



DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

September 2011

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PLEASE NOTE: TREB has been experiencing issues calculating the Year-over-year change percentages accurately since the re-districting. We expect these issues to be solved promptly and the information to be included in next month's Housing Report.

DURHAM REGION EXPERIENCES HEALTHY SALES GROWTH

DURHAM REGION, October 6, 2011 – Durham Region REALTORS® reported 870 sales in September, up 6% when compared to 815 sales in August.

“Although the number of active listings remains virtually unchanged from last month, September brought 1,624 new listings to the market place. The sales-to-new listings ratio for September stands at 54% indicating a balanced market,” commented Dierdre Mullen, President of the Durham Region Association of REALTORS®.

The average selling price of a home in Durham Region remained consistent from August at \$316,938 to September at \$317,634. This number is also comparable with the Year-to-Date average sales price of \$317,265.

“The price of a home in Durham Region appears to be stabilizing, but we are still experiencing healthy sales figures as we head into fall,” said President Mullen.

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 Growth¹	
Q2 2011	-0.4%
Inflation (Yr./Yr. CPI Growth)²	
August 2011	0.8%
Bank of Canada Overnight Rate³	
September 2011	1.0%
Prime Rate⁴	
September 2011	3.0%
Mortgage Rates (August 2011)⁴	
Chartered Bank Fixed Rates	
1 Year	3.50%
3 Year	4.35%
5 Year	5.19%

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. The map (shown left) identifies the location of each area specified in the table below. 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

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	317,634	351,490	244,539	223,629	216,726	264,475	261,194
Ajax	360,446	403,715	294,750	232,156	205,063	218,000	285,593
Brock	231,927	225,569	--	340,000	--	--	--
Clarington	301,039	324,293	209,750	402,500	201,875	238,920	211,117
Oshawa	265,998	290,279	182,483	164,853	180,250	242,070	251,729
Pickering	363,139	451,189	310,656	245,974	233,167	311,375	294,536
Scugog	368,548	382,146	203,750	--	--	263,000	--
Uxbridge	359,826	395,780	295,000	150,000	--	305,000	--
Whitby	331,060	381,220	258,300	224,308	250,500	297,744	267,196



NUMBER OF LISTINGS

AREA	SEP-NEW	TA	YTD
Durham Region	1,624	2,290	13,860
Ajax	277	323	2,418
Brock	43	142	394
Clarington	255	409	2,151
Oshawa	467	616	4,057
Pickering	219	261	1,702
Scugog	51	119	484
Uxbridge	65	147	537
Whitby	247	273	2,117

NUMBER OF SALES

AREA	SEP	YTD	Avg. DOM	Avg. SP/LP
Durham Region	870	7,838	31	98%
Ajax	159	1,410	27	98%
Brock	18	152	70	94%
Clarington	139	1,145	33	97%
Oshawa	249	2,282	29	98%
Pickering	123	1,040	28	98%
Scugog	35	234	64	97%
Uxbridge	19	270	36	97%
Whitby	128	1,305	25	98%

DOLLAR VOLUME (\$)

AREA	SEP	YTD
Durham Region	276,341,229	2,486,719,794
Ajax	57,310,990	488,031,007
Brock	4,174,677	37,473,957
Clarington	41,844,400	321,485,552
Oshawa	66,233,489	610,766,122
Pickering	44,666,100	391,817,189
Scugog	12,899,175	83,895,034
Uxbridge	6,836,700	124,866,710
Whitby	42,375,698	428,384,223

AVERAGE SELLING PRICE (\$)

AREA	SEP	YTD
Durham Region	317,634	317,265
Ajax	360,446	346,121
Brock	231,927	246,539
Clarington	301,039	280,773
Oshawa	265,998	267,645
Pickering	363,139	376,747
Scugog	368,548	358,526
Uxbridge	359,826	462,469
Whitby	331,060	328,264

MEDIAN PRICE (\$)

SEP	YTD
294,250	292,000
335,000	329,250
216,139	220,000
265,000	262,000
254,000	247,000
329,000	343,000
320,775	325,000
370,000	415,500
315,000	313,500

2011 DURHAM REGION STATISTICS

(Jan—June not including figures for Brock & Uxbridge)

	SALES	AVG. PRICE
January	505	302,326
February	653	301,855
March	981	301,668
April	949	321,042
May	1,040	316,057
June	1,046	322,932
July	906	329,956
August	815	316,938
September	870	317,634
October		
November		
December		
YTD		

HISTORICAL STATISTICS

(Not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
1998	7,073	163,369
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

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

