

# DURHAM REGION ASSOCIATION OF REALTORS®

# Housing Report

December 2012

## Durham Region Sees Increases in Selling Prices and Number of Sales in 2012

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**DURHAM REGION, January 7, 2013** –The Durham Region Association of REALTORS® (DRAR) reported 410 sales for the month of December which brings the total sales for the year to 10,549 an increase of 7.6% over last year. Brock and Clarington municipalities saw the largest year-over-year increases of 15% and 17% respectively.

The average price of a home in the region was \$327,271 in December which brings the average price for the year to \$335,991. This figure represents an increase of 5.6% compared to 2011. “Average selling prices and the number of sales are up this year and we expect that trend to continue in 2013,” commented Ian Smith, President of the Durham Region Association of REALTORS®.

“Durham Region continues to offer homeowners great amenities. The expansion of Highway 7, the widening of Bloor Street and the extension of the 407 will bring many new opportunities. These improvements in transportation access to and from Durham Region will make Durham an even better place to live and work,” added President Smith.

**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](http://www.DurhamRealEstate.org).

## Economic Indicators

Real GDP Growth <sup>1</sup>	
Q3 2012	0.6%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
November 2012	0.8%
Bank of Canada Overnight Rate <sup>3</sup>	
December 2012	1.0%
Prime Rate <sup>4</sup>	
December 2012	3.0%
Mortgage Rates (Nov. 2012) <sup>4</sup>	
Chartered Bank Fixed Rates	
1 Year	3.00%
3 Year	3.70%
5 Year	5.24%

Sources & Notes:

<sup>1</sup> Statistics Canada, Quarter-over-quarter growth, annualized.

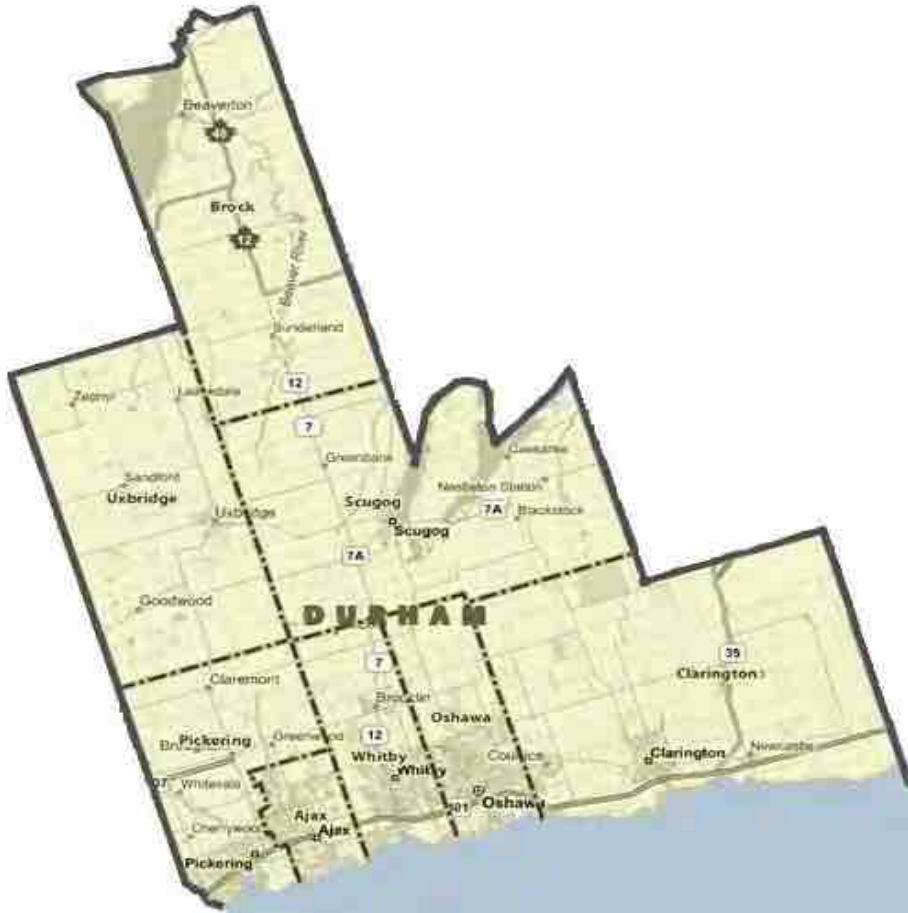
<sup>2</sup> Statistics Canada, Year-over-year growth for the most recent reported month

<sup>3</sup> Bank of Canada, Rate from most recent announcement

<sup>4</sup> 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)
PYTD	Past Year to Date (accumulation of new data to date for previous year)
%+/-	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	327,271	360,877	244,304	205,322	219,450	304,480	291,238
Ajax	350,026	386,483	329,667	251,150	229,800	--	298,417
Brock	309,786	309,786	--	--	--	--	--
Clarington	304,597	336,854	225,500	231,000	234,167	320,000	218,205
Oshawa	252,051	275,094	201,325	152,809	218,700	274,900	299,000
Pickering	406,606	507,393	301,200	264,629	211,667	--	350,645
Scugog	403,625	403,625	--	--	--	--	--
Uxbridge	412,538	477,700	--	155,000	215,500	--	--
Whitby	349,862	382,788	250,700	200,950	189,000	309,167	296,327



## NUMBER OF LISTINGS

AREA	DEC-NEW	TA	YTD	PYTD	% +/-	Mos. Inv. (Trend)
Durham Region	455	1,162	16,385	16,747	-2.2%	2.1
Ajax	80	155	2,932	2,936	-0.1%	1.5
Brock	17	93	454	466	-2.6%	7.5
Clarington	80	178	2,526	2,609	-3.2%	2.1
Oshawa	115	254	3,859	4,139	-6.8%	1.9
Pickering	53	137	2,308	2,101	9.8%	1.9
Scugog	8	74	571	582	-1.9%	4.6
Uxbridge	22	84	587	606	-3.1%	4.3
Whitby	80	187	3,148	3,308	-4.8%	1.6

## NUMBER OF SALES

AREA	DEC	YTD	PYTD	% +/-	Avg. DOM	Avg. SP/LP
Durham Region	410	10,549	9,806	7.6%	32	97%
Ajax	70	1,947	1,773	9.8%	28	98%
Brock	7	206	178	15.7%	70	96%
Clarington	64	1,705	1,456	17.1%	28	97%
Oshawa	108	2,563	2,404	6.6%	32	97%
Pickering	53	1,428	1,323	7.9%	32	98%
Scugog	12	308	280	10.0%	62	94%
Uxbridge	13	319	317	0.6%	59	96%
Whitby	83	2,073	2,076	-0.1%	28	98%

## DOLLAR VOLUME (\$)

AREA	DEC	YTD	PYTD	% +/-
Durham Region	134,181,175	3,544,369,563	3,109,055,425	14%
Ajax	24,501,805	717,102,941	615,364,102	16.5%
Brock	2,168,500	57,569,096	46,782,857	23.1%
Clarington	19,494,200	500,537,467	411,318,784	21.6%
Oshawa	27,221,513	663,453,560	586,379,716	13.1%
Pickering	21,550,117	568,842,307	493,070,116	15.3%
Scugog	4,843,500	116,194,898	104,373,810	11.3%
Uxbridge	5,363,000	151,829,511	142,149,898	6.8%
Whitby	29,038,540	768,839,783	709,616,142	8.3%



### AVERAGE SELLING PRICE (\$)

AREA	DEC	YTD	PYTD	% +/-
Durham Region	327,271	335,991	317,024	5.6%
Ajax	350,026	368,312	347,075	6.1%
Brock	309,786	279,462	262,825	6.3%
Clarington	304,597	293,570	282,499	3.9%
Oshawa	252,051	258,858	243,918	6.1%
Pickering	406,606	398,349	372,691	6.9%
Scugog	403,625	377,256	372,764	1.2%
Uxbridge	412,538	475,955	448,422	6.1%
Whitby	349,862	370,883	341,819	8.5%

### MEDIAN PRICE (\$)

DEC	YTD
300,000	312,000
323,300	350,000
270,000	237,500
277,500	274,500
236,750	244,000
359,000	369,950
339,250	333,000
395,000	439,000
320,000	349,000

### 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	1,122	344,907
July	967	338,102
August	902	339,673
September	763	336,313
October	849	339,102
November	966	336,361
December	410	327,271
<b>YTD</b>	<b>10,549</b>	<b>335,991</b>

### HISTORICAL STATISTICS

(2000 - 2010 not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
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
2012	10,549	335,991

**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).

