

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

April 2012

SPRING HOUSING MARKET HEATS UP IN DURHAM REGION

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PLEASE NOTE: TREB has been experiencing issues calculating the Year-over-year change percentages accurately since the re-districting. We are waiting for these issues to be resolved.

DURHAM REGION, May 7, 2012 – “Sales figures in the Region continue to climb with the temperatures. April saw modest gains of 3% in sales over March with 1,214 sales. This brings our year-to-date sales to 3,755 for the region,” explained Christine Marquis, President of the Durham Region Association of REALTORS®.

The average selling price in Durham Region also increased to \$340,820, up 3% from \$330,481 last month. This brings our year-to-date average selling price to \$330,379. “Durham Region continues to be a very affordable place to live with a variety of housing types and price points to choose from,” adds President Marquis. The highest average prices in the region were seen in Uxbridge with an average selling price of \$516,474.

Active listings are up 6.5% in April to 2,056 available re-sale homes compared to 1,932 at the end of March. Oshawa and Clarington have the highest inventory of available homes at 409 and 375 respectively.

The Months of Inventory indicator (MOI) is holding at 2.4 for the Region which means that it would take 2.4 months to sell every home that is currently listed for sale (assuming no additional homes were listed).

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

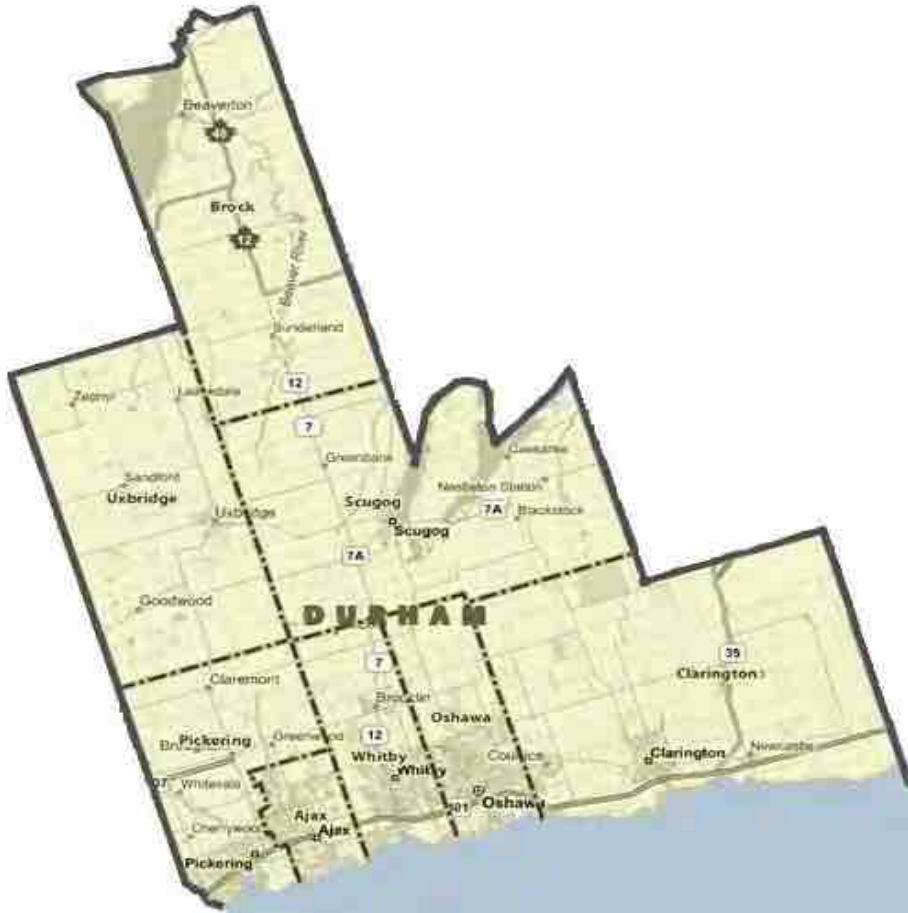
Real GDP Growth ¹	
Q4 2011	1.8%
Inflation (Yr./Yr. CPI Growth) ²	
March 2012	1.9%
Bank of Canada Overnight Rate ³	
April 2012	1.0%
Prime Rate ⁴	
April 2012	3.0%
Mortgage Rates (Mar. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.20%
3 Year	3.95%
5 Year	5.44%

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. 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
Mos. Inv.	Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	340,820	379,347	259,828	206,484	225,249	271,267	280,354
Ajax	382,545	432,330	334,563	245,838	199,909	271,300	306,073
Brock	303,195	307,784	216,000	--	--	--	--
Clarington	296,292	320,769	211,750	232,000	217,355	259,150	233,267
Oshawa	259,854	289,829	202,832	155,502	174,857	209,500	232,567
Pickering	398,725	467,843	331,673	238,733	242,793	314,750	316,543
Scugog	434,978	442,341	--	--	--	273,000	--
Uxbridge	516,474	546,430	--	298,450	--	320,000	460,000
Whitby	370,817	410,930	283,025	230,433	290,271	305,594	280,113



NUMBER OF LISTINGS

AREA	APR-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,759	2,056	6,142	2.4
Ajax	317	284	1,109	1.8
Brock	44	147	162	8.5
Clarington	306	375	1,026	2.6
Oshawa	386	409	1,393	2.3
Pickering	243	267	825	2.0
Scugog	58	139	214	4.6
Uxbridge	60	130	214	4.7
Whitby	345	305	1,199	1.8

NUMBER OF SALES

AREA	APR	YTD	Avg. DOM	Avg. SP/LP
Durham Region	1,214	3,755	23	99%
Ajax	247	719	19	99%
Brock	20	62	62	96%
Clarington	203	619	28	98%
Oshawa	295	924	26	99%
Pickering	161	474	19	99%
Scugog	23	95	38	97%
Uxbridge	27	96	32	97%
Whitby	238	766	17	99%

DOLLAR VOLUME (\$)

AREA	APR	YTD
Durham Region	413,755,145	1,240,570,719
Ajax	94,488,684	263,162,074
Brock	6,063,900	17,153,090
Clarington	60,147,215	180,093,193
Oshawa	76,656,858	235,868,174
Pickering	64,194,719	184,607,545
Scugog	10,004,500	36,554,650
Uxbridge	13,944,800	43,902,550
Whitby	88,254,469	279,229,443



AVERAGE SELLING PRICE (\$)

AREA	APR	YTD
Durham Region	340,820	330,378
Ajax	382,545	366,011
Brock	303,195	276,663
Clarington	296,292	290,942
Oshawa	259,854	255,269
Pickering	398,725	389,467
Scugog	434,978	384,786
Uxbridge	516,474	457,318
Whitby	370,817	364,529

MEDIAN PRICE (\$)

APR	YTD
318,000	309,000
359,000	352,000
240,950	239,450
265,500	370,000
243,000	239,950
369,000	367,750
365,000	335,000
475,000	426,000
347,500	345,500

2012 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	582	318,668
February	848	325,307
March	1,179	330,481
April	1,214	340,820
May		
June		
July		
August		
September		
October		
November		
December		
YTD	1,413	322,199

HISTORICAL STATISTICS

(1999 - 2010 not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
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
2011	9,806	317,024

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

Mos. Inv. is Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

