

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

May 2013

Durham Continues to be a Steady Real Estate Market

DURHAM REGION, June 5, 2013 – The Durham Region Association of REALTORS® (DRAR) reported a 10% increase in the number of new listings that entered the marketplace in May compared to April. This influx of inventory brought the number of active listings in the Region to 1,911. "The colder weather seems to have delayed the traditional spring market," added Ian Smith, DRAR President.

Local REALTORS® facilitated 1,179 sales during the month which is a slight (2%) decrease from April. So far this year, 4,495 Durham homes have changed hands, a 9.5% decrease when compared to this time last year.

"Average prices continue to be strong across Durham Region. The average selling price of a resale home in Durham Region was \$357,386 in May and \$352,005 year-to-date which represents a 5% increase compared to this time last year," reported 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.

Economic Indicators

Real GDP Growth ¹	
Q1 2013	2.5%
Inflation (Yr./Yr. CPI Growth) ²	
April 2013	0.4%
Bank of Canada Overnight Rate ³	
May 2013	1.0%
Prime Rate ⁴	
May 2013	3.0%
Mortgage Rates (May 2013) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.00%
3 Year	3.55%
5 Year	5.14%

Sources & Notes:

¹ Statistics Canada, Quarter-over-quarter growth, annualized.

² Statistics Canada, Year-over-year growth for the most recent reported month

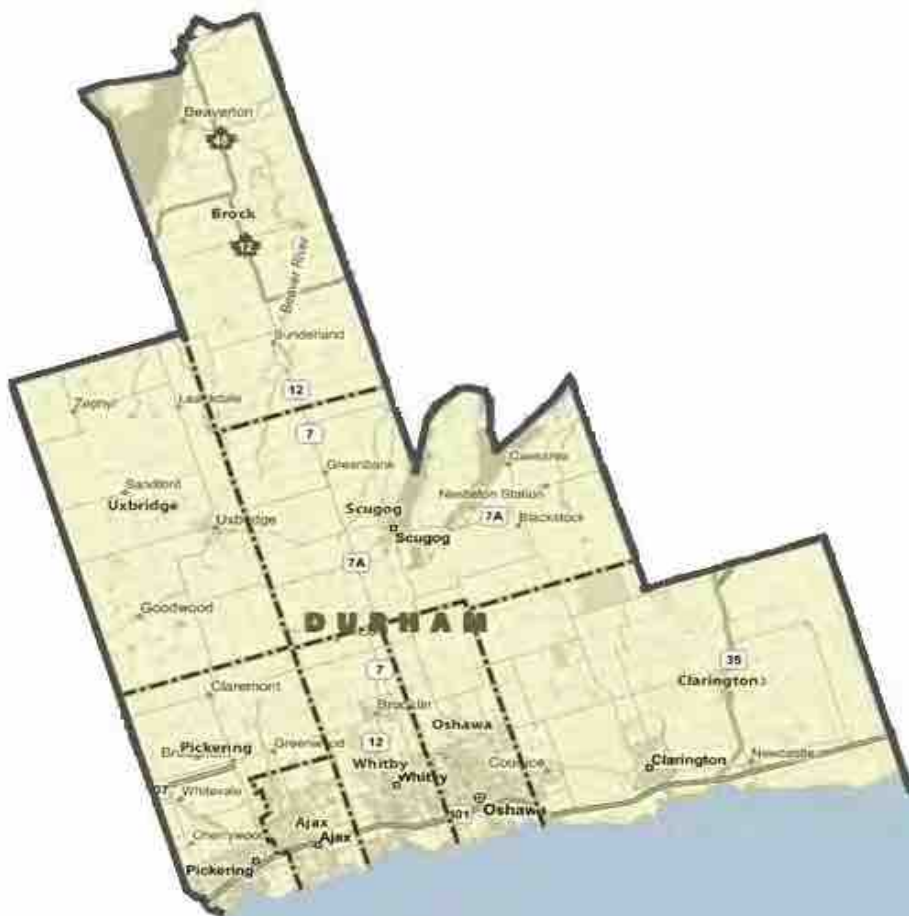
³ Bank of Canada, Rate from most recent announcement

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®

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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
MOI	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	357,386	395,987	259,434	228,666	220,405	312,380	298,605
Ajax	395,025	438,480	335,563	275,744	216,271	--	316,331
Brock	322,921	321,526	--	355,000	--	--	--
Clarington	312,818	349,330	218,389	223,930	210,127	292,775	241,162
Oshawa	287,058	316,743	217,350	155,689	191,271	266,400	271,363
Pickering	432,940	516,291	349,567	258,118	237,917	236,000	365,359
Scugog	379,349	379,219	--	--	384,000	--	--
Uxbridge	464,642	487,527	378,000	--	220,950	--	375,000
Whitby	391,501	437,398	311,340	240,015	231,286	336,300	305,985



NUMBER OF LISTINGS

AREA	MAY-NEW	TA	YTD	PYTD	% +/-	MOI
Durham Region	1,968	1,911	7,458	8,020	-7.0%	2.0
Ajax	315	280	1,298	1,437	-9.7%	1.6
Brock	50	122	195	217	-10.1%	7.4
Clarington	298	285	1,139	1,319	-13.6%	2.0
Oshawa	464	379	1,758	1,831	-4.0%	1.7
Pickering	257	261	971	1,093	-11.2%	1.9
Scugog	71	120	257	285	-9.8%	4.2
Uxbridge	81	141	290	287	1.0%	4.1
Whitby	432	323	1,550	1,551	-0.1%	1.5

NUMBER OF SALES

AREA	MAY	YTD	PYTD	% +/-	Avg. DOM	Avg. SP/LP
Durham Region	1,179	4,495	4,968	-9.5%	21	99%
Ajax	185	771	946	-18.5%	19	99%
Brock	24	74	88	-15.9%	90	97%
Clarington	207	714	832	-14.2%	21	98%
Oshawa	294	1,141	1,189	-4.0%	19	99%
Pickering	140	547	623	-12.2%	18	99%
Scugog	37	126	131	-3.8%	37	98%
Uxbridge	33	140	134	4.5%	36	98%
Whitby	259	982	1,025	-4.2%	16	99%

DOLLAR VOLUME (\$)

AREA	MAY	YTD	PYTD	% +/-
Durham Region	421,357,618	1,582,262,714	1,656,289,022	-4.5%
Ajax	73,079,650	296,703,325	349,291,112	-15.1%
Brock	7,750,105	20,066,305	23,740,990	-15.5%
Clarington	64,753,418	218,771,413	243,030,560	-10.0%
Oshawa	84,394,936	321,040,645	306,564,224	4.7%
Pickering	60,611,571	226,038,321	244,231,368	-7.4%
Scugog	14,035,900	49,322,900	49,028,983	0.6%
Uxbridge	15,333,188	68,226,213	62,975,538	8.3%
Whitby	101,398,850	382,093,592	377,435,247	1.2%



AVERAGE SELLING PRICE (\$)

AREA	MAY	YTD	PYTD	% +/-
Durham Region	357,386	352,005	333,393	5.6%
Ajax	395,025	384,829	369,230	4.2%
Brock	322,921	271,166	269,784	0.5%
Clarington	312,818	306,403	292,104	4.9%
Oshawa	287,058	281,368	257,834	9.1%
Pickering	432,940	413,233	392,025	5.4%
Scugog	379,349	391,452	374,267	4.6%
Uxbridge	464,642	487,330	469,967	3.7%
Whitby	391,501	389,097	368,230	5.7%

MEDIAN PRICE (\$)

MAY	YTD
335,000	329,900
382,000	365,000
270,000	220,500
291,000	285,000
269,950	269,000
392,500	385,539
363,000	364,000
447,000	438,500
370,000	367,000

2013 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	508	333,652
February	751	353,114
March	948	347,055
April	1,204	357,638
May	1,179	357,386
June		
July		
August		
September		
October		
November		
December		
YTD	4,495	352,005

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).

