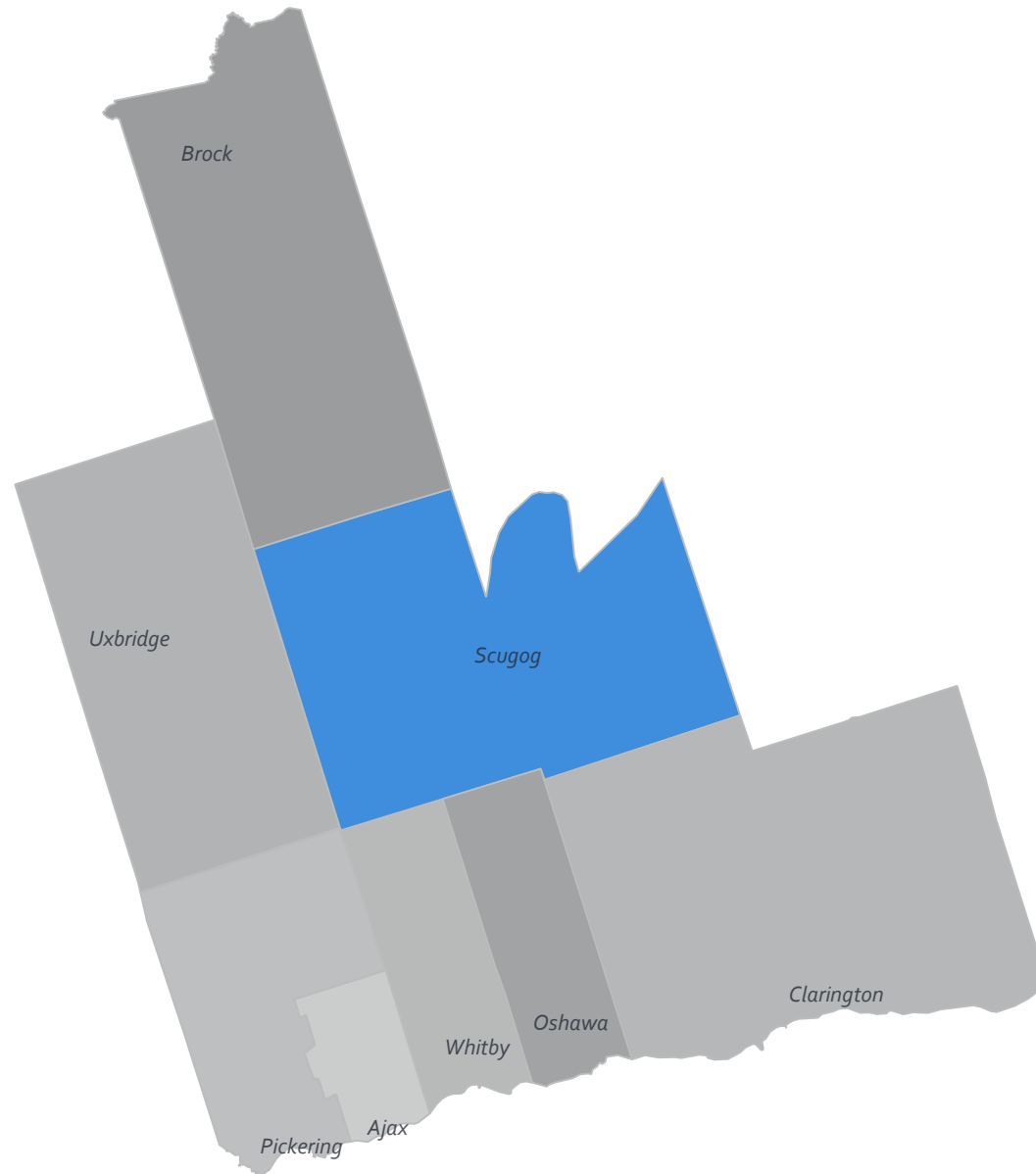


DURHAM – December 2023



Real GDP Growth¹
Q3 2023 ▼ -1.1%

Inflation (Yr./Yr. CPI Growth)²
Nov 2023 — 3.1%

Bank of Canada Overnight Rate³
Dec 2023 — 5.0%

Prime Rate⁴
Dec 2023 — 7.2%

Mortgage Rates (Dec 2023)
Chartered Bank Fixed Rates

1 Year	▼	7.89%
3 Year	—	7.24%
5 Year	—	7.04%

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

CENTRAL LAKES ASSOCIATION OF REALTORS® REPORT DECEMBER HOUSING STATISTICS

January 4, 2024 – The Central Lakes Association of REALTORS® (CLAR) President, Vicki Sweeney, reported the latest real estate statistics for CLAR's regional area.

Although there is a slight decrease in both Average Price and Number of Transactions from the previous month in almost all regions, that is not unexpected during the holiday season.

Year-over-year figures vary depending on the area. Durham Region reported 468 transactions in the month of December, a 23% increase in December 2023 compared to December 2022.

Peterborough County also showed an increase in transactions from 59 sales in December 2022 to 80 sales in December 2023 but the average price went down from \$647,254 in December 2022 to \$602,630 in December 2023.

Prince Edward County remained unchanged year-over-year for the past two Decembers with 20 transactions in each of those months.

Kawartha Lakes Region showed a year-over-year decrease in both the number of transactions in December which went from 45 in 2022 down to 40 in December 2023 and the average sale price of \$731,507 in 2022 was minimally lower than December 2023.

“We are happy to see an increase of transactions in Durham Region in December 2023 compared to December 2022,” said President Vicki Sweeney. “The average selling price in Durham reached \$860,622 in December.”

“In 2024 Central Lakes Association of REALTORS® plans to continue to engage and advocate all levels of government; Municipal, Provincial and Federal to ensure housing, housing affordability, and access to housing is kept as a high priority.” Said CLAR CEO Wendy Giroux

CLAR President Vicki Sweeney reflects on the past year “We are so happy to have been able to support our charities of choice across all regions: Bobcaygeon Foodbank, Kawartha Lakes Food Source, Canadian Metal Health Association HKPR Garden Homes Project, Northumberland Fare Share Food Bank, Habitat for Humanity – GTA, Oak Ridges Hospice, Dreams and Wishes Children’s Charity and Habitat for Humanity Prince Edward-Hastings. REALTORS® give so much to their communities and we are extremely grateful. I wish a Happy New Year to all and look forward to continuing to support our communities this year”.



Overview

The Durham MLS® Statistics provided are compiled by the Central Lakes 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	\$860,622	\$954,564	\$755,823	\$631,069	\$502,115	\$800,000	\$802,458
Ajax	\$912,819	\$985,281	\$930,080	\$684,250	\$525,000	-	\$846,615
Brock	\$741,000	\$741,000	-	-	-	-	-
Clarington	\$806,046	\$858,269	\$725,667	\$720,500	\$455,000	\$800,000	\$726,173
Oshawa	\$727,493	\$791,096	\$655,357	\$562,653	\$370,000	-	\$704,500
Pickering	\$1,005,085	\$1,297,044	\$822,000	\$675,000	\$580,750	-	\$869,000
Scugog	\$978,889	\$978,889	-	-	-	-	-
Uxbridge	\$985,250	\$1,040,800	-	-	-	-	\$892,667
Whitby	\$938,605	\$1,091,497	\$942,333	\$636,000	\$541,500	-	\$811,626



Durham Region December Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	472	862	16,389	18,469	-11%	468	8,487	9,856	-14%	1.8	99.2%	25	99%
Ajax	65	116	2,190	2,601	-16%	69	1,163	1,401	-17%	1.7	106.2%	20	98%
Brock	7	34	391	448	-13%	5	173	184	-6%	6.8	71.4%	42	96%
Clarington	68	124	2,727	3,353	-19%	65	1,494	1,844	-19%	1.9	95.6%	24	99%
Oshawa	148	239	4,695	5,216	-10%	147	2,383	2,828	-16%	1.6	99.3%	26	99%
Pickering	71	134	2,314	2,329	-1%	78	1,170	1,227	-5%	1.7	109.9%	27	98%
Scugog	9	39	526	490	7%	9	270	263	3%	4.3	100.0%	31	97%
Uxbridge	12	42	502	489	3%	8	246	270	-9%	5.3	66.7%	56	96%
Whitby	92	134	2,995	3,418	-12%	87	1,588	1,839	-14%	1.5	94.6%	24	99%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$402,771,269	\$7,944,027,560	\$10,097,249,372	-21%	\$860,622	\$936,023	\$1,024,477	-9%	\$810,000	\$877,000
Ajax	\$62,984,501	\$1,160,929,894	\$1,528,175,689	-24%	\$912,819	\$998,220	\$1,090,775	-8%	\$881,000	\$950,000
Brock	\$3,705,000	\$133,198,150	\$168,935,379	-21%	\$741,000	\$769,932	\$918,127	-16%	\$710,000	\$710,000
Clarington	\$52,393,012	\$1,316,807,172	\$1,790,251,884	-26%	\$806,046	\$881,397	\$970,852	-9%	\$740,000	\$830,000
Oshawa	\$106,941,468	\$1,923,743,663	\$2,528,323,555	-24%	\$727,493	\$807,278	\$894,032	-10%	\$706,000	\$775,000
Pickering	\$78,396,664	\$1,181,072,190	\$1,369,308,394	-14%	\$1,005,085	\$1,009,463	\$1,115,981	-10%	\$895,000	\$937,000
Scugog	\$8,810,000	\$270,522,439	\$293,365,907	-8%	\$978,889	\$1,001,935	\$1,115,460	-10%	\$880,000	\$900,000
Uxbridge	\$7,882,000	\$315,183,888	\$357,870,741	-12%	\$985,250	\$1,281,235	\$1,325,447	-3%	\$939,000	\$1,150,000
Whitby	\$81,658,624	\$1,642,570,164	\$2,061,017,822	-20%	\$938,605	\$1,034,364	\$1,120,727	-8%	\$890,000	\$981,000



December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	468	\$402,771,269	\$860,622	\$810,000	472	862	99%	25
Detached	290	\$276,823,584	\$954,564	\$899,939	291	541	98%	26
Semi-Detached	26	\$19,651,400	\$755,823	\$728,750	16	20	101%	21
Condo Townhouse	45	\$28,398,099	\$631,069	\$625,000	37	70	100%	29
Condo Apartment	26	\$13,055,000	\$502,115	\$505,000	35	102	97%	33
Link	1	\$800,000	\$800,000	\$800,000	5	3	94%	2
Att/Row/Townhouse	79	\$63,394,186	\$802,458	\$803,000	88	126	100%	22
Co-Op Apartment	0				0	0		
Detached Condo	1	\$649,000	\$649,000	\$649,000	0	0	100%	27
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	8,487	\$7,944,027,560	\$936,023	\$877,000	16,340		104%	15
Detached	5,571	\$5,771,095,554	\$1,035,917	\$980,000	10,769		103%	14
Semi-Detached	536	\$427,119,349	\$796,864	\$779,500	839		107%	12
Condo Townhouse	633	\$431,360,432	\$681,454	\$680,000	1,237		104%	16
Condo Apartment	616	\$352,512,572	\$572,261	\$550,000	1,153		100%	23
Link	79	\$66,913,097	\$847,001	\$845,000	131		108%	11
Att/Row/Townhouse	1,049	\$893,107,556	\$851,389	\$845,000	2,205		105%	15
Co-Op Apartment	0				1			
Detached Condo	3	\$1,919,000	\$639,667	\$649,000	5		105%	16
Co-Ownership Apartment	0				0			

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	69	\$62,984,501	\$912,819	\$881,000	65	116	98%	20
Detached	43	\$42,367,101	\$985,281	\$920,000	35	68	98%	21
Semi-Detached	5	\$4,650,400	\$930,080	\$905,000	5	3	102%	18
Condo Townhouse	4	\$2,737,000	\$684,250	\$690,000	3	6	97%	17
Condo Apartment	3	\$1,575,000	\$525,000	\$515,000	3	4	97%	16
Link	0				1	0		
Att/Row/Townhouse	13	\$11,006,000	\$846,615	\$835,000	18	35	99%	17
Co-Op Apartment	0				0	0		
Detached Condo	1	\$649,000	\$649,000	\$649,000	0	0	100%	27
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	1,163	\$1,160,929,894	\$998,220	\$950,000	2,190		105%	12
Detached	746	\$819,368,274	\$1,098,349	\$1,070,000	1,384		105%	12
Semi-Detached	94	\$84,585,003	\$899,840	\$903,000	157		108%	11
Condo Townhouse	73	\$53,178,863	\$728,478	\$740,000	137		106%	12
Condo Apartment	60	\$34,666,980	\$577,783	\$560,000	87		101%	15
Link	9	\$7,602,777	\$844,753	\$845,000	15		105%	10
Att/Row/Townhouse	178	\$159,608,997	\$896,680	\$893,000	406		106%	14
Co-Op Apartment	0				0			
Detached Condo	3	\$1,919,000	\$639,667	\$649,000	4		105%	16
Co-Ownership Apartment	0				0			

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	5	\$3,705,000	\$741,000	\$710,000	7	34	96%	42
Detached	5	\$3,705,000	\$741,000	\$710,000	7	33	96%	42
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	Avg. SPLP	Avg. LDOM
All Home Types	173	\$133,198,150	\$769,932	\$710,000	391	97%	25
Detached	160	\$125,262,650	\$782,892	\$718,000	372	97%	26
Semi-Detached	3	\$1,680,000	\$560,000	\$445,000	3	108%	7
Condo Townhouse	8	\$4,980,500	\$622,563	\$628,500	14	98%	21
Condo Apartment	0				0		
Link	0				0		
Att/Row/Townhouse	2	\$1,275,000	\$637,500	\$637,500	2	98%	11
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	65	\$52,393,012	\$806,046	\$740,000	68	124	99%	24
Detached	45	\$38,622,112	\$858,269	\$790,000	45	78	99%	26
Semi-Detached	3	\$2,177,000	\$725,667	\$740,000	0	2	97%	23
Condo Townhouse	2	\$1,441,000	\$720,500	\$720,500	6	6	100%	18
Condo Apartment	3	\$1,365,000	\$455,000	\$455,000	3	24	97%	40
Link	1	\$800,000	\$800,000	\$800,000	3	3	94%	2
Att/Row/Townhouse	11	\$7,987,900	\$726,173	\$700,000	11	11	100%	15
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	Avg. SPLP	Avg. LDOM
All Home Types	1,494	\$1,316,807,172	\$881,397	\$830,000	2,727	104%	16
Detached	1,024	\$984,724,808	\$961,645	\$900,000	1,835	103%	15
Semi-Detached	44	\$32,734,100	\$743,957	\$747,500	76	108%	14
Condo Townhouse	48	\$33,270,612	\$693,138	\$669,500	103	103%	14
Condo Apartment	126	\$70,910,269	\$562,780	\$535,000	260	99%	28
Link	44	\$35,676,322	\$810,826	\$800,000	76	109%	10
Att/Row/Townhouse	208	\$159,491,061	\$766,784	\$756,500	377	106%	13
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	147	\$106,941,468	\$727,493	\$706,000	148	239	99%	26
Detached	98	\$77,527,368	\$791,096	\$760,000	90	136	98%	24
Semi-Detached	14	\$9,175,000	\$655,357	\$628,000	4	7	100%	24
Condo Townhouse	17	\$9,565,100	\$562,653	\$552,000	17	24	101%	33
Condo Apartment	6	\$2,220,000	\$370,000	\$382,500	14	40	96%	42
Link	0				0	0		
Att/Row/Townhouse	12	\$8,454,000	\$704,500	\$734,000	23	32	99%	24
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	Avg. SPLP	Avg. LDOM
All Home Types	2,383	\$1,923,743,663	\$807,278	\$775,000	4,695	105%	15
Detached	1,593	\$1,408,354,113	\$884,089	\$836,000	3,117	105%	14
Semi-Detached	242	\$169,773,055	\$701,542	\$702,179	358	108%	11
Condo Townhouse	210	\$131,536,077	\$626,362	\$617,500	450	105%	17
Condo Apartment	155	\$71,040,559	\$458,326	\$465,000	340	99%	25
Link	7	\$5,569,000	\$795,571	\$816,000	12	108%	18
Att/Row/Townhouse	176	\$137,470,859	\$781,084	\$782,250	417	104%	20
Co-Op Apartment	0				1		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	78	\$78,396,664	\$1,005,085	\$895,000	71	134	98%	27
Detached	38	\$49,287,665	\$1,297,044	\$1,212,000	38	62	97%	28
Semi-Detached	1	\$822,000	\$822,000	\$822,000	4	3	103%	2
Condo Townhouse	17	\$11,474,999	\$675,000	\$670,000	8	28	99%	31
Condo Apartment	8	\$4,646,000	\$580,750	\$533,500	9	21	97%	27
Link	0				0	0		
Att/Row/Townhouse	14	\$12,166,000	\$869,000	\$867,500	12	20	102%	25
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	Avg. SPLP	Avg. LDOM
All Home Types	1,170	\$1,181,072,190	\$1,009,463	\$937,000	2,314	103%	15
Detached	569	\$726,637,083	\$1,277,042	\$1,200,000	1,179	103%	14
Semi-Detached	71	\$64,462,029	\$907,916	\$899,000	120	106%	13
Condo Townhouse	201	\$141,649,169	\$704,722	\$692,000	382	103%	18
Condo Apartment	180	\$112,692,998	\$626,072	\$600,000	291	101%	21
Link	2	\$1,644,000	\$822,000	\$822,000	4	103%	9
Att/Row/Townhouse	147	\$133,986,911	\$911,476	\$915,500	338	107%	12
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	9	\$8,810,000	\$978,889	\$880,000	9	39	97%	31
Detached	9	\$8,810,000	\$978,889	\$880,000	8	38	97%	31
Semi-Detached	0				0	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	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	270	\$270,522,439	\$1,001,935	\$900,000	526	100%	20	
Detached	245	\$250,245,939	\$1,021,412	\$931,900	493	99%	20	
Semi-Detached	5	\$3,484,000	\$696,800	\$684,000	5	101%	12	
Condo Townhouse	0				0			
Condo Apartment	6	\$4,700,000	\$783,333	\$800,000	6	97%	41	
Link	0				1			
Att/Row/Townhouse	14	\$12,092,500	\$863,750	\$875,000	21	108%	16	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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6. Past monthly and year-to-date figures are revised on a monthly basis.

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	8	\$7,882,000	\$985,250	\$939,000	12	42	96%	56
Detached	5	\$5,204,000	\$1,040,800	\$974,000	10	37	96%	59
Semi-Detached	0				1	1		
Condo Townhouse	0				1	3		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	3	\$2,678,000	\$892,667	\$930,000	0	0	97%	51
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	Avg. SPLP	Avg. LDOM
All Home Types	246	\$315,183,888	\$1,281,235	\$1,150,000	502	98%	20
Detached	197	\$273,763,798	\$1,389,664	\$1,325,000	418	98%	20
Semi-Detached	7	\$6,204,583	\$886,369	\$900,000	14	103%	24
Condo Townhouse	12	\$8,759,657	\$729,971	\$738,500	17	99%	15
Condo Apartment	8	\$4,323,000	\$540,375	\$484,000	13	99%	25
Link	1	\$935,000	\$935,000	\$935,000	1	98%	10
Att/Row/Townhouse	21	\$21,197,850	\$1,009,421	\$941,000	38	100%	21
Co-Op Apartment	0				0		
Detached Condo	0				1		
Co-Ownership Apartment	0				0		

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December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	87	\$81,658,624	\$938,605	\$890,000	92	134	99%	24
Detached	47	\$51,300,338	\$1,091,497	\$1,026,000	58	89	98%	24
Semi-Detached	3	\$2,827,000	\$942,333	\$927,000	2	3	106%	18
Condo Townhouse	5	\$3,180,000	\$636,000	\$625,000	2	2	101%	25
Condo Apartment	6	\$3,249,000	\$541,500	\$545,000	6	12	98%	37
Link	0				0	0		
Att/Row/Townhouse	26	\$21,102,286	\$811,626	\$815,000	24	28	101%	22
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	Avg. SPLP	Avg. LDOM
All Home Types	1,588	\$1,642,570,164	\$1,034,364	\$981,000	2,995	104%	14
Detached	1,037	\$1,182,738,889	\$1,140,539	\$1,092,500	1,971	103%	13
Semi-Detached	70	\$64,196,579	\$917,094	\$929,950	106	104%	12
Condo Townhouse	81	\$57,985,554	\$715,871	\$697,400	134	106%	12
Condo Apartment	81	\$54,178,766	\$668,874	\$630,000	156	100%	19
Link	16	\$15,485,998	\$967,875	\$953,000	22	112%	9
Att/Row/Townhouse	303	\$267,984,378	\$884,437	\$882,600	606	105%	15
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	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	776	930,852
September	653	907,359
October	588	931,548
November	540	883, 115
December	468	860,622
YTD	8522	926,788

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	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).

