

Durham REALTORS®, we work where you live.

# HOUSING REPORT

JANUARY 2022



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## Economic Indicators

Real GDP Growth<sup>1</sup>  
Q1 2021 ▲ 5.3%

Inflation (Yr./Yr. CPI Growth)<sup>2</sup>  
December 2021 ▲ 4.8%

Bank of Canada Overnight Rate<sup>3</sup>  
July 2021 — 0.25%

Prime Rate<sup>4</sup>  
July 2021 — 2.45%

Mortgage Rates (July 2021)  
Chartered Bank Fixed Rates

1 Year	—	2.79%
3 Year	—	3.49%
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 Housing Market Off To Strong Start in 2022

DURHAM REGION, February 2, 2022 – The Durham Region housing market is off to a strong start in 2022 despite a bitter Canadian January. Continued lockdown restrictions hampered Open Houses and many other traditional industry selling resources but we are encouraged by our REALTORS® continued creativity when it comes to utilizing virtual and digital media platforms to showcase their clients properties.

Durham Region Association of REALTORS® (DRAR) President Meredith Kennedy reported 609 residential transactions in January 2022. Although down from a record breaking January 2021, it shows an 18.7% increase in the average of the previous 6 Januarys. “It is encouraging to see robust sales to start the New Year,” said Kennedy, “We anticipate these strong sales to continue throughout 2022 as 874 new listings show an increase of 55% from December 2021.

The average selling price in Durham Region for January was \$1,175,010. Although an increase from the previous year, Durham continues to rank the most affordable region in the GTA to buy a home. The average days on market for January reached just 7 days. A remarkable change from 14 days in 2016.

“An increase in January transactions on a year-over-year basis is a positive sign for the year to come. The past year was a year of unpredictability and incredibly low Bank of Canada interest rates. It is forecasted that 2022 is calling for strong home sales in the Region with the average selling price expected to hit a new record.” stated the DRAR President.

***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	\$1,175,010	\$1,325,708	\$999,122	\$818,929	\$604,964	\$1,062,200	\$1,037,536
Ajax	\$1,240,256	\$1,467,312	\$1,095,000	\$856,750	\$635,202	-	\$1,119,026
Brock	\$1,093,471	\$1,112,585	-	-	-	-	\$845,000
Clarington	\$1,147,279	\$1,278,869	\$1,014,250	\$797,875	\$562,387	\$971,000	\$933,353
Oshawa	\$1,020,884	\$1,128,021	\$887,393	\$731,231	\$358,700	\$1,150,000	\$892,571
Pickering	\$1,273,764	\$1,567,865	\$1,164,714	\$868,167	\$708,117	-	\$1,153,358
Scugog	\$1,255,114	\$1,345,148	-	-	-	-	\$924,990
Uxbridge	\$1,478,882	\$1,647,846	-	\$799,000	\$710,000	\$1,010,000	\$1,200,000
Whitby	\$1,278,474	\$1,467,179	\$1,035,500	\$895,000	\$730,889	\$1,030,000	\$1,084,382

# January Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	874	336	874	945	-8%	609	609	644	-5%	0.6	69.7%	7	127%
Ajax	121	42	121	132	-8%	85	85	95	-11%	0.5	70.2%	6	132%
Brock	18	12	18	17	6%	14	14	18	-22%	0.9	77.8%	10	106%
Clarington	144	61	144	171	-16%	95	95	110	-14%	0.6	66.0%	8	127%
Oshawa	262	97	262	282	-7%	184	184	200	-8%	0.5	70.23%	8	130%
Pickering	116	48	116	157	-26%	83	83	88	-6%	0.6	71.55%	5	125%
Scugog	16	11	16	22	-27%	14	14	12	17%	0.8	87.50%	25	105%
Uxbridge	26	14	26	21	24%	17	17	21	-19%	0.8	65.38%	18	113%
Whitby	171	51	171	143	20%	117	117	100	17%	0.4	68.42%	5	131%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$715,580,954	\$715,580,954	\$562,883,939	27%	\$1,175,010	\$1,175,010	\$874,043	34%	\$1,115,000	\$1,115,000
Ajax	\$105,421,770	\$105,421,770	\$92,628,621	14%	\$1,240,256	\$1,240,256	\$975,038	27%	\$1,200,000	\$1,200,000
Brock	\$15,308,600	\$15,308,600	\$12,985,888	18%	\$1,093,471	\$1,093,471	\$721,438	52%	\$900,000	\$900,000
Clarington	\$108,991,546	\$108,991,546	\$94,719,238	15%	\$1,147,279	\$1,147,279	\$861,084	33%	\$1,091,000	\$1,091,000
Oshawa	\$187,842,640	\$187,842,640	\$146,811,012	28%	\$1,020,884	\$1,020,884	\$734,055	39%	\$995,500	\$995,500
Pickering	\$105,722,375	\$105,722,375	\$86,308,451	22%	\$1,273,764	\$1,273,764	\$980,778	30%	\$1,225,000	\$1,225,000
Scugog	\$17,571,602	\$17,571,602	\$10,734,900	64%	\$1,255,114	\$1,255,114	\$894,575	40%	\$1,070,000	\$1,070,000
Uxbridge	\$25,141,000	\$25,141,000	\$26,937,400	-7%	\$1,478,882	\$1,478,882	\$1,282,733	15%	\$1,210,000	\$1,210,000
Whitby	\$149,581,421	\$149,581,421	\$91,758,429	63%	\$1,278,474	\$1,278,474	\$917,584	39%	\$1,225,000	\$1,225,000



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	609	\$715,580,953	\$1,175,010	\$1,115,000	874	336	127%	7
Detached	393	\$521,003,057	\$1,325,708	\$1,280,000	583	244	127%	8
Semi-Detached	32	\$31,971,898	\$999,122	\$997,450	34	4	130%	6
Condominium Townhouse	39	\$31,938,250	\$818,929	\$850,000	56	16	128%	6
Condominium Apartment	46	\$27,828,339	\$604,964	\$621,111	69	31	119%	7
Link	5	\$5,311,000	\$1,062,200	\$1,030,000	8	3	131%	6
Att/Row/Townhouse	94	\$97,528,409	\$1,037,536	\$1,003,500	124	38	129%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Durham Region

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	609	\$715,580,953	\$1,175,010	\$1,115,000	874	127%	7
Detached	393	\$521,003,057	\$1,325,708	\$1,280,000	583	127%	8
Semi-Detached	32	\$31,971,898	\$999,122	\$997,450	34	130%	6
Condominium Townhouse	39	\$31,938,250	\$818,929	\$850,000	56	128%	6
Condominium Apartment	46	\$27,828,339	\$604,964	\$621,111	69	119%	7
Link	5	\$5,311,000	\$1,062,200	\$1,030,000	8	131%	6
Att/Row/Townhouse	94	\$97,528,409	\$1,037,536	\$1,003,500	124	129%	8
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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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.

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	85	\$105,421,770	\$1,240,256	\$1,200,000	121	42	132%	6
Detached	47	\$68,963,687	\$1,467,312	\$1,400,000	72	31	133%	6
Semi-Detached	4	\$4,379,998	\$1,095,000	\$1,090,000	5	0	127%	4
Condominium Townhouse	8	\$6,854,000	\$856,750	\$853,000	10	2	129%	5
Condominium Apartment	8	\$5,081,617	\$635,202	\$639,700	8	1	126%	8
Link	0	-	-	-	1	1	-	-
Att/Row/Townhouse	18	\$20,142,468	\$1,119,026	\$1,065,000	25	7	130%	4
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	85	\$105,421,770	\$1,240,256	\$1,200,000	121	132%	6
Detached	47	\$68,963,687	\$1,467,312	\$1,400,000	72	133%	6
Semi-Detached	4	\$4,379,998	\$1,095,000	\$1,090,000	5	127%	4
Condominium Townhouse	8	\$6,854,000	\$856,750	\$853,000	10	129%	5
Condominium Apartment	8	\$5,081,617	\$635,202	\$639,700	8	126%	8
Link	0	-	-	-	1	-	-
Att/Row/Townhouse	18	\$20,142,468	\$1,119,026	\$1,065,000	25	130%	4
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	14	\$15,308,600	\$1,093,471	\$900,000	18	12	106%	10
Detached	13	\$14,463,600	\$1,112,585	\$920,000	17	12	106%	11
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	1	\$845,000	\$845,000	\$845,000	1	0	106%	1
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	14	\$15,308,600	\$1,093,471	\$900,000	18	106%	10
Detached	13	\$14,463,600	\$1,112,585	\$920,000	17	106%	11
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	1	\$845,000	\$845,000	\$845,000	1	106%	1
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	95	\$108,991,546	\$1,147,279	\$1,091,000	144	61	127%	8
Detached	65	\$83,126,475	\$1,278,869	\$1,207,000	102	48	127%	8
Semi-Detached	4	\$4,057,000	\$1,014,250	\$1,007,500	5	1	125%	3
Condominium Townhouse	2	\$1,595,750	\$797,875	\$797,875	2	0	118%	5
Condominium Apartment	6	\$3,374,322	\$562,387	\$576,000	14	6	122%	7
Link	1	\$971,000	\$971,000	\$971,000	1	0	139%	6
Att/Row/Townhouse	17	\$15,866,999	\$933,353	\$918,000	20	6	127%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Clarington

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	95	\$108,991,546	\$1,147,279	\$1,091,000	144	127%	8
Detached	65	\$83,126,475	\$1,278,869	\$1,207,000	102	127%	8
Semi-Detached	4	\$4,057,000	\$1,014,250	\$1,007,500	5	125%	3
Condominium Townhouse	2	\$1,595,750	\$797,875	\$797,875	2	118%	5
Condominium Apartment	6	\$3,374,322	\$562,387	\$576,000	14	122%	7
Link	1	\$971,000	\$971,000	\$971,000	1	139%	6
Att/Row/Townhouse	17	\$15,866,999	\$933,353	\$918,000	20	127%	10
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	184	\$187,842,639	\$1,020,884	\$995,500	262	97	130%	8
Detached	130	\$146,642,752	\$1,128,021	\$1,072,000	190	70	131%	7
Semi-Detached	15	\$13,310,900	\$887,393	\$882,000	15	2	130%	9
Condominium Townhouse	13	\$9,506,000	\$731,231	\$690,000	20	7	129%	7
Condominium Apartment	10	\$3,587,000	\$358,700	\$300,000	14	9	109%	10
Link	2	\$2,300,000	\$1,150,000	\$1,150,000	4	2	139%	7
Att/Row/Townhouse	14	\$12,495,987	\$892,571	\$978,000	19	7	120%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Oshawa

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	184	\$187,842,639	\$1,020,884	\$995,500	262	130%	8
Detached	130	\$146,642,752	\$1,128,021	\$1,072,000	190	131%	7
Semi-Detached	15	\$13,310,900	\$887,393	\$882,000	15	130%	9
Condominium Townhouse	13	\$9,506,000	\$731,231	\$690,000	20	129%	7
Condominium Apartment	10	\$3,587,000	\$358,700	\$300,000	14	109%	10
Link	2	\$2,300,000	\$1,150,000	\$1,150,000	4	139%	7
Att/Row/Townhouse	14	\$12,495,987	\$892,571	\$978,000	19	120%	10
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	83	\$105,722,375	\$1,273,764	\$1,225,000	116	48	125%	5
Detached	43	\$67,418,175	\$1,567,865	\$1,510,000	61	25	125%	7
Semi-Detached	7	\$8,153,000	\$1,164,714	\$1,150,000	7	1	133%	4
Condominium Townhouse	9	\$7,813,500	\$868,167	\$870,000	15	5	122%	3
Condominium Apartment	12	\$8,497,400	\$708,117	\$685,000	18	12	119%	4
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	12	\$13,840,300	\$1,153,358	\$1,200,250	15	5	124%	3
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Pickering

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	83	\$105,722,375	\$1,273,764	\$1,225,000	116	125%	5
Detached	43	\$67,418,175	\$1,567,865	\$1,510,000	61	125%	7
Semi-Detached	7	\$8,153,000	\$1,164,714	\$1,150,000	7	133%	4
Condominium Townhouse	9	\$7,813,500	\$868,167	\$870,000	15	122%	3
Condominium Apartment	12	\$8,497,400	\$708,117	\$685,000	18	119%	4
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	12	\$13,840,300	\$1,153,358	\$1,200,250	15	124%	3
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	14	\$17,571,602	\$1,255,114	\$1,070,000	16	11	105%	25
Detached	11	\$14,796,632	\$1,345,148	\$1,310,000	16	11	106%	15
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	3	\$2,774,970	\$924,990	\$924,990	0	0	101%	62
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Scugog

## YEAR-TO-DATE 2022

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	14	\$17,571,602	\$1,255,114	\$1,070,000	16	105%	25
Detached	11	\$14,796,632	\$1,345,148	\$1,310,000	16	106%	15
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	3	\$2,774,970	\$924,990	\$924,990	0	101%	62
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	17	\$25,141,000	\$1,478,882	\$1,210,000	26	14	113%	18
Detached	13	\$21,422,000	\$1,647,846	\$1,405,000	22	13	111%	19
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	1	\$799,000	\$799,000	\$799,000	1	1	100%	46
Condominium Apartment	1	\$710,000	\$710,000	\$710,000	1	0	130%	8
Link	1	\$1,010,000	\$1,010,000	\$1,010,000	1	0	126%	5
Att/Row/Townhouse	1	\$1,200,000	\$1,200,000	\$1,200,000	1	0	133%	6
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

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Att/Row/Townhouse	1	\$1,200,000	\$1,200,000	\$1,200,000	1	133%	6
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	117	\$149,581,421	\$1,278,474	\$1,225,000	171	51	131%	5
Detached	71	\$104,169,736	\$1,467,179	\$1,405,000	103	34	130%	5
Semi-Detached	2	\$2,071,000	\$1,035,500	\$1,035,500	2	0	139%	6
Condominium Townhouse	6	\$5,370,000	\$895,000	\$905,000	8	1	140%	5
Condominium Apartment	9	\$6,578,000	\$730,889	\$700,000	14	3	119%	5
Link	1	\$1,030,000	\$1,030,000	\$1,030,000	1	0	114%	5
Att/Row/Townhouse	28	\$30,362,685	\$1,084,382	\$1,068,500	43	13	140%	5
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

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## 2022 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	609	1,175,010
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
<b>YTD</b>	<b>609</b>	<b>1,175,010</b>

## 10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2020	12,917	706,913
2021	14,717	925,710

### 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).

