

Durham REALTORS®, we work where you live.

# HOUSING REPORT

MAY 2022



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## Economic Indicators

### Real GDP Growth<sup>1</sup>

Q1 2022 ▼ 3.1%

### Inflation (Yr./Yr. CPI Growth)<sup>2</sup>

April 2022 ▲ 6.8%

### Bank of Canada Overnight Rate<sup>3</sup>

May 2022 — 1%

### Prime Rate<sup>4</sup>

May 2022 — 3.2%

### Mortgage Rates

#### Chartered Bank Fixed Rates

1 Year — 3.79%

3 Year — 4.49%

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

## Top 10 Keywords on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

## YEAR OVER YEAR LISTINGS STILL STRONG IN DURHAM DESPITE COOLING MARKET

DURHAM REGION, June 3, 2022 – The Durham Region Association of REALTORS® reported 1,025 transactions through their MLS® System in May 2022, down 5.9% from April 2022 and a 34.9% drop year over year. The local housing supply doubled to 1.4 months of inventory in May from only 0.7 months in March 2022.

“Seemingly in response to increasing borrowing rates by the Bank of Canada, the market cooled slightly from April to May but only by 7%.” Stated DRAR President Meredith Kennedy. “May 2022 saw an average selling price for all units in Durham drop under the \$1 Million mark to \$995,668 which is not bad considering the overall Home Price Index and Composite Benchmark price for all home types in Durham reached \$1,128,900 – a 37.63% increase just a few months ago. Prospective buyers are also relieved to see the selling price over asking price move closer to parity from earlier this year from 129% to 108%. It’s giving buyers a bit more breathing room while trying to negotiate.”

The benchmark price for single-family homes was \$1,205,900, up by 28.25% on a year-over-year basis in May. By comparison, the benchmark price for townhouse/row units was \$790,000, an increase of 30.42% compared to a year earlier, while the benchmark apartment price was \$703,000, a sizable gain of 35.76% from year-ago levels.

“The Durham Region Association of REALTORS® congratulates our new Provincial Government and looks forward to meeting with our new and re-elected MPP’s in the weeks to come.” Said DRAR CEO Wendy Giroux “Many commitments were made with respect to housing policy and development and we will continue to advocate to ensure those promises are acted on as swiftly as possible.”

**Durham REALTORS®, We Work Where You Live.** To find a local Durham Association REALTOR® or to 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. These statistics are for informational purposes only.

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	Detached	Semi-Detached	Condo/Town-house	Condo Apt.	Link	Attached Row
Durham	\$995,668	\$1,094,693	\$812,146	\$713,946	\$633,509	\$899,233	\$907,885
Ajax	\$1,099,882	\$1,252,101	\$964,545	\$785,516	\$656,378	\$842,500	\$938,334
Brock	\$1,054,917	\$1,110,818	-	\$440,000	-	-	-
Clarington	\$966,559	\$1,049,529	\$735,000	\$835,600	\$597,143	\$711,000	\$810,439
Oshawa	\$844,745	\$921,748	\$740,626	\$641,668	\$503,079	-	\$862,141
Pickering	\$1,087,210	\$1,295,825	\$896,222	\$776,465	\$662,750	\$974,050	\$1,010,279
Scugog	\$1,090,041	\$1,090,041	-	-	-	-	-
Uxbridge	\$1,297,189	\$1,422,505	\$732,000	\$830,000	-	-	\$1,045,500
Whitby	\$1,050,368	\$1,130,060	\$1,056,250	\$688,714	\$800,500	\$937,250	\$904,203

# May Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	2,261	1391	9,561	10,141	-6%	1,025	5,219	7,431	-30%	1.4	45.3%	10	108%
Ajax	330	200	1,492	1,552	-4%	161	769	1,096	-30%	1.2	48.8%	10	108%
Brock	46	55	199	189	5%	12	94	144	-35%	4.6	26.1%	18	99%
Clarington	381	210	1,685	1,740	-3%	189	961	1,379	-30%	1.1	49.6%	9	109%
Oshawa	686	421	2,778	2,995	-7%	294	1,504	2,162	-30%	1.4	42.86%	11	111%
Pickering	298	205	1,168	1,310	-11%	119	639	895	-29%	1.7	39.93%	9	105%
Scugog	62	45	200	233	-14%	29	123	173	-29%	1.6	46.77%	7	108%
Uxbridge	54	34	220	246	-11%	27	139	197	-29%	1.3	50.00%	10	104%
Whitby	404	221	1,819	1,876	-3%	194	990	1,385	-29%	1.1	48.02%	9	108%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$1,020,559,260	\$5,861,226,562	\$6,664,390,279	-12%	\$995,668	\$1,123,055	\$896,836	25%	\$930,000	\$1,050,000
Ajax	\$177,080,950	\$923,331,218	\$1,048,530,459	-12%	\$1,099,882	\$1,200,691	\$956,688	26%	\$988,800	\$1,148,000
Brock	\$12,659,000	\$99,712,710	\$107,023,623	-7%	\$1,054,917	\$1,060,774	\$743,220	43%	\$910,000	\$925,000
Clarington	\$182,679,572	\$1,024,659,573	\$1,177,190,440	-13%	\$966,559	\$1,066,243	\$853,655	25%	\$900,000	\$999,999
Oshawa	\$248,355,063	\$1,479,623,132	\$1,668,047,591	-11%	\$844,745	\$983,792	\$771,530	28%	\$811,250	\$940,000
Pickering	\$129,377,971	\$767,501,814	\$902,212,090	-15%	\$1,087,210	\$1,201,098	\$1,008,058	19%	\$1,015,000	\$1,130,000
Scugog	\$31,611,200	\$153,038,031	\$169,868,681	-10%	\$1,090,041	\$1,244,212	\$981,900	27%	\$1,056,000	\$1,111,000
Uxbridge	\$35,024,100	\$199,702,209	\$242,850,189	-18%	\$1,297,189	\$1,436,707	\$1,232,742	17%	\$1,200,000	\$1,280,000
Whitby	\$203,771,404	\$1,213,657,875	\$1,348,667,206	-10%	\$1,050,368	\$1,225,917	\$973,767	26%	\$999,450	\$1,180,000



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	1,025	\$1,020,559,260	\$995,668	\$930,000	2,261	1,391	108%	10
Detached	679	\$743,296,657	\$1,094,693	\$1,021,000	1,546	960	108%	9
Semi-Detached	71	\$57,662,399	\$812,146	\$770,000	125	62	111%	10
Condominium Townhouse	72	\$51,404,082	\$713,946	\$725,000	159	110	107%	11
Condominium Apartment	58	\$36,743,501	\$633,509	\$613,500	121	82	109%	12
Link	9	\$8,093,100	\$899,233	\$950,000	15	6	109%	8
Att/Row/Townhouse	135	\$122,564,521	\$907,885	\$895,000	291	169	109%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$795,000	\$795,000	\$795,000	4	2	101%	21
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	5,219	\$5,861,226,561	\$1,123,055	\$1,050,000	9,561	120%	8
Detached	3,488	\$4,340,194,454	\$1,244,322	\$1,200,000	6,493	120%	8
Semi-Detached	324	\$303,953,729	\$938,129	\$915,000	542	124%	7
Condominium Townhouse	362	\$286,471,241	\$791,357	\$805,000	655	120%	8
Condominium Apartment	312	\$204,151,555	\$654,332	\$665,000	494	118%	9
Link	54	\$52,917,806	\$979,959	\$968,000	86	121%	6
Att/Row/Townhouse	678	\$672,742,776	\$992,246	\$981,250	1,284	122%	8
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$795,000	\$795,000	\$795,000	7	101%	21
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	161	\$177,080,950	\$1,099,882	\$988,800	330	200	108%	10
Detached	96	\$120,201,696	\$1,252,101	\$1,127,500	219	140	107%	10
Semi-Detached	11	\$10,609,999	\$964,545	\$980,000	15	8	104%	13
Condominium Townhouse	10	\$7,855,155	\$785,516	\$797,500	14	6	112%	8
Condominium Apartment	9	\$5,907,400	\$656,378	\$660,000	9	7	115%	10
Link	2	\$1,685,000	\$842,500	\$842,500	3	3	110%	9
Att/Row/Townhouse	32	\$30,026,700	\$938,334	\$930,000	68	35	110%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$795,000	\$795,000	\$795,000	2	1	101%	21
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	769	\$923,331,218	\$1,200,691	\$1,148,000	1,492	120%	8
Detached	473	\$639,225,187	\$1,351,427	\$1,305,000	943	120%	8
Semi-Detached	56	\$60,668,831	\$1,083,372	\$1,050,000	100	123%	7
Condominium Townhouse	38	\$32,262,565	\$849,015	\$850,000	66	124%	6
Condominium Apartment	48	\$32,110,897	\$668,977	\$677,500	65	126%	7
Link	11	\$10,903,100	\$991,191	\$955,000	18	115%	7
Att/Row/Townhouse	142	\$147,365,638	\$1,037,786	\$1,018,000	295	122%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$795,000	\$795,000	\$795,000	5	101%	21
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	12	\$12,659,000	\$1,054,917	\$910,000	46	55	99%	18
Detached	11	\$12,219,000	\$1,110,818	\$915,000	44	54	99%	18
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	1	\$440,000	\$440,000	\$440,000	2	1	100%	17
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	94	\$99,712,710	\$1,060,774	\$925,000	199	110%	10
Detached	90	\$96,627,710	\$1,073,641	\$925,000	191	110%	10
Semi-Detached	1	\$875,000	\$875,000	\$875,000	1	105%	7
Condominium Townhouse	1	\$440,000	\$440,000	\$440,000	5	100%	17
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	2	\$1,770,000	\$885,000	\$885,000	2	111%	4
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	189	\$182,679,572	\$966,559	\$900,000	381	210	109%	9
Detached	138	\$144,835,039	\$1,049,529	\$987,500	292	176	109%	9
Semi-Detached	7	\$5,145,000	\$735,000	\$730,000	11	3	115%	7
Condominium Townhouse	5	\$4,178,000	\$835,600	\$772,000	4	1	109%	16
Condominium Apartment	14	\$8,360,000	\$597,143	\$577,500	24	10	106%	11
Link	1	\$711,000	\$711,000	\$711,000	2	1	127%	13
Att/Row/Townhouse	24	\$19,450,533	\$810,439	\$796,000	48	19	113%	6
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Clarington

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	961	\$1,024,659,573	\$1,066,243	\$999,999	1,685	121%	7
Detached	699	\$807,533,186	\$1,155,269	\$1,100,000	1,276	121%	7
Semi-Detached	28	\$22,941,000	\$819,321	\$810,000	46	123%	5
Condominium Townhouse	21	\$17,363,250	\$826,821	\$798,000	26	116%	9
Condominium Apartment	59	\$37,462,902	\$634,964	\$625,000	94	120%	8
Link	19	\$18,190,918	\$957,417	\$971,000	31	132%	5
Att/Row/Townhouse	135	\$121,168,317	\$897,543	\$900,000	212	124%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	294	\$248,355,063	\$844,745	\$811,250	686	421	111%	11
Detached	189	\$174,210,435	\$921,748	\$875,000	465	266	111%	10
Semi-Detached	39	\$28,884,400	\$740,626	\$750,000	67	30	116%	8
Condominium Townhouse	30	\$19,250,027	\$641,668	\$612,500	63	47	109%	12
Condominium Apartment	14	\$7,043,101	\$503,079	\$452,051	34	29	104%	20
Link	0	-	-	-	2	0	-	-
Att/Row/Townhouse	22	\$18,967,100	\$862,141	\$900,000	55	49	108%	16
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Oshawa

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,504	\$1,479,623,131	\$983,792	\$940,000	2,778	122%	8
Detached	1,036	\$1,124,946,577	\$1,085,856	\$1,010,000	1,925	122%	7
Semi-Detached	157	\$129,725,392	\$826,276	\$805,000	255	126%	7
Condominium Townhouse	141	\$100,639,774	\$713,757	\$690,000	254	123%	8
Condominium Apartment	70	\$33,164,108	\$473,773	\$477,500	123	115%	11
Link	7	\$6,711,000	\$958,714	\$871,000	9	126%	9
Att/Row/Townhouse	93	\$84,436,280	\$907,917	\$926,000	212	121%	10
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	119	\$129,377,971	\$1,087,210	\$1,015,000	298	205	105%	9
Detached	62	\$80,341,172	\$1,295,825	\$1,230,000	154	106	105%	9
Semi-Detached	9	\$8,066,000	\$896,222	\$860,000	18	9	108%	9
Condominium Townhouse	17	\$13,199,900	\$776,465	\$763,000	62	45	105%	10
Condominium Apartment	10	\$6,627,500	\$662,750	\$646,250	28	23	106%	9
Link	2	\$1,948,100	\$974,050	\$974,050	3	0	103%	4
Att/Row/Townhouse	19	\$19,195,299	\$1,010,279	\$950,999	33	22	107%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Pickering

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	639	\$767,501,814	\$1,201,098	\$1,130,000	1,168	118%	8
Detached	310	\$465,186,392	\$1,500,601	\$1,390,000	582	118%	8
Semi-Detached	47	\$51,187,008	\$1,089,085	\$1,100,000	75	122%	7
Condominium Townhouse	105	\$89,243,125	\$849,935	\$852,500	215	117%	7
Condominium Apartment	82	\$59,496,162	\$725,563	\$700,000	127	114%	11
Link	3	\$2,998,100	\$999,367	\$984,900	6	108%	4
Att/Row/Townhouse	92	\$99,391,027	\$1,080,337	\$1,035,000	163	120%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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All Home Types	29	\$31,611,200	\$1,090,041	\$1,056,000	62	45	108%	7
Detached	29	\$31,611,200	\$1,090,041	\$1,056,000	62	45	108%	7
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Scugog

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	123	\$153,038,031	\$1,244,212	\$1,111,000	200	112%	10
Detached	119	\$149,313,061	\$1,254,732	\$1,120,000	199	112%	9
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	1	\$950,000	\$950,000	\$950,000	1	112%	6
Att/Row/Townhouse	3	\$2,774,970	\$924,990	\$924,990	0	101%	62
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	27	\$35,024,100	\$1,297,189	\$1,200,000	54	34	104%	10
Detached	20	\$28,450,100	\$1,422,505	\$1,487,500	48	32	105%	9
Semi-Detached	1	\$732,000	\$732,000	\$732,000	0	0	92%	15
Condominium Townhouse	2	\$1,660,000	\$830,000	\$830,000	0	0	107%	17
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	1	-	-
Att/Row/Townhouse	4	\$4,182,000	\$1,045,500	\$1,047,500	6	1	100%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	139	\$199,702,209	\$1,436,707	\$1,280,000	220	110%	11
Detached	114	\$177,142,605	\$1,553,883	\$1,402,500	185	110%	11
Semi-Detached	3	\$2,768,000	\$922,667	\$830,000	3	116%	10
Condominium Townhouse	11	\$8,898,500	\$808,955	\$799,000	11	107%	11
Condominium Apartment	2	\$1,421,104	\$710,552	\$710,552	2	124%	7
Link	2	\$2,160,000	\$1,080,000	\$1,080,000	3	136%	4
Att/Row/Townhouse	7	\$7,312,000	\$1,044,571	\$1,150,000	16	109%	8
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	194	\$203,771,404	\$1,050,368	\$999,450	404	221	108%	9
Detached	134	\$151,428,015	\$1,130,060	\$1,095,000	262	141	108%	10
Semi-Detached	4	\$4,225,000	\$1,056,250	\$1,075,000	14	12	99%	14
Condominium Townhouse	7	\$4,821,000	\$688,714	\$645,000	14	10	101%	10
Condominium Apartment	11	\$8,805,500	\$800,500	\$769,000	26	13	113%	6
Link	4	\$3,749,000	\$937,250	\$950,000	5	1	108%	9
Att/Row/Townhouse	34	\$30,742,889	\$904,203	\$881,295	81	43	107%	9
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	2	1	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Whitby

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	990	\$1,213,657,875	\$1,225,917	\$1,180,000	1,819	121%	7
Detached	647	\$880,219,736	\$1,360,463	\$1,310,000	1,192	120%	7
Semi-Detached	32	\$35,788,498	\$1,118,391	\$1,142,500	62	121%	8
Condominium Townhouse	45	\$37,624,027	\$836,089	\$851,000	78	125%	6
Condominium Apartment	51	\$40,496,382	\$794,047	\$755,000	83	121%	6
Link	11	\$11,004,688	\$1,000,426	\$999,000	18	113%	6
Att/Row/Townhouse	204	\$208,524,544	\$1,022,179	\$999,999	384	122%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	2	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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## 2022 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	609	1,175,010
February	1,125	1,228,990
March	1,390	1,148,685
April	1,089	1,075,332
May	1,025	995,668
June		
July		
August		
September		
October		
November		
December		
<b>YTD</b>	<b>5,219</b>	<b>\$1,123,055</b>

## 10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2016	12,654	533,828
2017	11,136	628,005
2018	8,941	593,902
2019	10,634	611,342
2020	12,917	706,913

### 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).

