

**DURHAM REGION ASSOCIATION OF REALTORS®**

# Housing Report

**FEBRUARY 2011**

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## Steady Spring Market

**DURHAM REGION, March 8, 2011** –Home sales in Durham Region climbed by 29% from 505 in January to 653 in February reported Dierdre Mullen, President of the Durham Region Association of REALTORS®. This still represents a reduction of 20% from 819 sales in February of 2010 when there was a rush on to purchase before the implementation of HST.

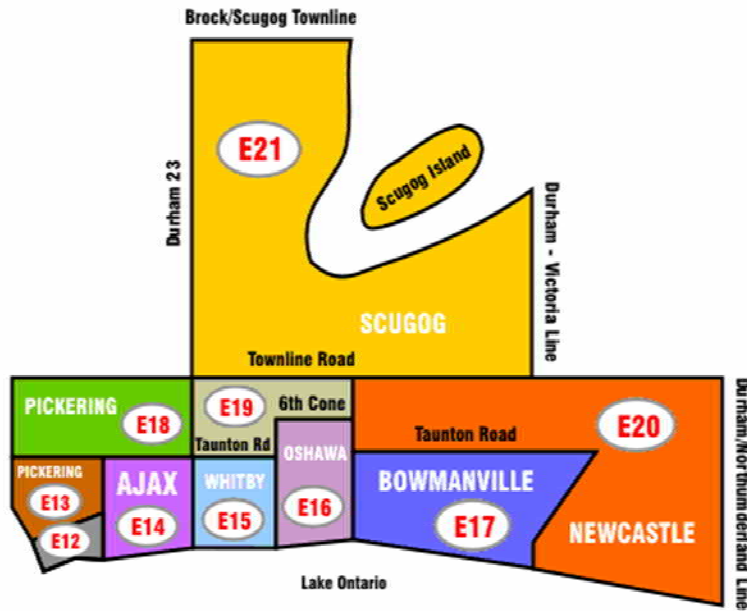
The average price for February of \$301,855 was virtually the same as January's yet also reflects a 5% increase from \$286,635 last February.

Listings available on the Multiple Listing System® (MLS®) remain relatively low at 1640. There are 13.7% more homes for sales since January (1415) but when compared with February 2010's 1716, the inventory is still 4 percent lower.

President Dierdre Mullen commented that "With sales activity on the rise and home prices stabilizing since last autumn, we expect sellers who hesitated to get into the market in 2010 to list their properties in 2011. With sales and new listings increasing in tandem, the market has remained balanced."

**Durham REALTORS®, We Work Where You Live.** To contact a local Durham Association REALTOR® for more specific and local housing statistics or 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. The map (shown left) identifies the location of each area specified in the table below. These statistics are for information purposes only.

## AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

AREA	NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	South Pickering	295,838	325,925	230,000	264,300	--	291,000	283,500
E13	North Pickering	362,899	462,939	324,988	239,950	222,150	261,267	282,480
E14	Ajax	340,158	380,320	295,278	235,625	253,071	285,475	281,063
E15	Whitby	309,500	341,780	286,000	207,111	214,000	267,000	267,167
E16	Oshawa	241,319	269,889	180,533	141,446	165,000	191,500	216,175
E17	Bowmanville/Courtice	262,615	292,226	197,880	167,667	159,000	248,563	210,408
E18	Whitevale, Claremont	636,075	636,075	--	--	--	--	--
E19	North Whitby/ North Oshawa	350,947	373,030	--	283,500	--	319,333	253,500
E20	Newcastle	280,838	280,838	--	--	--	--	--
E21	Scugog	349,563	358,800	211,000	--	--	--	--

LEGEND	
<b>T/M</b>	Total Active for Month
<b>YTD</b>	Year to Date (accumulation of new listings to date)
<b>PYTD</b>	Past Year to Date (accumulation of listings to date for previous year)
<b>%+/-</b>	Year Over Year Percentage Differential

## NUMBER OF LISTINGS

AREA	NEW	T/M	YTD	PYTD	% + / -
E12	24	32	54	59	-8.5%
E13	130	132	208	264	-21.2%
E14	210	234	400	483	-17.2%
E15	209	227	380	432	-12.0%
E16	364	507	671	688	-2.5%
E17	161	219	315	328	-4.0%
E18	6	19	11	22	-50.0%
E19	53	61	91	127	-28.3%
E20	43	93	85	73	16.4%
E21	48	116	107	125	-14.4%
<b>TOTAL</b>	1248	1640	2322	2601	-10.7%

## NUMBER OF SALES

AREA	NEW	YTD	PYTD	% + / -
E12	16	25	29	-13.8%
E13	68	115	127	-9.4%
E14	141	234	279	-16.1%
E15	105	202	210	-3.8%
E16	170	318	343	-7.3%
E17	87	149	194	-23.2%
E18	4	6	5	20.0%
E19	33	45	59	-23.7%
E20	13	23	38	-39.5%
E21	16	35	52	-32.7%
<b>TOTAL</b>	653	1152	1336	-13.8%



## DOLLAR VOLUME (\$)

AREA	NEW	YTD	PYTD	% + / -
E12	4,733,400	8,364,400	8,820,700	-5.2%
E13	24,677,111	40,484,911	42,682,522	-5.1%
E14	47,962,216	79,984,516	90,332,997	-11.5%
E15	32,497,550	63,712,050	63,613,454	0.2%
E16	41,024,150	76,151,700	77,674,798	-2.0%
E17	22,847,470	38,500,160	48,563,230	-20.7%
E18	2,544,300	4,944,300	2,279,500	116.9%
E19	11,581,250	15,740,750	21,995,798	-28.4%
E20	3,650,900	7,222,900	10,466,000	-31.0%
E21	5,593,000	12,707,059	17,643,400	-28.0%
<b>TOTAL</b>	<b>197,111,347</b>	<b>347,812,746</b>	<b>384,072,399</b>	<b>-9.4%</b>

## AVERAGE SELLING PRICE (\$)

AREA	NEW	YTD	PYTD	% + / -
E12	295,838	334,576	304,162	10.0%
E13	362,899	352,043	336,083	4.7%
E14	340,158	341,814	323,774	5.6%
E15	309,500	315,406	302,921	4.1%
E16	241,319	239,471	226,457	5.7%
E17	262,615	258,390	250,326	3.2%
E18	636,075	824,050	455,900	80.8%
E19	350,947	349,794	372,810	-6.2%
E20	280,838	314,039	275,421	14.0%
E21	349,563	363,059	339,296	7.0%
<b>TOTAL</b>	<b>301,855</b>	<b>301,921</b>	<b>287,479</b>	<b>5.0%</b>