

Durham Region Association of REALTORS® Housing Report

April 2016



Economic Indicators

Real GDP Growth ¹	
Q4 2015	0.8%
Inflation (Yr./Yr. CPI Growth) ²	
April 2016	2.1%
Bank of Canada Overnight Rate ³	
April 2016	0.50%
Prime Rate ⁴	
April 2016	2.70%
Mortgage Rates (April 2016) ⁴ Chartered Bank Fixed Rates	
1 Year	3.14%
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

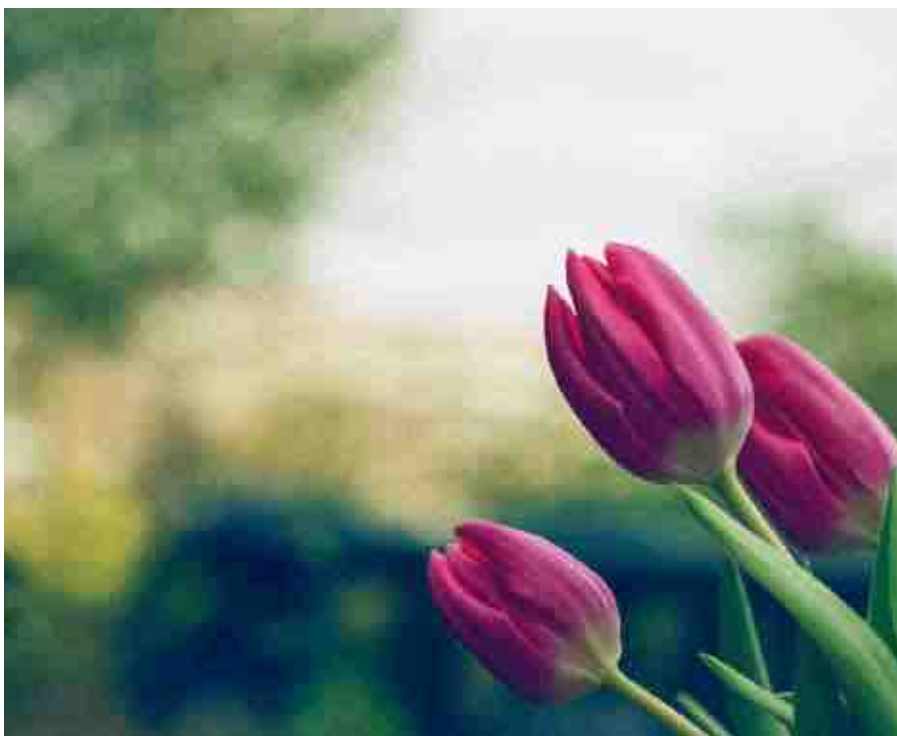
Additional information about local economic indicators can be found on the CREAstats page of REALTOR Link®.

Faster Sales in Durham this Spring

DURHAM REGION, May 6, 2016 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,322 residential transactions in April 2016. This represents an increase of 0.5 per cent compared to the same period last year. "Continued high demand has produced healthy price growth within Durham Region," stated O'Donohue. There were 1,603 new listings in April 2016 compared to 1,816 April 2015; an 11.7 per cent decrease.

"Average prices are continuing to rise to record levels, which in effect is encouraging competition between buyers," added O'Donohue. The average selling price in Durham reached \$520,199 last month. In comparison, the average selling price was \$440,151 during the same period last year. "The year-over-year price increase of 18.1 per cent demonstrates the upward pressure in pricing."

An increase in prices also means that homes are selling faster than they were last year. Homes in Durham are selling in an average of 11 days, compared to 15 days last year. "This market is representative of the willingness of buyers around the region," explained O'Donohue. "The low interest rates help keep home ownership affordable while property values continue to rise, making Durham Region a great place to invest."



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	\$520,199	\$574,851	\$410,067	\$314,879	\$289,951	\$453,888	\$438,522
Ajax	\$565,790	\$646,370	\$495,327	\$384,038	\$257,492	\$505,125	\$481,617
Brock	\$408,495	\$419,758	\$194,500	-	-	-	-
Clarington	\$447,200	\$494,485	\$356,888	\$251,600	\$271,938	\$407,289	\$363,115
Oshawa	\$432,177	\$467,981	\$338,827	\$232,442	\$192,465	\$382,475	\$415,519
Pickering	\$624,437	\$772,399	\$523,379	\$367,493	\$316,343	\$508,500	\$511,888
Scugog	\$544,746	\$545,804	-	-	-	\$495,000	-
Uxbridge	\$751,051	\$798,749	-	\$412,450	-	\$519,000	\$366,000
Whitby	\$564,056	\$618,032	\$469,500	\$339,750	\$334,600	\$524,682	\$449,497

Number of Listings

Area	Apr-New	TA	YTD	PYTD	%+/-	MOI
Durham	1,603	878	4,913	5,297	-7.2%	1.3
Ajax	253	104	784	935	-16.1%	1.2
Brock	38	60	114	150	-24.0%	1.7
Clarington	257	149	822	890	-7.6%	1.3
Oshawa	420	187	1234	1269	-2.8%	1.2
Pickering	203	115	664	659	0.8%	1.3
Scugog	70	61	187	211	-11.4%	1.4
Uxbridge	41	63	165	193	-14.5%	1.5
Whitby	321	139	943	990	-4.7%	1.3

Number of Sales

Area	April	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	1,322	3,834	3,629	5.6%	11	104%
Ajax	208	628	678	-7.4%	7	106%
Brock	20	66	64	3.1%	37	97%
Clarington	223	654	624	4.8%	10	104%
Oshawa	344	992	912	8.8%	8	106%
Pickering	169	519	442	17.4%	15	103%
Scugog	48	131	96	36.5%	20	99%
Uxbridge	37	109	96	13.5%	18	100%
Whitby	273	735	717	2.5%	10	105%

Dollar Volume

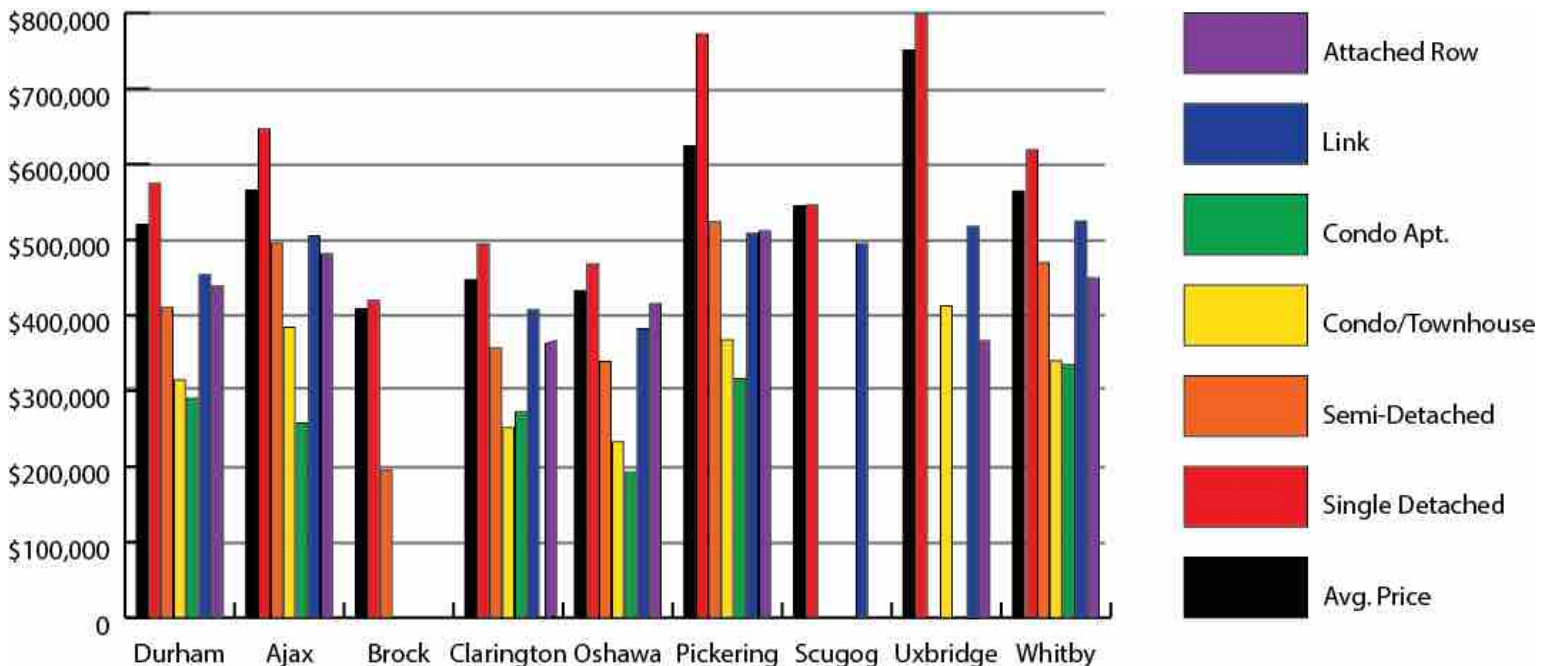
Area	April	YTD	PYTD	%+/-
Durham	687,702,498	1,896,459,556	1,554,509,536	22.0%
Ajax	117,684,368	346,508,053	324,987,041	6.6%
Brock	8,169,900	23,626,600	20,393,085	15.9%
Clarington	99,725,711	284,415,941	238,630,868	19.2%
Oshawa	148,668,741	404,229,863	310,221,055	30.3%
Pickering	105,529,842	298,167,369	225,680,840	32.1%
Scugog	26,147,800	67,061,650	45,212,268	48.3%
Uxbridge	27,788,880	72,596,694	52,442,288	38.4%
Whitby	153,987,256	399,853,386	336,942,092	18.7%

Average Selling Price (\$)

Area	April	YTD	PYTD	%+/-
Durham	520,199	494,643	428,358	15.5%
Ajax	565,790	551,764	479,332	15.1%
Brock	408,495	357,979	318,642	12.3%
Clarington	447,200	434,887	382,421	13.7%
Oshawa	432,177	407,490	340,155	19.8%
Pickering	624,437	574,504	510,590	12.5%
Scugog	544,746	511,921	470,961	8.7%
Uxbridge	751,051	666,025	546,274	21.9%
Whitby	564,056	544,018	469,933	15.8%

Median Price

Area	April	YTD
Durham	495,250	470,000
Ajax	547,500	530,000
Brock	345,000	293,500
Clarington	430,000	415,000
Oshawa	405,750	390,500
Pickering	575,000	535,100
Scugog	478,750	476,500
Uxbridge	690,000	630,480
Whitby	540,000	530,000



2016 Durham Region Statistics

	Sales	Avg. Price (\$)
January	508	446,117
February	845	490,081
March	1,166	489,755
April	1,322	520,199
May		
June		
July		
August		
September		
October		
November		
December		
YTD		

Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2015	11,848	442,082

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).