

# DURHAM REGION ASSOCIATION OF REALTORS®

# Housing Report

JANUARY 2011

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## Average Prices Still Climbing

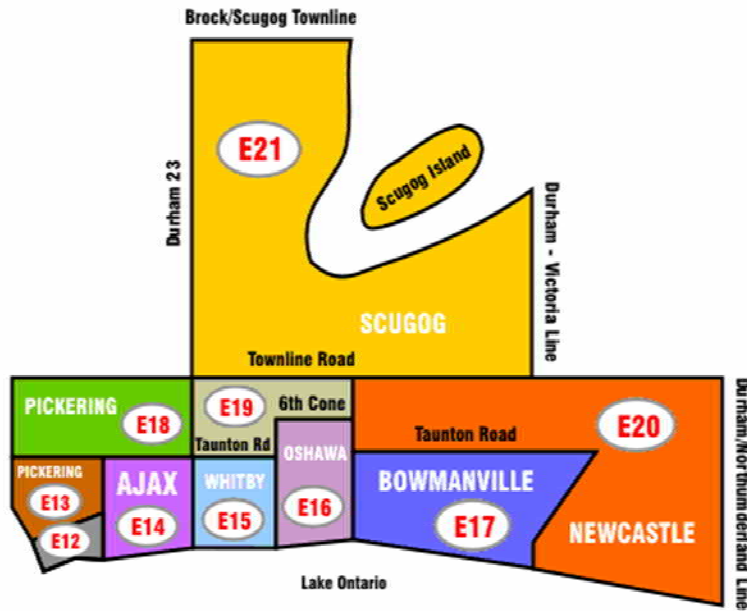
**DURHAM REGION, February 7, 2011** – The Durham Region Association of REALTORS® reported that the average price of a home in Durham Region in January was \$302,326, a 4.5% increase from \$289,195 in January, 2010. The gain from December 2010’s average of \$294,305 was smaller at 2.7%.

A total of 505 transactions took place in Durham Region area through the MLS® System in January up 9.5% from December’s 461 but down 5% from sales last January of 532. The 5 year average is around 510 in January so 2011’s statistic is reasonable.

Even though there were 1074 new listings in January, an increase of 128% from 471 in December, the total actives remain low at 1415 with the average of total listings on the market over the past 5 years being in the 2,000 range.

President of the Association, Dierdre Mullen commented that “The resale housing market is off to a reasonable start for 2011 and seems to be moving into seller’s market territory. We don’t expect that the second round of mortgage lending guidelines released by the Federal Government recently will affect the market severely and are optimistic that a slow and steady growth pattern will emerge for 2011.”

**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](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. The map (shown left) identifies the location of each area specified in the table below. These statistics are for information purposes only.

## AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

AREA	NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	South Pickering	403,444	495,000	255,667	--	--	--	442,000
E13	North Pickering	338,808	450,495	299,000	236,742	197,143	277,000	319,000
E14	Ajax	344,326	378,943	304,611	234,000	224,843	—	282,609
E15	Whitby	321,435	358,233	249,800	215,214	229,000	311,400	260,312
E16	Oshawa	237,038	265,504	184,482	112,565	142,380	188,833	143,250
E17	Bowmanville/Courtice	252,463	278,735	165,975	185,280	145,000	229,450	202,800
E18	Whitevale, Claremont	1,200,000	1,200,000	--	--	--	--	--
E19	North Whitby/North Oshawa	350,577	382,389	--	--	--	--	279,000
E20	Newcastle	357,200	357,200	--	--	--	--	--
E21	Scugog	374,424	374,424	--	--	--	--	--

LEGEND	
<b>TAM</b>	Total Active for Month
<b>YTD</b>	Year to Date (accumulation of new listings to date)
<b>PYTD</b>	Past Year to Date (accumulation of listings to date for previous year)
<b>%+/-</b>	Year Over Year Percentage Differential

## NUMBER OF LISTINGS

AREA	NEW	TAM	YTD	PYTD	% + / -
E12	30	33	30	30	0.0%
E13	78	98	78	95	-17.9%
E14	190	225	190	203	-6.4%
E15	171	164	171	171	0.0%
E16	307	445	307	313	-1.9%
E17	154	193	154	144	6.9%
E18	5	19	5	9	-44.4%
E19	38	58	38	62	-38.7%
E20	42	79	42	34	23.5%
E21	59	101	59	59	0.0%
<b>TOTAL</b>	1074	1415	1074	1120	-4.1%

## NUMBER OF SALES

AREA	NEW	YTD	PYTD	% + / -
E12	9	9	12	-25.0%
E13	48	48	50	-4.0%
E14	93	93	104	-10.6%
E15	100	100	97	3.1%
E16	149	149	132	12.9%
E17	62	62	73	-15.1%
E18	2	2	1	100.0%
E19	13	13	22	-40.9%
E20	10	10	20	-50.0%
E21	19	19	21	-9.5%
<b>TOTAL</b>	505	505	532	-5.1%

## DOLLAR VOLUME (\$)

AREA	NEW	YTD	PYTD	% + / -
E12	3,631,000	3,631,000	3,730,700	-2.7%
E13	16,262,800	16,262,800	16,329,722	-0.4%
E14	32,022,300	32,022,300	33,710,040	-5.0%
E15	32,143,500	32,143,500	28,431,750	13.1%
E16	35,318,650	35,318,650	30,098,653	17.3%
E17	15,652,690	15,652,690	18,701,190	-16.3%
E18	2,400,000	2,400,000	623,500	284.9%
E19	4,557,500	4,557,500	7,853,488	-42.0%
E20	3,572,000	3,572,000	6,227,100	-42.6%
E21	7,114,059	7,114,059	8,145,400	-12.7%
<b>TOTAL</b>	152,674,499	152,674,499	153,851,543	-0.8%

## AVERAGE SELLING PRICE (\$)

AREA	NEW	YTD	PYTD	% + / -
E12	403,444	403,444	310,892	29.8%
E13	338,808	338,808	326,594	3.7%
E14	344,326	344,326	324,135	6.2%
E15	321,435	321,435	293,111	9.7%
E16	237,038	237,038	228,020	4.0%
E17	252,463	252,463	256,181	-1.5%
E18	1,200,000	1,200,000	623,500	92.5%
E19	350,577	350,577	356,977	-1.8%
E20	357,200	357,200	311,355	14.7%
E21	374,424	374,424	387,876	-3.5%
<b>TOTAL</b>	302,326	302,326	289,195	4.5%