

MARKET WATCH



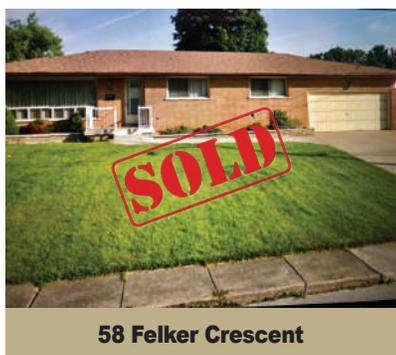
416-616-2484

COMING SOON



108 Whittington Place, Oakville Executive lease

Exceptional executive lease opportunity in coveted South West Oakville, just steps to the lake and Appleby College. This sprawling, fully accessible home has over 6000 sq ft of finished living space with a self-closing elevator. Situated on a private 76x131 lot with mature trees and a heated saltwater pool. This truly special home offers all the luxury and comfort you need to live, entertain and work from home. Four fireplaces, a sun-filled solarium, sophisticated home office, self-closing elevator, saltwater pool, a primary bedroom with an adjoining sunken sitting room with fireplace, 6 pc ensuite and large walk-in closet, and a fully finished recreation room with a wet bar and additional fireplace are just a few of the reasons this gorgeous home must be seen.



58 Felker Crescent



3207 Lakeshore Road

The fall market has remained very brisk with a strong Seller's market continuing in most areas!

We are likely to soon see (if not already by the time you receive this message !) a rise in the fixed 5 year rates as news of successful Covid 19 vaccines trials make waves through the market.

The 5 year rate correlates with the the 5 year Canada bond rates which as you probably know have seen recent spikes. Should these spikes hold firm on the positive vaccine trial news then mortgage rates will most likely rise in the near future.

An additional factor expected to have a significant impact on the housing market is the expected increase in immigration in 2021.

So what does this all mean to you as we ease into the final quarter of the most volatile year in history? It means now is the time to lock into low interest rates and to stay in close contact with your lender, particularly if you have a variable rate.



CENTURY 21
Miller Real Estate Ltd.
Brokerage

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Oakville, ON L6K 0H5
Tel: 416-616-2482
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October 2020 MARKET STATS

Statistics provided by the Toronto Real Estate Board

CENTURY 21
Miller Real Estate Ltd.
Brokerage

MLS Sales Activity

OCTOBER 2020	Units 10,563	Average Price \$968,318
OCTOBER 2019	Units 8,445	Average Price \$851,877



YEAR-OVER-YEAR
**AVERAGE
SALE PRICE**



YEAR-OVER-YEAR
**NUMBER
OF SALES**



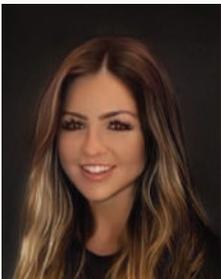
YEAR-OVER-YEAR
**AVERAGE
DAYS ON
MARKET**

DETACHED	SALES	AVG PRICE
416	1,228	\$1,470,857
905	4,035	\$1,123,886

TOWNS	SALES	AVG PRICE
416	409	\$828,090
905	1,433	\$725,079

SEMI	SALES	AVG PRICE
416	416	\$1,154,087
905	655	\$796,557

CONDO	SALES	AVG PRICE
416	1,438	\$668,161
905	822	\$541,582



I would also like to take this opportunity to welcome Chloe Conover to the Arcadian Realty Team! Chloe is an Oakville native and has a true passion for all things real estate and travel!

Chloe has joined our team in an administrative and Client Care capacity. Chloe will help ensure our clients continue to receive the service they have come to expect from our team. Chloe's attention to detail and charming personality will immediately endear her to you and I am sure you will enjoy working with her as much as I do!

Welcome aboard Chloe!