

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

May 2011

Spring Market Starts to Bloom

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DURHAM REGION, June 3, 2011 – Durham REALTORS® reported 1,040 sales for the month of May, an increase of 9.6% over last month and represents a small increase of 1.3% over May 2010.

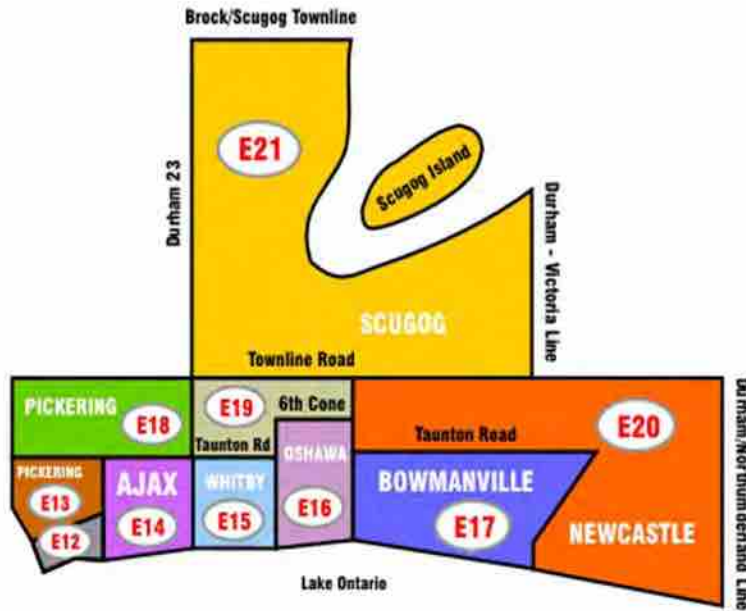
The average selling price in Durham Region for May was \$316,057 down slightly from last month when we saw an average selling price of \$321,042. However, when looking at the historical data, the average selling price of houses in the Durham Region has been steadily increasing over the last 5 years. This month’s average represents an 8.6% increase over the 5 year average.

“Durham Region is becoming more desirable to consumers because it offers affordable family living,” said President of the Durham Region Association of REALTORS®, Dierdre Mullen.

Compared to April the number of active listings is up by 6.3% to 2,162 homes for sale; however this is still a 16.8% reduction in the resale inventory over this time last year which offered 2,600 available listings.

“The spring market is starting to bloom. Houses are on the market for an average of 29 days and are selling for an average of 98% of list price. We expect to see a proportionate increase in the number of available listings and sales through the early summer,” 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.



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	373,261	386,873	274,500	195,250	187,450	--	580,667
E13	North Pickering	372,611	442,826	316,276	233,088	195,430	335,000	290,224
E14	Ajax	343,121	381,867	288,585	219,955	168,833	285,650	285,076
E15	Whitby	345,233	378,305	276,617	212,438	246,792	280,874	267,408
E16	Oshawa	241,639	264,433	190,571	143,986	146,725	--	222,129
E17	Bowmanville/Courtice	263,885	290,091	173,000	163,417	161,333	241,079	220,176
E18	Whitevale, Claremont	751,250	751,250	--	--	--	--	--
E19	North Whitby/ North Oshawa	410,996	449,331	--	--	--	322,500	260,613
E20	Newcastle	327,473	337,952	--	--	185,000	249,900	--
E21	Scugog	342,450	345,723	241,000	--	--	--	--

LEGEND	
TA	Total Active (as of the last day of the 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	TA	YTD	PYTD	% + / -
E12	38	48	164	225	-27.1%
E13	193	172	724	944	-23.3%
E14	348	374	1357	1589	-14.6%
E15	285	288	1235	1426	-13.4%
E16	435	608	1965	2222	-11.6%
E17	222	279	953	1024	-6.9%
E18	17	27	47	67	-29.9%
E19	68	95	326	375	-13.1%
E20	60	124	250	285	-12.3%
E21	62	147	296	391	-24.3%
TOTAL	1728	2162	7317	8548	-14.4%

NUMBER OF SALES

AREA	NEW	YTD	PYTD	% + / -
E12	23	91	114	-20.2%
E13	136	465	487	-4.5%
E14	178	767	909	-15.6%
E15	199	744	807	-7.8%
E16	271	1061	1133	-6.4%
E17	128	513	592	-13.3%
E18	4	20	23	-13.0%
E19	46	178	204	-12.7%
E20	23	84	127	-33.9%
E21	32	123	181	-32.0%
TOTAL	1040	4046	4577	-11.6%

DOLLAR VOLUME (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	8,585,000	31,503,955	37,119,233	-15.1%
E13	50,675,104	168,214,904	171,215,073	-1.8%
E14	61,075,450	262,733,177	302,100,879	-13.0%
E15	68,701,461	241,547,761	256,285,524	-5.8%
E16	65,484,070	259,551,978	260,306,517	-0.3%
E17	33,777,250	134,982,156	154,393,283	-12.6%
E18	3,005,000	14,964,300	13,375,900	11.9%
E19	18,905,800	69,105,400	77,663,169	-11.0%
E20	7,531,890	26,352,890	38,304,400	-31.2%
E21	10,958,400	42,568,359	60,140,534	-29.2%
TOTAL	328,699,425	1,251,524,880	1,370,904,512	-8.7%

AVERAGE SELLING PRICE (\$)

AREA	NEW	YTD	PYTD	% +/-
E12	373,261	346,197	325,607	6.3%
E13	372,611	361,752	351,571	2.9%
E14	343,121	342,547	332,344	3.1%
E15	345,233	324,661	317,578	2.2%
E16	241,639	244,630	229,750	6.5%
E17	263,885	263,123	260,799	0.9%
E18	751,250	748,215	581,561	28.7%
E19	410,996	388,233	380,702	2.0%
E20	327,473	313,725	301,609	4.0%
E21	342,450	346,084	332,268	4.2%
TOTAL	316,057	309,324	299,520	3.3%