

Durham Region Association of REALTORS® Housing Report

January 2015



Economic Indicators

Real GDP Growth ¹	
Q3 2014	2.8%
Inflation (Yr./Yr. CPI Growth) ²	
December 2014	1.5%
Bank of Canada Overnight Rate ³	
January 2015	0.75%
Prime Rate ⁴	
January 2015	2.85%
Mortgage Rates (Jan. 2015) ⁴ Chartered Bank Fixed Rates	
1 Year	3.14%
3 Year	3.44%
5 Year	4.79%

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 REALTOR Link®.

Housing Market Keeping Warm

DURHAM REGION, February 4, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported a strong start to 2015, with 512 residential transactions in January. This result is up 5.8 per cent from 484 in January of last year. "We also saw 884 new listings enter the market during January 2015, which is up 2.8 per cent compared to January 2014" reported O'Donohue.

The average selling price in the Durham Region reached \$408,591 in January 2015. "The average home price has continued to rise into 2015, representing a 3.2 per cent increase from January 2014" commented O'Donohue. "Along with higher prices, homes are selling faster than they were in January of last year. In January 2015, the average home was sold in 26 days; down from 30 in the same period last year" reported O'Donohue.

"Price growth is anticipated to continue into 2015 and with low borrowing rates, housing remains affordable throughout the Durham Region," explained O'Donohue. "This trend is evidence that real estate remains a great investment and that Durham's housing market is off to a great start with a promising forecast for 2015!"

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



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 informational 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)
PYTD	Previous Year to Date (accumulation of new data to date for previous year)
%+/-	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
MOI	Months of Inventory (how long in months it would take to completely sell the average number of active listings). Calculated using a 12 month moving average (active listings/sales)

Average Selling Price by Housing Type (\$)

Area	Avg. Price	Single Detached	Semi-Detached	Condo/Townhouse	Condo Apt.	Link	Attached Row
Durham	\$408,591	\$453,902	\$317,066	\$259,572	\$247,096	\$335,160	\$353,307
Ajax	\$442,819	\$516,798	\$393,580	\$300,938	\$219,929	\$365,000	\$389,650
Brock	\$285,764	\$285,764	-	-	-	-	-
Clarington	\$368,412	\$412,755	\$277,972	\$232,180	-	\$327,409	\$297,058
Oshawa	\$332,987	\$357,756	\$274,229	\$203,827	\$153,500	-	\$341,100
Pickering	\$506,160	\$615,034	\$414,500	\$264,300	\$312,489	\$363,000	\$412,500
Scugog	\$596,201	\$614,151	-	-	-	\$344,900	-
Uxbridge	\$462,557	\$481,030	\$374,500	\$420,000	-	-	\$451,000
Whitby	\$440,824	\$495,626	\$347,375	\$281,333	\$234,033	\$353,000	\$355,157

Number of Listings

Area	Jan-New	TA	YTD	PYTD	%+/-	MOI
Durham	884	857	884	859	2.9%	1.5
Ajax	138	104	138	133	3.8%	1.0
Brock	28	59	28	25	12.0%	4.8
Clarington	159	160	159	147	8.2%	1.6
Oshawa	208	161	208	206	1.0%	1.3
Pickering	109	112	109	116	-6.0%	1.4
Scugog	39	67	39	29	34.5%	3.5
Uxbridge	38	63	38	43	-11.6%	3.7
Whitby	165	131	165	160	3.1%	1.2

Number of Sales

Area	Jan.	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	512	512	484	5.8%	26	99%
Ajax	79	79	88	-10.2%	20	99%
Brock	11	11	9	22.2%	52	98%
Clarington	85	85	85	0.0%	28	99%
Oshawa	143	143	122	17.2%	23	99%
Pickering	61	61	57	7.0%	30	99%
Scugog	15	15	14	7.1%	54	95%
Uxbridge	14	14	16	-12.5%	61	97%
Whitby	104	104	93	11.8%	20	100%

Dollar Volume

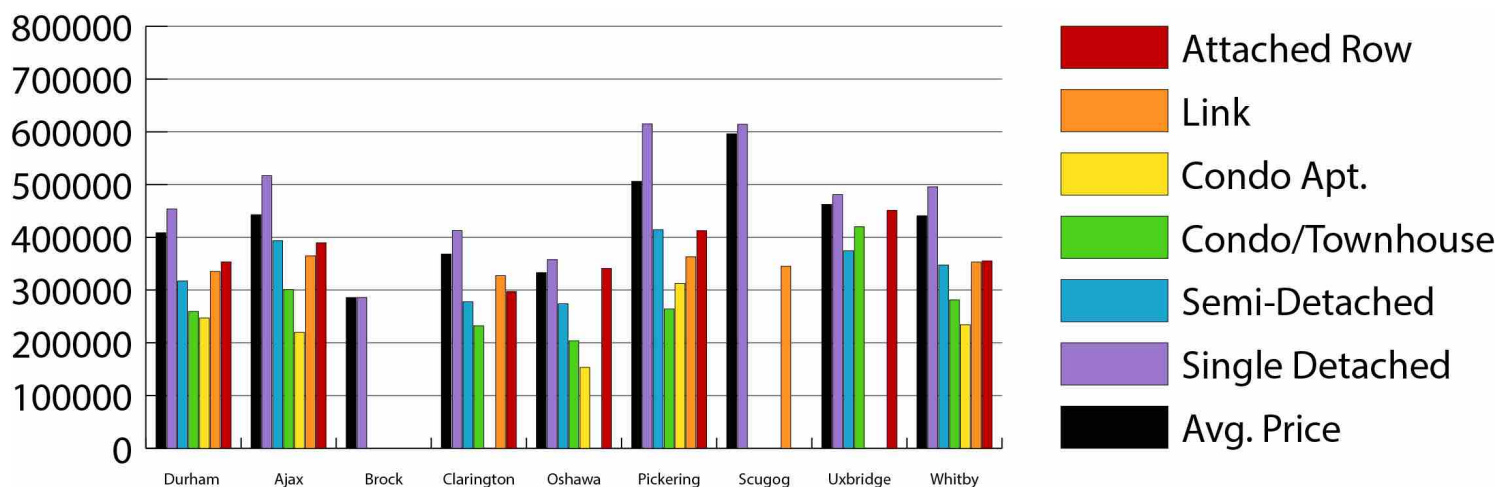
Area	Jan.	YTD	PYTD	%+/-
Durham	209,198,450	209,198,450	191,619,983	9.2%
Ajax	34,982,686	34,982,686	34,994,400	0.0%
Brock	3,143,400	3,143,400	2,170,500	44.8%
Clarington	31,314,988	31,314,988	27,635,140	13.3%
Oshawa	47,617,079	47,617,079	37,890,800	25.7%
Pickering	30,875,777	30,875,777	25,982,593	18.8%
Scugog	8,943,020	8,943,020	5,443,100	64.3%
Uxbridge	6,475,800	6,475,800	9,359,400	-30.8%
Whitby	45,845,700	45,845,700	48,144,050	-4.8%

Average Selling Price (\$)

Area	Jan.	YTD	PYTD	%+/-
Durham	408,591	408,591	395,909	3.2%
Ajax	442,819	442,819	397,664	11.4%
Brock	285,764	285,764	241,167	18.5%
Clarington	368,412	368,412	325,119	13.3%
Oshawa	332,987	332,987	310,580	7.2%
Pickering	506,160	506,160	455,835	11.0%
Scugog	596,201	596,201	388,793	53.3%
Uxbridge	462,557	462,557	584,963	-20.9%
Whitby	440,824	440,824	517,678	-14.8%

Median Price

Area	Jan.	YTD
Durham	381,000	381,000
Ajax	425,000	425,000
Brock	312,500	312,500
Clarington	341,000	341,000
Oshawa	333,500	333,500
Pickering	450,000	450,000
Scugog	430,000	430,000
Uxbridge	431,650	431,650
Whitby	428,000	428,000



2015 Durham Region Statistics

	Sales	Avg. Price (\$)
January	512	408,591
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	512	408,591

Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2012	10,549	335,991
2013	10,312	357,529
2014	10,841	391,692

Notes:

Sales, dollar volume, average sale prices and median 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 average number of active listings). Calculated using a 12 month moving average (active listings/sales).