



GoodaleMillerTeam

CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



CUSTOM BUILT LUXURY HOME

On Blue Springs Golf Course. 13,000 sq ft of luxury living with 5 car garage, 5 bedrooms, all with ensuites & balcony access, separate guest suite, custom walnut millwork throughout, 2 laundry rooms, 4 season sunroom, main lvl master suite, fully finished lower level with heated floors, walkout, custom wine cellar, walk in fridge & freezer, den, games & entertainment rooms, Gunite pool, & more.

\$5,495,000



LUXURY LIVING MEETS FINE RESTORATION

Gorgeous c1850's home rebuilt stone by stone in 2008. Enjoy yesterday's charm with all of today's conveniences. Over 4700 sq ft of living space. Large principal rooms, custom kitchen with high end appliances, geothermal heating/cooling system, hardwood floors, two fireplaces. Master bedroom with ensuite plus private terrace overlooking 97 scenic acres. Just north of the 401 near Campbellville.

\$2,299,000



95 ACRE ESTATE

Breathtaking 95 acre private estate. Beautifully restored 1840's stone main house replete with hand hewn beams & large lofted principal rooms. Long, private driveway winds through an arch of trees & landscaped rolling grounds. Pool, tennis court & horse jumping pit/track. Second house for groundskeeper with 2 bedrooms, kitchen, bath.

\$1,899,000



IDYLLIC 97 ACRE FARMLAND

Restored 1860s stone farmhouse on 97 acres of multi-use farmland. This "Napier Simpson" designed home boasts rich hardwood floors, custom millwork and hand hewn beams. All the elegance of yesteryear with today's amenities! In-ground pool, cabana, 3 car garage, workshop with 3 phase hydro for hobby enthusiast. 2 barns, 21 stalls with indoor arena, sand ring, loafing shed, paddocks -a fully operating equestrian estate property!

\$1,698,000



ALMOST NEW BY HEATHWOOD HOMES

Almost new, spacious family home built by "Heathwood Homes". 2-storey foyer with dark stained solid oak staircase. Vintage 5" hand scraped hardwood. Family sized kitchen with granite and stainless steel appliances. Upper level family room with gas fireplace. Double door entry to master bedroom with tray ceiling and 5 piece ensuite. Oversized windows in the unfinished lower level.

\$609,000

Experience. Integrity. Results.

Independently owned and operated

905.338.2121

GoodaleMillerTeam.com

NEWS RELEASE

For Immediate Release

OCTOBER MARKET SEES GRADUAL GAINS



The Oakville, Milton and District Real Estate Board



AZIZ KANJEE
OMDREB President

Oakville, ON, November 4, 2013 – According to figures released today by The Oakville, Milton and District Real Estate Board (OMDREB), the number of sales were up 2.1 per cent in October compared to the same period in 2012. Monthly sales totaled 630 compared to 617 in October 2012. The number of year-to-date sales increased by 3.6 per cent.

"The October real estate market was relatively sluggish as we saw only a small percentage increase in the number of property sales," said Aziz Kanjee, President of OMDREB. "Residentially, Milton continued

to experience a high increase in the median sale price, reaching over an 18 per cent increase."

The dollar volume of all sales processed through the OMDREB MLS® system increased in October 2013 to \$313,559,271 from \$305,850,497 in October 2012– up 2.5 per cent. The dollar volume of sales year to date increased by 7.1 per cent year over year from 2012 to 2013.

Oakville's median sale price for the month of October was \$643,500, an increase of 8.2 per cent compared to October 2012. The median sale price in Milton was \$475,000, an increase of 18.8 per cent compared to the same time last year.

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

The Oakville, Milton and District Real Estate Board represents nearly 1,500 REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology and advocacy.

Established in 1954, the Board also champions shelter-based charitable endeavours that are important to the local communities in which its members work and serve. For more information about OMDREB, please visit www.omidreb.on.ca.

Media Contacts

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*The total sales are comprised of all sales by OMDREB Members, regardless of jurisdiction.

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

OMDREB October 2013 Sales Results

RESIDENTIAL ONLY SALES ACCORDING TO DISTRICT

Milton Residential Type	Units Sold by Type		
Detached	49		
Semi/Link/Townhouse	28		
Condo Apartment/TH	10		
Oakville Residential Type	Units Sold by Type		
Detached	120		
Semi/Link/Townhouse	36		
Condo Apartment/TH	49		
2013 Compared to 2012			
Milton	October 2013	October 2012	% Change
No. of Residential Sales	87	70	24.29%
Average ¹ Sale Price	\$474,337	\$434,298	9.22%
Median ² Sale Price	\$475,000	\$400,000	18.75%
Milton	YTD 2013	YTD 2012	% Change
No. of Residential Sales	1063	950	11.90%
Average ¹ Sale Price	\$460,191	\$443,819	3.69%
Median ² Sale Price	\$439,000	\$421,000	4.28%
Oakville	October 2013	October 2012	% Change
No. of Residential Sales	205	205	0%
Average ¹ Sale Price	\$734,280	\$739,229	-0.67%
Median ² Sale Price	\$643,500	\$595,000	8.15%
Oakville	YTD 2013	YTD 2012	% Change
No. of Residential Sales	2413	2379	1.43%
Average ¹ Sale Price	\$739,011	\$701,598	5.33%
Median ² Sale Price	\$630,000	\$591,000	6.60%

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 midpoint of all sales.

The information provided herein is deemed accurate but not guaranteed.
Source: The Oakville, Milton and District Real Estate Board www.omidreb.on.ca
MLS® Powered by Tarasoft MATRIX v5.7. www.onmatrix.ca

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