FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

February | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Feb I 2024	$ 1,106,624	151	256	59%	$ 1,060,000
Jan I 2024	$ 1,033,641	111	180	62%	$ 999,999
% CHANGE (+/-)	7%	36%	42%	-4%	6%
Feb 2023 | TOTAL	$ 1,055,272	126	172	73%	$ 975,365
% CHANGE (+/-)	5%	20%	49%		9%

NEW INVENTORY

	Feb I 2024	Jan I 2024		TREND
Detached homes	106	82	29%	▲
Semi-detached	15	10	50%	▲
Att/Row/Twnhouse	66	41	61%	▲
Condo Townhouse	16	8	100%	▲
Condo Apartment	53	39	36%	▲
Other	0	0	100%	-
TOTAL	256	180	42%	▲
sales to new ratio	0.59	0.62		

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
Feb I 2024	69	10	44	7	21	0
Jan I 2024	48	9	41	3	9	1
	44%	11%	7%	133%	133%	-100%

AVERAGE SALE PRICE VS. # OF SALES

	June I 2023	July I 2023	Aug I 2023	Sept I 2023	Oct I 2023	Nov I 2023	Dec I 2023	Jan I 2024	Feb I 2024
sale price	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624
# of sales	171	129	138	100	106	99	87	111	151

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