

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

MARCH 2011

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Spring Market Heating Up

DURHAM REGION, April 5, 2011 –The Durham Region Association of REALTORS® reported 981 sales of homes during March, a 5% increase from 653 sales in February and is only down 1.1% from 1110 sales in March of 2010 when consumers were concerned about purchasing before the HST was implemented. The average number of sales in March over the past 5 years was 916 so 2011's spring market is in line with previous years.

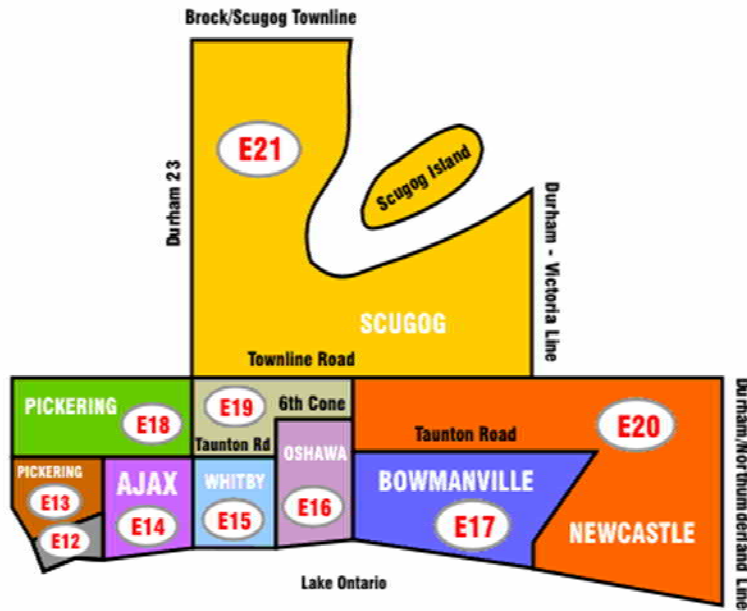
The average selling price for March of \$301,668 was virtually the same as in February and reflects a slight 1.4% drop from March 2010's \$306,140.

The inventory of homes on the market increased by 16.5% to 1912 listings on the MLS® System from 1640 in February, a drop of 10.3% from 2132 listings in March of last year.

“Homes in Durham Region are very affordable compared to the Toronto market and with the improving economic conditions, we're expecting the spring market to remain relatively strong, said Durham Region Association of REALTORS® President Dierdre 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.





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	352,829	389,187	265,000	234,333	--	336,000	210,000
E13	North Pickering	323,491	409,991	314,113	218,000	218,033	287,500	287,538
E14	Ajax	337,863	373,282	286,933	236,119	200,971	281,667	290,245
E15	Whitby	318,211	361,181	260,100	218,500	229,845	289,667	264,997
E16	Oshawa	239,356	265,767	184,226	162,752	129,911	222,125	194,284
E17	Bowmanville/Courtice	269,602	293,450	199,500	162,380	156,500	247,150	216,185
E18	Whitevale, Claremont	767,000	767,000	--	--	--	--	--
E19	North Whitby/ North Oshawa	410,373	430,407	--	--	--	316,000	271,450
E20	Newcastle	298,060	311,456	--	--	170,000	185,000	--
E21	Scugog	310,817	313,517	232,500	--	--	--	--

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

NUMBER OF LISTINGS

AREA	NEW	T/M	YTD	PYTD	% + / -
E12	33	30	87	108	-19.4%
E13	168	151	376	477	-21.2%
E14	300	281	700	865	-19.1%
E15	308	292	688	745	-7.7%
E16	442	562	1113	1226	-9.2%
E17	216	251	531	574	-7.5%
E18	11	20	22	35	-37.1%
E19	73	79	164	218	-24.8%
E20	55	113	140	152	-7.9%
E21	60	133	167	217	-23.0%
TOTAL	1666	1912	3988	4617	-13.6%

NUMBER OF SALES

AREA	NEW	YTD	PYTD	% + / -
E12	26	51	59	-13.6%
E13	110	224	240	-6.7%
E14	191	420	500	-16.0%
E15	182	383	421	-9.0%
E16	263	576	602	-4.3%
E17	120	264	335	-21.2%
E18	6	11	10	10.0%
E19	33	78	102	-23.5%
E20	20	43	59	-27.1%
E21	30	64	95	-32.6%
TOTAL	981	2114	2423	-12.8%

DOLLAR VOLUME (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	9,173,555	17,537,955	18,307,700	-4.2%
E13	35,583,956	75,712,867	83,644,870	-9.5%
E14	64,531,872	142,866,138	166,056,265	-14.0%
E15	57,914,400	121,216,450	133,320,459	-9.1%
E16	62,950,513	137,830,713	138,336,045	-0.4%
E17	32,352,228	68,991,888	85,443,508	-19.3%
E18	4,602,000	8,768,300	4,969,500	76.4%
E19	13,542,300	29,283,050	39,388,069	-25.7%
E20	5,961,200	13,184,100	17,012,200	-22.5%
E21	9,324,500	21,696,559	30,814,235	-29.6%
TOTAL	295,936,524	637,088,020	717,292,851	-11.2%

AVERAGE SELLING PRICE (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	352,829	343,881	301,300	14.1%
E13	323,491	338,004	348,520	-3.0%
E14	337,863	340,157	332,113	2.4%
E15	318,211	316,492	316,676	-0.1%
E16	239,356	239,289	229,794	4.1%
E17	269,602	261,333	255,055	2.5%
E18	767,000	797,118	496,950	60.4%
E19	410,373	375,424	386,158	-2.8%
E20	298,060	306,607	288,342	6.3%
E21	310,817	339,009	324,360	4.5%
TOTAL	301,668	301,366	296,035	1.8%

