

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

September 2013

Strong Sales Continue For The Durham Region

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DURHAM REGION, October 3, 2013 – The Durham Region Association of REALTORS® (DRAR) reported 845 sales in September, up 11% compared to 763 in September of 2012. So far this year there have been a total of 8,251 residential sales in Durham Region.

The number of new listings decreased 0.7% from 1430 last September to 1,419 in the Durham market this month. There were 1,717 active listings as of the end of September. So far this year there have been a total of 13,096 listings, a 4.6% reduction compared to this time last year.

"With the decrease in new listings, we are finding that homes are spending less time on the market. Average days on market have reduced to 25 from 28 at the same time last year." explained Ian Smith, DRAR President.

"Year-to-date average prices are up 5.8% to \$355,613 which bodes well for home investments in Durham Region" President Smith added.

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.

Economic Indicators

Real GDP Growth ¹	
Q2 2013	1.7%
Inflation (Yr./Yr. CPI Growth) ²	
August 2013	1.1%
Bank of Canada Overnight Rate ³	
September 2013	1.0%
Prime Rate ⁴	
September 2013	3.0%
Mortgage Rates (Sept. 2013) ⁴ Chartered Bank Fixed Rates	
1 Year	3.14%
3 Year	3.95%
5 Year	5.34%

Sources & Notes:

¹ Statistics Canada, Quarter-over-quarter growth, annualized.

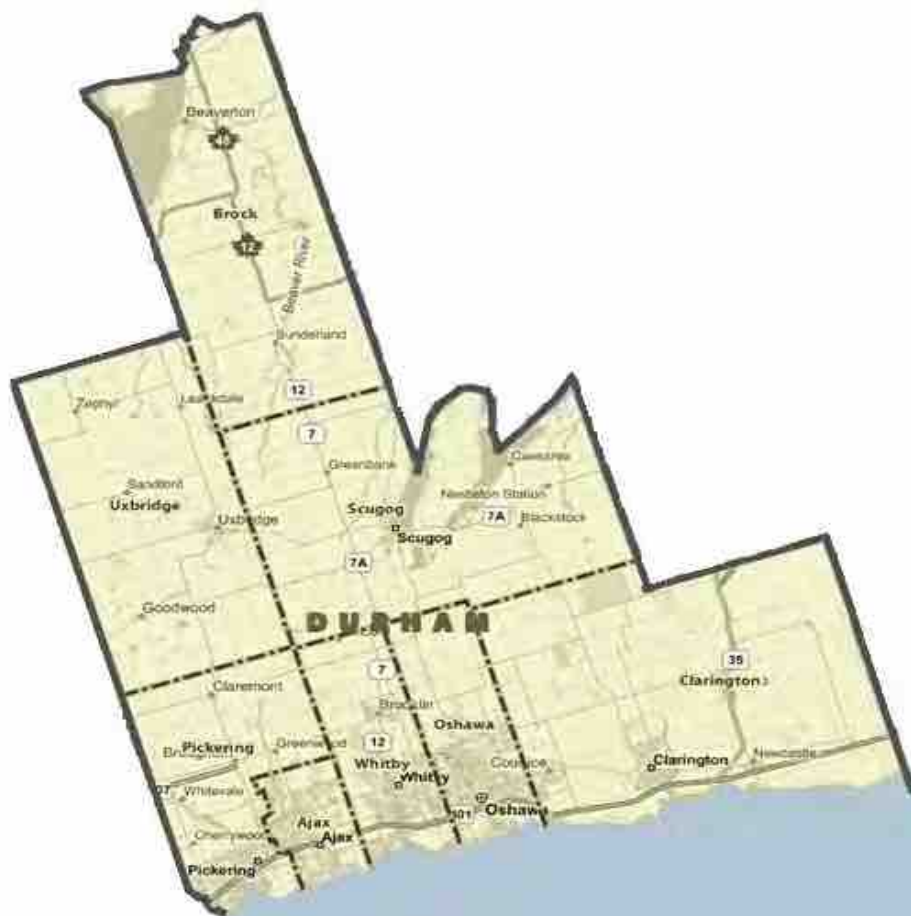
² Statistics Canada, Year-over-year growth for the most recent reported month

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 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	353,652	391,786	266,521	252,965	215,510	299,700	303,656
Ajax	376,994	439,053	343,279	282,811	183,975	302,294	323,048
Brock	295,983	303,073	-	140,000	-	-	-
Clarington	336,143	365,058	318,780	277,319	187,375	280,081	247,777
Oshawa	276,818	300,602	227,207	173,380	157,783	247,000	260,000
Pickering	407,898	489,354	320,344	288,205	245,355	350,000	327,764
Scugog	411,193	411,193	-	-	-	-	-
Uxbridge	515,889	570,500	358,000	-	267,000	-	337,000
Whitby	389,047	437,772	254,400	244,289	252,333	341,300	316,583



NUMBER OF LISTINGS

AREA	SEP-NEW	TA	YTD	PYTD	% +/-	MOI
Durham Region	1,419	1,717	13,096	13,725	-4.6%	1.9
Ajax	226	221	2,268	2,449	-7.4%	1.5
Brock	28	107	333	380	-12.4%	6.6
Clarington	223	271	2,044	2,129	-4.0%	1.8
Oshawa	340	343	3,126	3,223	-3.0%	1.5
Pickering	213	233	1,748	1,938	-9.8%	1.9
Scugog	62	123	468	487	-3.9%	4.2
Uxbridge	50	158	504	494	2.0%	4.4
Whitby	277	261	2,605	2,625	-0.8%	1.5

NUMBER OF SALES

AREA	SEP	YTD	PYTD	% +/-	Avg. DOM	Avg. SP/LP
Durham Region	845	8,251	8,600	-4.1%	25	98%
Ajax	147	1,459	1,593	-8.4%	20	98%
Brock	23	154	158	-2.5%	86	94%
Clarington	141	1,314	1,393	-5.7%	27	98%
Oshawa	211	2,096	2,086	0.5%	21	98%
Pickering	120	1,025	1,150	-10.9%	24	99%
Scugog	27	243	259	-6.2%	54	97%
Uxbridge	18	258	253	2.0%	42	97%
Whitby	158	1,702	1,708	-0.4%	17	99%

DOLLAR VOLUME (\$)

AREA	SEP	YTD	PYTD	% +/-
Durham Region	298,835,835	2,934,164,532	2,889,082,748	1.6%
Ajax	55,418,138	568,579,373	587,461,052	-3.2%
Brock	6,807,600	44,086,705	42,527,840	3.7%
Clarington	47,396,226	413,953,789	409,130,997	1.2%
Oshawa	58,408,566	593,400,233	539,647,330	10.0%
Pickering	48,947,750	429,372,726	455,744,393	-5.8%
Scugog	11,102,200	95,675,700	98,755,298	-3.1%
Uxbridge	9,286,000	126,497,821	121,653,111	4.0%
Whitby	61,469,355	662,598,185	634,162,727	4.5%



AVERAGE SELLING PRICE (\$)

AREA	SEP	YTD	PYTD	% +/-
Durham Region	353,652	355,613	335,940	5.9%
Ajax	376,994	389,705	368,777	5.7%
Brock	295,983	286,277	269,164	6.4%
Clarington	336,143	315,033	293,705	7.3%
Oshawa	276,818	283,111	258,700	9.4%
Pickering	407,898	418,900	396,299	5.7%
Scugog	411,193	393,727	381,295	3.3%
Uxbridge	515,889	490,302	480,842	2.0%
Whitby	389,047	389,306	371,290	4.9%

MEDIAN PRICE (\$)

SEP	YTD
330,000	312,000
361,000	365,000
250,000	233,000
312,500	295,500
260,000	268,000
400,000	388,000
380,000	365,000
484,000	445,450
374,500	366,250

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		
November		
December		
YTD	8,251	355,613

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).

