



Durham Region Association of REALTORS® Housing Report

January 2016



Economic Indicators

Real GDP Growth ¹	
Q3 2015	2.3%
Inflation (Yr./Yr. CPI Growth) ²	
December 2015	1.6%
Bank of Canada Overnight Rate ³	
December 2015	0.50%
Prime Rate ⁴	
December 2015	2.70%
Mortgage Rates (January 2016) ⁴ Chartered Bank Fixed Rates	
1 Year	3.14%
3 Year	3.39%
5 Year	4.64%

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 REALTOR Link®.

Strong Start to 2016

Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 508 residential transactions in January 2016. "We are right on par with the number of sales in January 2015, however, the number of listings has decreased substantially", reported O'Donohue. There were 788 new listings that entered the market in January 2016 compared to 884 in January 2015.

The average selling price in January 2016 was \$446,117, a 9.2 per cent increase from January 2015. "The decrease in the number of listings entering the market has created upwards pressure on sale prices across the Region", explained O'Donohue.

"There is strong demand for home ownership in the Durham Region which is demonstrated by the higher number of sales and the climbing sale prices," explained O'Donohue. "Even with the robust price growth, we can see that buyers continue to view home ownership within the Durham Region as a great long-term investment".



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.

Legend

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	Single Detached	Semi-Detached	Condo/Townhouse	Condo Apt.	Link	Attached Row
Durham	446,117	498,753	351,854	272,836	280,496	383,080	400,618
Ajax	491,162	562,076	475,787	330,044	327,880	451,667	408,318
Brock	347,063	347,063	-	-	-	-	-
Clarington	433,303	488,596	303,799	229,475	225,625	369,000	340,045
Oshawa	365,494	407,513	267,962	214,706	198,833	340,867	374,167
Pickering	493,432	604,280	432,833	303,250	305,650	-	455,483
Scugog	531,378	531,378	-	-	-	-	-
Uxbridge	623,162	683,613	401,000	654,000	269,500	-	472,500
Whitby	485,441	537,204	-	277,300	274,000	435,000	419,714

Number of Listings

Area	Jan-New	TA	YTD	PYTD	%+/-	MOI
Durham	788	665	788	884	-10.9%	1.1
Ajax	125	81	125	138	-9.4%	0.7
Brock	17	54	17	28	-39.3%	4.6
Clarington	125	97	125	159	-21.4%	1.1
Oshawa	215	142	215	208	3.4%	0.9
Pickering	120	105	120	109	10.1%	1.2
Scugog	30	41	30	39	-23.1%	2.7
Uxbridge	32	46	32	38	-15.8%	2.9
Whitby	124	99	124	165	-24.8%	0.9

Number of Sales

Area	January	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	508	508	512	-0.8%	23	100%
Ajax	83	83	79	5.1%	21	101%
Brock	8	8	11	-27.3%	60	95%
Clarington	86	86	85	1.2%	21	100%
Oshawa	157	157	143	9.8%	19	101%
Pickering	66	66	61	8.2%	26	100%
Scugog	18	18	15	20.0%	34	97%
Uxbridge	19	19	14	35.7%	44	97%
Whitby	71	71	104	-31.7%	18	101%

Dollar Volume

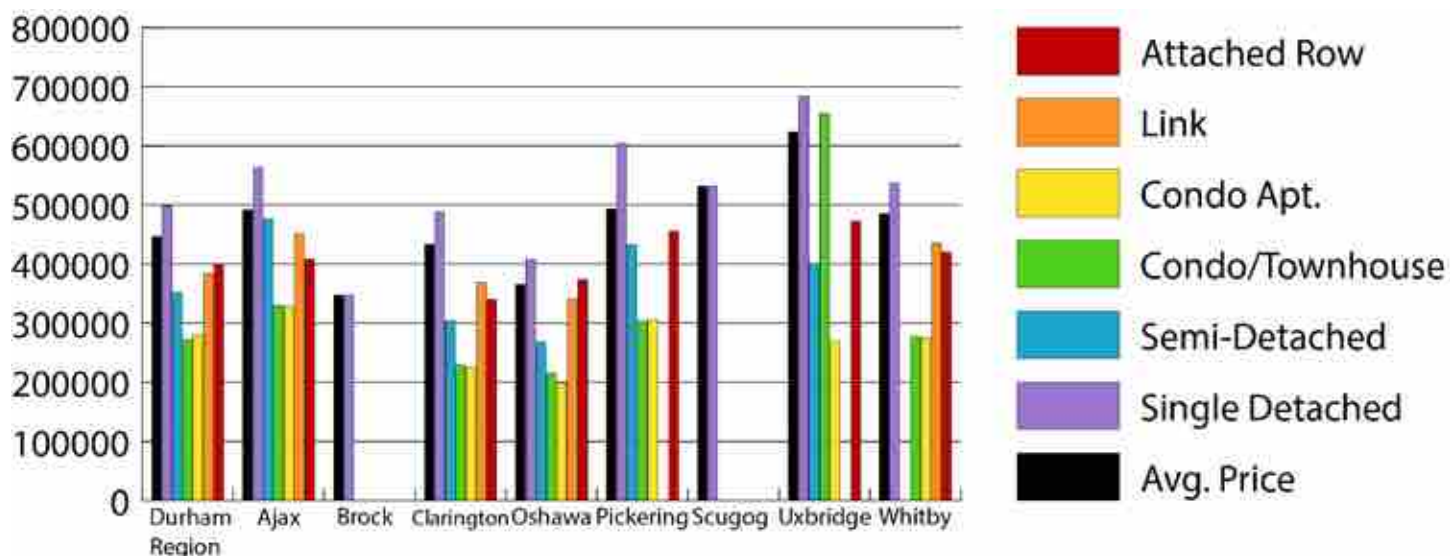
Area	January	YTD	PYTD	%+/-
Durham	226,627,214	226,627,214	209,198,450	8.3%
Ajax	40,766,458	40,766,458	34,982,686	16.5%
Brock	2,776,500	2,776,500	3,143,400	-11.7%
Clarington	37,264,060	37,264,060	31,314,988	19.0%
Oshawa	57,382,543	57,382,543	47,617,079	20.5%
Pickering	32,566,488	32,566,488	30,875,777	5.5%
Scugog	9,564,800	9,564,800	8,943,020	7.0%
Uxbridge	11,840,075	11,840,075	6,475,800	82.8%
Whitby	34,466,290	34,466,290	45,845,700	-24.8%

Average Selling Price (\$)

Area	January	YTD	PYTD	%+/-
Durham	446,117	446,117	408,591	9.2%
Ajax	491,162	491,162	442,819	10.9%
Brock	347,063	347,063	285,764	21.5%
Clarington	433,303	433,303	368,412	17.6%
Oshawa	365,494	365,494	332,987	9.8%
Pickering	493,432	493,432	506,160	-2.5%
Scugog	531,378	531,378	596,201	-10.9%
Uxbridge	623,162	623,162	462,557	34.7%
Whitby	485,441	485,441	440,824	10.1%

Median Price

Area	January	YTD
Durham	425,500	425,500
Ajax	483,000	483,000
Brock	321,000	321,000
Clarington	398,250	398,250
Oshawa	345,000	345,000
Pickering	463,750	463,750
Scugog	483,000	483,000
Uxbridge	544,000	544,000
Whitby	480,000	480,000



2016 Durham Region Statistics

	Sales	Avg. Price (\$)
January	508	446,117
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD		

Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2012	10,549	335,991
2013	10,312	357,529
2014	10,841	391,692
2015	11,848	442,082

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).