

# DURHAM REGION ASSOCIATION OF REALTORS®

# Housing Report

## July 2011

Inside:	
District Map	2
Durham Region Average Selling Price by Housing Type	2
Number of Listings	3
Number of Sales	3
Dollar Volume	3
Average Selling Price	4
2011 Statistics	4
Historical Statistics	4

## DURHAM REGION REAL ESTATE A GREAT INVESTMENT

DURHAM REGION, August 5, 2011 – The Durham Region Association of REALTORS® reported 906 sales for the month of July. So far in 2011 there have been a total of 6,213 sales in Durham Region which represents a 3.7% decrease over last year.

With 1,328 new listings reported in July the total number of homes available for resale in Durham Region is 2,247. The sales-to-new-listings ratio, an indication of market balance, stood at 68.2% for July. A ratio above 60% suggests a seller's market.

The average selling price of a home in Durham Region for July is \$329,956, an increase of 11.2% over July last year. "Sellers are still seeing strong price increases for their homes, making real estate in Durham Region a great investment" said Durham Region Association of REALTORS® President, Dierdre Mullen.

**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).

## Economic Indicators

Real GDP Growth <sup>1</sup>	
Q1 2011	3.9%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
June 2011	3.1%
Bank of Canada Overnight Rate <sup>3</sup>	
July 2011	1.0%
Prime Rate <sup>4</sup>	
July 2011	3.0%
Mortgage Rates (April 2011) <sup>4</sup> Chartered Bank Fixed Rates	
1 Year	3.50%
3 Year	4.35%
5 Year	5.39%

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

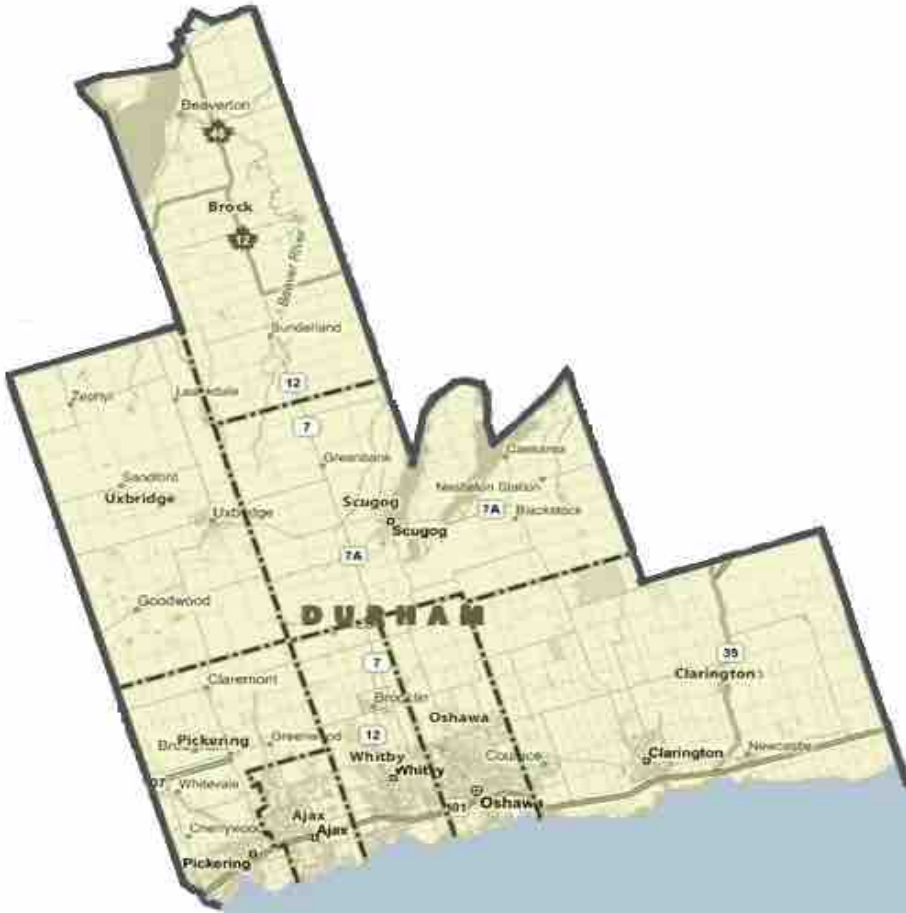
<sup>4</sup> Bank of Canada, Rates for most recently completed month

Additional information about local economic indicators can be found on the CREAstats page of REALTORLink®



## 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.



LEGEND	
TA	Total Active (as of the last day of the month)
YTD	Year to Date (accumulation of new data to date)
Yr/Yr % Change	Year Over Year Percentage Differential
Avg. DOM	Average number of days on the market for firm transactions
AVG. SP/LP	Ratio of the average selling price to the average listing price for firm transactions

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

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	329,956	358,612	246,244	229,221	203,468	276,516	269,298
Ajax	358,086	402,714	308,077	222,636	205,750	277,500	286,940
Brock	225,916	229,022	--	170,000	--	--	--
Clarington	283,662	304,910	173,680	376,000	167,675	244,270	218,840
Oshawa	279,368	297,971	188,696	151,019	145,750	231,200	250,450
Pickering	389,188	454,507	304,500	245,195	263,643	335,960	366,800
Scugog	431,847	431,847	--	--	--	--	--
Uxbridge	493,079	506,653	--	--	202,500	--	295,000
Whitby	336,194	375,712	266,167	228,857	216,583	293,528	261,788



**NUMBER OF LISTINGS**

AREA	JULY	TA	YTD
Durham Region	1,328	2,247	10,850
Ajax	235	317	1,882
Brock	34	147	309
Clarington	202	373	1,656
Oshawa	399	661	3,169
Pickering	177	228	1,320
Scugog	51	134	401
Uxbridge	44	133	420
Whitby	186	254	1,693

**NUMBER OF SALES**

AREA	JULY	YTD	Yr/Yr % Change	Avg. DOM	Avg. SP/LP
Durham Region	906	6,213	-3.7%	32	98%
Ajax	169	1,106	-7.9%	27	98%
Brock	19	115	22.3%	65	96%
Clarington	133	888	-9.7%	32	97%
Oshawa	273	1,797	-0.1%	32	98%
Pickering	121	834	-3.0%	25	98%
Scugog	30	183	-23.4%	39	97%
Uxbridge	38	223	1.8%	72	96%
Whitby	123	1,067	0.9%	25	98%

**DOLLAR VOLUME (\$)**

AREA	JULY	YTD
Durham Region	298,939,699	1,973,280,477
Ajax	60,516,600	381,735,667
Brock	4,292,400	27,595,280
Clarington	37,727,090	244,538,079
Oshawa	76,267,596	482,438,728
Pickering	47,091,700	316,218,249
Scugog	12,955,400	66,045,459
Uxbridge	18,737,000	104,728,710
Whitby	41,351,913	349,980,305



### AVERAGE SELLING PRICE (\$)

AREA	JULY	YTD	Yr/Yr % Change
Durham Region	329,956	317,605	4.9%
Ajax	358,086	345,150	3.8%
Brock	225,916	239,959	-11.6%
Clarington	283,662	275,381	2.8%
Oshawa	279,368	268,469	5.8%
Pickering	389,188	379,159	7.3%
Scugog	431,847	360,904	6.9%
Uxbridge	493,079	469,635	12.6%
Whitby	336,194	328,004	3.9%

JULY MEDIAN PRICE
300,000
340,000
210,000
265,000
254,900
349,000
330,000
452,500
310,000

### 2011 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	505	302,326
February	653	301,855
March	981	301,668
April	949	321,042
May	1,040	316,057
June	1,046	322,932
July	906	329,956

### HISTORICAL DURHAM REGION STATISTICS

YEAR	SALES	AVG. PRICE
1998	7,073	163,369
1999	7,370	169,568
2000	7,220	179,300
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

**NOTES:**

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.

