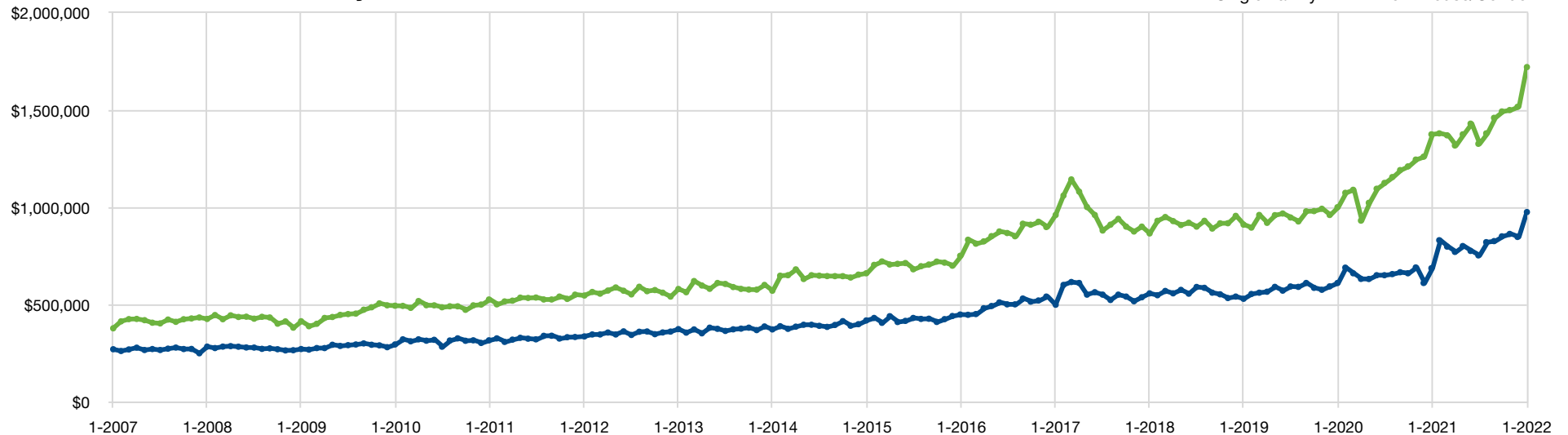
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	\$1,380,000	+ 28.5%	\$830,000	+ 20.5%
Mar-2021	\$1,370,000	+ 25.7%	\$797,250	+ 20.8%
Apr-2021	\$1,317,500	+ 41.5%	\$770,000	+ 22.0%
May-2021	\$1,375,000	+ 34.5%	\$800,000	+ 26.9%
Jun-2021	\$1,430,000	+ 30.6%	\$775,000	+ 19.2%
Jul-2021	\$1,326,310	+ 17.9%	\$752,000	+ 15.7%
Aug-2021	\$1,380,000	+ 19.5%	\$820,000	+ 25.0%
Sep-2021	\$1,460,000	+ 22.6%	\$825,500	+ 24.1%
Oct-2021	\$1,492,750	+ 23.4%	\$850,000	+ 28.8%
Nov-2021	\$1,500,000	+ 20.5%	\$862,500	+ 25.0%
Dec-2021	\$1,516,600	+ 20.4%	\$847,000	+ 38.9%
Jan-2022	\$1,721,101	+ 25.2%	\$975,000	+ 42.1%
12-Month Avg*	\$1,410,000	+ 22.5%	\$810,000	+ 23.7%

* Median Sales Price for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month



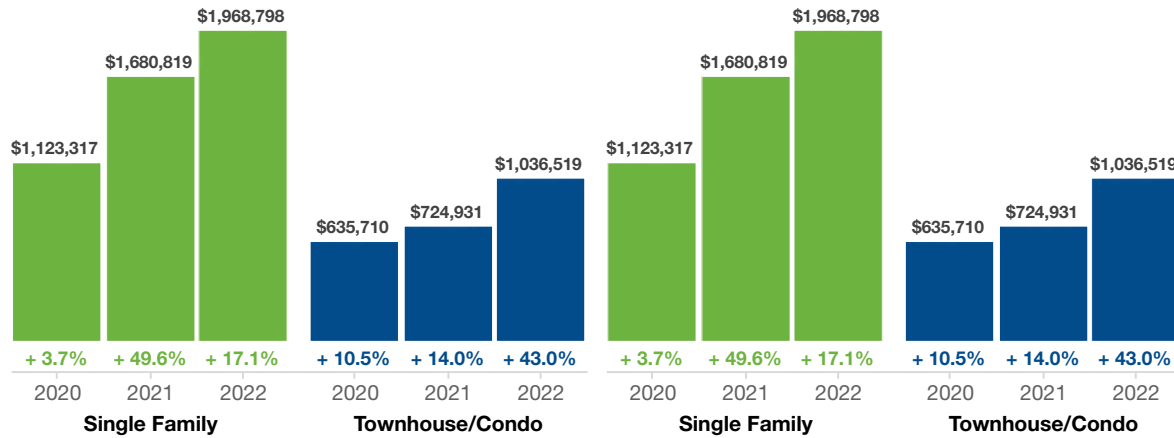
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January

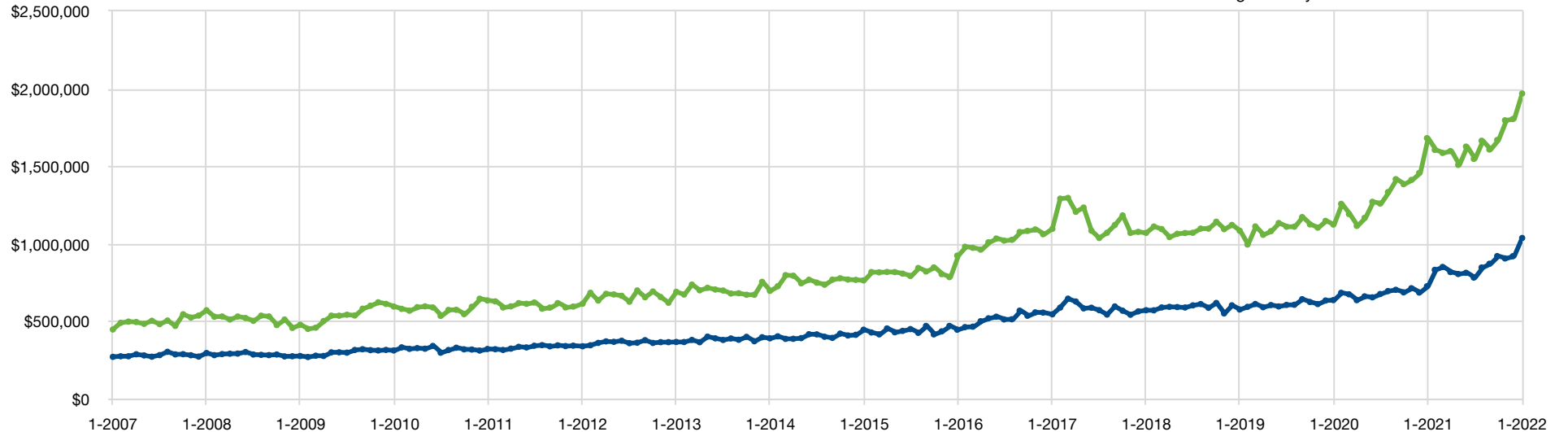
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	\$1,605,129	+ 27.7%	\$830,893	+ 21.7%
Mar-2021	\$1,585,515	+ 33.1%	\$849,624	+ 26.2%
Apr-2021	\$1,597,645	+ 43.3%	\$816,800	+ 28.6%
May-2021	\$1,508,431	+ 29.3%	\$804,179	+ 21.9%
Jun-2021	\$1,626,196	+ 28.0%	\$812,066	+ 24.2%
Jul-2021	\$1,546,958	+ 22.9%	\$781,024	+ 15.7%
Aug-2021	\$1,664,029	+ 24.8%	\$845,983	+ 21.9%
Sep-2021	\$1,607,484	+ 13.5%	\$870,164	+ 23.9%
Oct-2021	\$1,668,988	+ 20.6%	\$919,711	+ 34.1%
Nov-2021	\$1,795,950	+ 27.3%	\$904,634	+ 27.0%
Dec-2021	\$1,804,253	+ 23.9%	\$919,101	+ 34.3%
Jan-2022	\$1,968,798	+ 17.1%	\$1,036,519	+ 43.0%
12-Month Avg*	\$1,630,871	+ 22.9%	\$852,960	+ 24.7%

* Avg. Sales Price for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

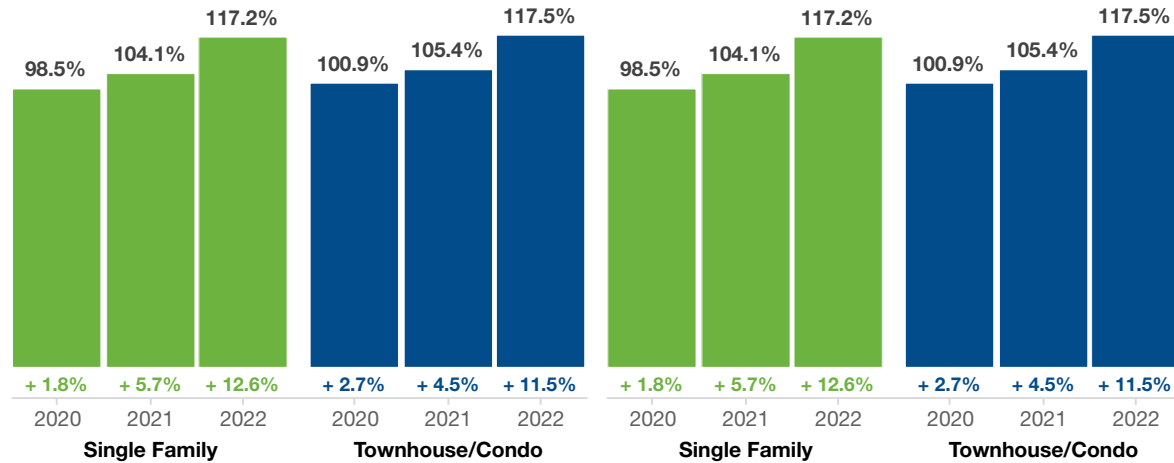


Percent of List Price Received

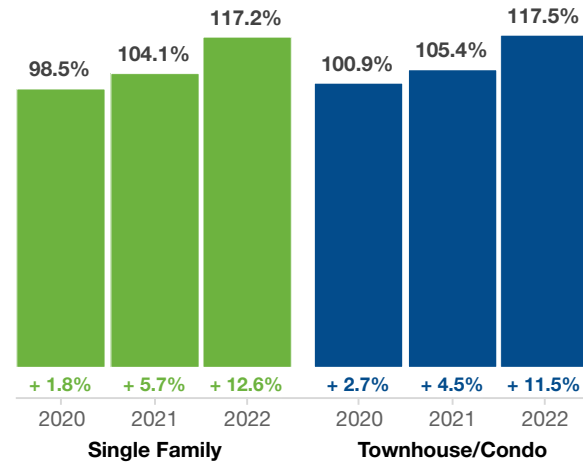
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



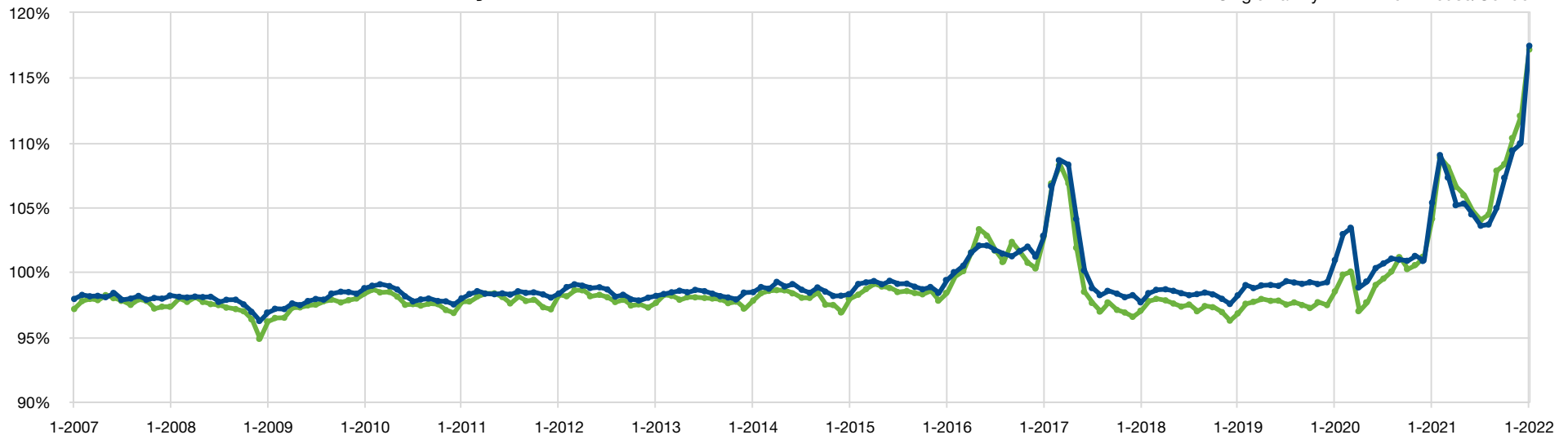
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	108.8%	+ 9.0%	109.0%	+ 5.9%
Mar-2021	108.1%	+ 8.1%	107.3%	+ 3.8%
Apr-2021	106.6%	+ 9.9%	105.2%	+ 6.5%
May-2021	105.9%	+ 8.4%	105.3%	+ 6.0%
Jun-2021	104.7%	+ 5.8%	104.5%	+ 4.2%
Jul-2021	104.0%	+ 4.5%	103.6%	+ 2.9%
Aug-2021	104.4%	+ 4.4%	103.7%	+ 2.7%
Sep-2021	107.8%	+ 6.6%	104.9%	+ 3.9%
Oct-2021	108.3%	+ 8.1%	107.3%	+ 6.3%
Nov-2021	110.3%	+ 9.8%	109.4%	+ 8.1%
Dec-2021	112.1%	+ 10.8%	109.9%	+ 8.9%
Jan-2022	117.2%	+ 12.6%	117.5%	+ 11.5%
12-Month Avg*	107.5%	+ 7.4%	106.7%	+ 5.3%

* Pct. of List Price Received for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



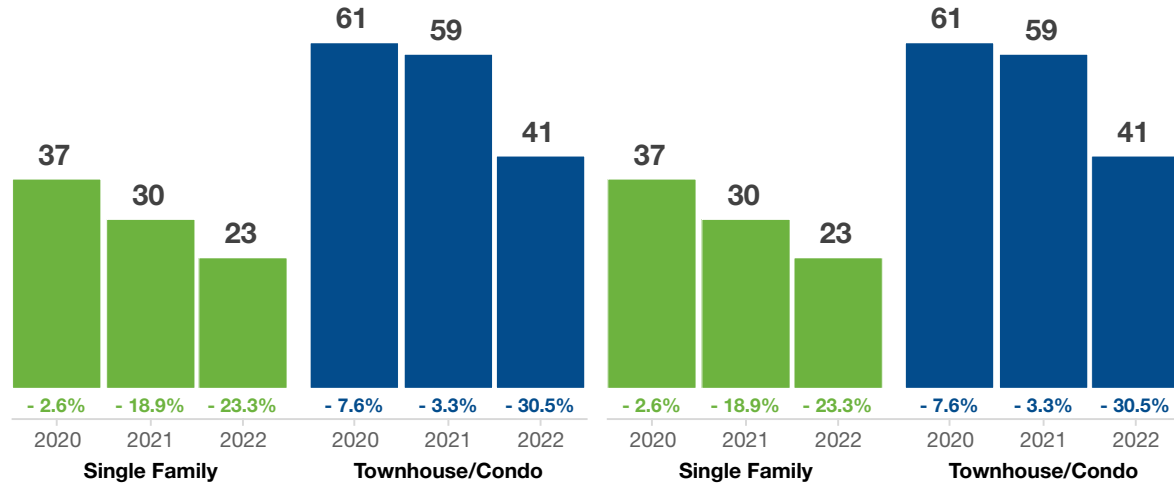
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



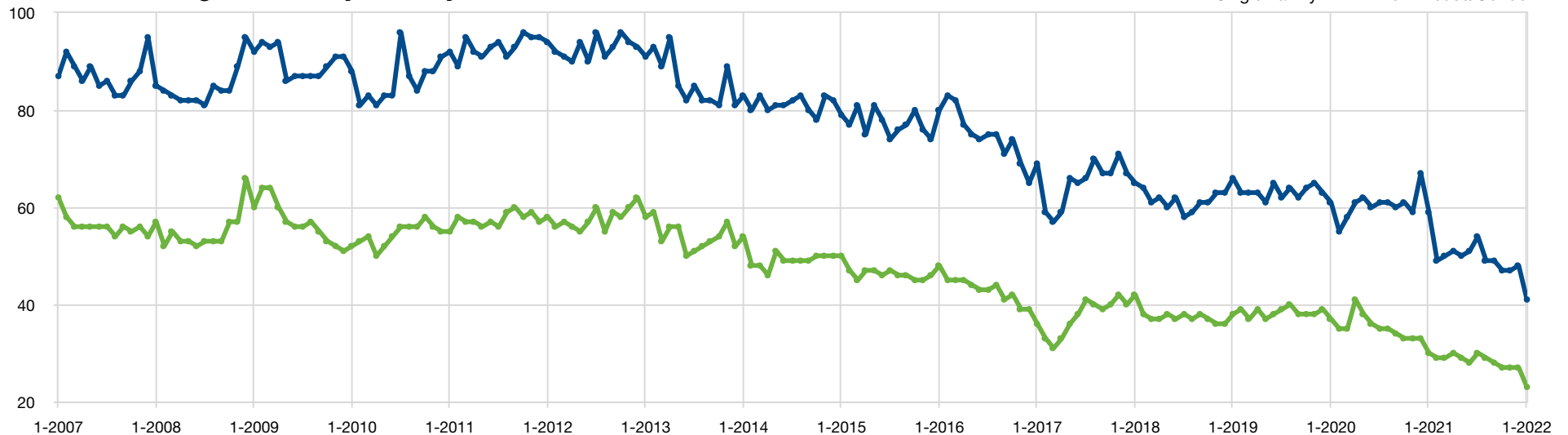
January

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	29	- 17.1%	49	- 10.9%
Mar-2021	29	- 17.1%	50	- 13.8%
Apr-2021	30	- 26.8%	51	- 16.4%
May-2021	29	- 23.7%	50	- 19.4%
Jun-2021	28	- 22.2%	51	- 15.0%
Jul-2021	30	- 14.3%	54	- 11.5%
Aug-2021	29	- 17.1%	49	- 19.7%
Sep-2021	28	- 17.6%	49	- 18.3%
Oct-2021	27	- 18.2%	47	- 23.0%
Nov-2021	27	- 18.2%	47	- 20.3%
Dec-2021	27	- 18.2%	48	- 28.4%
Jan-2022	23	- 23.3%	41	- 30.5%
12-Month Avg	28	- 20.0%	49	- 18.3%

Historical Housing Affordability Index by Month

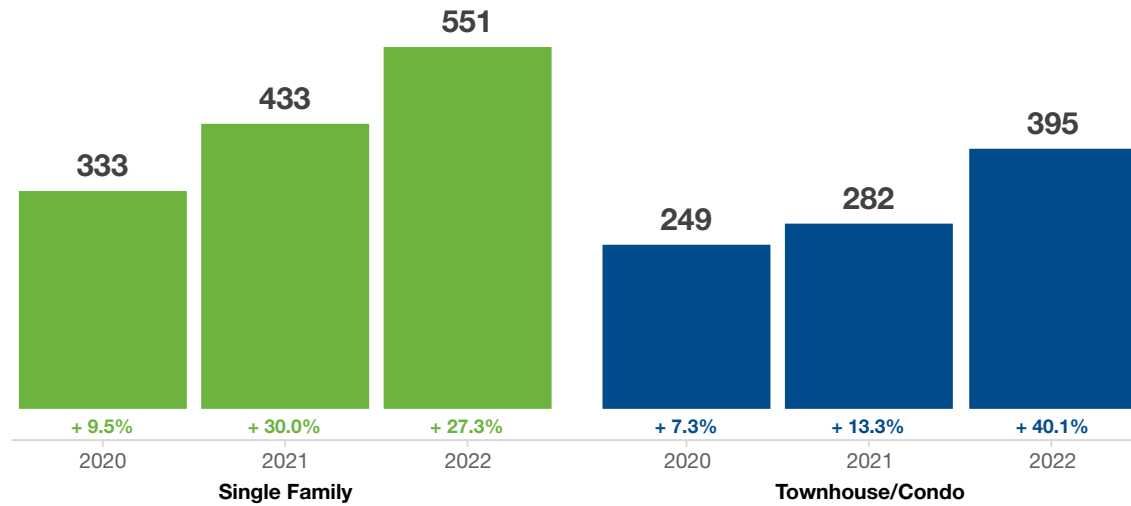


ShowingTime Housing Value Index

The value index employs a multi-variate, linear regression methodology to determine specific weights that adjust for both seasonality and segment bias to arrive at a real, constant-quality view of home values. The index is set to the median sales price in January 2008.



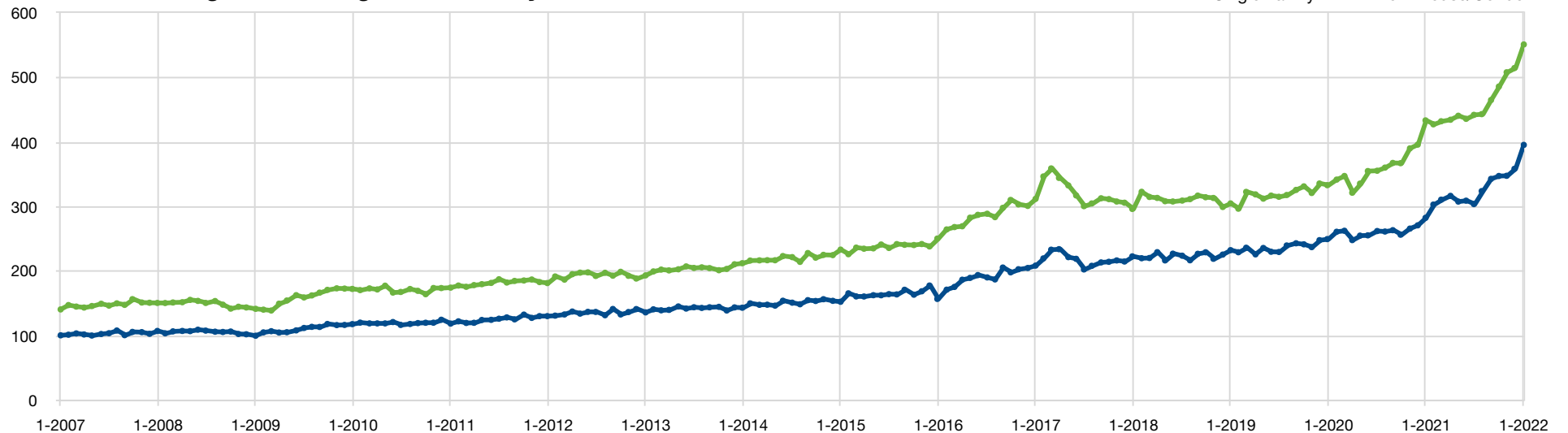
January



Housing Value Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	427	+ 25.2%	303	+ 16.5%
Mar-2021	432	+ 24.5%	310	+ 18.3%
Apr-2021	434	+ 35.2%	316	+ 27.4%
May-2021	440	+ 31.3%	307	+ 20.9%
Jun-2021	436	+ 22.8%	309	+ 21.2%
Jul-2021	442	+ 24.5%	303	+ 15.6%
Aug-2021	443	+ 23.1%	323	+ 23.8%
Sep-2021	465	+ 26.7%	342	+ 30.0%
Oct-2021	486	+ 32.4%	347	+ 35.5%
Nov-2021	508	+ 30.3%	347	+ 30.9%
Dec-2021	514	+ 29.8%	358	+ 32.6%
Jan-2022	551	+ 27.3%	395	+ 40.1%
12-Month Avg*	—	—	—	—

* Housing Value Index for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical ShowingTime Housing Value Index by Month

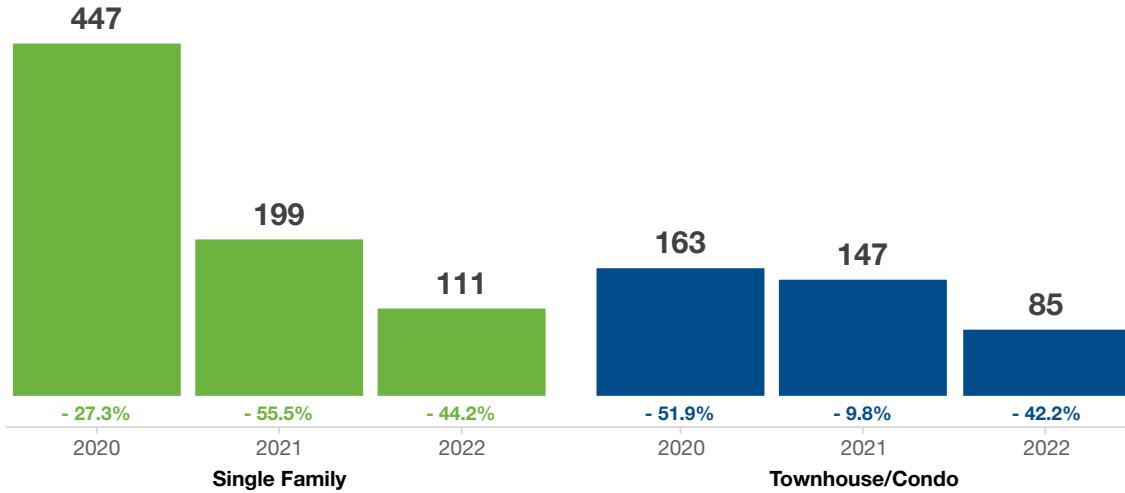


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

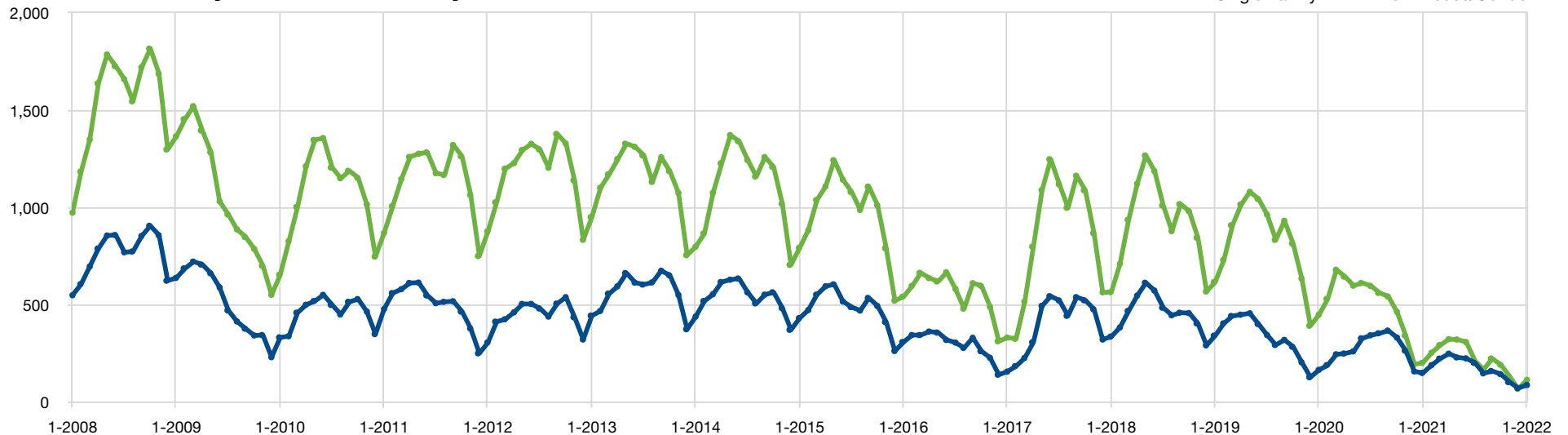


January



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	251	- 52.5%	187	0.0%
Mar-2021	290	- 57.2%	221	- 9.1%
Apr-2021	321	- 50.1%	246	- 0.4%
May-2021	319	- 46.5%	227	- 12.0%
Jun-2021	306	- 49.8%	222	- 31.7%
Jul-2021	210	- 64.7%	199	- 41.6%
Aug-2021	164	- 70.7%	145	- 58.7%
Sep-2021	221	- 59.1%	157	- 57.0%
Oct-2021	189	- 59.0%	141	- 57.1%
Nov-2021	130	- 61.8%	100	- 61.8%
Dec-2021	65	- 66.1%	69	- 55.5%
Jan-2022	111	- 44.2%	85	- 42.2%
12-Month Avg	215	- 56.6%	167	- 37.7%

Historical Inventory of Homes for Sale by Month

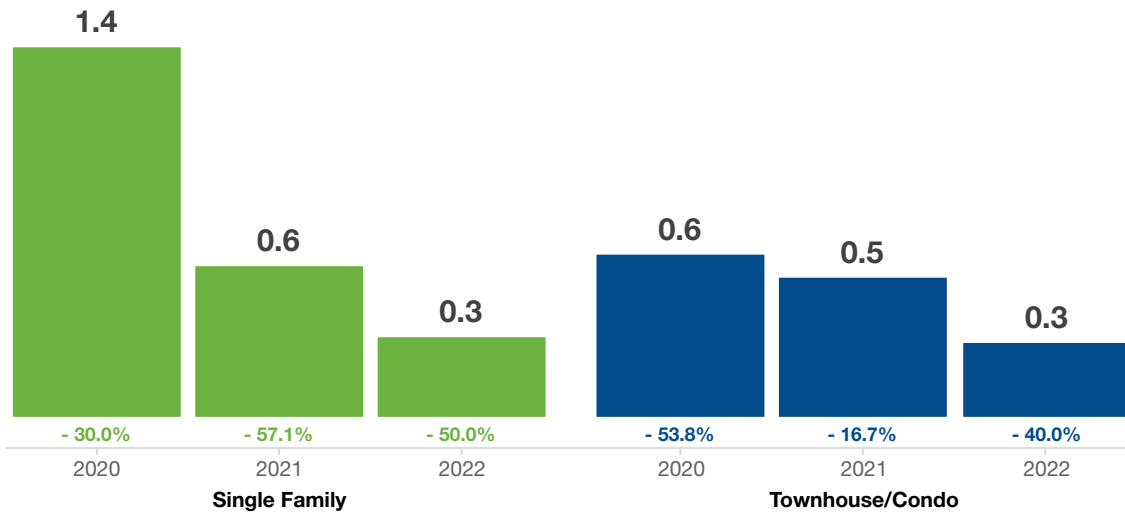


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



January



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Feb-2021	0.7	- 56.3%	0.7	0.0%
Mar-2021	0.8	- 61.9%	0.8	- 11.1%
Apr-2021	0.8	- 61.9%	0.8	- 20.0%
May-2021	0.7	- 66.7%	0.7	- 36.4%
Jun-2021	0.7	- 66.7%	0.7	- 50.0%
Jul-2021	0.5	- 75.0%	0.6	- 57.1%
Aug-2021	0.4	- 77.8%	0.5	- 64.3%
Sep-2021	0.6	- 62.5%	0.5	- 64.3%
Oct-2021	0.5	- 64.3%	0.5	- 61.5%
Nov-2021	0.4	- 60.0%	0.3	- 70.0%
Dec-2021	0.2	- 66.7%	0.2	- 66.7%
Jan-2022	0.3	- 50.0%	0.3	- 40.0%
12-Month Avg*	0.5	- 65.2%	0.5	- 50.0%

* Months Supply for all properties from February 2021 through January 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2021	1-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		501	436	- 13.0%	501	436	- 13.0%
Sales		417	331	- 20.6%	417	331	- 20.6%
Days on Market Until Sale		21	10	- 52.4%	21	10	- 52.4%
Median Sales Price		\$1,001,500	\$1,310,750	+ 30.9%	\$1,001,500	\$1,310,750	+ 30.9%
Average Sales Price		\$1,224,652	\$1,502,659	+ 22.7%	\$1,224,652	\$1,502,659	+ 22.7%
Percent of List Price Received		104.7%	117.3%	+ 12.0%	104.7%	117.3%	+ 12.0%
Housing Affordability Index		41	31	- 24.4%	41	31	- 24.4%
Housing Value Index		353	466	+ 32.0%	—	—	—
Inventory of Homes for Sale		346	196	- 43.4%	—	—	—
Months Supply of Inventory		0.6	0.3	- 50.0%	—	—	—