

# Durham Region Association of REALTORS® Housing Report

October 2015



## Economic Indicators

Real GDP Growth <sup>1</sup>	
Q2 2015	-0.5%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
September 2015	1.0%
Bank of Canada Overnight Rate <sup>3</sup>	
October 2015	0.50%
Prime Rate <sup>4</sup>	
October 2015	2.70%
Mortgage Rates (October 2015) <sup>4</sup> Chartered Bank Fixed Rates	
1 Year	2.89%
3 Year	3.39%
5 Year	4.64%

### Sources & Notes:

<sup>1</sup> Statistics Canada, quarter-over-quarter growth, annualized.

<sup>2</sup> Statistics Canada, year-over-year growth for the most recent reported month

<sup>3</sup> Bank of Canada, rate from most recent announcement

<sup>4</sup> 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®.

## Record Prices in Durham Region

DURHAM REGION, November 5, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 989 residential transactions and 1,273 new listings in October 2015. "We are right on par with last October in terms of the number of sales and the number of new listings entering the market," reported O'Donohue.

The average price for resale homes in the Durham Region for the month of October was \$444,920, up 13.2 per cent from \$393,088 in October 2014. "Throughout 2015, prices have reached an all-time high," commented O'Donohue. "When we add up the amount of money spent on all resale transactions over the year, we have seen almost 1 billion dollars more in sales compared to last year".

"It is clear that Durham households see home ownership as a great long-term investment," commented O'Donohue. "Durham Region remains a great place to work and live".

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](http://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	444,920	496,074	349,571	282,529	271,405	381,005	383,069
Ajax	487,050	553,365	440,731	343,671	259,840	396,833	406,025
Brock	317,575	325,991	-	225,000	-	-	-
Clarington	389,594	435,614	278,750	250,214	212,600	353,394	316,612
Oshawa	338,642	366,177	287,255	201,782	181,300	331,025	313,650
Pickering	575,354	741,087	480,700	322,806	324,654	447,250	434,430
Scugog	460,357	467,493	286,000	-	-	335,000	-
Uxbridge	599,685	631,764	300,000	322,000	-	427,500	477,250
Whitby	476,793	538,972	426,567	291,492	288,200	423,667	390,918

## Number of Listings

Area	Oct-New	TA	YTD	PYTD	%+/-	MOI
Durham	1,273	1,121	14,519	14,195	2.3%	1.2
Ajax	241	150	2570	2393	7.4%	0.8
Brock	22	69	343	332	3.3%	4.3
Clarington	175	156	2357	2358	0.0%	1.2
Oshawa	318	242	3572	3560	0.3%	0.9
Pickering	188	168	1909	1834	4.1%	1.2
Scugog	42	79	590	556	6.1%	2.9
Uxbridge	40	82	515	512	0.6%	3.1
Whitby	247	175	2663	2650	0.5%	0.9

## Number of Sales

Area	October	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	989	10,512	9,636	9.1%	18	100%
Ajax	185	1,938	1,778	9.0%	16	100%
Brock	12	192	176	9.1%	71	96%
Clarington	149	1,740	1,577	10.3%	18	100%
Oshawa	250	2,682	2,411	11.2%	14	100%
Pickering	125	1,315	1,233	6.7%	20	99%
Scugog	44	351	315	11.4%	45	97%
Uxbridge	36	300	295	1.7%	27	98%
Whitby	188	1,994	1,851	7.7%	15	100%

## Dollar Volume

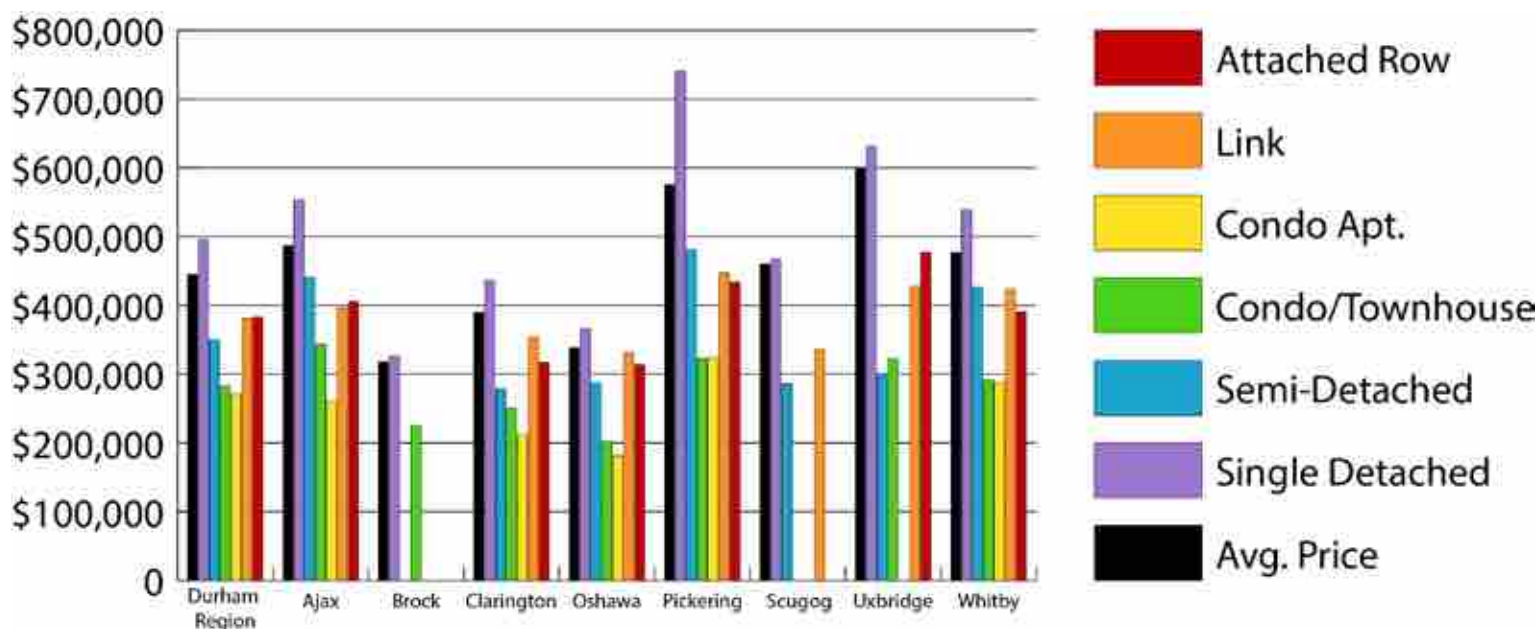
Area	October	YTD	PYTD	%+/-
Durham	440,025,909	4,631,867,132	3,768,607,558	22.9%
Ajax	90,104,300	950,487,224	760,158,273	25.0%
Brock	3,810,900	63,004,435	50,651,463	24.4%
Clarington	58,049,483	678,010,981	535,337,348	26.7%
Oshawa	84,660,455	934,657,197	750,315,760	24.6%
Pickering	71,919,301	697,410,194	575,565,906	21.2%
Scugog	20,255,700	164,300,597	136,183,212	20.6%
Uxbridge	21,588,677	173,002,225	161,833,400	6.9%
Whitby	89,637,093	970,994,279	798,562,197	21.6%

## Average Selling Price (\$)

Area	October	YTD	PYTD	%+/-
Durham	444,920	440,627	391,097	12.7%
Ajax	487,050	490,447	427,536	14.7%
Brock	317,575	328,148	287,792	14.0%
Clarington	389,594	389,661	339,466	14.8%
Oshawa	338,642	348,493	311,205	12.0%
Pickering	575,354	530,350	466,801	13.6%
Scugog	460,357	468,093	432,328	8.3%
Uxbridge	599,685	576,674	548,588	5.1%
Whitby	476,793	486,958	431,422	12.9%

## Median Price

Area	October	YTD
Durham	407,500	415,000
Ajax	455,000	465,000
Brock	259,950	277,500
Clarington	365,000	365,000
Oshawa	322,500	334,000
Pickering	505,000	487,500
Scugog	416,450	428,950
Uxbridge	551,450	524,500
Whitby	468,250	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	982	438,462
October	989	444,920
November		
December		
YTD	10,512	440,627

## 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).