

# DURHAM REGION ASSOCIATION OF REALTORS®

# Housing Report

November 2013

## DURHAM REGION MAINTAINING STRONG SELLING PRICES

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**DURHAM REGION, December 4, 2013** – The Durham Region Association of REALTORS® (DRAR) reported 720 sales in November, down 6.5 per cent from 749 sales in November 2012. Year-to-date, there have been 9,872 sales in Durham Region, which is down 2.8 per cent compared to 10,158 at this time last year.

"Although the number of sales is down, we are still seeing an increased average selling price compared to last year" explained Ian Smith, DRAR President. The average selling price in Durham Region was \$368,381 last month. "Our selling prices are up 7.6 per cent in comparison to \$342,154 in November of 2012" reported Smith.

The year-to-date average selling price of \$357,463 is up 6.3 per cent compared to \$336,361 last year. "Durham's housing market is still very much a seller's market" explained Smith "and it looks like the trend may continue into the New Year".

**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 2013	2.7%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
October 2013	0.7%
Bank of Canada Overnight Rate <sup>3</sup>	
November 2013	1.0%
Prime Rate <sup>4</sup>	
November 2013	3.0%
Mortgage Rates (Nov. 2013) <sup>4</sup>	
Chartered Bank Fixed Rates	
1 Year	3.14%
3 Year	3.95%
5 Year	5.34%

Sources & Notes:

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

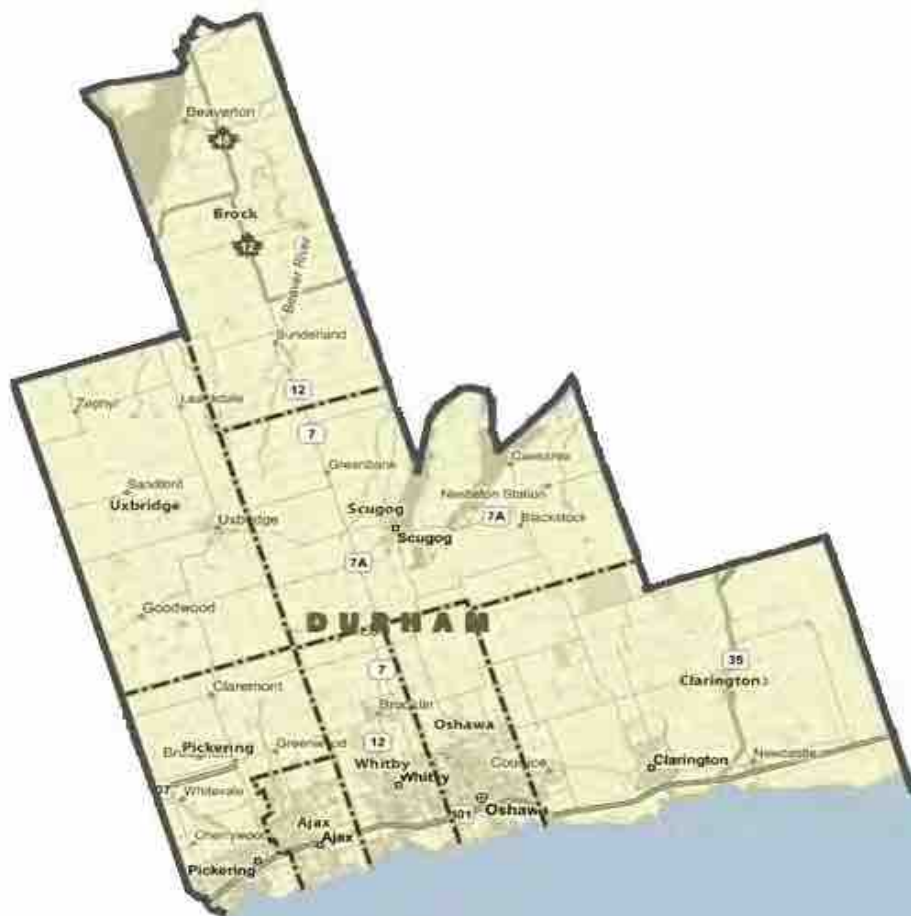
<sup>2</sup> Statistics Canada, Year-over-year growth for the most recent reported month

<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
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	368,381	410,305	260,688	224,948	254,906	306,586	298,052
Ajax	419,971	464,043	342,920	251,500	223,940	345,000	318,519
Brock	236,317	248,544	-	138,500	-	-	-
Clarington	325,792	367,828	221,750	244,000	181,286	275,125	237,600
Oshawa	297,031	329,100	221,122	157,258	193,180	260,500	236,266
Pickering	438,769	547,440	394,750	256,349	292,000	351,250	337,563
Scugog	441,389	462,141	240,000	-	290,000	-	-
Uxbridge	475,413	530,441	-	275,000	241,000	430,000	455,000
Whitby	404,602	442,693	319,300	256,289	386,500	308,917	316,838



## NUMBER OF LISTINGS

AREA	NOV-NEW	TA	YTD	PYTD	% +/-	MOI
Durham Region	900	1,277	15,263	15,936	-4.2%	1.8
Ajax	141	146	2,598	2,855	-9.0%	1.4
Brock	17	90	393	437	-10.1%	6.7
Clarington	149	192	2,363	2,446	-3.4%	1.8
Oshawa	241	254	3,685	3,745	-1.6%	1.4
Pickering	114	176	2,044	2,256	-9.4%	1.9
Scugog	40	103	555	563	-1.4%	4.0
Uxbridge	34	123	587	565	3.9%	4.5
Whitby	164	193	3,038	3,069	-1.0%	1.4

## NUMBER OF SALES

AREA	NOV	YTD	PYTD	% +/-	Avg. DOM	Avg. SP/LP
Durham Region	720	9,872	10,158	-2.8%	26	98%
Ajax	114	1,726	1,881	-8.2%	22	98%
Brock	18	189	200	-5.5%	67	96%
Clarington	112	1,562	1,643	-4.9%	28	98%
Oshawa	200	2,526	2,459	2.7%	26	98%
Pickering	94	1,237	1,381	-10.4%	26	97%
Scugog	19	293	296	-1.0%	39	96%
Uxbridge	23	317	307	3.3%	35	97%
Whitby	140	2,022	1,991	1.6%	20	98%

## DOLLAR VOLUME (\$)

AREA	NOV	YTD	PYTD	% +/-
Durham Region	265,234,666	3,528,878,850	3,416,754,188	3.3%
Ajax	47,876,650	677,917,442	693,792,036	-2.3%
Brock	4,253,700	52,772,305	55,670,596	-5.2%
Clarington	36,488,700	493,769,479	482,048,267	2.4%
Oshawa	59,406,128	717,196,086	637,278,047	12.5%
Pickering	41,244,288	522,261,015	549,881,090	-5.0%
Scugog	8,386,400	116,104,312	111,351,398	4.3%
Uxbridge	10,934,500	157,097,171	146,621,511	7.1%
Whitby	56,644,300	791,761,040	740,111,243	7.0%



### AVERAGE SELLING PRICE (\$)

AREA	NOV	YTD	PYTD	% +/-
Durham Region	368,381	357,463	336,361	6.3%
Ajax	419,971	392,768	368,842	6.5%
Brock	236,317	279,219	278,353	0.3%
Clarington	325,792	316,114	293,395	7.7%
Oshawa	297,031	283,926	259,161	9.6%
Pickering	438,769	422,200	398,176	6.0%
Scugog	441,389	396,260	376,187	5.3%
Uxbridge	475,413	495,575	477,594	3.8%
Whitby	404,602	391,573	371,728	5.3%

### MEDIAN PRICE (\$)

NOV	YTD
347,750	334,000
406,250	369,700
219,000	230,000
305,000	297,000
276,000	269,900
388,500	392,000
369,900	365,000
430,000	450,000
378,500	370,000

### 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	1,093	361,318
July	988	363,287
August	955	360,759
September	845	353,652
October	924	365,684
November	720	368,381
December		
<b>YTD</b>	<b>9,872</b>	<b>357,463</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).

