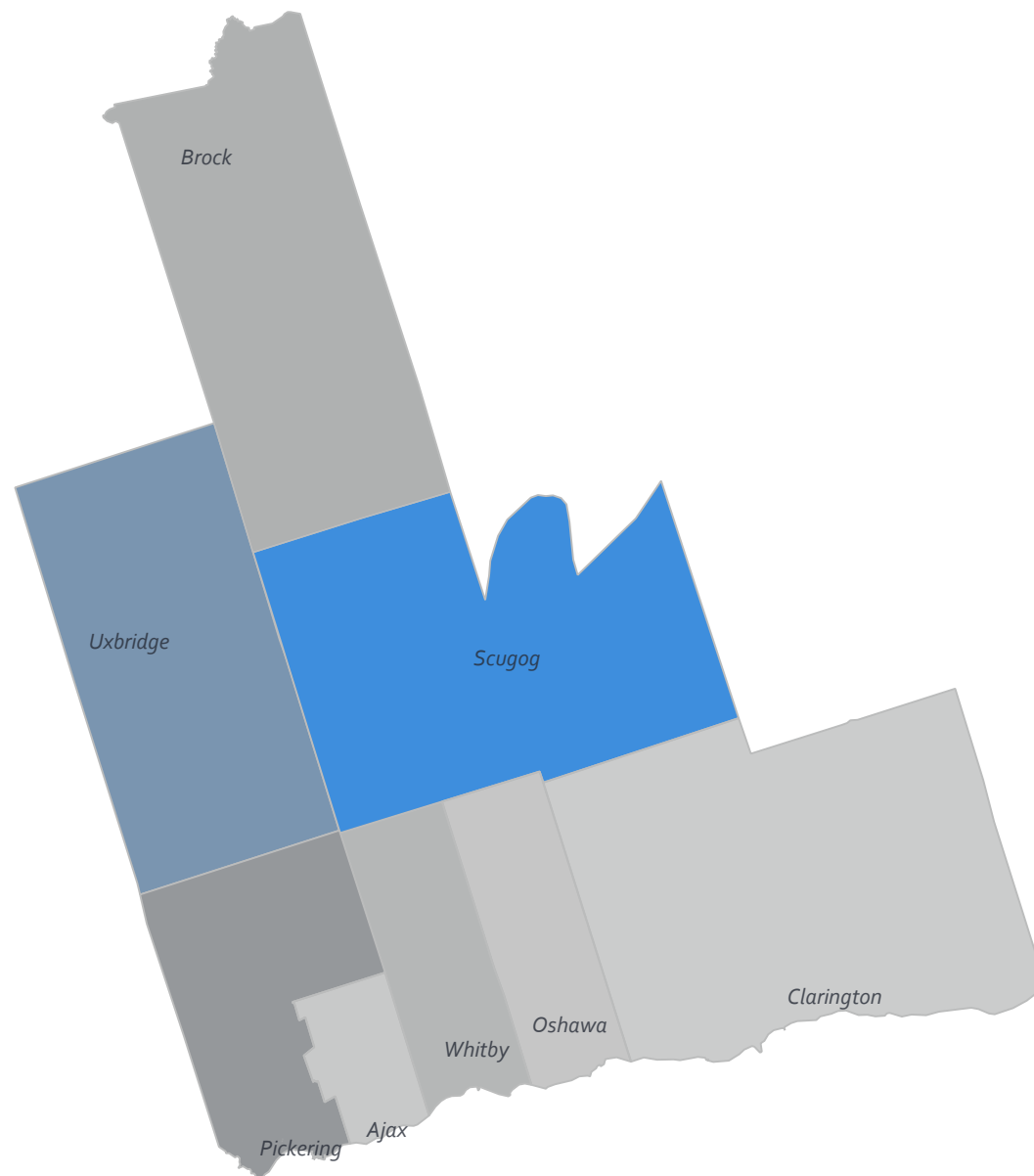


REGIONAL HOUSING MARKET REPORT

DURHAM – August 2023



Economic Indicators

Real GDP Growth¹
Q2 2023 ▼ 0.2%

Inflation (Yr./Yr. CPI Growth)²
July 2023 ▲ 3.3%

Bank of Canada Overnight Rate³
Aug 2023 — 5.0%

Prime Rate⁴
Aug 2023 — 7.2%

Mortgage Rates (Aug 2023)
Chartered Bank Fixed Rates

1 Year	▲	7.89%
3 Year	▲	6.89%
5 Year	▲	6.79%

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

Top 10 Keywords on REALTOR.ca

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

DURHAM REGION ASSOCIATION OF REALTORS® REPORT AUGUST HOUSING STATISTICS

The Central Lakes Association of REALTORS® (CLAR) President, Meredith Kennedy, reported the latest real estate statistics for Durham Region, showcasing a market that remains steadfast. Durham Region reported 1,275 new listings, a 20 per cent increase on a year-over-year basis. President Meredith Kennedy reported 776 residential transactions in August.

More exciting announcements for the CLAR, September 1st marked the closing of the integration between Peterborough and the Kawarthas Association of REALTORS® and CLAR. Forward thinking leadership from the Boards of Directors of each Association along with the trust and endorsement of their memberships empowered the creation of a larger regional association which is an exciting step forward in organizing organized real estate.

By combining forces, CLAR encompasses an expansive market area that includes Durham Region, Hastings County, Prince Edward County, Northumberland County, Peterborough County, and the Kawarthas.

The average selling price for Hastings County was \$540,889 and the number of residential transactions was 141 for August. Prince Edward County saw 36 transactions with an average selling price of \$778,206. Northumberland County reported 125 transactions and an average selling price of \$735,172. The number of residential transactions in Peterborough County was 165 with an average selling price of \$714,369.

“Looking forward, we know there is a solid demand for home ownership,” said CLAR President Meredith Kennedy. “We are happy to see the Bank of Canada decided to hold the interest rate steady at 5 per cent. The central bank has raised the interest rate 10 times since March 2022. This recent pause is a welcome relief for many.”

“It has been a busy summer for organized real estate. The integrations between neighbouring associations marks historic change. We are proud of the collaboration and support from our Board of Directors and members,” stated CLAR CEO Wendy Giroux. “We have been diligently working to break down barriers for our members, ensuring they have access to the necessary tools and data to thrive.”



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	\$930,852	\$1,015,241	\$793,047	\$674,449	\$586,424	\$835,417	\$849,980
Ajax	\$983,253	\$1,058,994	\$906,156	\$796,417	\$588,000	\$817,500	\$879,083
Brock	\$867,550	\$887,406	-	\$530,000	-	-	-
Clarington	\$875,371	\$992,883	\$738,414	\$648,257	\$571,964	\$806,800	\$772,556
Oshawa	\$815,098	\$866,307	\$689,200	\$635,274	\$426,643	\$931,000	\$776,348
Pickering	\$1,035,231	\$1,209,951	\$887,000	\$709,422	\$629,450	-	\$934,071
Scugog	\$1,032,464	\$1,055,543	\$675,000	-	-	-	\$865,000
Uxbridge	\$1,228,915	\$1,387,031	-	-	\$434,500	-	\$1,072,075
Whitby	\$1,021,163	\$1,133,306	\$877,317	\$655,714	\$744,100	\$895,000	\$878,189



Durham Region August Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,526	1,414	11,009	14,319	-23%	776	6,253	7,642	-18%	1.8	50.9%	15	103%
Ajax	183	161	1,447	2,100	-31%	113	862	1,094	-21%	1.4	61.7%	14	104%
Brock	38	63	274	314	-13%	18	124	137	-9%	3.5	47.4%	35	95%
Clarington	239	202	1,830	2,588	-29%	135	1,121	1,420	-21%	1.5	56.5%	18	102%
Oshawa	481	418	3,233	4,095	-21%	243	1,752	2,219	-21%	1.7	50.5%	14	104%
Pickering	218	204	1,521	1,826	-17%	97	846	943	-10%	2.1	44.5%	14	102%
Scugog	52	70	380	350	9%	33	210	194	8%	2.1	63.5%	14	99%
Uxbridge	42	51	348	341	2%	24	186	195	-5%	2.1	57.1%	18	99%
Whitby	273	245	1,976	2,705	-27%	113	1,152	1,440	-20%	2.2	41.4%	15	102%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$722,341,280	\$5,943,401,963	\$8,115,863,136	-27%	\$930,852	\$950,488	\$1,062,008	-11%	\$875,000	\$893,000
Ajax	\$111,107,597	\$871,072,308	\$1,244,283,826	-30%	\$983,253	\$1,010,525	\$1,137,371	-11%	\$936,000	\$970,000
Brock	\$15,615,900	\$96,425,050	\$130,235,510	-26%	\$867,550	\$777,621	\$950,624	-18%	\$777,500	\$718,000
Clarington	\$118,175,054	\$997,893,627	\$1,439,228,607	-31%	\$875,371	\$890,182	\$1,013,541	-12%	\$810,000	\$840,000
Oshawa	\$198,068,730	\$1,444,594,624	\$2,046,689,773	-29%	\$815,098	\$824,540	\$922,348	-11%	\$792,000	\$790,500
Pickering	\$100,417,386	\$869,745,015	\$1,091,394,998	-20%	\$1,035,231	\$1,028,067	\$1,157,365	-11%	\$955,000	\$965,350
Scugog	\$34,071,300	\$207,422,940	\$227,701,157	-9%	\$1,032,464	\$987,728	\$1,173,717	-16%	\$950,000	\$900,000
Uxbridge	\$29,493,950	\$238,834,131	\$271,688,322	-12%	\$1,228,915	\$1,284,054	\$1,393,273	-8%	\$1,280,000	\$1,195,000
Whitby	\$115,391,363	\$1,217,414,268	\$1,664,640,942	-27%	\$1,021,163	\$1,056,783	\$1,156,001	-9%	\$980,000	\$999,700



DURHAM REGION

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	776	\$722,341,280	\$930,852	\$875,000	1,526	1,414	103%	15
Detached	520	\$527,925,193	\$1,015,241	\$951,000	986	924	102%	15
Semi-Detached	57	\$45,203,699	\$793,047	\$770,000	83	56	105%	16
Condo Townhouse	45	\$30,350,205	\$674,449	\$668,855	114	126	103%	21
Condo Apartment	45	\$26,389,100	\$586,424	\$574,500	114	107	100%	15
Link	12	\$10,025,000	\$835,417	\$846,000	14	8	106%	10
Att/Row/Townhouse	97	\$82,448,083	\$849,980	\$820,000	215	193	103%	15
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	6,253	\$5,943,401,963	\$950,488	\$893,000	11,009		105%	13
Detached	4,132	\$4,336,856,927	\$1,049,578	\$990,000	7,289		105%	13
Semi-Detached	394	\$321,649,450	\$816,369	\$798,000	589		108%	11
Condo Townhouse	456	\$316,759,426	\$694,648	\$696,000	829		105%	13
Condo Apartment	464	\$266,107,783	\$573,508	\$555,000	813		100%	22
Link	62	\$53,085,097	\$856,211	\$855,000	87		111%	8
Att/Row/Townhouse	743	\$647,673,280	\$871,700	\$863,000	1,399		107%	13
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	113	\$111,107,597	\$983,253	\$936,000	183	161	104%	14
Detached	72	\$76,247,597	\$1,058,994	\$999,999	110	100	104%	15
Semi-Detached	16	\$14,498,500	\$906,156	\$923,000	17	11	103%	14
Condo Townhouse	6	\$4,778,500	\$796,417	\$803,750	10	12	106%	16
Condo Apartment	3	\$1,764,000	\$588,000	\$575,000	8	5	98%	13
Link	4	\$3,270,000	\$817,500	\$812,500	0	1	101%	16
Att/Row/Townhouse	12	\$10,549,000	\$879,083	\$878,500	38	32	106%	12
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	862	\$871,072,308	\$1,010,525	\$970,000	1,447		107%	11
Detached	539	\$602,404,588	\$1,117,634	\$1,100,000	910		106%	11
Semi-Detached	79	\$71,287,603	\$902,375	\$910,000	121		109%	10
Condo Townhouse	54	\$40,146,863	\$743,460	\$750,500	90		108%	11
Condo Apartment	46	\$26,835,480	\$583,380	\$562,500	60		102%	15
Link	8	\$6,797,777	\$849,722	\$855,000	12		106%	12
Att/Row/Townhouse	134	\$122,329,997	\$912,910	\$917,500	251		107%	12
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	18	\$15,615,900	\$867,550	\$777,500	38	63	95%	35
Detached	17	\$15,085,900	\$887,406	\$785,000	37	62	94%	31
Semi-Detached	0				0	0		
Condo Townhouse	1	\$530,000	\$530,000	\$530,000	1	1	100%	100
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	124	\$96,425,050	\$777,621	\$718,000	274	97%	26	
Detached	113	\$89,640,050	\$793,275	\$730,000	260	97%	27	
Semi-Detached	3	\$1,680,000	\$560,000	\$445,000	3	108%	7	
Condo Townhouse	7	\$4,330,000	\$618,571	\$625,000	10	98%	23	
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	1	\$775,000	\$775,000	\$775,000	1	97%	13	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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Clarington

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	135	\$118,175,054	\$875,371	\$810,000	239	202	102%	18
Detached	80	\$79,430,620	\$992,883	\$907,500	154	139	102%	18
Semi-Detached	7	\$5,168,900	\$738,414	\$739,900	9	5	112%	29
Condo Townhouse	7	\$4,537,800	\$648,257	\$640,000	10	6	102%	17
Condo Apartment	14	\$8,007,500	\$571,964	\$537,500	30	24	100%	18
Link	5	\$4,034,000	\$806,800	\$815,000	7	4	110%	7
Att/Row/Townhouse	22	\$16,996,234	\$772,556	\$745,500	29	24	103%	17
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,121	\$997,893,627	\$890,182	\$840,000	1,830		105%	15
Detached	773	\$750,585,323	\$971,003	\$910,000	1,235		104%	14
Semi-Detached	35	\$26,372,100	\$753,489	\$750,000	59		109%	13
Condo Townhouse	41	\$28,298,612	\$690,210	\$668,000	68		103%	14
Condo Apartment	97	\$54,427,479	\$561,108	\$543,390	183		100%	28
Link	33	\$26,838,322	\$813,282	\$810,000	47		111%	8
Att/Row/Townhouse	142	\$111,371,791	\$784,308	\$775,000	238		108%	12
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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Oshawa

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	243	\$198,068,730	\$815,098	\$792,000	481	418	104%	14
Detached	175	\$151,603,725	\$866,307	\$829,900	314	256	105%	13
Semi-Detached	22	\$15,162,400	\$689,200	\$704,950	37	21	105%	12
Condo Townhouse	15	\$9,529,105	\$635,274	\$655,750	44	52	103%	14
Condo Apartment	7	\$2,986,500	\$426,643	\$442,500	33	37	97%	22
Link	1	\$931,000	\$931,000	\$931,000	1	1	110%	6
Att/Row/Townhouse	23	\$17,856,000	\$776,348	\$780,000	52	51	103%	16
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,752	\$1,444,594,624	\$824,540	\$790,500	3,233		106%	13
Detached	1,190	\$1,071,534,373	\$900,449	\$850,000	2,158		107%	12
Semi-Detached	167	\$120,454,056	\$721,282	\$720,000	244		110%	10
Condo Townhouse	151	\$97,365,577	\$644,805	\$648,000	304		106%	13
Condo Apartment	118	\$55,065,859	\$466,660	\$476,000	246		99%	25
Link	5	\$4,158,000	\$831,600	\$825,000	8		112%	7
Att/Row/Townhouse	121	\$96,016,759	\$793,527	\$795,000	273		106%	18
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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Pickering

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	97	\$100,417,386	\$1,035,231	\$955,000	218	204	102%	14
Detached	57	\$68,967,187	\$1,209,951	\$1,120,000	112	100	102%	12
Semi-Detached	5	\$4,435,000	\$887,000	\$925,000	10	9	101%	13
Condo Townhouse	9	\$6,384,800	\$709,422	\$725,000	34	44	100%	36
Condo Apartment	12	\$7,553,400	\$629,450	\$634,550	27	25	102%	10
Link	0				1	0		
Att/Row/Townhouse	14	\$13,076,999	\$934,071	\$923,000	34	26	102%	16
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	846	\$869,745,015	\$1,028,067	\$965,350	1,521	105%	13
Detached	421	\$542,719,093	\$1,289,119	\$1,210,000	800	104%	12
Semi-Detached	47	\$44,258,529	\$941,671	\$949,900	71	110%	9
Condo Townhouse	136	\$97,704,420	\$718,415	\$707,450	252	104%	15
Condo Apartment	134	\$84,417,999	\$629,985	\$610,000	202	101%	20
Link	1	\$790,000	\$790,000	\$790,000	2	99%	12
Att/Row/Townhouse	107	\$99,854,974	\$933,224	\$930,000	194	108%	10
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	33	\$34,071,300	\$1,032,464	\$950,000	52	70	99%	14
Detached	30	\$31,666,300	\$1,055,543	\$950,000	52	69	99%	13
Semi-Detached	1	\$675,000	\$675,000	\$675,000	0	0	96%	35
Condo Townhouse	0				0	0		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	2	\$1,730,000	\$865,000	\$865,000	0	0	99%	24
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	210	\$207,422,940	\$987,728	\$900,000	380		101%	20
Detached	188	\$189,546,440	\$1,008,226	\$925,625	352		100%	20
Semi-Detached	4	\$2,804,000	\$701,000	\$697,000	4		102%	15
Condo Townhouse	0				0			
Condo Apartment	5	\$3,855,000	\$771,000	\$755,000	5		96%	38
Link	0				0			
Att/Row/Townhouse	13	\$11,217,500	\$862,885	\$875,000	19		109%	15
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	24	\$29,493,950	\$1,228,915	\$1,280,000	42	51	99%	18
Detached	16	\$22,192,500	\$1,387,031	\$1,342,500	37	47	99%	21
Semi-Detached	0				1	1		
Condo Townhouse	0				0	1		
Condo Apartment	2	\$869,000	\$434,500	\$434,500	0	0	98%	15
Link	0				0	0		
Att/Row/Townhouse	6	\$6,432,450	\$1,072,075	\$893,725	4	2	103%	10
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	186	\$238,834,131	\$1,284,054	\$1,195,000	348	99%	18	
Detached	147	\$205,567,798	\$1,398,420	\$1,360,000	286	99%	17	
Semi-Detached	5	\$4,457,583	\$891,517	\$900,000	10	102%	28	
Condo Townhouse	9	\$6,660,900	\$740,100	\$727,000	11	98%	14	
Condo Apartment	7	\$3,524,000	\$503,429	\$468,000	8	98%	28	
Link	1	\$935,000	\$935,000	\$935,000	1	98%	10	
Att/Row/Townhouse	17	\$17,688,850	\$1,040,521	\$945,000	32	101%	17	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	113	\$115,391,363	\$1,021,163	\$980,000	273	245	102%	15
Detached	73	\$82,731,364	\$1,133,306	\$1,090,000	170	151	101%	15
Semi-Detached	6	\$5,263,899	\$877,317	\$919,500	9	9	105%	25
Condo Townhouse	7	\$4,590,000	\$655,714	\$655,000	15	10	104%	13
Condo Apartment	7	\$5,208,700	\$744,100	\$683,300	16	15	103%	10
Link	2	\$1,790,000	\$895,000	\$895,000	5	2	105%	9
Att/Row/Townhouse	18	\$15,807,400	\$878,189	\$883,800	58	58	105%	15
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,152	\$1,217,414,268	\$1,056,783	\$999,700	1,976	105%	12
Detached	761	\$884,859,262	\$1,162,759	\$1,110,000	1,288	104%	12
Semi-Detached	54	\$50,335,579	\$932,140	\$947,500	77	105%	12
Condo Townhouse	58	\$42,253,054	\$728,501	\$725,000	94	107%	10
Condo Apartment	57	\$37,981,966	\$666,350	\$630,000	109	101%	16
Link	14	\$13,565,998	\$969,000	\$940,500	17	114%	6
Att/Row/Townhouse	208	\$188,418,409	\$905,858	\$900,750	391	107%	12
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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2023 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	394	886,849
February	601	888,448
March	864	926,142
April	903	956,240
May	1067	988,644
June	898	999,787
July	770	961,852
August	776	930,852
September		
October		
November		
December		
YTD	6,253	950,488

10-Year Historical Statistics

Year	Sales	Avg. Price (&)
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
2019	10,634	611,342
2020	12,917	706,913
2021	14,717 9	925,710
2022	9,875	1,024,570

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).

