

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

March 2012

SPRING MARKET HAS SPRUNG IN DURHAM REGION

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
2012 Statistics	4
Historical Statistics	4

PLEASE NOTE: TREB has been experiencing issues calculating the Year-over-year change percentages accurately since the re-districting. We are waiting for these issues to be resolved.

DURHAM REGION, April 5, 2012 – “Durham Region saw 1,179 re-sale homes change hands in March an increase of 28% or 331 more sales than February. Oshawa and Whitby had the most sales in March with 278 and 261 respectively. So far this year there have been 2,573 sales – a very promising number for the first quarter”, reported Christine Marquis, President of the Durham Region Association of REALTORS®.

At the end of March the inventory of homes available for re-sale had increased by 10% to 1,932 compared to 1,745 at the end of February.

“The average selling price of a re-sale home for the Region saw modest gains of 1.5% in March to \$330,481. The year-to-date average selling price for Durham Region now sits at \$325,933. Uxbridge had the highest average selling price in the Region for the month at \$464,642”, added Marquis.

The Months of Inventory indicator (MOI) has fallen slightly to 2.4 for the Region which means that it would take 2.4 months to sell every home that is currently listed for sale (assuming no additional homes were listed). The tightest market conditions are currently being seen in Whitby with a 1.8 MOI.

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.

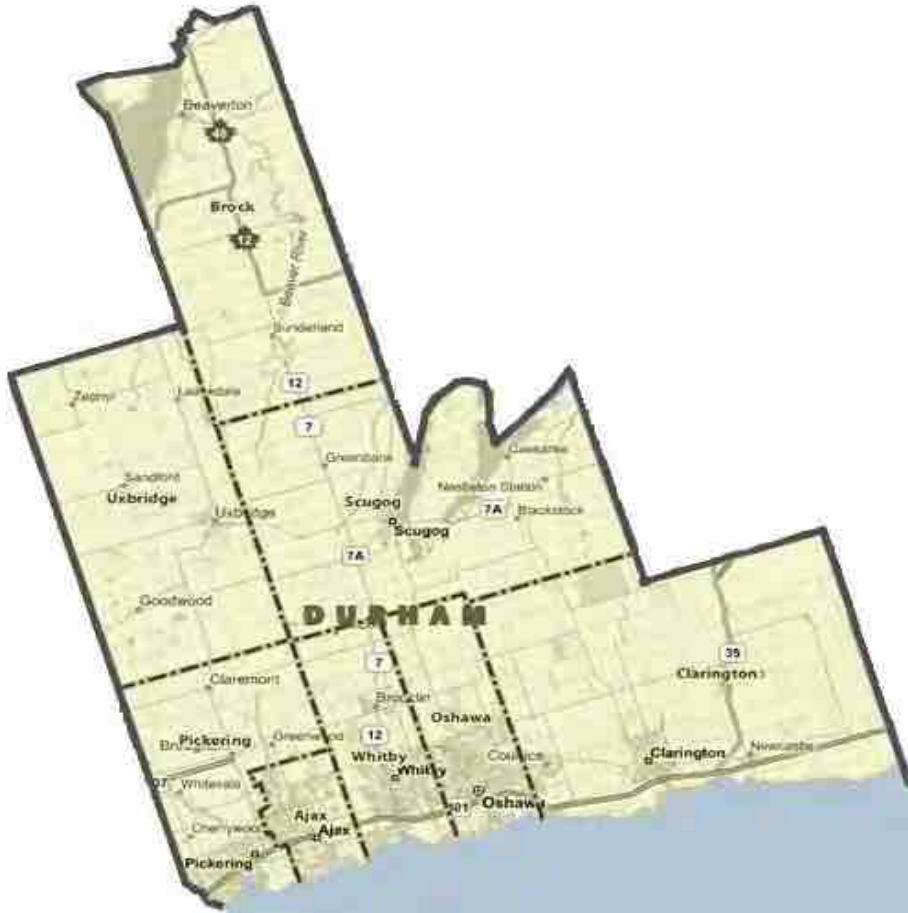
Economic Indicators

Real GDP Growth ¹	
Q4 2011	1.8%
Inflation (Yr./Yr. CPI Growth) ²	
February 2012	2.6%
Bank of Canada Overnight Rate ³	
March 2012	1.0%
Prime Rate ⁴	
March 2012	3.0%
Mortgage Rates (Mar. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.20%
3 Year	3.95%
5 Year	5.24%

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
- 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. These statistics are for information 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)
%+/-	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
Mos. Inv.	Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	330,481	367,793	262,136	211,230	209,902	274,350	263,573
Ajax	358,434	413,320	325,400	233,733	192,107	281,688	277,927
Brock	283,300	289,222	--	168,000	--	--	291,990
Clarington	292,970	318,354	--	214,071	167,699	258,316	218,385
Oshawa	253,270	282,181	203,507	160,150	122,693	210,667	207,227
Pickering	384,261	462,899	316,522	261,870	263,150	340,633	280,550
Scugog	357,251	360,700	240,000	--	--	--	--
Uxbridge	464,642	516,850	397,500	--	237,875	312,500	338,000
Whitby	373,489	411,218	266,765	204,214	250,986	294,350	285,184



NUMBER OF LISTINGS

AREA	MAR-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,832	1,932	4,385	2.4
Ajax	343	290	792	1.9
Brock	50	135	117	8.7
Clarington	314	336	722	2.7
Oshawa	395	400	1,005	2.4
Pickering	255	249	583	2.0
Scugog	69	122	157	4.6
Uxbridge	60	114	154	4.6
Whitby	346	286	855	1.8

NUMBER OF SALES

AREA	MAR	YTD	Avg. DOM	Avg. SP/LP
Durham Region	1,179	2,573	26	98%
Ajax	211	477	21	99%
Brock	20	42	112	96%
Clarington	200	419	27	98%
Oshawa	278	636	28	98%
Pickering	143	318	23	99%
Scugog	35	73	38	98%
Uxbridge	31	71	54	97%
Whitby	261	537	19	99%

DOLLAR VOLUME (\$)

AREA	MAR	YTD
Durham Region	389,636,566	838,625,474
Ajax	75,629,599	170,709,890
Brock	5,665,990	11,089,190
Clarington	58,594,006	121,133,978
Oshawa	70,409,184	160,756,216
Pickering	54,949,350	122,285,826
Scugog	12,503,800	27,050,150
Uxbridge	14,403,900	31,324,250
Whitby	97,480,737	194,275,974



AVERAGE SELLING PRICE (\$)

AREA	MAR	YTD
Durham Region	330,481	325,933
Ajax	358,434	357,882
Brock	283,300	264,028
Clarington	292,970	289,103
Oshawa	253,270	252,761
Pickering	384,261	384,547
Scugog	357,251	370,550
Uxbridge	464,642	441,187
Whitby	373,489	361,780

MEDIAN PRICE (\$)

MAR	YTD
310,000	302,000
355,000	349,000
252,500	237,450
274,750	272,000
230,000	237,500
368,000	367,250
358,000	330,000
420,000	416,500
360,000	345,000

2012 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	582	318,668
February	848	325,307
March	1,179	330,481
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	1,413	322,199

HISTORICAL STATISTICS

(1999 - 2010 not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
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
2011	9,806	317,024

NOTES:

Sales, dollar volume, average sale prices and median sale 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 avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

