FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

May| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
May | 2025	$ 1,058,365	162	551	29%	$ 1,000,000
Apr | 2025	$ 1,114,810	156	472	33%	$ 1,067,500
% CHANGE (+/-)	-5.06%	3.85%	16.74%	-11.04%	-6.32%
May l 2024	$ 1,046,179	181	445	41%	$ 992,500
% CHANGE (+/-)	1.16%	-10.50%	23.82%		0.76%

NEW INVENTORY

	May | 2025	Apr | 2025		TREND
Detached homes	276	234	18%	▲
Semi-detached	49	49	0%	-
Att/Row/Twnhouse	128	108	19%	▲
Condo Townhouse	19	24	-21%	▼
Condo Apartment	77	51	51%	▲
Other	2	6	300%	▼
TOTAL	551	472	17%	▲
sales to new ratio	0.29	0.33		

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
May | 2025	79	22	47	4	8	2
Apr | 2025	69	20	48	7	12	0
	14%	10%	-2%	-43%	-33%	0%

AVERAGE SALE PRICE VS. # OF SALES

	August l 2024	Sept l 2024	Nov | 2024	Dec | 2024	Jan | 2025	Feb | 2025	Mar | 2025	Apr | 2025	May | 2025
sale price	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619	$ 975,939	$ 989,662	$ 1,114,810	$ 1,058,365
# of sales	127	163	150	82	116	97	112	156	162

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