



# Durham Region Association of REALTORS® Housing Report

November 2015



## Economic Indicators

Real GDP Growth <sup>1</sup>	
Q3 2015	2.3%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
October 2015	1.0%
Bank of Canada Overnight Rate <sup>3</sup>	
November 2015	0.50%
Prime Rate <sup>4</sup>	
November 2015	2.70%
Mortgage Rates (November 2015) <sup>4</sup> Chartered Bank Fixed Rates	
1 Year	3.14%
3 Year	3.39%
5 Year	4.64%

### 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

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

## Strong Price Growth in Durham Region

DURHAM REGION, December 3, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 799 residential transactions and 958 new listings in November 2015. "We have seen an 8 per cent increase in the number of sales compared to November 2014," reported O'Donohue. "In the same comparative time frame, there has been a 7.3 per cent increase in the number of listings entering the market".

The average price for resale homes in the Durham Region for the month of November was \$455,603. "The average price has risen 12.7 per cent compared to November 2014", reported O'Donohue. The rate of average price growth for the first eleven months of the year is also 12.7 per cent.

"This year, we have seen a steady increase in price growth. Competition between buyers and low interest rates have resulted in upwards pressure on sale prices," explained O'Donohue. "This is evidence that the demand for home ownership in Durham Region has remained strong throughout 2015".

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.

## 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	455,603	512,427	357,199	290,839	303,065	386,118	365,208
Ajax	484,570	567,507	464,465	323,055	331,043	440,250	400,319
Brock	376,864	382,800	-	317,500	-	-	-
Clarington	399,741	448,858	285,350	239,200	264,578	359,133	302,868
Oshawa	359,357	398,598	289,929	213,467	159,288	357,500	305,840
Pickering	544,791	662,064	465,180	326,075	303,232	-	408,857
Scugog	596,480	611,087	-	402,000	455,000	-	-
Uxbridge	658,112	703,180	476,000	621,490	226,000	421,000	456,000
Whitby	513,550	575,727	390,580	293,375	426,222	421,817	390,674

## Number of Listings

Area	Nov-New	TA	YTD	PYTD	%+/-	MOI
Durham	958	916	15,472	15,081	2.6%	1.1
Ajax	180	137	2751	2563	7.3%	0.8
Brock	18	59	361	354	2.0%	4.4
Clarington	139	126	2496	2504	-0.3%	1.2
Oshawa	271	203	3842	3781	1.6%	0.9
Pickering	143	151	2052	1956	4.9%	1.2
Scugog	22	60	612	587	4.3%	2.9
Uxbridge	26	57	539	543	-0.7%	3.0
Whitby	159	123	2819	2793	0.9%	0.9

## Number of Sales

Area	November	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	799	11,306	10,367	9.1%	21	99%
Ajax	124	2,060	1,908	8.0%	16	100%
Brock	11	203	196	3.6%	61	95%
Clarington	139	1,878	1,682	11.7%	20	99%
Oshawa	228	2,910	2,596	12.1%	17	99%
Pickering	103	1,417	1,323	7.1%	21	100%
Scugog	25	376	341	10.3%	74	95%
Uxbridge	31	331	324	2.2%	48	97%
Whitby	138	2,131	1,997	6.7%	16	100%

## Dollar Volume

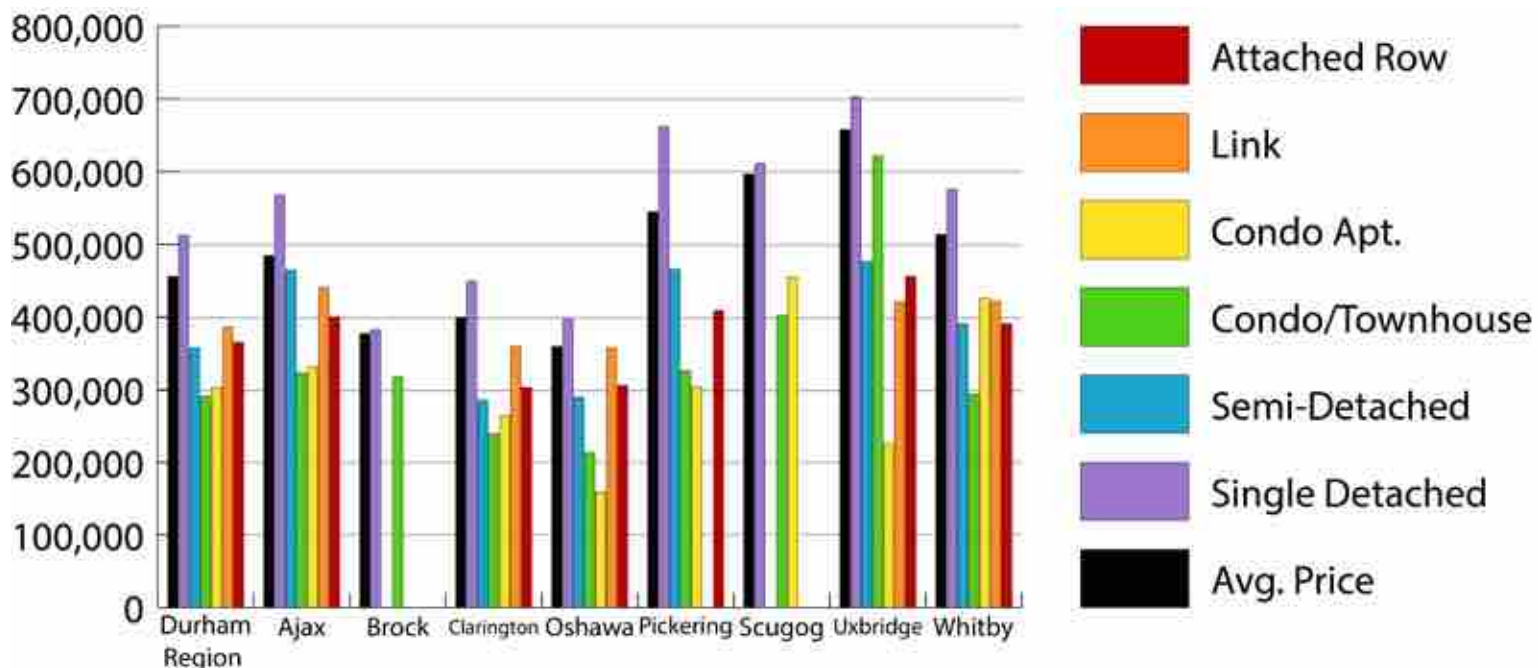
Area	November	YTD	PYTD	%+/-
Durham	364,026,533	4,993,054,065	4,064,139,687	22.9%
Ajax	60,086,720	1,009,588,944	818,903,136	23.3%
Brock	4,145,500	67,146,935	56,459,463	18.9%
Clarington	55,563,981	733,019,962	571,625,938	28.2%
Oshawa	81,933,418	1,016,591,515	807,036,459	26.0%
Pickering	56,113,483	752,826,177	620,259,056	21.4%
Scugog	14,912,000	179,212,597	149,334,812	20.0%
Uxbridge	20,401,480	193,403,705	179,368,900	7.8%
Whitby	70,869,951	1,041,264,230	861,151,924	20.9%

## Average Selling Price (\$)

Area	November	YTD	PYTD	%+/-
Durham	455,603	441,629	392,027	12.7%
Ajax	484,570	490,092	429,195	14.2%
Brock	376,864	330,773	288,058	14.8%
Clarington	399,741	390,319	339,849	14.9%
Oshawa	359,357	349,344	310,877	12.4%
Pickering	544,791	531,282	468,828	13.3%
Scugog	596,480	476,629	437,932	8.8%
Uxbridge	658,112	584,301	553,608	5.5%
Whitby	513,550	488,627	431,223	13.3%

## Median Price

Area	November	YTD
Durham	415,000	415,000
Ajax	471,250	465,000
Brock	335,000	280,000
Clarington	374,990	365,000
Oshawa	339,250	334,900
Pickering	516,000	490,000
Scugog	455,000	430,000
Uxbridge	605,000	530,000
Whitby	471,500	460,000



## 2015 Durham Region Statistics

	Sales	Avg. Price (\$)
January	512	408,591
February	728	420,718
March	1,086	430,291
April	1,816	440,151
May	1,320	449,837
June	1,468	452,412
July	1,193	448,048
August	984	446,311
September	982	438,462
October	989	444,920
November	799	455,603
December		
YTD	10,512	440,627

## Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2013	10,312	357,529
2014	10,841	391,692

### 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).