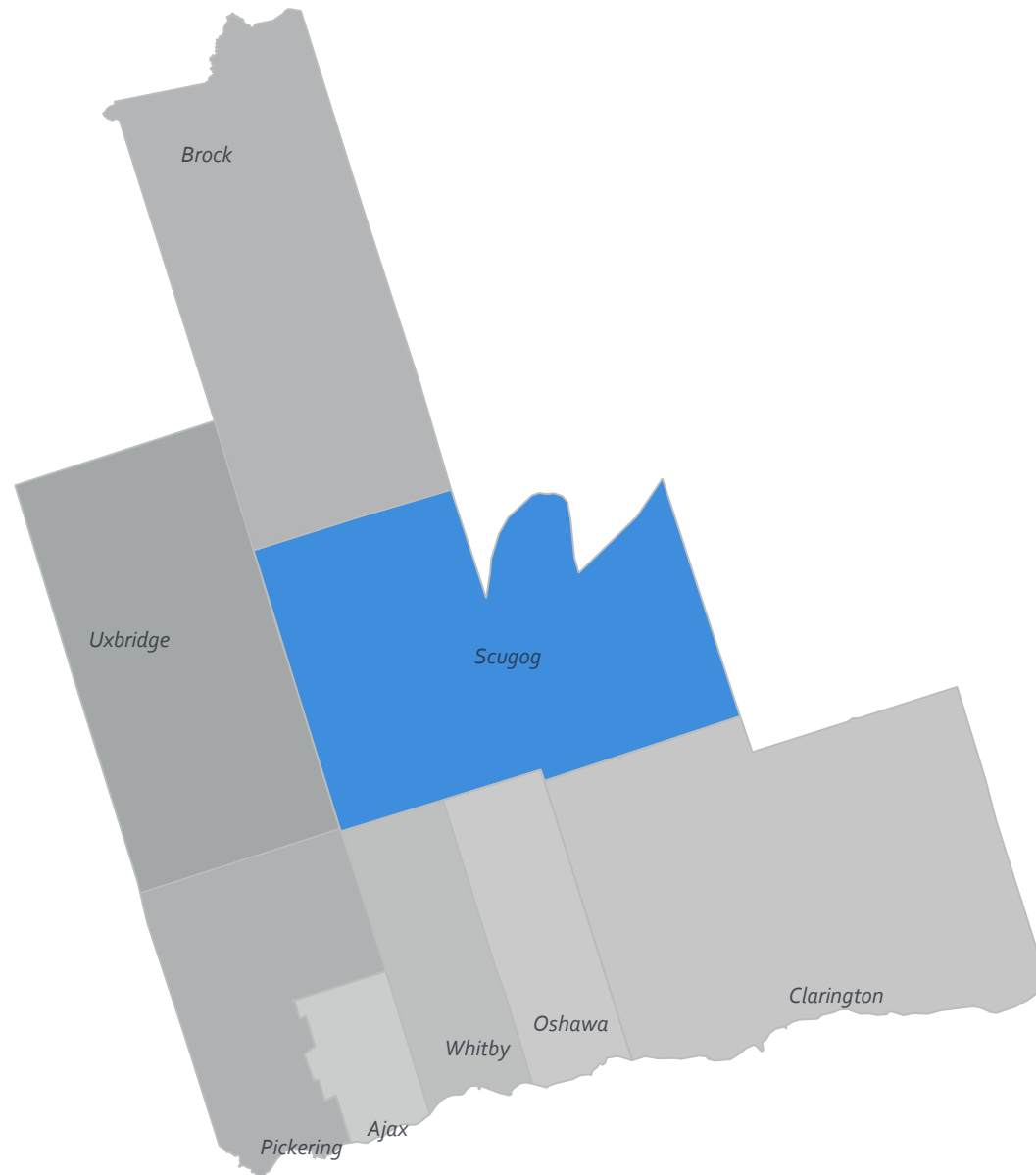


DURHAM – July 2023



Economic Indicators

Real GDP Growth¹

Q1 2023 ▲ 3.1%

Inflation (Yr./Yr. CPI Growth)²

June 2023 ▼ 3.1%

Bank of Canada Overnight Rate³

July 2023 ▲ 5.0%

Prime Rate⁴

July 2023 ▲ 7.2%

Mortgage Rates (July 2023)

Chartered Bank Fixed Rates

1 Year — 7.49%

3 Year — 6.54%

5 Year — 6.49%

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

Top 10 Keywords on REALTOR.ca

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

DURHAM REGION ASSOCIATION OF REALTORS® REPORT JULY HOUSING STATISTICS

The Durham Region Association of REALTORS® (DRAR) President, Meredith Kennedy, reported the latest real estate statistics for Durham Region, showcasing a market that remains steadfast. Durham Region reported 1,677 new listings, a 15 per cent increase on a year-over-year basis. President Meredith Kennedy reported 770 residential transactions in July, representing a 10 per cent year-over-year increase.

According to the recent data released by DRAR, sales recorded in Durham Region during the month of July highlighting the continued demand for real estate in the area. While this represents a slight decrease from previous periods, it demonstrates the sustained interest from homebuyers in the region. The average selling price in Durham Region, despite facing a 4 per cent decrease, remains strong at \$961,852 for all home types.

President Meredith Kennedy expressed her views on the current state of the real estate market, stating, "While we have observed a slight dip from June, it is important to acknowledge that these changes come amidst a time of multiple interest rate increases over a short span of time. Strong year-over-year increases in Durham Region showcases its resilience, and we believe this market correction presents an opportunity for both buyers and sellers to make informed decisions. The average days on market for Durham Region reached 14 days."

Northumberland County reported 78 residential transactions in July, alongside 255 listings and an average selling price of \$761,955.

Housing stats for the Quinte area will be released later next week.

CEO Wendy Giroux states "More exciting announcements for the Durham Region Association of REALTORS we have approval for our new name "Central Lakes Association of REALTORS®"

In addition the Quinte and District Association of REALTORS® and the Northumberland Hills Association of REALTORS® integration was completed July 1st with DRAR as well as the announcement from the Board of Directors of the Peterborough and the Kawartha Association of REALTORS® (PKAR) and the Kawartha Lakes Real Estate Association (KLREA) proposing a merger with DRAR, marking a potential milestone for the real estate industry. Members of PKAR will have the opportunity to vote on the proposed merger on August 9th, while members of KRLEA will vote on August 30th."

The proposed mergers come as a strategic move to expand access to important data and create a unified platform that fosters better collaboration among real estate professionals in the respective regions.

For more information on the integration votes visit www.pkar.org/integration and www.kawarthalakes-mls.ca/integration.



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	\$961,852	\$1,050,182	\$825,374	\$713,283	\$582,722	\$799,822	\$877,756
Ajax	\$1,009,569	\$1,099,888	\$915,750	\$690,000	\$567,667	-	\$911,300
Brock	\$820,203	\$820,203	-	-	-	-	-
Clarington	\$895,220	\$968,795	\$744,000	\$651,998	\$557,670	\$778,187	\$782,100
Oshawa	\$829,759	\$905,803	\$711,133	\$685,706	\$477,910	-	\$802,083
Pickering	\$1,029,111	\$1,263,034	\$946,240	\$741,430	\$692,867	-	\$950,000
Scugog	\$973,843	\$991,920	\$710,000	-	\$920,000	-	\$852,500
Uxbridge	\$1,478,565	\$1,500,333	\$900,000	-	-	-	\$1,600,000
Whitby	\$1,073,743	\$1,170,644	\$1,103,333	\$774,350	\$594,400	\$908,000	\$895,216



Durham Region July Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1677	1416	9,532	13,127	-27%	770	5,481	6,842	-20%	1.8	45.9%	14	104%
Ajax	220	188	1,269	1,936	-34%	88	749	992	-24%	2.1	40.0%	11	106%
Brock	29	58	243	286	-15%	20	106	123	-14%	2.9	69.0%	25	101%
Clarington	279	209	1,600	2,364	-32%	163	987	1,267	-22%	1.3	58.4%	14	105%
Oshawa	510	416	2,762	3,760	-27%	194	1,509	1,984	-24%	2.1	38.0%	15	104%
Pickering	244	199	1,304	1,663	-22%	108	749	849	-12%	1.8	44.3%	13	102%
Scugog	60	72	329	313	5%	35	178	170	5%	2.1	58.3%	17	101%
Uxbridge	46	55	314	314	0%	23	162	174	-7%	2.4	50.0%	18	99%
Whitby	289	219	1,711	2,491	-31%	139	1,041	1,283	-19%	1.6	48.1%	12	105%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$740,626,051	\$5,224,010,683	\$7,380,958,930	-29%	\$961,852	\$953,113	\$1,078,772	-12%	\$895,000	\$898,000
Ajax	\$88,842,099	\$759,994,711	\$1,144,401,369	-34%	\$1,009,569	\$1,014,679	\$1,153,630	-12%	\$962,500	\$975,000
Brock	\$16,404,050	\$80,809,150	\$119,762,510	-33%	\$820,203	\$762,350	\$973,679	-22%	\$761,500	\$705,000
Clarington	\$145,920,887	\$880,813,573	\$1,297,913,807	-32%	\$895,220	\$892,415	\$1,024,399	-13%	\$847,000	\$847,000
Oshawa	\$160,973,187	\$1,246,260,894	\$1,859,179,676	-33%	\$829,759	\$825,885	\$937,087	-12%	\$778,000	\$790,000
Pickering	\$111,143,995	\$769,327,629	\$999,769,248	-23%	\$1,029,111	\$1,027,140	\$1,177,585	-13%	\$952,500	\$966,000
Scugog	\$34,084,521	\$173,861,640	\$204,923,781	-15%	\$973,843	\$976,751	\$1,205,434	-19%	\$895,000	\$883,500
Uxbridge	\$34,007,000	\$209,340,181	\$243,275,422	-14%	\$1,478,565	\$1,292,223	\$1,398,135	-8%	\$1,450,000	\$1,164,250
Whitby	\$149,250,312	\$1,103,602,905	\$1,511,733,116	-27%	\$1,073,743	\$1,060,137	\$1,178,280	-10%	\$1,020,000	\$999,999



July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	770	\$740,626,051	\$961,852	\$895,000	1,677	1,416	104%	14
Detached	532	\$558,696,578	\$1,050,182	\$975,500	1,119	944	103%	13
Semi-Detached	38	\$31,364,200	\$825,374	\$775,000	86	54	107%	10
Condo Townhouse	54	\$38,517,290	\$713,283	\$698,700	122	107	105%	13
Condo Apartment	53	\$30,884,263	\$582,722	\$580,000	96	101	102%	23
Link	6	\$4,798,934	\$799,822	\$785,000	19	11	113%	10
Att/Row/Townhouse	87	\$76,364,786	\$877,756	\$860,000	235	199	105%	12
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	5,481	\$5,224,010,683	\$953,113	\$898,000	9,532		105%	13
Detached	3,614	\$3,810,516,734	\$1,054,377	\$995,000	6,339		105%	13
Semi-Detached	337	\$276,445,751	\$820,314	\$801,000	508		109%	10
Condo Townhouse	411	\$286,409,221	\$696,859	\$697,900	717		106%	13
Condo Apartment	420	\$240,303,683	\$572,152	\$555,000	699		100%	23
Link	50	\$43,060,097	\$861,202	\$860,000	74		112%	8
Att/Row/Townhouse	647	\$566,005,197	\$874,815	\$870,000	1,192		107%	12
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	88	\$88,842,099	\$1,009,569	\$962,500	220	188	106%	11
Detached	57	\$62,693,599	\$1,099,888	\$1,050,000	141	119	106%	10
Semi-Detached	8	\$7,326,000	\$915,750	\$908,500	16	13	104%	16
Condo Townhouse	5	\$3,450,000	\$690,000	\$661,000	11	12	111%	16
Condo Apartment	3	\$1,703,000	\$567,667	\$565,000	7	5	103%	15
Link	0				5	5		
Att/Row/Townhouse	15	\$13,669,500	\$911,300	\$909,000	40	34	108%	9
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	749	\$759,994,711	\$1,014,679	\$975,000	1,269		107%	10
Detached	467	\$526,186,991	\$1,126,739	\$1,100,000	801		107%	10
Semi-Detached	63	\$56,789,103	\$901,414	\$901,000	106		110%	8
Condo Townhouse	48	\$35,368,363	\$736,841	\$740,750	80		108%	10
Condo Apartment	43	\$25,071,480	\$583,058	\$558,000	52		102%	15
Link	4	\$3,527,777	\$881,944	\$896,389	12		110%	7
Att/Row/Townhouse	122	\$111,780,997	\$916,238	\$920,000	215		107%	11
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$16,404,050	\$820,203	\$761,500	29	58	101%	25
Detached	20	\$16,404,050	\$820,203	\$761,500	29	57	101%	25
Semi-Detached	0				0	0		
Condo Townhouse	0				0	1		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	106	\$80,809,150	\$762,350	\$705,000	243		97%	24
Detached	96	\$74,554,150	\$776,606	\$712,500	230		97%	26
Semi-Detached	3	\$1,680,000	\$560,000	\$445,000	3		108%	7
Condo Townhouse	6	\$3,800,000	\$633,333	\$628,500	9		98%	11
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	1	\$775,000	\$775,000	\$775,000	1		97%	13
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	163	\$145,920,887	\$895,220	\$847,000	279	209	105%	14
Detached	119	\$115,286,654	\$968,795	\$895,366	185	133	104%	11
Semi-Detached	5	\$3,720,000	\$744,000	\$745,000	9	6	115%	6
Condo Townhouse	5	\$3,259,990	\$651,998	\$668,000	8	8	102%	16
Condo Apartment	13	\$7,249,709	\$557,670	\$529,990	15	22	101%	40
Link	5	\$3,890,934	\$778,187	\$760,000	12	5	113%	12
Att/Row/Townhouse	16	\$12,513,600	\$782,100	\$780,000	50	35	107%	12
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	987	\$880,813,573	\$892,415	\$847,000	1,600		105%	14
Detached	694	\$672,249,703	\$968,660	\$910,583	1,087		105%	13
Semi-Detached	28	\$21,203,200	\$757,257	\$759,250	50		109%	9
Condo Townhouse	34	\$23,760,812	\$698,847	\$673,000	59		103%	14
Condo Apartment	83	\$46,419,979	\$559,277	\$543,390	153		99%	30
Link	28	\$22,804,322	\$814,440	\$806,500	41		111%	8
Att/Row/Townhouse	120	\$94,375,557	\$786,463	\$780,000	210		108%	11
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	194	\$160,973,187	\$829,759	\$778,000	510	416	104%	15
Detached	134	\$121,377,632	\$905,803	\$845,000	345	272	104%	14
Semi-Detached	15	\$10,667,000	\$711,133	\$703,500	38	19	108%	10
Condo Townhouse	17	\$11,657,000	\$685,706	\$665,000	47	42	108%	13
Condo Apartment	16	\$7,646,555	\$477,910	\$470,000	27	30	99%	22
Link	0				1	1		
Att/Row/Townhouse	12	\$9,625,000	\$802,083	\$832,500	52	52	103%	16
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,509	\$1,246,260,894	\$825,885	\$790,000	2,762		107%	13
Detached	1,014	\$919,080,648	\$906,391	\$851,750	1,853		107%	12
Semi-Detached	145	\$105,291,656	\$726,149	\$725,000	207		110%	10
Condo Townhouse	136	\$87,836,472	\$645,856	\$647,500	260		107%	13
Condo Apartment	112	\$52,664,359	\$470,217	\$477,750	213		99%	25
Link	4	\$3,227,000	\$806,750	\$788,500	7		112%	8
Att/Row/Townhouse	98	\$78,160,759	\$797,559	\$802,300	222		106%	18
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	108	\$111,143,995	\$1,029,111	\$952,500	244	199	102%	13
Detached	55	\$69,466,895	\$1,263,034	\$1,160,000	128	112	102%	13
Semi-Detached	5	\$4,731,201	\$946,240	\$920,000	14	7	109%	5
Condo Townhouse	23	\$17,052,900	\$741,430	\$748,000	45	34	102%	12
Condo Apartment	15	\$10,392,999	\$692,867	\$600,000	31	26	104%	14
Link	0				0	0		
Att/Row/Townhouse	10	\$9,500,000	\$950,000	\$931,500	26	20	101%	13
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	749	\$769,327,629	\$1,027,140	\$966,000	1,304	1,304	105%	13
Detached	364	\$473,751,906	\$1,301,516	\$1,217,450	689	689	105%	12
Semi-Detached	42	\$39,823,529	\$948,179	\$949,950	61	61	111%	9
Condo Townhouse	127	\$91,319,620	\$719,052	\$705,000	218	218	105%	14
Condo Apartment	122	\$76,864,599	\$630,038	\$607,500	175	175	101%	21
Link	1	\$790,000	\$790,000	\$790,000	1	1	99%	12
Att/Row/Townhouse	93	\$86,777,975	\$933,097	\$930,000	160	160	109%	9
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	35	\$34,084,521	\$973,843	\$895,000	60	72	101%	17
Detached	31	\$30,749,521	\$991,920	\$900,000	56	68	100%	15
Semi-Detached	1	\$710,000	\$710,000	\$710,000	2	1	99%	2
Condo Townhouse	0				0	0		
Condo Apartment	1	\$920,000	\$920,000	\$920,000	0	1	99%	45
Link	0				0	0		
Att/Row/Townhouse	2	\$1,705,000	\$852,500	\$852,500	2	2	107%	27
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	178	\$173,861,640	\$976,751	\$883,500	329		101%	21
Detached	159	\$158,390,140	\$996,164	\$905,000	301		100%	21
Semi-Detached	3	\$2,129,000	\$709,667	\$710,000	4		103%	9
Condo Townhouse	0				0			
Condo Apartment	5	\$3,855,000	\$771,000	\$755,000	5		96%	38
Link	0				0			
Att/Row/Townhouse	11	\$9,487,500	\$862,500	\$875,000	19		111%	13
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$34,007,000	\$1,478,565	\$1,450,000	46	55	99%	18
Detached	21	\$31,507,000	\$1,500,333	\$1,450,000	37	46	99%	18
Semi-Detached	1	\$900,000	\$900,000	\$900,000	1	1	113%	5
Condo Townhouse	0				0	1		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	1	\$1,600,000	\$1,600,000	\$1,600,000	6	5	97%	16
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	162	\$209,340,181	\$1,292,223	\$1,164,250	314	99%	18	
Detached	131	\$183,375,298	\$1,399,811	\$1,365,000	254	99%	17	
Semi-Detached	5	\$4,457,583	\$891,517	\$900,000	9	102%	28	
Condo Townhouse	9	\$6,660,900	\$740,100	\$727,000	11	98%	14	
Condo Apartment	5	\$2,655,000	\$531,000	\$500,000	8	98%	33	
Link	1	\$935,000	\$935,000	\$935,000	1	98%	10	
Att/Row/Townhouse	11	\$11,256,400	\$1,023,309	\$950,500	31	100%	20	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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July 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	139	\$149,250,312	\$1,073,743	\$1,020,000	289	219	105%	12
Detached	95	\$111,211,227	\$1,170,644	\$1,111,000	198	137	105%	12
Semi-Detached	3	\$3,309,999	\$1,103,333	\$1,110,000	6	7	100%	13
Condo Townhouse	4	\$3,097,400	\$774,350	\$730,000	11	9	109%	13
Condo Apartment	5	\$2,972,000	\$594,400	\$600,000	14	15	102%	15
Link	1	\$908,000	\$908,000	\$908,000	1	0	114%	3
Att/Row/Townhouse	31	\$27,751,686	\$895,216	\$870,000	59	51	106%	11
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,041	\$1,103,602,905	\$1,060,137	\$999,999	1,711	1,124	105%	11
Detached	689	\$802,927,898	\$1,165,353	\$1,110,000	1,124	1,124	105%	11
Semi-Detached	48	\$45,071,680	\$938,993	\$947,500	68	68	105%	10
Condo Townhouse	51	\$37,663,054	\$738,491	\$727,000	80	80	107%	10
Condo Apartment	50	\$32,773,266	\$655,465	\$625,401	93	93	100%	17
Link	12	\$11,775,998	\$981,333	\$974,000	12	12	115%	6
Att/Row/Townhouse	191	\$173,391,009	\$907,806	\$905,000	334	334	107%	12
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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2023 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	394	886,849
February	601	888,448
March	864	926,142
April	903	956,240
May	1067	988,644
June	898	999,787
July	770	961,852
August		
September		
October		
November		
December		
YTD	5,481	\$953,113

10-Year Historical Statistics

Year	Sales	Avg. Price (&)
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
2021	14,717 9	925,710
2022	9,875	1,024,570

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).

