



Durham Region Association of REALTORS® Housing Report

September 2015



Economic Indicators

Real GDP Growth ¹	
Q1 2015	-0.5%
Inflation (Yr./Yr. CPI Growth) ²	
August 2015	1.3%
Bank of Canada Overnight Rate ³	
September 2015	0.50%
Prime Rate ⁴	
September 2015	2.70%
Mortgage Rates (September 2015) ⁴ Chartered Bank Fixed Rates	
1 Year	2.89%
3 Year	3.39%
5 Year	4.64%

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 REALTOR Link®.

Steady Housing Market in Durham Region

DURHAM REGION, October 5, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 982 residential transactions and 1,488 new listings in September 2015. "The number of sales and new listings is almost exactly the same as September 2014," commented O'Donohue. "However, through the first 3 quarters of the year, we have seen a 10 per cent increase in the number of sales compared to the same period of 2014," added O'Donohue.

The average price for resale homes in the Durham Region for the month of September was \$438,462, up 9.1 per cent from \$401,713 in September 2014. "We have seen a steady increase in sale prices throughout 2015 in comparison to last year," commented O'Donohue.

"This year, we have seen sellers benefitting from higher sale prices while buyers have benefitted from low interest rates," explained O'Donohue. "This balance makes Durham Region a great place to invest and to live"

Durham REALTORS®, We Work Where You Live. To contact a local Durham Association REALTOR® or to search for a weekend open house or listings in your neighbourhood, please visit www.DurhamRealEstate.org



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 informational 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	Previous 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 average number of active listings). Calculated using a 12 month moving average (active listings/sales)

Average Selling Price by Housing Type (\$)

Area	Avg. Price	Single Detached	Semi-Detached	Condo/Townhouse	Condo Apt.	Link	Attached Row
Durham	438,462	482,713	346,955	263,638	263,638	389,229	381,296
Ajax	501,226	562,003	444,281	312,000	312,000	455,997	420,427
Brock	357,196	366,918	-	-	-	-	-
Clarington	379,660	420,236	321,225	209,000	209,000	356,697	324,071
Oshawa	351,234	378,510	273,997	213,950	213,950	317,000	321,156
Pickering	533,254	633,839	463,750	305,200	305,200	-	439,173
Scugog	518,335	518,335	-	-	-	-	-
Uxbridge	592,497	645,836	-	210,000	210,000	431,000	-
Whitby	473,848	537,361	376,580	285,487	285,487	451,125	390,730

Number of Listings

Area	Sept-New	TA	YTD	PYTD	%+/-	MOI
Durham	1,488	1,282	13,249	12,928	2.5%	1.2
Ajax	252	164	2329	2193	6.2%	0.8
Brock	19	72	321	303	5.9%	4.3
Clarington	244	204	2184	2146	1.8%	1.2
Oshawa	370	264	3253	3225	0.9%	0.9
Pickering	207	176	1723	1669	3.2%	1.2
Scugog	58	108	548	513	6.8%	3.0
Uxbridge	52	95	475	466	1.9%	3.3
Whitby	286	199	2416	2413	0.1%	0.9

Number of Sales

Area	September	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	982	9,532	8,666	10.0%	18	100%
Ajax	160	1,755	1,617	8.5%	14	101%
Brock	24	180	159	13.2%	47	96%
Clarington	175	1,593	1,394	14.3%	19	100%
Oshawa	261	2,435	2,151	13.2%	14	101%
Pickering	111	1,190	1,119	6.3%	16	100%
Scugog	37	307	274	12.0%	44	97%
Uxbridge	33	264	268	-1.5%	45	98%
Whitby	181	1,808	1,684	7.4%	14	101%

Dollar Volume

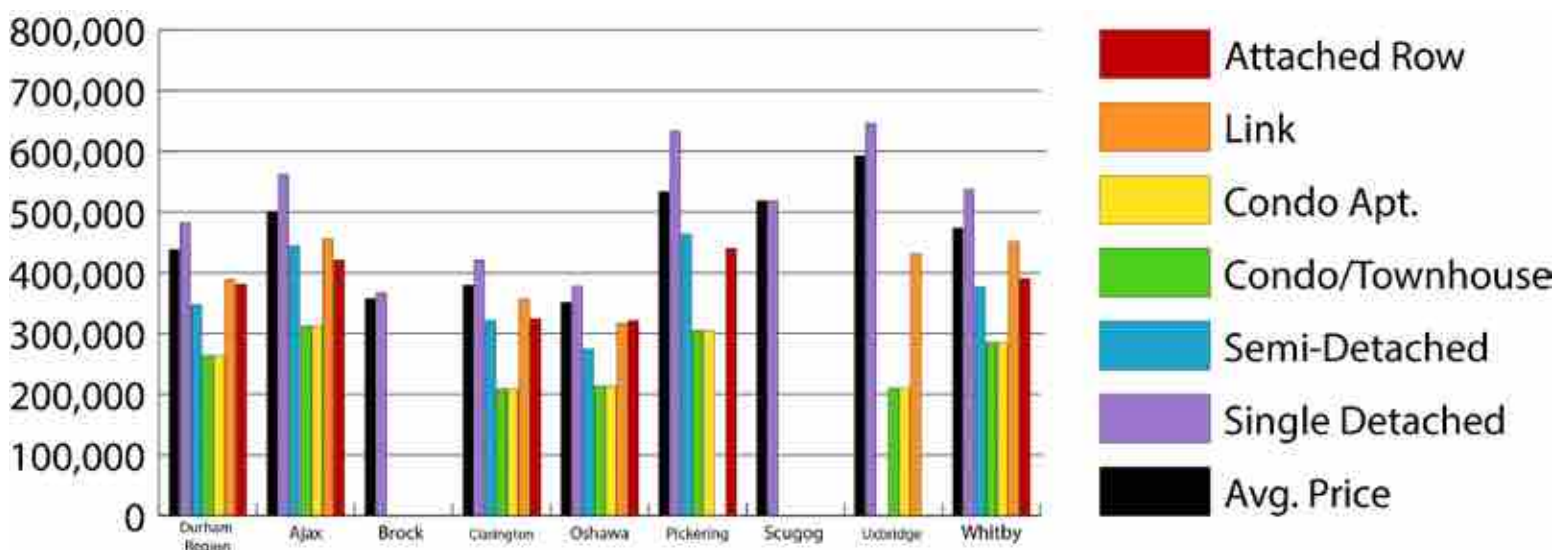
Area	September	YTD	PYTD	%+/-
Durham	430,569,788	4,195,232,623	3,387,440,992	23.8%
Ajax	80,196,171	861,413,424	689,403,846	25.0%
Brock	8,572,700	59,193,535	46,438,963	27.5%
Clarington	66,440,500	620,524,398	472,537,474	31.3%
Oshawa	91,672,011	850,885,242	669,323,829	27.1%
Pickering	59,191,142	625,490,893	521,658,687	19.9%
Scugog	19,178,400	144,044,897	116,234,212	23.9%
Uxbridge	19,552,400	151,413,548	146,554,650	3.3%
Whitby	85,766,464	882,266,686	725,289,332	21.6%

Average Selling Price (\$)

Area	September	YTD	PYTD	%+/-
Durham	438,462	440,121	390,889	12.6%
Ajax	501,226	490,834	426,347	15.1%
Brock	357,196	328,853	292,069	12.6%
Clarington	379,660	389,532	338,980	14.9%
Oshawa	351,234	349,440	311,169	12.3%
Pickering	533,254	525,623	466,183	12.8%
Scugog	518,335	469,202	424,212	10.6%
Uxbridge	592,497	573,536	546,846	4.9%
Whitby	473,848	487,979	430,694	13.3%

Median Price

Area	September	YTD
Durham	410,000	415,000
Ajax	469,400	466,200
Brock	276,950	280,000
Clarington	358,000	365,000
Oshawa	338,000	335,000
Pickering	500,500	487,000
Scugog	466,000	429,950
Uxbridge	570,000	521,000
Whitby	459,900	460,000



2015 Durham Region Statistics

	Sales	Avg. Price (\$)
January	512	408,591
February	728	420,718
March	1,086	430,291
April	1,816	440,151
May	1,320	449,837
June	1,468	452,412
July	1,193	448,048
August	984	446,311
September	982	438,462
October		
November		
December		
YTD	9,532	440,121

Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2013	10,312	357,529
2014	10,841	391,692

Notes:

Sales, dollar volume, average sale prices and median 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 average number of active listings). Calculated using a 12 month moving average (active listings/sales).