FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

August | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
August l 2024	$ 1,064,460	131	302	43%	$ 1,000,100
July l 2024	$ 1,090,062	129	387	33%	$ 1,027,500
% CHANGE (+/-)	-2.35%	1.55%	-21.96%	30.13%	-2.67%
August l 2023	$ 1,083,812	138	298	46%	$ 1,045,000
% CHANGE (+/-)	-1.79%	-5.07%	1.34%		-4.30%

NEW INVENTORY

	August l 2024	July l 2024		TREND
Detached homes	136	206	-34%	▼
Semi-detached	19	23	-17%	▼
Att/Row/Twnhouse	72	97	-26%	▼
Condo Townhouse	13	22	-41%	▼
Condo Apartment	58	39	49%	▲
Other	4	0	400%	▲
TOTAL	302	387	-22%	▼
sales to new ratio	0.43	0.33		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
August l 2024	62	11	37	8	13	0
July l 2024	65	10	38	6	9	1
	-5%	10%	-3%	33%	44%	

AVERAGE SALE PRICE VS. # OF SALES

	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024
sale price	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460
# of sales	87	111	151	155	145	181	162	129	131

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