



RINA DIRISIO - SALES REPRESENTATIVE  
TOP 1% FOR ROYAL LEPAGE ACROSS  
CANADA FOR 20 YEARS RUNNING  
LIFETIME RESIDENT OF OAKVILLE

## IT'S BEGINNING TO LOOK A LOT LIKE... NORMAL!

As 2021 wraps up, life may be returning to a post-pandemic normal and although Oakville's housing market still shows signs of its impact, there's a lot to be excited for. With Average Prices up 22% from this time last year and a recent steadiness of listings and sales, the volatility of the market seems to have settled so homeowners looking to sell this holiday season are understandably full of cheer. The main reason for the success in sales is the unexpected low supply of inventory which has properties getting snapped up faster than ever. The total number of new listings saw a decrease of 36% for Single Family homes and 34% for Townhouses and Condos compared to last year. For those hoping to buy – whether it's moving the family to a new house or finding an office space, there are still options available but acting quickly is in your best interest. Due to the competition on bids and spike in prices, a major trend we're seeing are first-time home buyers reaching out to their families to help them complete down-payments and co-sign for purchases. Stay tuned for more market insights with Oakville's hardest working team!  
- Rina DiRisio



SOLD JAN 1, 2021 TO NOV 12, 2021 & CURRENTLY ON THE MARKET AS OF NOVEMBER 12, 2021 (AS PER MLS LISTINGS)



## Homes For The Holidays with RINA

It's that time of year again! As the snow gathers and a new calendar of possibilities arrives, I wanted to wish you the best and share my appreciation for including me in your life's journey. 2021 has been quite the experience and I felt it was important to reach out, spread some cheer and remind those I care about that there are plenty of fantastic times to look forward to in the near future. Please feel free to stay in touch and I hope your home is filled with excitement and joy this winter.

### 2021 SALES IN JOSHUA CREEK AS OF NOVEMBER 12, 2021 (AS PER OMDREB\*)

#### DETACHED HOMES

Price Range	No. of Sales	% of Total
Under \$1,000,000	0	0.0%
\$1,000,000 - \$1,499,999	1	2.1%
\$1,500,000 - \$1,999,999	14	29.2%
\$2,000,000 - \$2,499,999	20	41.7%
\$2,500,000 - \$2,999,999	12	25.0%
\$3,000,000 & Up	1	2.1%

#### TOWNHOMES, SEMI-DETACHED & LINKS

Price Range	No. of Sales	% of Total
Under \$750,000	8	25.0%
\$750,000 - \$999,999	7	21.9%
\$1,000,000 - \$1,249,999	5	15.6%
\$1,250,000 - \$1,499,999	10	31.3%
\$1,500,000 - \$1,749,999	2	6.3%
\$1,750,000 & Up	0	0.0%

#### CONDOMINIUM APARTMENTS

Price Range	No. of Sales	% of Total
Under \$500,000	0	0.0%
\$500,000 - \$649,999	5	26.3%
\$650,000 - \$799,999	3	15.8%
\$800,000 - \$949,999	5	26.3%
\$950,000 - \$1,099,999	3	15.8%
\$1,100,000 & Up	3	15.8%

\*OMDREB: Oakville, Milton & District Real Estate Board

#### JAN - NOV 2021

Number of Sales: 2664  
Median Sale Price: \$1,375,000  
Median Days on Market: 7

#### JAN - NOV 2020

Number of Sales: 2425  
Median Sale Price: \$1,100,000  
Median Days on Market: 17

OAKVILLE'S JAN - NOV YEAR-OVER-YEAR SALES STATS AS REPORTED ON THE OAKVILLE, MILTON & DISTRICT REAL ESTATE BOARD (OMDREB).

Wishing you the blessings of peace,  
the beauty of hope, and the spirit  
of love to you and yours this holiday  
season - RINA

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RINA DIRISIO, Sales Representative

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