

Oakville & Burlington Market Watch

October Housing Statistics

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National Housing Day - Halton

With collaboration and co-operation from the Halton Housing Alliance, OMDREB is helping to sponsor National Housing Day (NHD) in Halton once again this year.

The goal of NHD is to inform Halton residents about the issues and challenges the region faces with affordable housing.

The full-day event will take place on November 22 at First Canadian Title (FCT) and run from 8:30 a.m. to 3 p.m.



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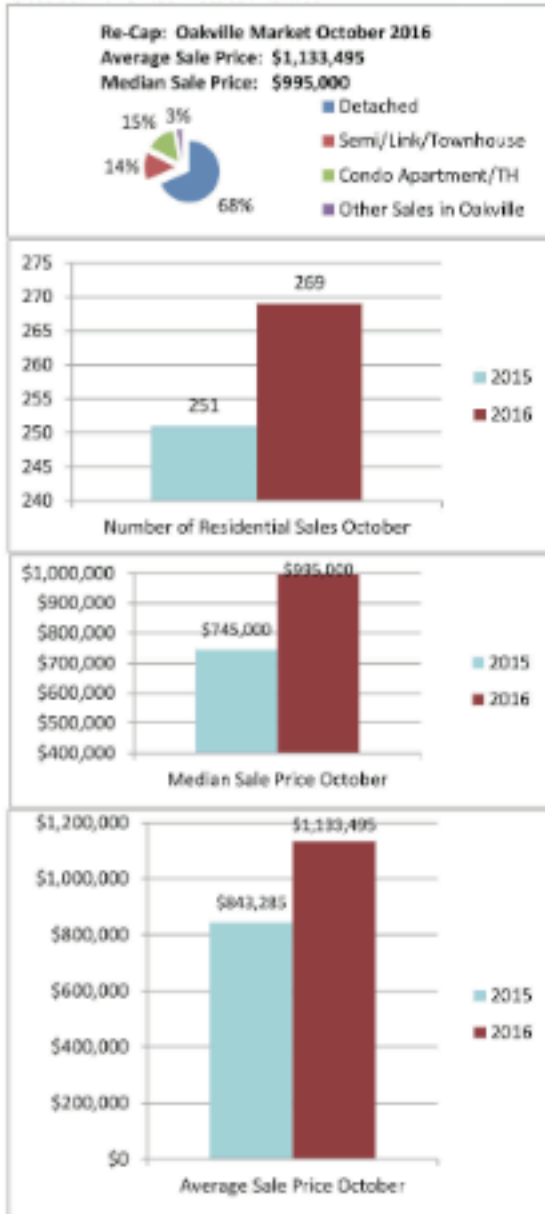


Darlene Darragh

Diamond Award Winning Real Estate Sales Representative

OMDREB MLS® stats for October 2016 Oakville

For a full MLS® statistics report, visit omdreb.on.ca/news/mls-stats. Stats are never 100 per cent accurate and are a tool to be used in conveying a pattern that reflects trends and changes.



Re-Cap Oakville Market in October 2016	
Average Sale Price	Median Sale Price
\$1,133,495	\$995,000
Residential Type	Units Sold by Type
Detached	184
Semi/Link/Townhouse	38
Condo Apartment/TH	40
Other Sales in Oakville	7
Total	269
Detached Sales in Oakville	
Price Range	% of Sales by Price
\$600,001 - \$800,000	5.43%
\$800,001 - \$1,000,000	25.00%
\$1,000,001 +	69.57%
Semi/Link/Townhouse Sales in Oakville	
Price Range	% of Sales by Price
\$400,001 - \$600,000	10.53%
\$600,001 - \$800,000	65.79%
\$800,001 - \$1,000,000	18.42%
\$1,000,001 +	5.26%
Condo Apartment/TH Sales in Oakville	
Price Range	% of Sales by Price
\$200,001 - \$300,000	10.00%
\$300,001 - \$400,000	12.50%
\$400,001 - \$600,000	47.50%
\$600,001 - \$800,000	12.50%
\$800,001 - \$1,000,000	10.00%
\$1,000,001 +	7.50%
Other Sales in Oakville	
Price Range	% of Sales by Price
\$400,001 - \$600,000	28.57%
\$600,001 - \$800,000	57.14%
\$1,000,001 +	14.29%

The median sale price is the midpoint of all sales.
 Disclaimer: The information provided herein is deemed accurate but not guaranteed.
 Source: The Oakville, Milton and District Real Estate Board

Oakville - October sees small decrease in property sales, increase in dollar volume

According to figures released November 2 by The Oakville, Milton and District Real Estate Board (OMDREB), the number of all property sales decreased by 2.46 per cent in October compared to the same period in 2015. Monthly property sales totaled 715 compared to 733 in September 2015.

The number of new property listings saw a decrease of 14.42 per cent, from 1,096 in September 2015 to 938 in 2016.

“There was a slight dip in the number of sales in October,” said Charlotte Forget, President of OMDREB. “However, dollar volume continues to see an increase.”

The dollar volume of all property sales processed through the OMDREB MLS® system saw an increase of 23.41 per cent in September 2016 to \$547,733,627 from \$443,840,389 in September 2015.

Oakville’s median residential sale price for the month of October was \$995,000, an increase of 33.56 per cent from \$745,000 compared to October 2015. The median sale price in Milton was \$660,000, an increase of 26.32 per cent from \$522,500 compared to the same time last year.

Source: OMDREB

Burlington - October Sales strong; inventory remains low

The REALTORS® Association of Hamilton-Burlington (RAHB) reported 1,418 sales were processed through the RAHB Multiple Listing Service® (MLS®) System in October. Sales were 0.3 per cent higher than the same month last year, and broke the monthly sales record for October, set just last year. There were 1,771 properties listed in October, a decrease of 3.2 per cent compared to October of last year.

Seasonally adjusted* sales of residential properties were one per cent lower than the same month last year, with the average sale price up 15.6 per cent for the month. Seasonally adjusted numbers of new listings were 4.6 per cent lower than October of 2015.

Seasonally Adjusted Residential Only	Percentage change compared to					
	OCT/16	SEP/16	AUG/16	JUL/16	JUN/16	OCT/15
New Listings	1,658	5.6%	8.7%	5.8%	6.9%	-4.6%
Sales	1,422	10.3%	12.1%	7.8%	6.5%	-1.0%
Average Sale Price	\$509,459	-0.4%	1.5%	3.9%	2.7%	15.6%

Overall residential sales of 1,342 units were one per cent lower than the same month last year. Residential freehold sales were 0.3 per cent lower than October of 2015 while sales in the condominium market were 3.9 per cent lower than the same month last year.

The median price of freehold properties increased by 13.8 per cent over the same month last year while the median price for condominium properties increased by 22.9 per cent compared to the same period.

The average price of freehold properties showed an increase of 15.4 per cent compared to October of last year; the average sale price in the condominium market increased by 19.1 per cent when compared to the same period.

Average sale price is based on the total dollar volume of all properties sold through the RAHB MLS® System. Average sale price can be useful in establishing long-term trends, but should not be used as an indicator that specific properties have increased or decreased in value. Contact a REALTOR® for information about your area or property.

The average number of days on market decreased from 35 to 22 days in the freehold market and from 35 to 24 days in the condominium market, compared to October of last year.

Source: RAHB

National Housing Day - Halton

Continued from page 1

This is a unique opportunity to hear from someone with lived experience as well as participate in a problem solving session led by Sheridan College.

We are inviting you to come and participate.

EVENT DETAILS

8-8:30 Registrations Region of Halton

10:15-11:30 Sheridan Facilitation Part I

11:30-12:30 Lunch and keynote speaker

12:30-3 Sheridan Facilitation Part II and wrap-up

FCT

2235 Sheridan Garden Dr. Oakville

Tickets are FREE! Register at

8:45-10 Remarks, meet a new Oakville resident, hear from
bit.ly/2erUaWW.

Source: OMDREB



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Many have enjoyed a relaxing week away after moving. What better way to unwind after all the activity associated with home buying/selling.

**Information provided by OMDREB board.

Downtown Oakville Construction

Downtown Oakville has been undergoing road construction since the summer months this year.

The Town sent notices to the down- town area to reveal plans for the Lake- shore Road bridge over Sixteen Mile Creek and plans for Navy Street.

The Town sent postcards earlier in the fall, which explained what the construction plans were.

The Lakeshore Road bridge requires reconstruction work and will begin in January 2017, to be completed in the late fall of that year.

As a result, the roadway will be closed to pedestrian and vehicular traffic and a detour will take traffic through Rebecca Street.

The bridge work includes “removal and replacement of the existing concrete deck and steel girders, as well as repairs to the existing piers and replacement of the bridge abutments.”

After construction, the bridge will include “two travel lanes, a centre turn lane and bikes lanes. There will also be a wider pedestrian sidewalk with a barrier wall to separate

the sidewalk and vehicular traffic. New pedestrian railings and pedestrian look- outs will be incorporated into the bridge as well as LED street lighting.”

On account of the construction and de- tour, Navy Street will be turned into a two- way street.

For more information, contact Adam Kiley, project leader of Capital Projects at adam.kiley@oakville.ca or at 905-845- 6601 ext. 3357.



“Lets Talk Real Estate” Podcasts

I am thrilled to expand my online marketing to now include podcasts in addition to video.

Starting in July we launched the “Let’s Talk Real Estate – Let’s Get Real Podcast series.

The response has been overwhelming. We are talking about topics submitted by the viewers and includes topics such as:

- Staging
- Selling your home on your own
- Discount brokerage pitfalls
- Renovating
- Buying a home for your children
- Buying investment properties

You can listen to these podcast by:

- Following my social media sites
- Accessing a direct link from the www.OakvilleDailyHouses.com or www.BurlingtonDailyHouses.com website posts or emails if you are on my automatic daily listing emails
- Selecting Podcast on the www.DarleneDarragh.com or www.HomeSaleDivas.com

Oakville/Burlington Market Watch Community Website



We are pleased to announce the recent launch of our community website Oakville/Burlington Market Watch. This latest online initiative provides information on both communities including real estate, renovations, decorating, fashion, food, local

New Listings



2315 Millward Avenue

For details go to:

<http://darlenedarragh.com/listings/2315-millward-avenue/>



Coming Soon

Glen Abbey home. This renovated home has 4+1 bedrooms, backyard oasis, hardwood flooring, new kitchen and baths and more. Contact Darlene today at Darlene@homesaledivas.com for details.

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Sales Representative

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