

NEWS & INFORMATION

FROM



The Oakville, Milton and District Real Estate Board

July's Real Estate Market



DIANNA MORRISON
OMDREB President

(July 2009 – Oakville - Milton, Ontario) For the month of July 2009, The Oakville, Milton and District Real Estate Board total sales were 935, an increase of 15 per cent over July 2008. As in June, although sales are up the number of new listings are down. July 2009 new listings are reported down by 21 per cent.

The Oakville, Milton and area resale market reported a total dollar volume of sales for the year-to-date at 3.7 per cent lower than 2008. The year-to-date total of units sold in 2009 is 6 per cent higher, according to Multiple Listing Service® (MLS®) statistics released by The Oakville, Milton and District Real Estate Board.

"The July residential resale market in Oakville and Milton continue to demonstrate sound performances," remarks Dianna Morrison, OMDREB President. "Milton continues to dominate the market with an 11 per cent increase in residential resales compared to July 2008, and Oakville demonstrated very healthy activity with a resounding 23 per cent increase for the month."

The average price of residential properties sold in the month of July in Oakville was \$506,191, an increase of 2.3 per cent over the same month last year. Milton's average sale price was \$351,079, an increase of 9 per cent when compared to July 2008.

Total dollar volume of sales reflects "all property types" including residential, condominiums, commercial property, farmland and sale of businesses.

Your local REALTORS LIVE, GIVE & PLAY in the Neighbourhood too!

Established in 1954, The Oakville, Milton and District Real Estate Board (OMDREB) serves Oakville, Milton and surrounding communities with more than 1,700 REALTORS®. Members of the association may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its Members. OMDREB Realtors® care about creating a better community and participate in the 'Every REALTOR Cares' program which supports shelter-based initiatives.

Your OMDREB REALTOR® can provide you with the data and services you need to make informed real estate decisions. Advertisements of local MLS® property listings and information about the services provided by a REALTOR® can be found at www.REALTOR.ca. For more information visit www.omidreb.on.ca or call OMDREB at 905.844.6491

OMDREB July 2009 Sales Results

RESIDENTIAL ONLY SALES & DOLLAR VOLUME ACCORDING TO DISTRICT

*excluding Rentals

July 2009: Month to Date

	Sales	\$ Volume	DOM
Milton	160	\$ 56,139,753	28
Oakville	339	\$171,598,897	42

July 2009: Year to Date

	Sales	\$ Volume	DOM
Milton	1131	\$381,533,190	35
Oakville	1943	\$974,657,737	44

Milton Residential Type

Units Sold by Type	
Detached	92
Semi/Townhouse	61
Apartment/Condo	7

Oakville Residential Type

Units Sold by Type	
Detached	198
Semi/Townhouse	89
Apartment/Condo	52

Milton	July 2008	July 2009	% Change
No. of Residential Sales	144	160	11%
Average ¹ Sale Price	\$322,480	\$351,079	9%
Median ² Sale Price	\$315,000	\$348,250	10.6%
Milton	YTD 2008	YTD 2009	% Change
No. of Residential Sales	909	1131	24.4%
Average ¹ Sale Price	\$340,680	\$336,746	-1%
Median ² Sale Price	\$320,500	\$322,500	0.6%
Oakville	July 2008	July 2009	% Change
No. of Residential Sales	276	339	23%
Average ¹ Sale Price	\$494,932	\$506,191	2.3%
Median ² Sale Price	\$405,000	\$418,000	3.2%
Oakville	YTD 2008	YTD 2009	% Change
No. of Residential Sales	2081	1943	-12%
Average ¹ Sale Price	\$520,861	\$501,625	-6.6%
Median ² Sale Price	\$421,000	\$418,000	-0.7%

¹The average home price is found by adding the value of all sales and dividing by the number of homes

²The median sale price is the appropriate of all sales.

The information provided herein is deemed accurate but not guaranteed.

Source: The Oakville, Milton and District Real Estate Board (OMDREB)

Back to school tips - simple as ABC

(NC)—As inevitable as the leaves changing colours, the back-to-school energy is filling the air. This year, you can make sure that your kids are ready to excel both academically and socially.

Below are some tips to help kids get a head start to a fun and productive school year:

Rise and shine: The best way to encourage enjoyment at school is to start mornings on the right-side of the bed. A good night's rest is vital to providing your child with the energy for the day. Replicate the refreshing feeling of waking up on a sun-filled Saturday morning with

the innovative Wake-up Light from Philips. Fill your room with gradually increasing light starting 30 minutes before your alarm goes off, mimicking the progression of a sunrise. With proven health benefits and a variety of alarm sounds, the Wake-up Light is so much more than an alarm clock, making every morning a pleasant experience.

Fuel-up for a productive day: We've all heard that breakfast is the most important meal of the day, and it is. Studies have proven that a nutritious breakfast is essential for the growth and development of children and teens. Something as

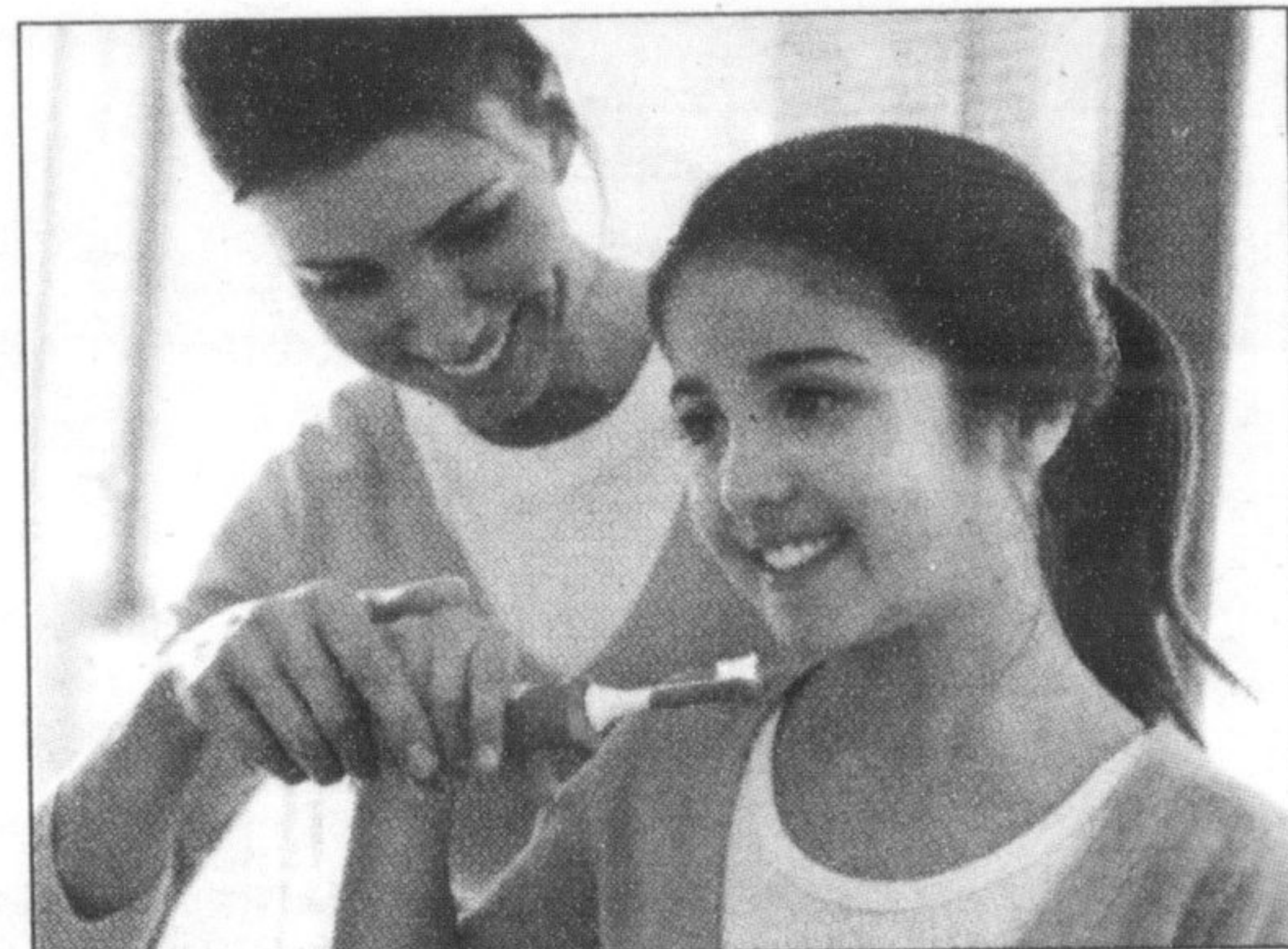
simple as a peanut butter and jam toast, fruit and skim milk provides kids with nutrients to stimulate learning and release energy throughout the day.

Put your best foot and smile forward: It's never too early to teach your children the importance of good oral health. Ensure your kids develop healthy brushing habits with a power toothbrush made specifically for children, such as the Philips Sonicare for Kids. Kid-friendly features including an interchangeable front panel, music to help keep their attention and an innovative easy to hold handle

encourage effective brushing techniques that last a lifetime. This toothbrush also

removes 75% more plaque than a manual toothbrush, so mom and dad can be confident in Sonicare's exceptional results. The Philips Sonicare for Kids is available now for \$69.99, just in time for back-to-school.

Establishing healthy habits and giving kids the tools they need to wake up and get excited for the day



will allow them to be organized and prepared. These suggestions will lead to success in the upcoming school year, and many years to come.

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