



Durham Region Association of REALTORS® Housing Report

August 2015



Economic Indicators

Real GDP Growth ¹	
Q1 2015	-0.6%
Inflation (Yr./Yr. CPI Growth) ²	
June 2015	1.0%
Bank of Canada Overnight Rate ³	
July 2015	0.50%
Prime Rate ⁴	
July 2015	2.70%
Mortgage Rates (July 2015) ⁴ Chartered Bank Fixed Rates	
1 Year	2.89%
3 Year	3.39%
5 Year	4.64%

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 Remains Hot

Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 984 residential transactions in August 2015. This represents an increase of 7.1 per cent compared to the same period last year. "On top of more sales, we have also seen more listings enter the market," added O'Donohue. The number of new listings in August 2015 was 1,328 compared to 1,209 in August 2014. In Durham Region, Link homes had the highest sales growth; a 54 per cent increase in the number of sales compared to the same period last year.

"The market trend for 2015 has been rising home prices. Month-to-month, we are still seeing prices swell in comparison to last year's market," explained O'Donohue. The average price for resale homes in the Durham Region for the month of August was \$446,311, up 14 per cent from \$388,690 in August 2014. Link homes are also leading with the highest price growth of all major home types in the Durham Region.

"Buyers remain eager to purchase homes in Durham while still keeping affordability in mind," commented O'Donohue. "We have begun to see more listings enter the market in comparison to last year, which gives buyers more inventory to choose from, however, the market is still very much a seller's market and we expect that trend to continue later into the year".

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	446,311	486,619	356,119	283,851	267,924	405,700	381,978
Ajax	494,840	542,425	439,139	322,429	290,128	470,380	407,031
Brock	387,421	397,118	-	305,000	-	-	-
Clarington	391,926	425,155	288,767	282,500	226,750	365,280	308,107
Oshawa	361,857	394,053	289,289	207,672	198,333	322,250	323,083
Pickering	508,818	646,967	463,279	334,794	280,146	457,583	425,617
Scugog	421,259	427,897	295,500	-	347,900	-	-
Uxbridge	581,280	618,091	-	324,000	275,000	-	335,000
Whitby	519,644	552,449	367,500	315,200	322,625	454,357	401,893

Number of Listings

Area	Aug-New	TA	YTD	PYTD	%+/-	MOI
Durham	1,328	1,223	11,764	11,461	2.6%	1.2
Ajax	228	129	2078	1981	4.9%	0.8
Brock	27	97	302	268	12.7%	4.7
Clarington	213	206	1940	1887	2.8%	1.3
Oshawa	345	252	2884	2851	1.2%	0.9
Pickering	179	151	1517	1468	3.3%	1.2
Scugog	40	109	489	449	8.9%	3.1
Uxbridge	39	103	422	409	3.2%	3.4
Whitby	257	176	2132	2148	-0.7%	0.9

Number of Sales

Area	August	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	984	8,559	7,704	11.1%	18	101%
Ajax	187	1,596	1,453	9.8%	13	102%
Brock	19	157	147	6.8%	53	97%
Clarington	154	1,419	1,242	14.3%	18	100%
Oshawa	269	2,179	1,880	15.9%	15	100%
Pickering	119	1,079	984	9.7%	18	102%
Scugog	32	270	244	10.7%	36	98%
Uxbridge	25	231	240	-3.8%	36	99%
Whitby	179	1,628	1,514	7.5%	17	101%

Dollar Volume

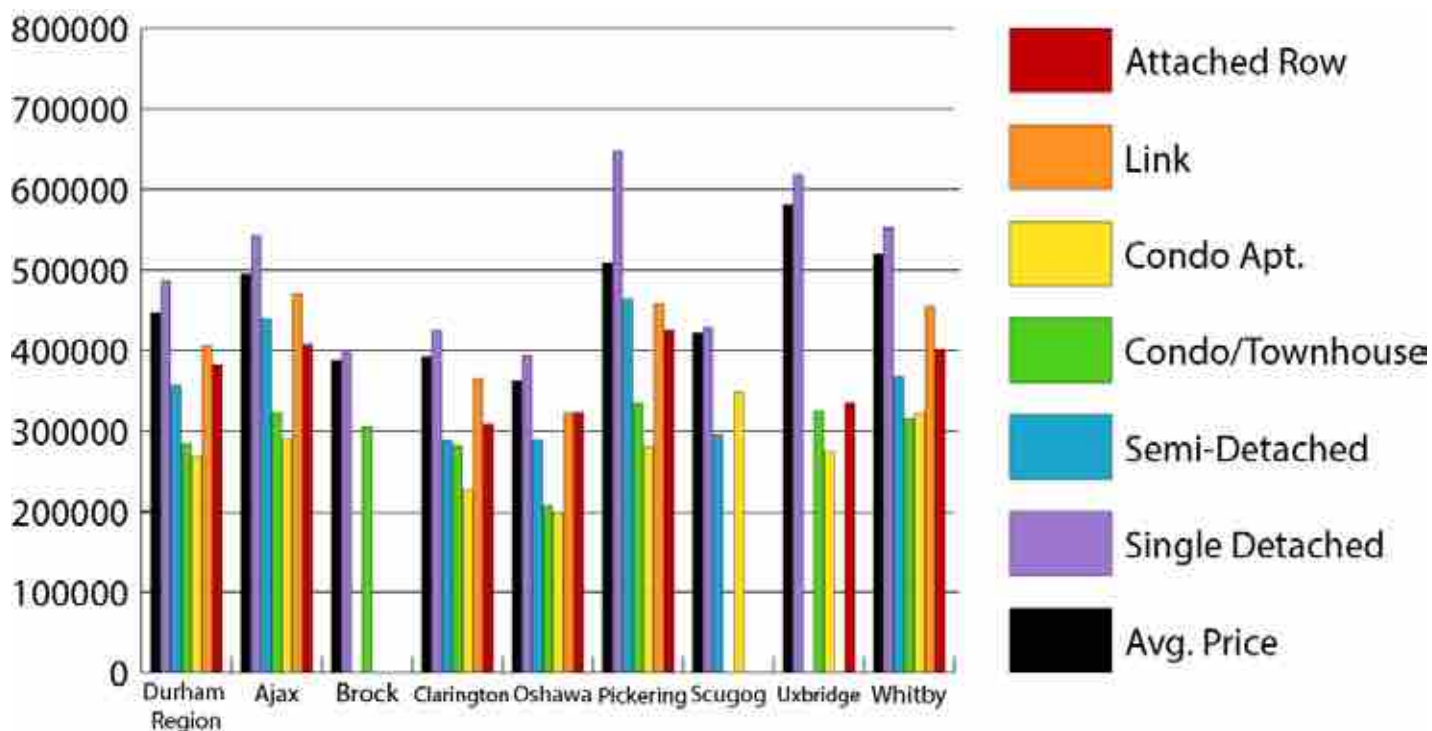
Area	August	YTD	PYTD	%+/-
Durham	439,170,220	3,769,260,634	3,000,778,877	25.6%
Ajax	92,535,009	781,696,053	617,724,596	26.5%
Brock	7,361,000	51,580,835	43,262,663	19.2%
Clarington	60,356,664	554,571,898	419,307,112	32.3%
Oshawa	97,339,640	761,439,230	581,199,131	31.0%
Pickering	60,549,300	566,299,751	457,340,487	23.8%
Scugog	13,480,300	124,866,497	103,811,912	20.3%
Uxbridge	14,532,000	131,861,148	130,000,950	1.4%
Whitby	93,016,307	796,945,222	648,132,027	23.0%

Average Selling Price (\$)

Area	August	YTD	PYTD	%+/-
Durham	446,311	440,386	389,509	13.1%
Ajax	494,840	489,784	425,137	15.2%
Brock	387,421	328,540	294,304	11.6%
Clarington	391,926	390,819	337,606	15.8%
Oshawa	361,857	349,444	309,148	13.0%
Pickering	508,818	524,838	464,777	12.9%
Scugog	421,259	462,469	425,459	8.7%
Uxbridge	581,280	570,827	541,671	5.4%
Whitby	519,644	489,524	428,092	14.4%

Median Price

Area	August	YTD
Durham	422,000	415,000
Ajax	482,500	465,750
Brock	328,000	280,000
Clarington	378,250	365,000
Oshawa	340,100	335,000
Pickering	480,000	485,900
Scugog	413,450	425,000
Uxbridge	545,000	520,000
Whitby	492,000	460,000



2015 Durham Region Statistics

	Sales	Avg. Price (\$)
January	512	408,591
February	728	420,718
March	1,086	430,291
April	1,816	440,151
May	1,320	449,837
June	1,468	452,412
July	1,193	448,048
August	984	446,311
September		
October		
November		
December		
YTD	8,559	440,386

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).