

Durham REALTORS®, we work where you live.

# HOUSING REPORT

OCTOBER 2020



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## Economic Indicators

Real GDP Growth<sup>1</sup>  
Q2 2020 ▼ -38.7%

Inflation (Yr./Yr. CPI Growth)<sup>2</sup>  
Sept 2020 0.1%

Bank of Canada Overnight Rate<sup>3</sup>  
Sept 2020 ▲ 0.5%

Prime Rate<sup>4</sup>  
Oct 2020 — 2.45%

Mortgage Rates (Aug 2020)  
Chartered Bank Fixed Rates

1 Year	—	3.09%
3 Year	—	3.75%
5 Year	—	4.79%

### 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

## Top 10 Keywords on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

# DURHAM REGION REPORTED 42 PER CENT INCREASE OF HOME SALES IN OCTOBER

The Durham Region Association of REALTORS® (DRAR) President Vicki Sweeney reported 1,377 residential transactions in October representing a 42 per cent increase from the same time last year. 1,644 new listings were reported in October.

The average selling price in Durham Region reached \$740,436 representing a 21 per cent increase from the same time last year. “We’ve seen recent statistics showing Canadians are willing to push back retirement if it means they are able to buy a home sooner. The desire for homeownership is stronger than ever, this is evident in Durham’s market with 900 detached home sales in October,” said DRAR President Vicki Sweeney.

“Durham Region continues to experience strong residential transaction growth on a year-over-year basis reaching record levels. The demand for homeownership remains strong and Durham’s diverse housing market and location continues to be an ideal option for buyers,” said Sweeney. “It is clear lack of inventory and low interest rates will continue to drive home sales.”

The MLS® HPI Composite Benchmark Price in Durham was \$677,900 in October an 18.16 per cent increase year-over-year. The Benchmark price for a single detached home in the Oshawa market reached \$617,600.

The Conference Board of Canada is expecting strong economic recovery in the Oshawa Census Metropolitan Area which consists of Oshawa, Whitby and Clarington. In Oshawa the GDP is expected to advance to 5.8 per cent in 2021. Strong housing markets will continue to drive economic recovery.

*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](http://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	Detached	Semi-Detached	Condo/Town-house	Condo Apt.	Link	Attached Row
Durham	\$740,436	\$821,879	\$617,161	\$544,701	\$443,901	\$661,429	\$647,520
Ajax	\$777,822	\$851,332	\$729,077	\$576,063	\$412,464	\$710,000	\$711,537
Brock	\$642,566	\$645,038	-	-	-	\$561,000	-
Clarington	\$693,014	\$760,452	\$559,500	\$633,656	\$417,053	\$642,000	\$586,053
Oshawa	\$625,692	\$684,755	\$538,545	\$469,207	\$323,563	\$557,750	\$568,777
Pickering	\$815,467	\$1,032,609	\$765,173	\$566,837	\$532,273	\$675,000	\$704,382
Scugog	\$862,480	\$871,110	\$500,000	-	-	-	-
Uxbridge	\$1,117,044	\$1,249,676	\$638,500	\$377,500	\$485,000	-	\$680,833
Whitby	\$806,451	\$902,750	\$664,400	\$576,513	\$497,350	\$768,667	\$658,746



# October Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,644	905	15,211	17,184	-11%	1,377	11,068	9,247	20%	0.7	83.8%	12	104%
Ajax	238	99	2,143	2,640	-19%	198	1,632	1,511	8%	0.5	83.2%	10	105%
Brock	34	31	311	404	-23%	34	222	184	21%	0.9	100.0%	21	100%
Clarington	306	163	2,754	3,125	-12%	258	2,003	1,644	22%	0.6	84.3%	11	104%
Oshawa	472	216	4,150	4,546	-9%	372	3,120	2,466	27%	0.6	78.81%	11	106%
Pickering	228	146	2,068	2,123	-3%	189	1,367	1,172	17%	0.8	82.89%	14	103%
Scugog	52	58	487	557	-13%	43	317	256	24%	1.3	82.69%	20	98%
Uxbridge	41	45	513	615	-17%	41	352	301	17%	1.1	100.00%	25	98%
Whitby	273	147	2,785	3,174	-12%	242	2,055	1,713	20%	0.6	88.64%	12	103%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$1,019,580,854	\$7,707,213,077	\$5,637,128,924	37%	\$740,436	\$696,351	\$609,617	14%	\$700,000	\$660,000
Ajax	\$154,008,716	\$1,219,896,671	\$998,650,890	22%	\$777,822	\$747,486	\$660,921	13%	\$761,000	\$729,495
Brock	\$21,847,250	\$131,927,681	\$92,412,426	43%	\$642,566	\$594,269	\$502,241	18%	\$569,450	\$548,250
Clarington	\$178,797,566	\$1,301,173,039	\$923,806,974	41%	\$693,014	\$649,612	\$561,926	16%	\$647,450	\$614,900
Oshawa	\$232,757,405	\$1,836,681,699	\$1,252,409,369	47%	\$625,692	\$588,680	\$507,871	16%	\$609,500	\$570,000
Pickering	\$154,123,267	\$1,081,650,817	\$824,293,318	31%	\$815,467	\$791,259	\$703,322	13%	\$775,000	\$740,000
Scugog	\$37,086,629	\$250,400,386	\$166,950,838	50%	\$862,480	\$789,907	\$652,152	21%	\$728,000	\$695,000
Uxbridge	\$45,798,800	\$325,881,726	\$245,106,712	33%	\$1,117,044	\$925,800	\$814,308	14%	\$985,000	\$831,500
Whitby	\$195,161,221	\$1,559,601,058	\$1,133,498,397	38%	\$806,451	\$758,930	\$661,704	15%	\$760,000	\$725,000



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	1,377	\$1,019,580,854	\$740,436	\$700,000	1,644	905	104%	12
Detached	900	\$739,691,083	\$821,879	\$771,000	1,117	659	103%	12
Semi-Detached	99	\$61,098,985	\$617,161	\$588,000	105	39	107%	8
Condominium Townhouse	89	\$48,478,393	\$544,701	\$547,000	99	51	104%	14
Condominium Apartment	85	\$37,731,575	\$443,901	\$429,000	116	81	100%	19
Link	35	\$23,149,999	\$661,429	\$650,000	36	7	106%	7
Att/Row/Townhouse	169	\$109,430,819	\$647,520	\$644,900	171	68	105%	11
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Durham Region

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	11,068	\$7,707,213,077	\$696,351	\$660,000	15,211	102%	16
Detached	7,518	\$5,751,598,189	\$764,984	\$731,000	10,547	101%	16
Semi-Detached	719	\$413,980,706	\$575,773	\$555,000	879	106%	10
Condominium Townhouse	740	\$365,786,437	\$494,260	\$504,500	984	103%	15
Condominium Apartment	569	\$240,640,895	\$422,919	\$420,000	839	100%	21
Link	176	\$108,687,432	\$617,542	\$615,000	220	104%	11
Att/Row/Townhouse	1,338	\$822,207,418	\$614,537	\$618,503	1,737	104%	12
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$2,115,000	\$528,750	\$513,500	5	101%	9
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	198	\$154,008,716	\$777,822	\$761,000	238	99	105%	10
Detached	130	\$110,673,136	\$851,332	\$830,500	162	72	106%	9
Semi-Detached	13	\$9,478,000	\$729,077	\$725,000	12	3	105%	12
Condominium Townhouse	8	\$4,608,500	\$576,063	\$596,000	12	6	108%	11
Condominium Apartment	14	\$5,774,500	\$412,464	\$407,500	23	12	100%	13
Link	4	\$2,840,000	\$710,000	\$695,000	3	0	105%	8
Att/Row/Townhouse	29	\$20,634,580	\$711,537	\$705,000	26	6	104%	11
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,632	\$1,219,896,671	\$747,486	\$729,495	2,143	103%	12
Detached	1,036	\$848,731,270	\$819,239	\$805,000	1,365	103%	12
Semi-Detached	120	\$81,693,549	\$680,780	\$686,500	150	103%	11
Condominium Townhouse	103	\$56,758,305	\$550,176	\$561,000	127	104%	15
Condominium Apartment	55	\$24,014,450	\$436,626	\$420,000	97	102%	12
Link	19	\$12,626,500	\$664,553	\$670,000	24	106%	10
Att/Row/Townhouse	294	\$193,497,597	\$658,155	\$655,200	375	103%	11
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$2,115,000	\$528,750	\$513,500	5	101%	9
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	34	\$21,847,250	\$642,566	\$569,450	34	31	100%	21
Detached	33	\$21,286,250	\$645,038	\$569,900	31	29	100%	22
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	2	2	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	1	\$561,000	\$561,000	\$561,000	1	0	112%	8
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	222	\$131,927,681	\$594,269	\$548,250	311	99%	30
Detached	214	\$128,480,281	\$600,375	\$550,000	300	99%	30
Semi-Detached	2	\$830,000	\$415,000	\$415,000	2	98%	12
Condominium Townhouse	5	\$2,056,400	\$411,280	\$390,000	8	97%	37
Condominium Apartment	0	-	-	-	0	-	-
Link	1	\$561,000	\$561,000	\$561,000	1	112%	8
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	258	\$178,797,566	\$693,014	\$647,450	306	163	104%	11
Detached	168	\$127,755,855	\$760,452	\$723,500	203	126	103%	11
Semi-Detached	10	\$5,595,000	\$559,500	\$568,000	9	3	109%	11
Condominium Townhouse	9	\$5,702,900	\$633,656	\$561,000	9	2	102%	16
Condominium Apartment	17	\$7,089,900	\$417,053	\$400,000	25	15	101%	11
Link	18	\$11,555,999	\$642,000	\$629,500	20	5	107%	8
Att/Row/Townhouse	36	\$21,097,912	\$586,053	\$594,950	40	12	106%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Clarington

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	2,003	\$1,301,173,039	\$649,612	\$614,900	2,754	102%	16
Detached	1,430	\$1,008,507,567	\$705,019	\$670,000	2,003	101%	17
Semi-Detached	59	\$29,676,300	\$502,988	\$500,000	71	105%	13
Condominium Townhouse	49	\$25,119,110	\$512,635	\$460,000	68	103%	15
Condominium Apartment	133	\$54,197,601	\$407,501	\$395,000	195	99%	24
Link	79	\$46,426,898	\$587,682	\$590,000	95	104%	14
Att/Row/Townhouse	251	\$136,165,563	\$542,492	\$542,000	322	104%	12
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	372	\$232,757,405	\$625,692	\$609,500	472	216	106%	11
Detached	251	\$171,873,550	\$684,755	\$659,000	325	142	106%	10
Semi-Detached	49	\$26,388,699	\$538,545	\$540,000	53	15	108%	7
Condominium Townhouse	25	\$11,730,166	\$469,207	\$471,100	29	17	105%	16
Condominium Apartment	16	\$5,177,000	\$323,563	\$326,750	31	27	101%	25
Link	4	\$2,231,000	\$557,750	\$584,000	5	1	101%	7
Att/Row/Townhouse	27	\$15,356,990	\$568,777	\$576,000	29	14	105%	15
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Oshawa

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	3,120	\$1,836,681,699	\$588,680	\$570,000	4,150	103%	14
Detached	2,148	\$1,384,153,573	\$644,392	\$625,000	2,912	103%	14
Semi-Detached	361	\$182,084,288	\$504,389	\$502,000	428	107%	9
Condominium Townhouse	238	\$99,628,046	\$418,605	\$420,000	297	104%	16
Condominium Apartment	126	\$36,480,679	\$289,529	\$288,500	188	100%	27
Link	24	\$12,445,000	\$518,542	\$512,000	31	103%	8
Att/Row/Townhouse	223	\$121,890,113	\$546,592	\$542,000	294	103%	15
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	189	\$154,123,267	\$815,467	\$775,000	228	146	103%	14
Detached	84	\$86,739,118	\$1,032,609	\$958,500	127	87	102%	15
Semi-Detached	19	\$14,538,286	\$765,173	\$777,000	22	9	109%	6
Condominium Townhouse	27	\$15,304,600	\$566,837	\$561,000	28	18	103%	13
Condominium Apartment	23	\$12,242,275	\$532,273	\$483,500	16	16	99%	26
Link	2	\$1,350,000	\$675,000	\$675,000	2	1	104%	11
Att/Row/Townhouse	34	\$23,948,988	\$704,382	\$698,750	33	15	104%	12
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Pickering

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,367	\$1,081,650,817	\$791,259	\$740,000	2,068	101%	16
Detached	693	\$674,290,264	\$973,002	\$870,000	1,100	101%	17
Semi-Detached	99	\$70,542,536	\$712,551	\$715,000	119	106%	11
Condominium Townhouse	222	\$120,333,176	\$542,041	\$540,000	330	103%	15
Condominium Apartment	143	\$72,719,186	\$508,526	\$470,000	215	100%	19
Link	10	\$6,882,000	\$688,200	\$682,500	18	102%	10
Att/Row/Townhouse	200	\$136,883,655	\$684,418	\$683,000	286	103%	14
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	43	\$37,086,629	\$862,480	\$728,000	52	58	98%	20
Detached	42	\$36,586,629	\$871,110	\$731,500	52	52	98%	20
Semi-Detached	1	\$500,000	\$500,000	\$500,000	0	0	109%	18
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	6	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Scugog

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	317	\$250,400,386	\$789,907	\$695,000	487	98%	31
Detached	308	\$245,774,086	\$797,968	\$700,000	468	98%	32
Semi-Detached	7	\$3,464,300	\$494,900	\$500,000	7	102%	10
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	2	\$1,162,000	\$581,000	\$581,000	2	102%	5
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	0	-	-	-	10	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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3 - Active listings at the end of the last day of the month/period being reported.

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5 - Average number of days on the market for firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

6 - Past monthly and year-to-date figures are revised on a monthly basis.

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	41	\$45,798,800	\$1,117,044	\$985,000	41	45	98%	25
Detached	33	\$41,239,300	\$1,249,676	\$1,100,000	35	42	98%	28
Semi-Detached	2	\$1,277,000	\$638,500	\$638,500	1	0	100%	16
Condominium Townhouse	2	\$755,000	\$377,500	\$377,500	3	2	99%	2
Condominium Apartment	1	\$485,000	\$485,000	\$485,000	1	1	100%	11
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	3	\$2,042,500	\$680,833	\$662,500	1	0	100%	11
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Uxbridge

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	352	\$325,881,726	\$925,800	\$831,500	513	98%	31
Detached	292	\$293,742,974	\$1,005,969	\$884,950	432	98%	33
Semi-Detached	9	\$5,232,533	\$581,393	\$585,500	11	101%	12
Condominium Townhouse	16	\$8,025,100	\$501,569	\$395,000	23	101%	29
Condominium Apartment	14	\$5,949,470	\$424,962	\$415,495	24	100%	26
Link	5	\$3,212,000	\$642,400	\$637,000	5	104%	6
Att/Row/Townhouse	16	\$9,719,649	\$607,478	\$598,000	18	102%	14
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	242	\$195,161,221	\$806,451	\$760,000	273	147	103%	12
Detached	159	\$143,537,245	\$902,750	\$840,000	182	109	103%	12
Semi-Detached	5	\$3,322,000	\$664,400	\$642,000	8	9	103%	7
Condominium Townhouse	18	\$10,377,227	\$576,513	\$559,000	16	4	103%	15
Condominium Apartment	14	\$6,962,900	\$497,350	\$470,000	20	10	101%	17
Link	6	\$4,612,000	\$768,667	\$750,000	5	0	109%	4
Att/Row/Townhouse	40	\$26,349,849	\$658,746	\$658,325	42	15	105%	9
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Whitby

## YEAR-TO-DATE 2020

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	2,055	\$1,559,601,058	\$758,930	\$725,000	2,785	102%	13
Detached	1,397	\$1,167,918,174	\$836,019	\$790,000	1,967	101%	14
Semi-Detached	62	\$40,457,200	\$652,535	\$650,000	91	105%	10
Condominium Townhouse	107	\$53,866,300	\$503,423	\$497,000	131	103%	14
Condominium Apartment	96	\$46,117,509	\$480,391	\$467,500	118	100%	16
Link	38	\$26,534,034	\$698,264	\$699,000	46	104%	7
Att/Row/Townhouse	354	\$224,050,841	\$632,980	\$630,000	432	104%	10
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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## 2020 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	586	655,781
February	890	657,788
March	1,101	656,211
April	513	612,563
May	770	651,590
June	1,281	685,655
July	1,583	709,640
August	1,515	734,136
September	1,492	734,038
October	1,377	740,436
November		
December		
<b>YTD</b>	<b>11,068</b>	<b>696,351</b>

## 10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2017	11,136	628,005
2018	8,941	593,902
2019	10,634	611,342

### 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).

