FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

June| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Jun | 2025	$ 1,066,102	167	483	35%	$ 982,000
May | 2025	$ 1,058,365	162	551	29%	$ 1,000,000
% CHANGE (+/-)	0.73%	3.09%	-12.34%	17.60%	-1.80%
June l 2024	$ 1,095,665	162	411	39%	$ 1,041,000
% CHANGE (+/-)	-2.70%	3.09%	17.52%		-5.67%

NEW INVENTORY

	Jun | 2025	May | 2025		TREND
Detached homes	232	276	-16%	▼
Semi-detached	45	49	-8%	▼
Att/Row/Twnhouse	138	128	8%	▲
Condo Townhouse	19	19	0%	-
Condo Apartment	44	77	-43%	▼
Other	5	2	300%	▲
TOTAL	483	551	-12%	▼
sales to new ratio	0.35	0.29		

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
Jun | 2025	87	17	41	12	9	1
May | 2025	79	22	47	4	8	2
	10%	-23%	-13%	200%	13%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Sept l 2024	Nov | 2024	Dec | 2024	Jan | 2025	Feb | 2025	Mar | 2025	Apr | 2025	May | 2025	Jun | 2025
sale price	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619	$ 975,939	$ 989,662	$ 1,114,810	$ 1,058,365	$ 1,066,102
# of sales	163	150	82	116	97	112	156	162	167

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