FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

July | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July l 2024	$ 1,090,062	129	387	33%	$ 1,027,500
June l 2024	$ 1,095,665	162	411	39%	$ 1,041,000
% CHANGE (+/-)	-0.51%	-20.37%	-5.84%	-15.43%	-1.30%
July l 2023	$ 1,079,477	129	327	39%	$ 1,055,000
% CHANGE (+/-)	0.98%	0.00%	18.35%		-2.61%

NEW INVENTORY

	July l 2024	June l 2024		TREND
Detached homes	206	217	-5%	▼
Semi-detached	23	35	-34%	▼
Att/Row/Twnhouse	97	109	-11%	▼
Condo Townhouse	22	19	16%	▲
Condo Apartment	39	30	30%	▲
Other	0	1	-100%	▼
TOTAL	387	411	-6%	▼
sales to new ratio	0.33	0.39		

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
July l 2024	65	10	38	6	9	1
June l 2024	76	21	36	5	24	0
	-14%	-52%	6%	20%	-63%	

AVERAGE SALE PRICE VS. # OF SALES

	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024
sale price	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062
# of sales	99	87	111	151	155	145	181	162	129

©FLOWERS TEAM REAL ESTATE | 2024 JUKY REAL ESTATE MARKET WATCH All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.