FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

November | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Nov l 2023	$ 1,041,949	99	219	45%	$ 965,000
Oct l 2023	$ 1,036,226	106	298	36%	$ 970,000
% CHANGE (+/-)	1%	-7%	-27%	27%	-1%
November 2022 | TOTAL	$ 1,078,240	91	156	58%	$ 930,000
% CHANGE (+/-)	-3%	9%	40%		4%

NEW INVENTORY

	Nov l 2023	Oct l 2023		TREND
Detached homes	95	122	-22%	▼
Semi-detached	23	36	-36%	▼
Att/Row/Twnhouse	51	82	-38%	▼
Condo Townhouse	16	11	45%	▲
Condo Apartment	34	46	-26%	▼
Other	0	1	100%	▼
TOTAL	219	298	-27%	▼
sales to new ratio	0.45	0.36		

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
Nov l 2023	47	13	23	7	9	0
Oct l 2023	37	12	35	7	14	1
	27%	8%	-34%	0%	-36%	

AVERAGE SALE PRICE VS. # OF SALES

	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023
sale price	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949
# of sales	146	155	202	171	129	138	100	106	99

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