

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

July 2012

Durham Re-Sale Market On Track to See Positive Year-End Sales Figures

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DURHAM REGION, August 7, 2012 –REALTORS® in Durham Region reported 967 sales for the month of July, 155 fewer sales than the 1,122 sales in June. “As expected, the region had fewer sales this month over last. July and August commonly experience a lower number of sales as people take their summer holidays. With 7,001 homes sold so far in 2012, we are on track to see very positive year-end sales figures,” commented Durham Region Association of REALTORS® President, Christine Marquis.

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.

As of the end of July there were 1,958 active listings, a 2.6% reduction from last month. The Months of Inventory Indicator is currently at 2.2 which represents how long (in months) it would take to sell all the active listings if no new listings entered the marketplace. “Any number less than 2.5 would indicate a strong selling market and this is what we are seeing in many communities across Durham Region but especially in Ajax and Whitby,” added President Marquis.

The average selling price in Durham Region is \$338,102 for July, down 2% since June when the average price was \$344,907. The year-to-date average selling price is currently at \$335,771.

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

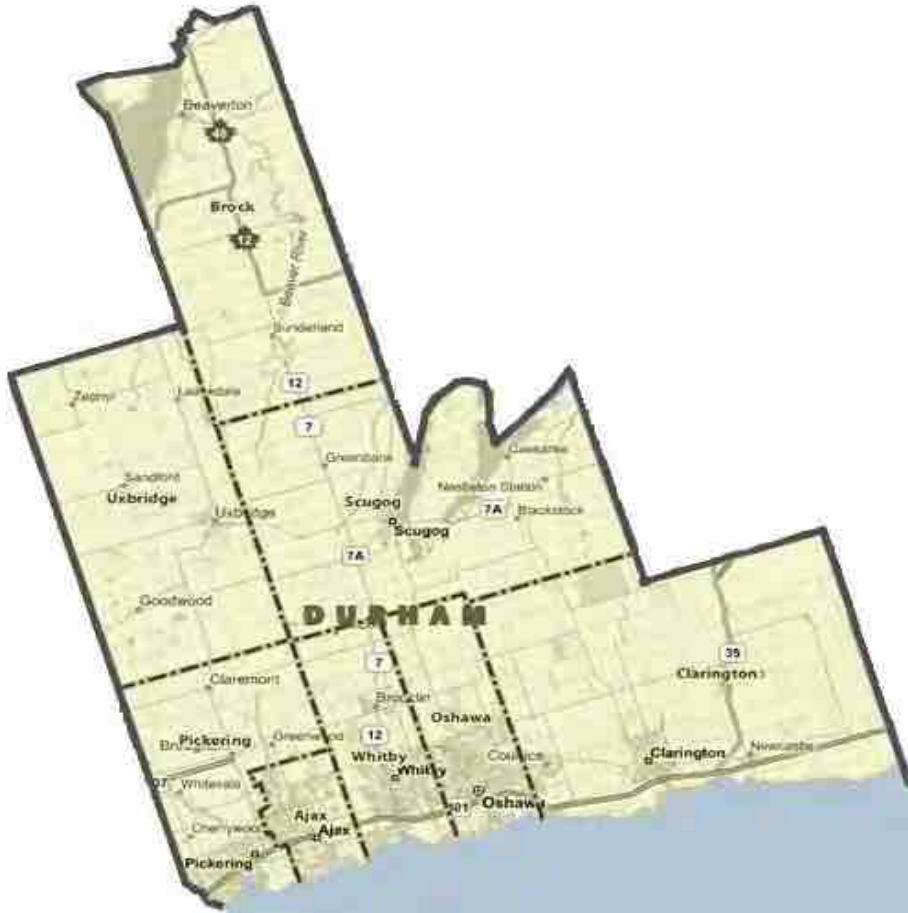
Real GDP Growth ¹	
Q1 2012	1.9%
Inflation (Yr./Yr. CPI Growth) ²	
June 2012	1.5%
Bank of Canada Overnight Rate ³	
July 2012	1.0%
Prime Rate ⁴	
July 2012	3.0%
Mortgage Rates (July 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.10%
3 Year	3.95%
5 Year	5.24%

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	338,102	375,226	264,060	203,706	205,528	281,382	286,756
Ajax	375,236	424,988	335,459	242,238	248,417	280,000	307,958
Brock	255,808	266,500	127,500	--	--	--	--
Clarington	290,854	315,122	191,333	213,580	175,686	274,711	241,667
Oshawa	260,099	290,579	197,677	143,573	166,167	231,143	223,333
Pickering	393,459	454,808	320,808	253,073	210,386	351,250	321,804
Scugog	388,989	393,072	242,000	--	--	--	--
Uxbridge	480,847	510,069	--	280,000	201,375	--	--
Whitby	374,803	418,677	285,288	220,458	227,500	332,733	288,144



NUMBER OF LISTINGS

AREA	JUL-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,398	1,958	11,031	2.2
Ajax	236	243	1,956	1.6
Brock	39	151	304	8.5
Clarington	193	325	1,735	2.4
Oshawa	339	442	2,563	2.1
Pickering	207	254	1,547	2.0
Scugog	52	130	386	4.3
Uxbridge	53	129	407	4.6
Whitby	279	284	2,133	1.7

NUMBER OF SALES

AREA	JUL	YTD	Avg. DOM	Avg. SP/LP
Durham Region	967	7,001	26	98%
Ajax	181	1,330	23	99%
Brock	13	126	57	96%
Clarington	127	1,122	32	97%
Oshawa	257	1,682	27	98%
Pickering	135	915	24	99%
Scugog	37	201	52	97%
Uxbridge	29	207	50	98%
Whitby	188	1,418	17	99%

DOLLAR VOLUME (\$)

AREA	JUL	YTD
Durham Region	326,944,270	2,350,733,258
Ajax	67,917,696	492,606,307
Brock	3,325,500	33,355,640
Clarington	36,938,490	328,920,681
Oshawa	66,845,540	432,783,640
Pickering	53,116,925	361,609,293
Scugog	14,392,575	75,734,358
Uxbridge	13,944,550	100,556,311
Whitby	70,462,994	525,167,028



AVERAGE SELLING PRICE (\$)

AREA	JUL	YTD
Durham Region	338,102	335,771
Ajax	375,236	370,381
Brock	255,808	264,727
Clarington	290,854	293,156
Oshawa	260,099	257,303
Pickering	393,459	395,201
Scugog	388,989	376,788
Uxbridge	480,847	485,779
Whitby	374,803	370,358

MEDIAN PRICE (\$)

JUL	YTD
315,000	312,500
357,500	355,000
260,000	236,250
276,000	274,900
247,000	243,000
380,000	370,000
348,000	330,000
455,000	454,000
348,500	349,900

2012 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	582	318,668
February	848	325,307
March	1,179	330,481
April	1,214	340,820
May	1,248	342,274
June	1,122	344,907
July	967	338,102
August		
September		
October		
November		
December		
YTD	4,968	333,393

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).

