

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

June 2012

Durham Region Homes Stand Out When Comparing Affordability

Inside:	
District Map	2
Durham Region Average Selling Price by Housing Type	2
Number of Listings	3
Number of Sales	3
Dollar Volume	3
Average Selling Price	4
2012 Statistics	4
Historical Statistics	4

DURHAM REGION, July 6, 2012 – The Durham Region Association of REALTORS® reported 1,122 sales for the month of June, a 10% decrease from 1248 in May. The month's sales bring the year-to-date total to 6,065 sales for the first half of 2012.

Average selling prices in the region increased by 1% to \$344,907 in June. This increase raised the year-to-date average price to \$335,448. "When you compare average prices with some of the other neighbouring areas such as Toronto (\$553,923) York Region (\$595,212) and even Peel (\$440,026), Durham Region really stands out as offering excellent housing variety along with great amenities. When you consider the high purchase price of a home in Toronto, coupled with the additional Land Transfer Tax that the City of Toronto has implemented, Durham Region is a great choice for people who want to enjoy the benefits of home ownership," commented Christine Marquis, President of the Durham Region Association of REALTORS®.

The number of active listings as of the end of June was 2,012, down by 5.5% compared to May. "A reduction in the inventory of single family homes this time of year is not uncommon. Sales are still quite high for the mid-point of the year and many Durham REALTORS® are reporting a very busy start to summer," commented President Marquis.

Durham REALTORS®, We Work Where You Live. To contact a local Durham Association REALTOR® for more specific and local housing statistics or search for a weekend open house or listings in your neighbourhood, please visit www.DurhamRealEstate.org.

Economic Indicators

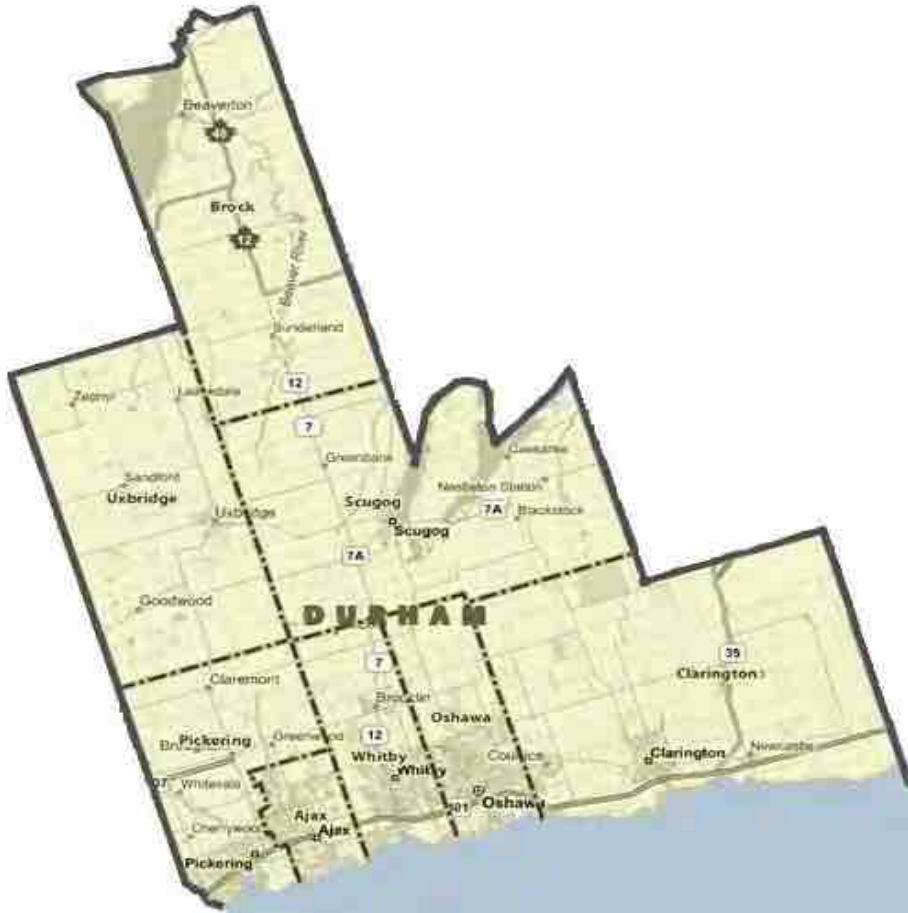
Real GDP Growth ¹	
Q1 2012	1.9%
Inflation (Yr./Yr. CPI Growth) ²	
May 2012	1.2%
Bank of Canada Overnight Rate ³	
June 2012	1.0%
Prime Rate ⁴	
June 2012	3.0%
Mortgage Rates (Mar. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.20%
3 Year	3.95%
5 Year	5.24%

Sources & Notes:

- ¹ Statistics Canada, Quarter-over-quarter growth, annualized.
- ² Statistics Canada, Year-over-year growth for the most recent reported month
- ³ Bank of Canada, Rate from most recent announcement
- ⁴ Bank of Canada, Rates for most recently completed month

Additional information about local economic indicators can be found on the CREAstats page of REALTORLink®

PLEASE NOTE: TREB has been experiencing issues calculating the Year-over-year change percentages accurately since the re-districting. We are waiting for these issues to be resolved.



OVERVIEW

The Durham MLS® Statistics provided are compiled by the Durham Region Association of REALTORS® and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. These statistics are for information purposes only.

LEGEND	
TA	Total Active (at the end of the last day of the month)
YTD	Year to Date (accumulation of new data to date)
%+/-	Year Over Year Percentage Differential
Avg. DOM	Average number of days on the market for firm transactions between the first & last days of the month
AVG. SP/LP	Ratio of the average selling price to the average listing price for firm transactions between the first & last days of the month
Mos. Inv.	Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	344,907	385,067	264,725	215,762	211,808	271,574	277,681
Ajax	373,758	421,669	329,157	248,069	177,754	292,592	310,023
Brock	251,794	258,579	--	156,250	--	--	184,500
Clarington	298,963	334,235	204,900	204,600	184,221	262,012	227,637
Oshawa	252,588	278,318	199,453	168,696	134,100	235,486	211,909
Pickering	409,981	497,549	346,242	253,943	227,503	305,000	338,096
Scugog	370,082	370,082	--	--	--	--	--
Uxbridge	535,916	540,482	--	--	--	--	335,000
Whitby	377,034	418,069	260,167	217,540	304,313	303,531	280,217



NUMBER OF LISTINGS

AREA	JUN-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,623	2,012	9,640	2.3
Ajax	284	261	1,721	1.6
Brock	47	139	265	8.3
Clarington	226	325	1,542	2.4
Oshawa	394	478	2,224	2.2
Pickering	251	279	1,344	2.1
Scugog	49	126	334	4.5
Uxbridge	67	128	353	4.5
Whitby	305	276	1,857	1.7

NUMBER OF SALES

AREA	JUN	YTD	Avg. DOM	Avg. SP/LP
Durham Region	1,122	6,065	23	98%
Ajax	219	1,156	18	99%
Brock	26	114	51	96%
Clarington	172	999	27	98%
Oshawa	248	1,431	22	98%
Pickering	161	782	21	98%
Scugog	34	165	46	97%
Uxbridge	45	179	36	97%
Whitby	217	1,239	16	99%

DOLLAR VOLUME (\$)

AREA	JUN	YTD
Durham Region	386,985,425	2,034,490,888
Ajax	81,852,899	427,555,011
Brock	6,546,650	30,287,640
Clarington	51,421,690	293,168,691
Oshawa	62,641,876	367,619,100
Pickering	66,007,000	309,062,368
Scugog	12,582,800	61,611,783
Uxbridge	24,116,223	87,091,761
Whitby	81,816,287	458,094,534



AVERAGE SELLING PRICE (\$)

AREA	JUN	YTD
Durham Region	344,907	335,448
Ajax	373,758	369,857
Brock	251,794	265,681
Clarington	298,963	293,462
Oshawa	252,588	256,897
Pickering	409,981	395,220
Scugog	370,082	373,405
Uxbridge	535,916	486,546
Whitby	377,034	369,729

MEDIAN PRICE (\$)

JUN	YTD
321,059	312,000
358,500	355,000
221,000	235,000
279,500	274,000
242,450	242,500
373,000	368,250
345,500	330,000
490,000	445,000
355,500	349,900

2012 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	582	318,668
February	848	325,307
March	1,179	330,481
April	1,214	340,820
May	1,248	342,274
June	1,122	344,907
July		
August		
September		
October		
November		
December		
YTD	4,968	333,393

HISTORICAL STATISTICS

(1999 - 2010 not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
1999	7,370	169,568
2000	7,220	179,300
2001	8,085	187,480
2002	8,365	206,335
2003	8,943	218,922
2004	9,600	237,611
2005	9,043	252,115
2006	9,157	257,850
2007	9,978	269,600
2008	8,563	273,370
2009	9,162	278,246
2010	9,242	299,448
2011	9,806	317,024

NOTES:

Sales, dollar volume, average sale prices and median sale prices are based on firm transactions into the MLS® system between the first and last day of the month/period being reported.

Average Price is calculated by dividing the dollar volume by the number of sales.

Median represents the middle number in the ranking of homes sold from lowest to highest price.

As of July 2011 Durham Region statistics figures include the municipalities of Uxbridge and Brock.

Due to changes to service areas, caution should be exercised when making historical comparisons.

Past monthly and Year-to-Date figures are revised on a monthly basis.

All statistical information obtained from the Toronto Real Estate Board's Market Watch

Mos. Inv. is Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

