FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

March | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Mar l 2024	$ 1,061,031	155	273	57%	$ 1,005,000
Feb l 2024	$ 1,106,624	151	256	59%	$ 1,060,000
% CHANGE (+/-)	-4%	3%	7%	-4%	-5%
Mar l 2023	$ 1,133,210	146	213	69%	$ 1,060,500
% CHANGE (+/-)	-6%	6%	28%		-5%

NEW INVENTORY

	Mar l 2024	Feb l 2024		TREND
Detached homes	131	106	24%	▲
Semi-detached	27	15	80%	▲
Att/Row/Twnhouse	62	66	-6%	▼
Condo Townhouse	11	16	-31%	▼
Condo Apartment	42	53	-21%	▼
Other	0	0	100%	-
TOTAL	273	256	7%	▲
sales to new ratio	0.57	0.59		

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
Mar l 2024	62	15	51	9	18	0
Feb l 2024	69	10	44	7	21	0
	-10%	50%	16%	29%	-14%	#DIV/0!

AVERAGE SALE PRICE VS. # OF SALES

	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024
sale price	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031
# of sales	129	138	100	106	99	87	111	151	155

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