

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

May 2012

RE-SALE MARKET IS HEALTHY & BALANCED IN DURHAM REGION

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DURHAM REGION, June 7, 2012 – Durham Region REALTORS® reported 1,248 sales for the month of May, an increase of 3% from April bringing the year-to-date sales to 4,968. “With modest gains in the last two months, sales have been on a steady climb this spring. I anticipate seeing that trend continue into the summer months,” commented Christine Marquis, President of the Durham Region Association of REALTORS®.

The number of active listings grew by 4% in May to 2,132. “There is an impressive inventory of homes available in the Durham Region and there are great buys out there. I’m pleased to see that the number of listings and sales are both experiencing modest gains to keep our market stable,” expresses President Marquis.

The average price in the region remained steady at \$342,274 in May, an increase of only half a percent since last month. The year-to-date average selling price is \$333,393. “We aren’t experiencing any major spikes or dips, the numbers indicate that the re-sale market in Durham Region is very strong, healthy and balanced,” adds Marquis.

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	
Q1 2012	1.9%
Inflation (Yr./Yr. CPI Growth) ²	
April 2012	2.0%
Bank of Canada Overnight Rate ³	
May 2012	1.0%
Prime Rate ⁴	
May 2012	3.0%
Mortgage Rates (Mar. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.20%
3 Year	3.95%
5 Year	5.34%

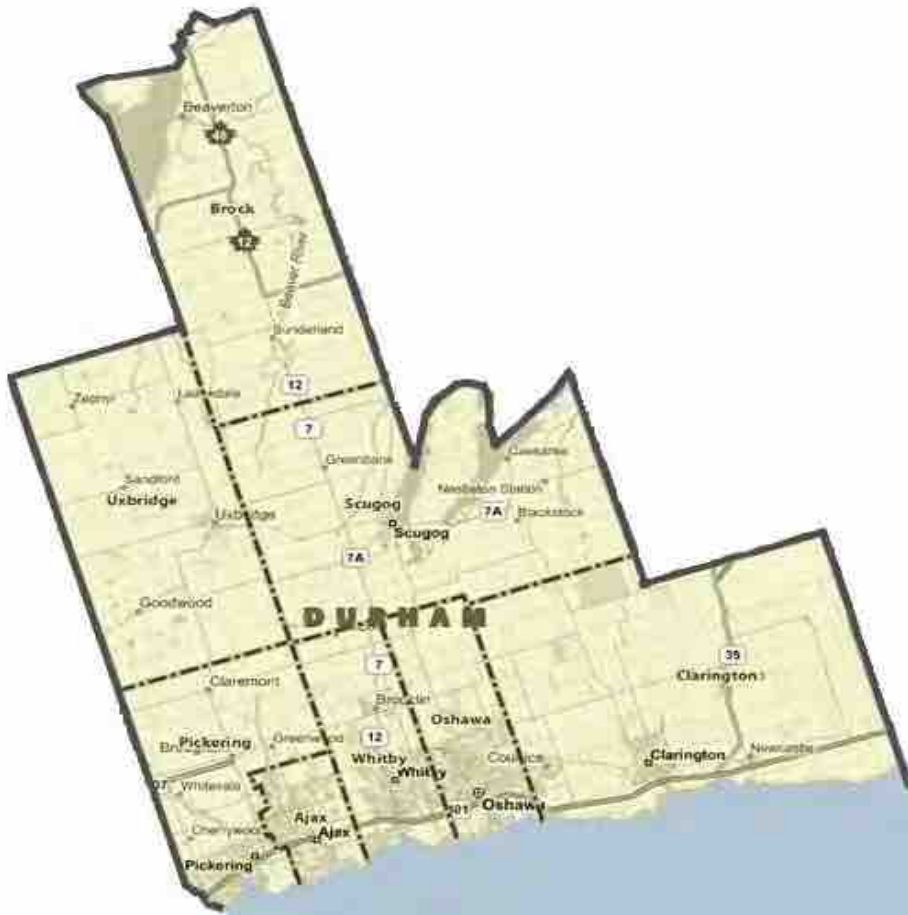
Sources & Notes:

- 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®

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.





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	342,274	377,204	265,949	228,766	216,424	278,280	285,744
Ajax	379,817	431,279	328,747	245,043	199,769	277,777	302,468
Brock	253,381	257,848	--	183,750	--	--	289,900
Clarington	294,490	321,925	215,544	282,800	174,665	266,259	220,579
Oshawa	266,185	283,427	198,552	161,850	242,500	241,167	238,667
Pickering	396,985	484,622	328,529	248,513	233,973	335,000	324,636
Scugog	346,871	351,721	250,000	--	274,000	--	--
Uxbridge	498,230	523,111	--	312,367	185,000	--	--
Whitby	380,332	428,931	292,800	230,318	249,064	335,733	289,159



NUMBER OF LISTINGS

AREA	MAY-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,876	2,132	8,020	2.3
Ajax	329	271	1,437	1.7
Brock	55	152	217	8.4
Clarington	293	374	1,319	2.5
Oshawa	439	464	1,831	2.2
Pickering	267	288	1,093	2.0
Scugog	70	143	285	4.6
Uxbridge	72	140	287	4.7
Whitby	351	300	1,551	1.7

NUMBER OF SALES

AREA	MAY	YTD	Avg. DOM	Avg. SP/LP
Durham Region	1,248	4,968	24	99%
Ajax	231	946	19	99%
Brock	26	88	68	95%
Clarington	217	832	25	99%
Oshawa	275	1,189	21	99%
Pickering	155	623	22	99%
Scugog	37	131	38	97%
Uxbridge	39	134	38	98%
Whitby	268	1,025	21	99%

DOLLAR VOLUME (\$)

AREA	MAY	YTD
Durham Region	427,158,073	1,656,289,022
Ajax	87,737,838	349,291,112
Brock	6,587,900	23,740,990
Clarington	63,904,367	243,030,560
Oshawa	73,200,950	306,564,224
Pickering	61,532,723	244,231,368
Scugog	12,834,233	49,028,983
Uxbridge	19,430,988	62,975,538
Whitby	101,929,074	377,435,247



AVERAGE SELLING PRICE (\$)

AREA	MAY	YTD
Durham Region	342,274	333,393
Ajax	379,817	369,230
Brock	253,381	269,784
Clarington	294,490	292,104
Oshawa	266,185	257,834
Pickering	396,985	392,025
Scugog	346,871	374,267
Uxbridge	498,230	469,967
Whitby	380,332	368,230

MEDIAN PRICE (\$)

MAY	YTD
315,000	310,000
359,900	355,000
233,750	236,250
280,000	273,500
255,000	243,000
365,000	367,500
317,000	328,500
440,000	430,500
350,200	347,000

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	1,248	342,274
June		
July		
August		
September		
October		
November		
December		
YTD	4,968	333,393

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).

