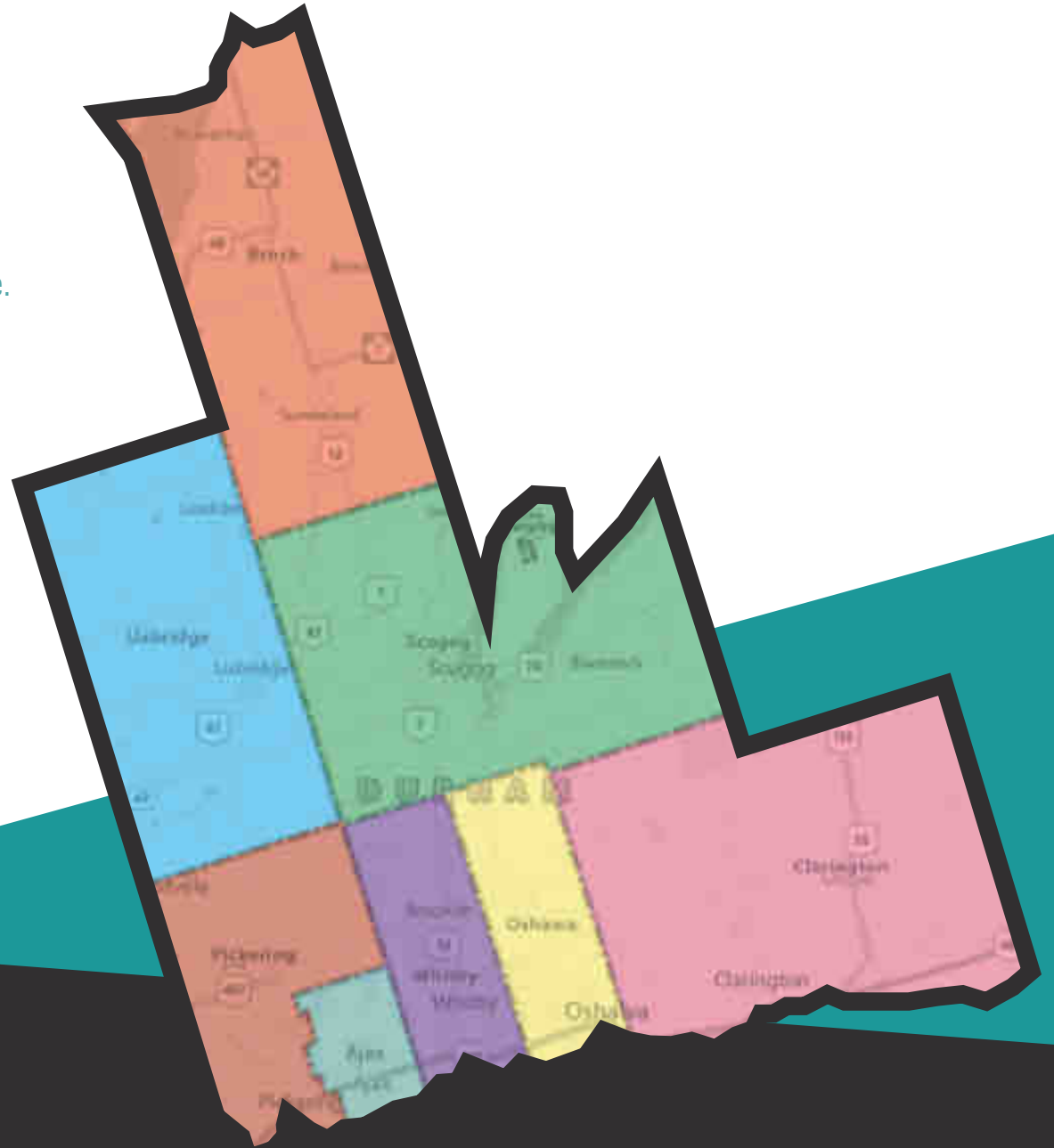


Durham REALTORS®, we work where you live.

HOUSING REPORT

JANUARY 2019



Follow Us for Industry News and More

Real GDP Growth¹
Q3 2018 ▼ 2.0%

Inflation (Yr./Yr. CPI Growth)²
Dec 2018 ▲ 2.0%

Bank of Canada Overnight Rate³
Jan 2019 — 1.75%

Prime Rate⁴
Jan 2019 — 3.95%

Mortgage Rates (January 2019)

Chartered Bank Fixed Rates

1 Year	—	3.64%
3 Year	—	4.29%
5 Year	—	5.34%

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

Top 10 Keywords on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

DURHAM REGION REPORTS 23.79 PER CENT INCREASE OF NEW LISTINGS

Durham Region Association of REALTORS® (DRAR) President Tina Sorichetti reported 508 residential transactions in January 2019, a 13.90 per cent increase from December 2018. “It is encouraging to see an increase in sales to start the New Year,” said Sorichetti.

The number of new listings increased significantly from this time last month. January saw 1,181 new listings in comparison to 543 for the month of December. This is also a 23.79 per cent increase from the number of new listings in January 2018. Residential transactions not only increased month-over-month but also on a year-over-year basis. The number of home sales in January 2019 increased 8.09 per cent from January 2018.

“An increase in January transactions on a year-over-year basis is a positive sign for the year to come. The past year was a year of change and adjustments to market conditions and mortgage standards, it is forecast 2019 will be a steadier year supported by gradual home sale increases,” stated the DRAR President.

The average selling price in Durham Region for January was \$577,935. This represents a slight decrease from the previous month at \$587,200. The average days on market for January reached 32, down slightly from the same time last month.

The Ontario government officially launched a review of *Real Estate and Business Brokers Act, 2002* (REBBA) last week. This is a huge win for REALTORS® who have fought for a review for the past two years. The market has changed significantly since the last time REBBA was reviewed, and this review will look at several recommendations from the Ontario Real Estate Association (OREA). This is a significant success for Ontario REALTORS® who have advocated for this review to strengthen legislation and ultimately ensure people are better served.

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.

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	Detached	Semi-Detached	Condo/Town-house	Condo Apt.	Link	Attached Row
Durham	\$577,935	\$641,758	\$489,938	\$407,180	\$337,872	\$506,138	\$494,108
Ajax	\$653,106	\$754,488	\$582,750	\$443,725	\$356,000	\$487,000	\$503,900
Brock	\$479,885	\$479,885	-	-	-	-	-
Clarington	\$551,066	\$602,191	\$335,000	\$337,500	\$314,850	\$500,438	\$459,760
Oshawa	\$483,860	\$535,312	\$407,893	\$348,864	\$235,250	\$432,567	\$448,082
Pickering	\$678,872	\$814,518	\$598,714	\$493,875	\$387,625	-	\$564,775
Scugog	\$808,676	\$808,676	-	-	-	-	-
Uxbridge	\$753,184	\$808,786	-	-	\$473,500	\$570,000	\$648,000
Whitby	\$592,131	\$664,762	\$536,667	\$395,400	\$401,113	\$580,000	\$526,636



January Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,181	1378	1,181	950	24%	508	508	466	9%	2.7	43.0%	32	98%
Ajax	147	156	147	144	2%	69	69	79	-13%	2.3	46.9%	25	98%
Brock	28	60	28	27	4%	13	13	7	86%	4.6	46.4%	39	96%
Clarington	251	269	251	161	56%	101	101	84	20%	2.7	40.2%	29	98%
Oshawa	333	358	333	276	21%	156	156	137	14%	2.3	46.85%	29	98%
Pickering	120	163	120	124	-3%	50	50	42	19%	3.3	41.67%	30	99%
Scugog	40	65	40	21	90%	17	17	13	31%	3.8	42.50%	60	94%
Uxbridge	55	86	55	38	45%	19	19	21	-10%	4.5	34.55%	71	97%
Whitby	207	221	207	159	30%	83	83	83	0%	2.7	40.10%	32	97%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$293,591,182	\$293,591,182	\$269,519,584	9%	\$577,935	\$577,935	\$578,368	0%	\$535,000	\$535,000
Ajax	\$45,064,300	\$45,064,300	\$49,023,976	-8%	\$653,106	\$653,106	\$620,557	5%	\$634,000	\$634,000
Brock	\$6,238,500	\$6,238,500	\$3,393,500	84%	\$479,885	\$479,885	\$484,786	-1%	\$522,000	\$522,000
Clarington	\$55,657,700	\$55,657,700	\$45,094,179	23%	\$551,066	\$551,066	\$536,835	3%	\$520,000	\$520,000
Oshawa	\$75,482,183	\$75,482,183	\$67,662,700	12%	\$483,860	\$483,860	\$493,888	-2%	\$458,850	\$458,850
Pickering	\$33,943,599	\$33,943,599	\$26,016,879	30%	\$678,872	\$678,872	\$619,450	10%	\$655,500	\$655,500
Scugog	\$13,747,500	\$13,747,500	\$7,944,000	73%	\$808,676	\$808,676	\$611,077	32%	\$635,000	\$635,000
Uxbridge	\$14,310,500	\$14,310,500	\$15,642,000	-9%	\$753,184	\$753,184	\$744,857	1%	\$680,000	\$680,000
Whitby	\$49,146,900	\$49,146,900	\$54,742,350	-10%	\$592,131	\$592,131	\$659,546	-10%	\$550,000	\$550,000



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	508	\$293,591,182	\$577,935	\$535,000	1,181	1,378	98%	32
Detached	337	\$216,272,594	\$641,758	\$610,000	829	1,050	97%	34
Semi-Detached	32	\$15,678,000	\$489,938	\$505,000	55	52	97%	22
Condominium Townhouse	30	\$12,215,400	\$407,180	\$418,450	59	64	98%	27
Condominium Apartment	29	\$9,798,300	\$337,872	\$346,000	66	67	98%	37
Link	16	\$8,098,200	\$506,138	\$500,500	30	25	99%	27
Att/Row/Townhouse	63	\$31,128,788	\$494,108	\$485,000	142	120	99%	25
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$399,900	\$399,900	\$399,900	0	0	100%	87
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Durham Region

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	508	\$293,591,182	\$577,935	\$535,000	1,181	98%	32
Detached	337	\$216,272,594	\$641,758	\$610,000	829	97%	34
Semi-Detached	32	\$15,678,000	\$489,938	\$505,000	55	97%	22
Condominium Townhouse	30	\$12,215,400	\$407,180	\$418,450	59	98%	27
Condominium Apartment	29	\$9,798,300	\$337,872	\$346,000	66	98%	37
Link	16	\$8,098,200	\$506,138	\$500,500	30	99%	27
Att/Row/Townhouse	63	\$31,128,788	\$494,108	\$485,000	142	99%	25
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$399,900	\$399,900	\$399,900	0	100%	87
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	69	\$45,064,300	\$653,106	\$634,000	147	156	98%	25
Detached	43	\$32,443,000	\$754,488	\$700,000	96	103	98%	25
Semi-Detached	6	\$3,496,500	\$582,750	\$576,500	13	14	97%	25
Condominium Townhouse	4	\$1,774,900	\$443,725	\$436,950	8	8	98%	23
Condominium Apartment	4	\$1,424,000	\$356,000	\$362,000	5	5	98%	18
Link	1	\$487,000	\$487,000	\$487,000	2	2	97%	40
Att/Row/Townhouse	10	\$5,039,000	\$503,900	\$512,000	23	24	98%	21
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$399,900	\$399,900	\$399,900	0	0	100%	87
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	69	\$45,064,300	\$653,106	\$634,000	147	98%	25
Detached	43	\$32,443,000	\$754,488	\$700,000	96	98%	25
Semi-Detached	6	\$3,496,500	\$582,750	\$576,500	13	97%	25
Condominium Townhouse	4	\$1,774,900	\$443,725	\$436,950	8	98%	23
Condominium Apartment	4	\$1,424,000	\$356,000	\$362,000	5	98%	18
Link	1	\$487,000	\$487,000	\$487,000	2	97%	40
Att/Row/Townhouse	10	\$5,039,000	\$503,900	\$512,000	23	98%	21
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$399,900	\$399,900	\$399,900	0	100%	87
Co-Ownership Apartment	0	-	-	-	0	-	-

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6 - Past monthly and year-to-date figures are revised on a monthly basis

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	13	\$6,238,500	\$479,885	\$522,000	28	60	96%	39
Detached	13	\$6,238,500	\$479,885	\$522,000	26	58	96%	39
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	1	1	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	1	1	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	13	\$6,238,500	\$479,885	\$522,000	28	96%	39
Detached	13	\$6,238,500	\$479,885	\$522,000	26	96%	39
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	1	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	0	-	-	-	1	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	101	\$55,657,700	\$551,066	\$520,000	251	269	98%	29
Detached	70	\$42,153,400	\$602,191	\$580,000	186	216	98%	34
Semi-Detached	2	\$670,000	\$335,000	\$335,000	2	4	96%	7
Condominium Townhouse	2	\$675,000	\$337,500	\$337,500	3	1	99%	29
Condominium Apartment	4	\$1,259,400	\$314,850	\$326,750	16	15	99%	8
Link	8	\$4,003,500	\$500,438	\$500,500	17	13	101%	12
Att/Row/Townhouse	15	\$6,896,400	\$459,760	\$449,900	27	20	99%	26
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Clarington

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	101	\$55,657,700	\$551,066	\$520,000	251	98%	29
Detached	70	\$42,153,400	\$602,191	\$580,000	186	98%	34
Semi-Detached	2	\$670,000	\$335,000	\$335,000	2	96%	7
Condominium Townhouse	2	\$675,000	\$337,500	\$337,500	3	99%	29
Condominium Apartment	4	\$1,259,400	\$314,850	\$326,750	16	99%	8
Link	8	\$4,003,500	\$500,438	\$500,500	17	101%	12
Att/Row/Townhouse	15	\$6,896,400	\$459,760	\$449,900	27	99%	26
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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6 - Past monthly and year-to-date figures are revised on a monthly basis.

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	156	\$75,482,183	\$483,860	\$458,850	333	358	98%	29
Detached	103	\$55,137,095	\$535,312	\$518,000	224	257	98%	29
Semi-Detached	14	\$5,710,500	\$407,893	\$407,500	29	25	98%	16
Condominium Townhouse	11	\$3,837,500	\$348,864	\$330,100	31	32	97%	22
Condominium Apartment	8	\$1,882,000	\$235,250	\$209,500	11	16	96%	61
Link	3	\$1,297,700	\$432,567	\$454,000	5	4	98%	33
Att/Row/Townhouse	17	\$7,617,388	\$448,082	\$450,888	33	24	100%	25
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Oshawa

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	156	\$75,482,183	\$483,860	\$458,850	333	98%	29
Detached	103	\$55,137,095	\$535,312	\$518,000	224	98%	29
Semi-Detached	14	\$5,710,500	\$407,893	\$407,500	29	98%	16
Condominium Townhouse	11	\$3,837,500	\$348,864	\$330,100	31	97%	22
Condominium Apartment	8	\$1,882,000	\$235,250	\$209,500	11	96%	61
Link	3	\$1,297,700	\$432,567	\$454,000	5	98%	33
Att/Row/Townhouse	17	\$7,617,388	\$448,082	\$450,888	33	100%	25
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	50	\$33,943,599	\$678,872	\$655,500	120	163	99%	30
Detached	27	\$21,991,999	\$814,518	\$782,000	74	119	99%	28
Semi-Detached	7	\$4,191,000	\$598,714	\$545,000	5	4	97%	28
Condominium Townhouse	8	\$3,951,000	\$493,875	\$517,500	7	12	99%	34
Condominium Apartment	4	\$1,550,500	\$387,625	\$371,250	20	18	99%	42
Link	0	-	-	-	2	1	-	-
Att/Row/Townhouse	4	\$2,259,100	\$564,775	\$572,800	12	9	96%	23
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Pickering

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	50	\$33,943,599	\$678,872	\$655,500	120	99%	30
Detached	27	\$21,991,999	\$814,518	\$782,000	74	99%	28
Semi-Detached	7	\$4,191,000	\$598,714	\$545,000	5	97%	28
Condominium Townhouse	8	\$3,951,000	\$493,875	\$517,500	7	99%	34
Condominium Apartment	4	\$1,550,500	\$387,625	\$371,250	20	99%	42
Link	0	-	-	-	2	-	-
Att/Row/Townhouse	4	\$2,259,100	\$564,775	\$572,800	12	96%	23
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	17	\$13,747,500	\$808,676	\$635,000	40	65	94%	60
Detached	17	\$13,747,500	\$808,676	\$635,000	40	65	94%	60
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Scugog

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	17	\$13,747,500	\$808,676	\$635,000	40	94%	60
Detached	17	\$13,747,500	\$808,676	\$635,000	40	94%	60
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	19	\$14,310,500	\$753,184	\$680,000	55	86	97%	71
Detached	14	\$11,323,000	\$808,786	\$692,500	47	75	96%	78
Semi-Detached	0	-	-	-	1	1	-	-
Condominium Townhouse	0	-	-	-	3	4	-	-
Condominium Apartment	1	\$473,500	\$473,500	\$473,500	2	2	101%	55
Link	1	\$570,000	\$570,000	\$570,000	0	0	95%	91
Att/Row/Townhouse	3	\$1,944,000	\$648,000	\$600,000	2	4	100%	38
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

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Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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

2 - New listings entered into the MLS® system between the first and last day of the month/period being reported.

3 - Active listings at the end of the last day of the month/period being reported.

4 - Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	83	\$49,146,900	\$592,131	\$550,000	207	221	97%	32
Detached	50	\$33,238,100	\$664,762	\$618,500	136	157	96%	35
Semi-Detached	3	\$1,610,000	\$536,667	\$550,000	5	4	97%	35
Condominium Townhouse	5	\$1,977,000	\$395,400	\$392,000	6	6	99%	27
Condominium Apartment	8	\$3,208,900	\$401,113	\$410,500	12	11	98%	33
Link	3	\$1,740,000	\$580,000	\$590,000	4	5	98%	36
Att/Row/Townhouse	14	\$7,372,900	\$526,636	\$535,500	44	38	98%	23
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

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Condominium Townhouse	5	\$1,977,000	\$395,400	\$392,000	6	99%	27
Condominium Apartment	8	\$3,208,900	\$401,113	\$410,500	12	98%	33
Link	3	\$1,740,000	\$580,000	\$590,000	4	98%	36
Att/Row/Townhouse	14	\$7,372,900	\$526,636	\$535,500	44	98%	23
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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2019 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	508	\$577,935
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	508	\$577,935

10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2015	11,848	442,082
2016	12,654	533,828
2017	11,136	628,005
2018	8,941	593,902

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).

