

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

December 2013

DURHAM REGION SEES INCREASED SELLING PRICES IN 2013

Inside:	
District Map	2
Durham Region Average Selling Price by Housing Type	2
Number of Listings	3
Number of Sales	3
Dollar Volume	3
Average Selling Price	4
2013 Statistics	4
Historical Statistics	4

DURHAM REGION, January 8, 2014 – The Durham Region Association of REALTORS® (DRAR) reported 400 sales for the month of December which brings the total sales for the year to 10,312, a decrease of 2.2 per cent from 10,549 last year.

The average price of a home in the region was \$360,741 in December which brings the average price for the year to \$357,529. This figure represents an increase of 6.4 per cent compared to \$335,991 in 2012. "The trend for 2013 was lower sales, but higher selling prices. This is the sign of a seller's market, and we expect that trend to continue into 2014," commented Jane Hurst, President of the Durham Region Association of REALTORS®.

"Durham Region is growing as evidenced by current infrastructure projects such as the 407, proposed extension and facilities for GO Transit, and thriving post-secondary education opportunities. Major developments and investments across the Region will attract new business and people to each of our communities. The upcoming improvements will make Durham an even better place to work and live" added President Hurst.

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	
Q3 2013	2.7%
Inflation (Yr./Yr. CPI Growth) ²	
November 2013	0.9%
Bank of Canada Overnight Rate ³	
December 2013	1.0%
Prime Rate ⁴	
December 2013	3.0%
Mortgage Rates (Dec. 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.

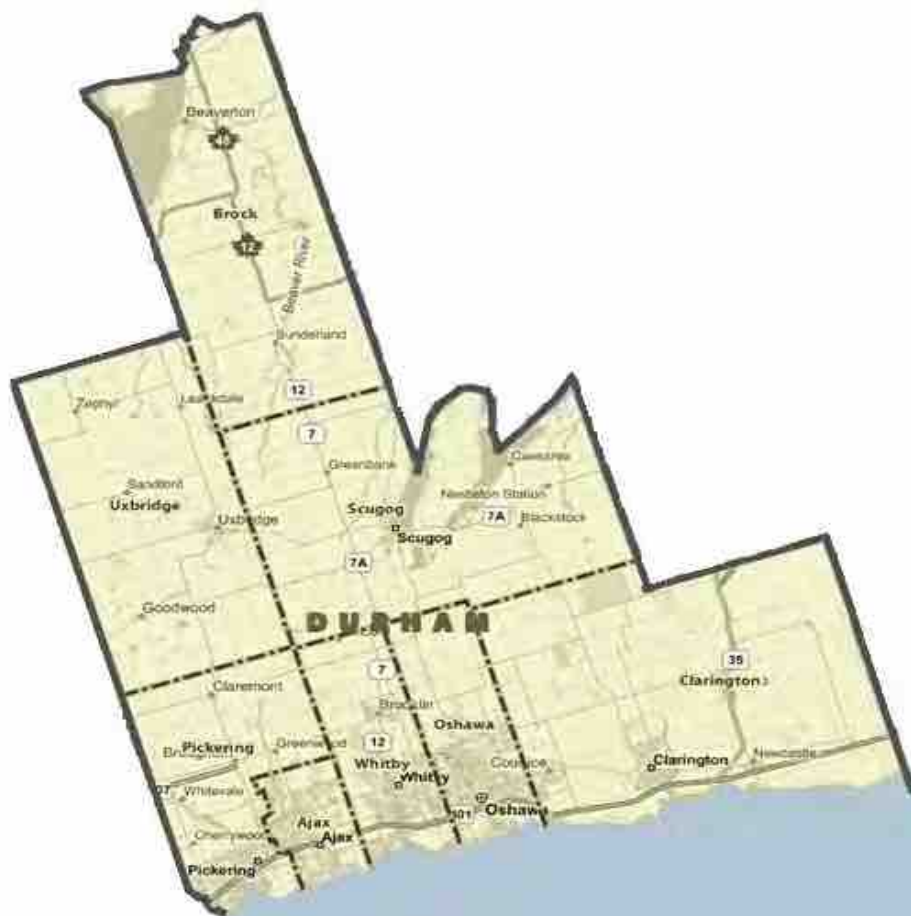
² Statistics Canada, Year-over-year growth for the most recent reported month

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	360,741	409,132	271,788	216,278	234,472	292,860	308,789
Ajax	397,882	438,311	353,600	256,167	373,000	-	321,925
Brock	229,167	229,167	-	-	-	-	-
Clarington	315,070	356,899	181,000	166,000	174,000	271,136	251,786
Oshawa	276,636	323,390	223,743	174,968	140,571	260,125	213,333
Pickering	455,294	540,453	343,875	274,286	297,471	365,500	420,000
Scugog	396,611	408,438	260,000	-	-	344,000	-
Uxbridge	519,233	550,500	-	-	259,500	372,500	-
Whitby	401,207	453,605	284,000	240,000	-	297,667	326,407



NUMBER OF LISTINGS

AREA	DEC-NEW	TA	YTD	PYTD	% +/-	MOI
Durham Region	400	888	15,655	16,385	-4.5%	1.8
Ajax	80	107	2,678	2,932	-8.7%	1.4
Brock	11	75	405	454	-10.8%	6.6
Clarington	70	139	2,433	2,526	-3.7%	1.8
Oshawa	90	159	3,770	3,859	-2.3%	1.4
Pickering	45	107	2,085	2,308	-9.7%	1.9
Scugog	12	72	566	571	-0.9%	3.9
Uxbridge	9	96	596	587	1.5%	4.5
Whitby	83	133	3,122	3,148	-0.8%	1.4

NUMBER OF SALES

AREA	OCT	YTD	PYTD	% +/-	Avg. DOM	Avg. SP/LP
Durham Region	445	10,312	10,549	-2.2%	29	98%
Ajax	67	1,792	1,947	-8.0%	21	98%
Brock	6	195	206	-5.3%	150	94%
Clarington	65	1,625	1,705	-4.7%	26	98%
Oshawa	130	2,655	2,563	3.6%	26	98%
Pickering	62	1,298	1,428	-9.1%	32	98%
Scugog	18	311	308	1.0%	41	96%
Uxbridge	15	332	319	4.1%	32	97%
Whitby	82	2,104	2,073	1.5%	26	98%

DOLLAR VOLUME (\$)

AREA	DEC	YTD	PYTD	% +/-
Durham Region	160,529,962	3,686,843,212	3,544,369,563	4.0%
Ajax	26,658,100	704,101,042	717,102,941	-1.8%
Brock	1,375,000	54,147,305	57,569,096	-5.9%
Clarington	20,479,518	513,773,997	500,537,467	2.6%
Oshawa	35,962,644	752,837,730	663,453,560	13.5%
Pickering	28,228,250	549,189,265	568,842,307	-3.5%
Scugog	7,139,000	123,243,312	116,194,898	6.1%
Uxbridge	7,788,500	164,885,671	151,829,511	8.6%
Whitby	32,898,950	824,664,890	768,839,783	7.3%



AVERAGE SELLING PRICE (\$)

AREA	DEC	YTD	PYTD	% +/-
Durham Region	360,741	357,529	335,991	6.4%
Ajax	397,882	392,914	368,312	6.7%
Brock	229,167	277,678	279,462	-0.6%
Clarington	315,070	316,169	293,570	7.7%
Oshawa	276,636	283,555	258,858	9.5%
Pickering	455,294	423,104	398,349	6.2%
Scugog	396,611	396,281	377,256	5.0%
Uxbridge	519,233	496,644	475,955	4.3%
Whitby	401,207	391,951	370,883	5.7%

MEDIAN PRICE (\$)

DEC	YTD
337,000	334,000
385,000	369,900
215,000	228,500
295,000	297,000
270,050	269,900
410,000	392,500
340,000	365,000
505,000	450,000
397,250	370,000

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	924	365,684
November	720	368,381
December	445	360,741
YTD	10,312	357,529

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).

