Buying a condo in Milton

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Two pages. The things I walk every condo buyer through before we book a single showing.

1 Where the market is right now

CONDO APARTMENTS

$515,000

Median sale price in October, **down 15.6%** from a year ago. Homes sold for **98% of asking** after **66 days** on market.

CONDO TOWNHOUSES

$617,500

Median sale price in October, **down 9.2%** from a year ago. Homes sold for **98% of asking** after **74 days** on market.

> **What that means for you:** 84 condo apartments were for sale in October and only 11 sold. If you're buying, you have room to negotiate. Use it.

2 Which type fits how you live?

IF YOU WANT	LOOK AT	WATCH FOR
The lowest price	Condo apartment or back-to-back town	Compare the all-in monthly cost, not just the price
No stairs	An apartment building with an elevator	Some smaller buildings are walk-ups
Your own front door	Condo townhouse or stacked town	An upper stacked unit can mean three flights of stairs
A garage	Common-element (POTL) town or condo townhouse	Stacked towns often share one underground garage
The outside handled	Condo apartment or condo townhouse	Read who pays for windows, decks and driveways
To be near the GO	Buildings along Main Street East	The Milton line runs mainly at weekday rush hour

"Condo" is how you own it
Not what it looks like. A tower, a row of towns and a stacked town can all be condos.

Condo townhouse
The corporation usually looks after the roof and exterior, so the fee is higher.

Common-element (POTL)
You own the house and land. A small fee covers the shared road. The roof is yours.

Market figures: TRREB Market Watch, October 2026, Milton.

3 Know your all-in monthly cost

The price gets the attention. The monthly number decides whether you'll love living there.

Mortgage payment	$ _____
Condo fee	$ _____
Utilities not in the fee	$ _____
Property tax (monthly)	$ _____
Condo insurance	$ _____
Parking or locker, if extra	$ _____
Cushion for fee increases	$ _____
All-in monthly	**$ _____**

Run the mortgage line with my free calculator:
soldbyshaleni.com/milton-mortgage-calculator

4 Ask these before you fall for the floor plan

1. What does the fee include, and when did it last go up?
2. What does the reserve fund study plan to fix in the next 5 to 10 years?
3. Any special assessments, lawsuits or big repairs in the board minutes?
4. Is the parking spot owned, exclusive-use or rented, and is it on title?
5. What do the declaration and rules say about pets and renting out?

5 Your safety net: the status certificate

It's the corporation's paperwork in one package: the budget, reserve fund, rules, insurance and any lawsuits. It costs up to $100 and must be provided within 10 days. Make your offer conditional on your lawyer reviewing it. Common-element (POTL) towns have one too.

6 At the showing, check these

- ☐ Walk from the parking spot and locker to the door
- ☐ Visit at the time of day you'll be home
- ☐ Listen for trains, Derry Road or Main Street traffic
- ☐ Ask what sits above, below and behind the unit
- ☐ Look at the halls, garage and lobby. They show how the building is run
- ☐ Ask for recent sold prices in this building, same bedroom count



YOUR NEXT RIGHT MOVE

Get the Milton buildings that fit your budget

I keep a list of 22 Milton condo buildings and complexes with fee ranges, parking and pet notes. Book a Homeownership Game Plan Session and I'll pull the ones that fit how you live, with recent sold prices for each. One conversation, no obligation to buy.

Scan to book

BOOK
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