FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH
MILTON ONTARIO

December | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec l 2023	$ 990,944	87	81	107%	$ 910,000
Nov l 2023	$ 1,041,949	99	219	45%	$ 965,000
% CHANGE (+/-)	-5%	-12%	-63%	138%	-6%
December 2022 | TOTAL	$ 1,069,068	71	66	108%	$ 945,000
% CHANGE (+/-)	-7%	23%	23%		-4%

NEW INVENTORY

	Dec l 2023	Nov l 2023		TREND
Detached homes	41	95	-57%	▼
Semi-detached	2	23	-91%	▼
Att/Row/Twnhouse	17	51	-67%	▼
Condo Townhouse	1	16	-94%	▼
Condo Apartment	18	34	-47%	▼
Other	2	0	100%	▲
TOTAL	81	219	-63%	▼
sales to new ratio	1.07	0.45		

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
Dec l 2023	40	6	21	5	14	1
Nov l 2023	47	13	23	7	9	0
	-15%	-54%	-9%	-29%	56%	

AVERAGE SALE PRICE VS. # OF SALES

	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023
sale price	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944
# of sales	155	202	171	129	138	100	106	99	87

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