

Durham Region Housing Report

February 2017



**Durham REALTORS®,
We Work Where You Live.**

Economic Indicators

Real GDP Growth¹

Q3	2016	▲	3.5%
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Inflation (Yr./Yr. CPI Growth)²

Jan	2017	▼	2.1%
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Bank of Canada Overnight Rate³

Feb	2017	—	0.5%
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Prime Rate⁴

Feb	2017	—	2.7%
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Mortgage Rates (Feb 2017)⁴

Chartered Bank Fixed Rates

1 Year	—	3.14%
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3 Year	—	3.39%
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5 Year	—	4.64%
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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

Top 10 Keywords on REALTOR.ca

Waterfront	Suite
InLaw Suite	Parking
Bungalow	Workshop
Fenced Yard	Loft
Walkout Basement	Finished Basement

DURHAM HOUSING MARKET HITS RECORD HIGH WITH 37 PER CENT INCREASE

DURHAM REGION, March 3, 2017 - Durham Region Association of REALTORS® (DRAR) President Roger Bouma reported 833 residential transactions in February 2017, a slight decrease from the same time last year. “We’re seeing a pattern of low inventory and strong demand,” stated Bouma. There were 976 new listings in February 2017, compared to 1,053 in February 2016.

The average selling price in Durham reached \$665,005 last month. In comparison, the average selling price was \$490,081 during the same period last year; a 37 percent increase. “We’re continuing to see record highs in average selling price,” said Bouma. “This year alone, from January to February, we have seen the average selling price increase by almost 10 percent.”

Homes have continued to sell quickly in an average of 10 days compared to 16 days last year. “The February statistics show us there is still a strong demand for inventory,” said Bouma. “Homes are selling at an accelerated pace for much higher prices than we have ever seen, making this market a sellers dream.”

“Homeownership remains affordable in the Durham Region, when compared to other neighbouring Toronto communities,” said Bouma. “Durham has long been the best kept secret in the GTA, but it no longer is. The buyers come looking because of our relative value and stay because they fall in love with our great communities,” adding “who can blame them?”

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.

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	\$665,005	\$734,043	\$522,193	\$411,444	\$368,270	\$561,362	\$570,616
Ajax	\$700,220	\$772,682	\$623,971	\$499,583	\$294,667	\$590,000	\$620,683
Brock	\$445,153	\$445,153	-	-	-	-	-
Clarington	\$585,374	\$651,312	\$476,628	\$386,000	\$296,214	\$503,458	\$482,600
Oshawa	\$601,625	\$651,961	\$468,890	\$313,842	\$298,100	\$565,000	\$579,727
Pickering	\$747,075	\$902,352	\$587,500	\$453,835	\$397,188	\$646,000	\$602,629
Scugog	\$663,333	\$663,333	-	-	-	-	-
Uxbridge	\$962,729	\$1,142,450	\$495,000	-	\$376,500	-	\$561,667
Whitby	\$722,689	\$811,603	\$607,700	\$414,056	\$411,990	\$660,020	\$581,100

February Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	976	398	1,709	1,836	-7%	833	1,427	1,347	6%	0.5	85.3%	10	110%
Ajax	153	59	272	294	-7%	124	233	231	1%	0.5	81.0%	9	112%
Brock	17	14	23	46	-50%	13	18	23	-22%	1.1	76.5%	37	99%
Clarington	161	77	293	318	-8%	137	240	219	10%	0.6	85.1%	9	111%
Oshawa	278	96	495	461	7%	233	419	376	11%	0.4	83.81%	7	113%
Pickering	112	44	197	254	-22%	96	164	175	-6%	0.5	85.71%	10	108%
Scugog	40	23	65	69	-6%	34	48	49	-2%	0.7	85.00%	18	101%
Uxbridge	20	28	40	64	-38%	21	35	41	-15%	1.3	105.00%	55	99%
Whitby	195	57	324	330	-2%	175	270	233	16%	0.3	89.74%	8	112%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$553,949,410	\$915,234,476	\$638,038,017	43%	\$665,005	\$641,370	\$473,673	35%	\$630,000	\$605,000
Ajax	\$86,827,298	\$158,400,783	\$122,857,152	29%	\$700,220	\$679,832	\$531,849	28%	\$672,443	\$660,000
Brock	\$5,786,990	\$8,213,490	\$7,190,900	14%	\$445,153	\$456,305	\$312,648	46%	\$370,000	\$387,500
Clarington	\$80,196,191	\$135,939,322	\$93,350,032	46%	\$585,374	\$566,414	\$426,256	33%	\$550,500	\$525,000
Oshawa	\$140,178,548	\$237,884,624	\$146,396,963	62%	\$601,625	\$567,744	\$389,354	46%	\$580,000	\$542,000
Pickering	\$71,719,200	\$117,792,676	\$96,448,289	22%	\$747,075	\$718,248	\$551,133	30%	\$706,500	\$676,500
Scugog	\$22,553,320	\$32,949,620	\$24,204,000	36%	\$663,333	\$686,450	\$493,959	39%	\$612,500	\$602,450
Uxbridge	\$20,217,300	\$33,207,700	\$25,801,776	29%	\$962,729	\$948,791	\$629,312	51%	\$942,500	\$810,000
Whitby	\$126,470,563	\$190,846,261	\$121,788,905	57%	\$722,689	\$706,838	\$522,699	35%	\$725,000	\$682,000

Durham Region

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	833	\$553,949,410	\$665,005	\$630,000	976	398	110%	10
Detached	587	\$430,882,960	\$734,043	\$703,000	696	284	110%	11
Semi-Detached	60	\$31,331,550	\$522,193	\$512,750	61	17	114%	10
Condominium Townhouse	48	\$19,749,300	\$411,444	\$421,000	57	27	114%	8
Condominium Apartment	36	\$13,257,715	\$368,270	\$356,245	39	28	104%	18
Link	21	\$11,788,600	\$561,362	\$523,000	30	13	117%	5
Att/Row/Townhouse	80	\$45,649,285	\$570,616	\$572,500	93	29	114%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$1,290,000	\$1,290,000	\$1,290,000	0	0	92%	83
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Durham Region

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,427	\$915,234,476	\$641,370	\$605,000	1,709	108%	12
Detached	992	\$708,864,905	\$714,582	\$685,000	1,205	108%	13
Semi-Detached	103	\$52,717,087	\$511,816	\$500,000	110	112%	13
Condominium Townhouse	79	\$30,386,388	\$384,638	\$390,000	100	112%	11
Condominium Apartment	73	\$24,686,515	\$338,171	\$319,900	85	104%	17
Link	39	\$21,526,600	\$551,964	\$527,500	50	112%	6
Att/Row/Townhouse	140	\$75,762,981	\$541,164	\$548,500	159	111%	8
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$1,290,000	\$1,290,000	\$1,290,000	0	92%	83
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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Ajax

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	124	\$86,827,298	\$700,220	\$672,443	153	59	112%	9
Detached	76	\$58,723,798	\$772,682	\$745,500	94	34	112%	8
Semi-Detached	14	\$8,735,600	\$623,971	\$637,500	13	5	109%	15
Condominium Townhouse	6	\$2,997,500	\$499,583	\$495,000	10	7	111%	9
Condominium Apartment	3	\$884,000	\$294,667	\$291,500	8	7	107%	13
Link	1	\$590,000	\$590,000	\$590,000	1	0	108%	5
Att/Row/Townhouse	24	\$14,896,400	\$620,683	\$616,500	27	6	114%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Ajax

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	233	\$158,400,783	\$679,832	\$660,000	272	109%	11
Detached	151	\$112,700,854	\$746,363	\$720,000	181	109%	10
Semi-Detached	24	\$14,881,150	\$620,048	\$625,000	23	108%	16
Condominium Townhouse	8	\$3,742,500	\$467,813	\$482,500	15	108%	10
Condominium Apartment	8	\$2,298,500	\$287,313	\$285,750	11	102%	29
Link	1	\$590,000	\$590,000	\$590,000	1	108%	5
Att/Row/Townhouse	41	\$24,187,779	\$589,946	\$600,000	41	111%	10
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Brock

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	13	\$5,786,990	\$445,153	\$370,000	17	14	99%	37
Detached	13	\$5,786,990	\$445,153	\$370,000	16	13	99%	37
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	1	1	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Brock

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	18	\$8,213,490	\$456,305	\$387,500	23	99%	45
Detached	18	\$8,213,490	\$456,305	\$387,500	22	99%	45
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	1	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Clarington

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	137	\$80,196,191	\$585,374	\$550,500	161	77	111%	9
Detached	89	\$57,966,786	\$651,312	\$625,000	108	60	108%	10
Semi-Detached	9	\$4,289,650	\$476,628	\$500,000	7	0	114%	6
Condominium Townhouse	4	\$1,544,000	\$386,000	\$392,500	5	1	128%	4
Condominium Apartment	4	\$1,184,855	\$296,214	\$291,000	7	9	100%	40
Link	12	\$6,041,500	\$503,458	\$510,500	16	5	120%	4
Att/Row/Townhouse	19	\$9,169,400	\$482,600	\$480,000	18	2	119%	6
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Clarington

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	240	\$135,939,322	\$566,414	\$525,000	293	108%	12
Detached	153	\$97,841,448	\$639,487	\$612,000	198	106%	14
Semi-Detached	15	\$7,022,150	\$468,143	\$478,000	15	114%	6
Condominium Townhouse	7	\$2,633,100	\$376,157	\$364,100	7	117%	12
Condominium Apartment	14	\$4,150,255	\$296,447	\$292,500	15	102%	21
Link	16	\$8,177,500	\$511,094	\$513,000	20	118%	5
Att/Row/Townhouse	35	\$16,114,869	\$460,425	\$457,500	38	117%	6
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Oshawa

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	233	\$140,178,548	\$601,625	\$580,000	278	96	113%	7
Detached	179	\$116,701,060	\$651,961	\$610,000	203	59	112%	7
Semi-Detached	29	\$13,597,800	\$468,890	\$450,000	31	8	119%	9
Condominium Townhouse	12	\$3,766,100	\$313,842	\$308,050	18	9	120%	4
Condominium Apartment	5	\$1,490,500	\$298,100	\$275,000	5	6	102%	30
Link	1	\$565,000	\$565,000	\$565,000	3	2	113%	1
Att/Row/Townhouse	7	\$4,058,088	\$579,727	\$580,000	18	12	111%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Oshawa

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	419	\$237,884,624	\$567,744	\$542,000	495	111%	10
Detached	313	\$195,210,400	\$623,675	\$590,000	359	110%	9
Semi-Detached	46	\$20,392,287	\$443,311	\$431,294	54	117%	8
Condominium Townhouse	28	\$8,382,100	\$299,361	\$308,050	36	114%	10
Condominium Apartment	8	\$1,965,500	\$245,688	\$200,000	11	103%	23
Link	5	\$2,196,000	\$439,200	\$415,000	6	105%	9
Att/Row/Townhouse	19	\$9,738,337	\$512,544	\$521,000	29	107%	10
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Pickering

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	96	\$71,719,200	\$747,075	\$706,500	112	44	108%	10
Detached	60	\$54,141,100	\$902,352	\$796,500	74	32	107%	12
Semi-Detached	2	\$1,175,000	\$587,500	\$587,500	4	2	100%	8
Condominium Townhouse	17	\$7,715,200	\$453,835	\$450,000	15	3	113%	5
Condominium Apartment	8	\$3,177,500	\$397,188	\$399,250	11	4	109%	8
Link	2	\$1,292,000	\$646,000	\$646,000	2	1	124%	4
Att/Row/Townhouse	7	\$4,218,400	\$602,629	\$590,000	6	2	110%	14
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Pickering

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	164	\$117,792,676	\$718,248	\$676,500	197	106%	12
Detached	99	\$86,631,888	\$875,070	\$793,000	125	106%	13
Semi-Detached	8	\$4,684,000	\$585,500	\$583,000	9	103%	13
Condominium Townhouse	22	\$9,988,888	\$454,040	\$445,000	23	111%	8
Condominium Apartment	19	\$6,925,400	\$364,495	\$330,000	24	106%	10
Link	4	\$2,527,000	\$631,750	\$646,000	4	113%	4
Att/Row/Townhouse	12	\$7,035,500	\$586,292	\$572,500	12	110%	14
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Scugog

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	34	\$22,553,320	\$663,333	\$612,500	40	23	101%	18
Detached	34	\$22,553,320	\$663,333	\$612,500	39	22	101%	18
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	1	1	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Scugog

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	48	\$32,949,620	\$686,450	\$602,450	65	101%	23
Detached	48	\$32,949,620	\$686,450	\$602,450	63	101%	23
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	2	-	-
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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- 4 - Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® system between the first and last day of the month/period being reported.
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Uxbridge

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	21	\$20,217,300	\$962,729	\$942,500	20	28	99%	55
Detached	14	\$15,994,300	\$1,142,450	\$1,137,500	13	23	98%	72
Semi-Detached	1	\$495,000	\$495,000	\$495,000	0	0	99%	32
Condominium Townhouse	0	-	-	-	2	3	-	-
Condominium Apartment	2	\$753,000	\$376,500	\$376,500	1	1	100%	8
Link	0	-	-	-	1	1	-	-
Att/Row/Townhouse	3	\$1,685,000	\$561,667	\$570,000	3	0	110%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	1	\$1,290,000	\$1,290,000	\$1,290,000	0	0	92%	83
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Uxbridge

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	35	\$33,207,700	\$948,791	\$810,000	40	98%	51
Detached	27	\$28,653,200	\$1,061,230	\$1,011,000	29	98%	61
Semi-Detached	1	\$495,000	\$495,000	\$495,000	1	99%	32
Condominium Townhouse	0	-	-	-	2	-	-
Condominium Apartment	3	\$1,084,500	\$361,500	\$331,500	4	103%	8
Link	0	-	-	-	1	-	-
Att/Row/Townhouse	3	\$1,685,000	\$561,667	\$570,000	3	110%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	1	\$1,290,000	\$1,290,000	\$1,290,000	0	92%	83
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

1 - Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

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Whitby

FEBRUARY 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	175	\$126,470,563	\$722,689	\$725,000	195	57	112%	8
Detached	122	\$99,015,606	\$811,603	\$815,800	149	41	113%	7
Semi-Detached	5	\$3,038,500	\$607,700	\$590,500	6	2	120%	5
Condominium Townhouse	9	\$3,726,500	\$414,056	\$395,000	6	3	109%	17
Condominium Apartment	14	\$5,767,860	\$411,990	\$404,745	7	1	103%	15
Link	5	\$3,300,100	\$660,020	\$662,000	6	3	111%	9
Att/Row/Townhouse	20	\$11,621,997	\$581,100	\$573,500	21	7	114%	5
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Whitby

YEAR-TO-DATE 2017

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	270	\$190,846,261	\$706,838	\$682,000	324	110%	10
Detached	183	\$146,664,005	\$801,443	\$782,000	228	110%	9
Semi-Detached	9	\$5,242,500	\$582,500	\$565,000	8	108%	34
Condominium Townhouse	14	\$5,639,800	\$402,843	\$406,250	16	109%	16
Condominium Apartment	21	\$8,262,360	\$393,446	\$388,990	20	105%	15
Link	13	\$8,036,100	\$618,162	\$634,000	16	108%	6
Att/Row/Townhouse	30	\$17,001,496	\$566,717	\$564,500	36	111%	6
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

1 - Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

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2017 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	595	608,417
February	833	665,005
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	1,427	641,370

10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2016	12,654	533,828

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).