

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:

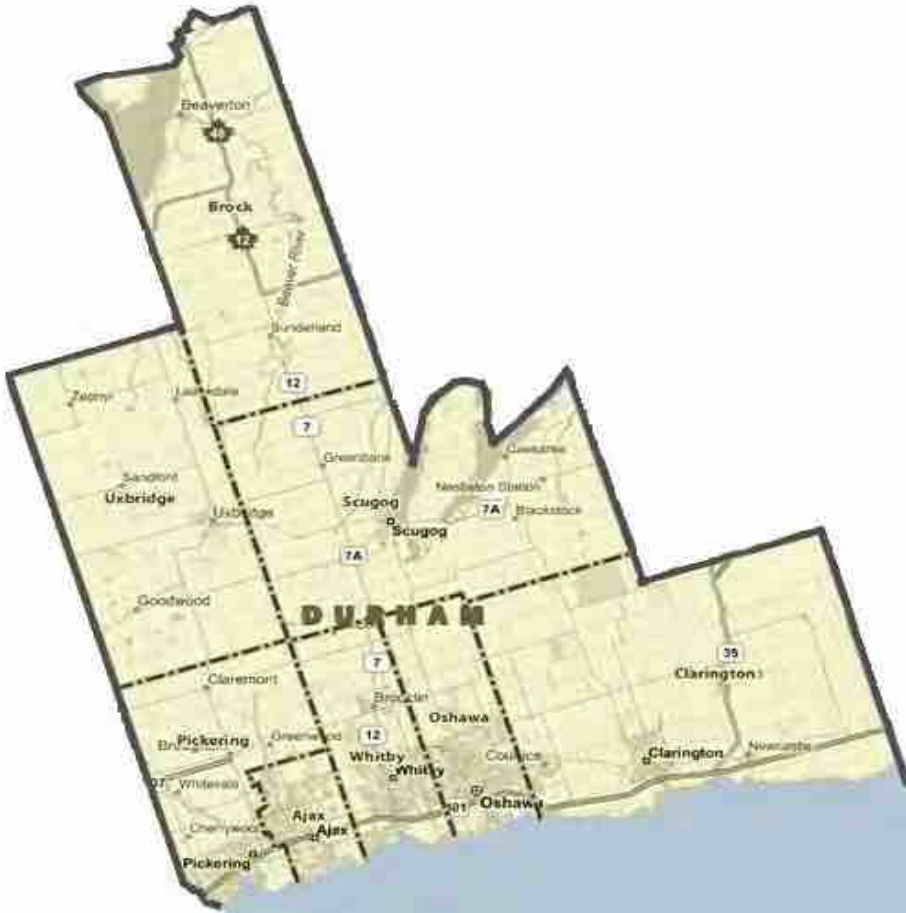
- ¹ Statistics Canada, Quarter-over-quarter growth, annualized.
- ² Statistics Canada, Year-over-year growth for the most recent reported month
- ³ Bank of Canada, Rate from most recent announcement
- ⁴ Bank of Canada, Rates for most recently completed month

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

