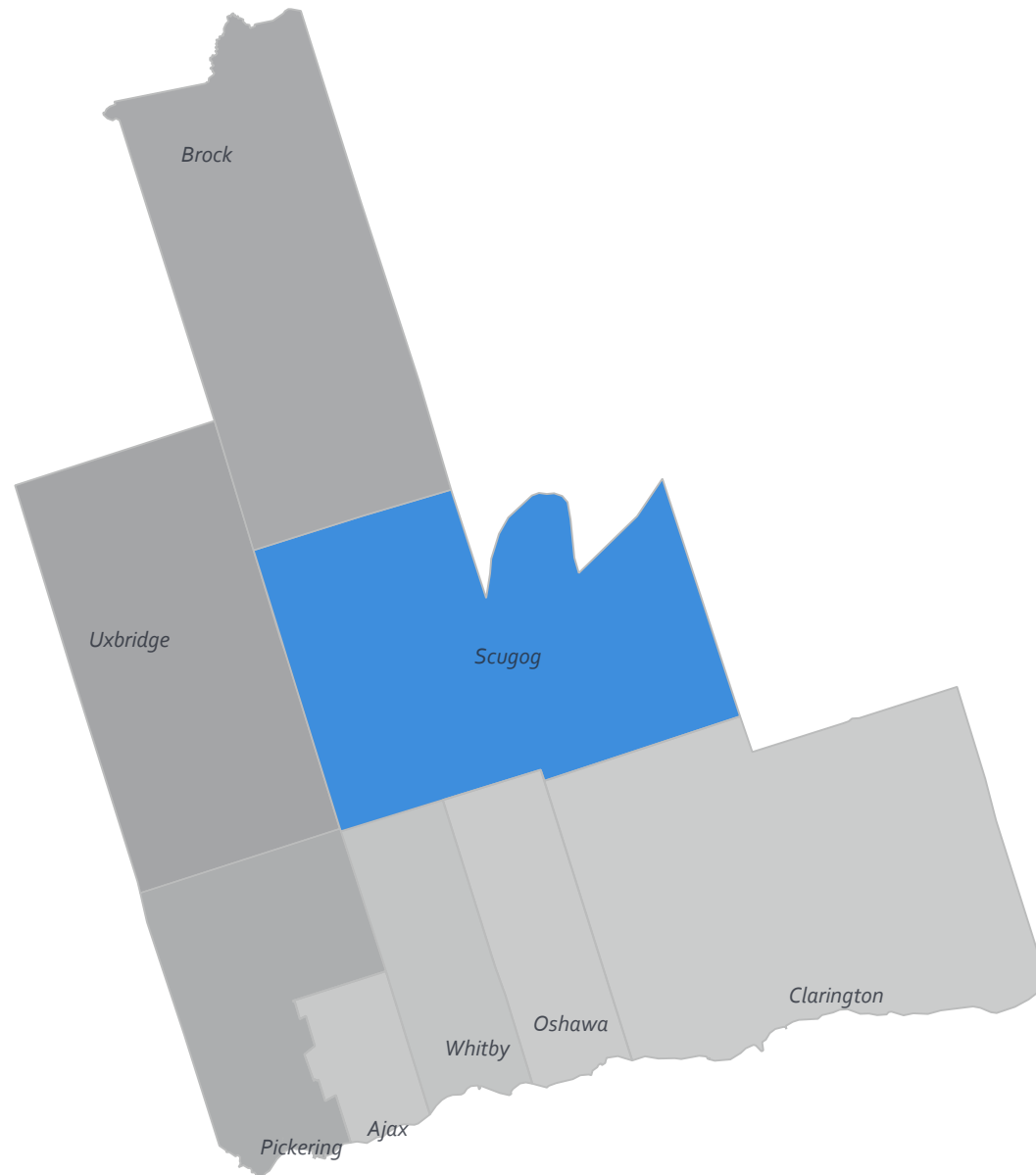




DURHAM – October 2023



Economic Indicators

Real GDP Growth¹
Q2 2023 ▼ -0.2%

Inflation (Yr./Yr. CPI Growth)²
Sep 2023 ▼ 3.8%

Bank of Canada Overnight Rate³
Oct 2023 — 5.0%

Prime Rate⁴
Oct 2023 — 7.2%

Mortgage Rates (Oct 2023)
Chartered Bank Fixed Rates

1 Year	▲	8.09%
3 Year	▲	7.14%
5 Year	▲	7.04%

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

Top 10 Keywords on REALTOR.ca

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

CENTRAL LAKES ASSOCIATION OF REALTORS® REPORT OCTOBER HOUSING STATISTICS

November 3, 2023 – The Central Lakes Association of REALTORS® (CLAR) President, Meredith Kennedy, reported the latest real estate statistics for CLAR’s new regional area, showcasing a market that remains steadfast.

By combining forces, CLAR encompasses an expansive market area that includes Durham Region, Hastings County, Prince Edward County, Northumberland County, Peterborough County, and Kawartha Lakes.

According to the recent data CLAR released, sales recorded in Durham Region during the month of October highlight the continued demand for real estate in the area. While number of transactions represents a slight decrease from previous periods, it demonstrates the sustained interest from homebuyers in the region. The average selling price in Durham Region remains strong at \$931,548 for all home types, which is a 4.2% year-over-year increase.

CLAR President Meredith Kennedy expressed her views on the current state of the real estate market, “The average days on Market have almost doubled in all Durham Region areas when compared with 2021, during an extremely busy market. Durham’s average days on market is 17 allowing buyers sufficient opportunity to do their due-diligence when buying a home”.

CLAR is witnessing a rise in active listings in every county within our newly expanded jurisdiction. Also consistent is the sales to list price with averages of 94% to 101% from all areas CLAR reports making this a balanced market.

“The provincial government announced how they plan to eliminate their full provincial portion of the Harmonized Sales Tax (HST) on new purpose-built rentals” Says CLAR CEO Wendy Giroux “This is a significant step from our government that will help increase the housing supply in Ontario”.



Overview

The Durham MLS® Statistics provided are compiled by the Central Lakes 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	\$931,548	\$1,023,307	\$751,434	\$679,297	\$627,911	\$853,750	\$794,083
Ajax	\$952,884	\$1,039,918	\$890,500	\$680,250	\$601,500	-	\$817,258
Brock	\$718,907	\$735,746	-	-	-	-	\$500,000
Clarington	\$914,233	\$982,672	\$660,000	\$720,000	\$627,841	\$922,500	\$716,500
Oshawa	\$804,047	\$874,717	\$636,941	\$624,455	\$458,280	\$595,000	\$756,125
Pickering	\$939,243	\$1,194,901	\$859,455	\$683,176	\$642,615	-	\$825,304
Scugog	\$949,263	\$969,471	\$680,000	-	-	-	\$875,000
Uxbridge	\$1,389,763	\$1,421,139	-	\$825,000	-	-	-
Whitby	\$1,027,273	\$1,116,297	\$826,667	\$832,500	\$740,700	\$975,000	\$834,739



Durham Region October Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,761	1,770	14,548	16,835	-14%	588	7,484	8,926	-16%	3.0	33.4%	17	101%
Ajax	246	220	1,932	2,416	-20%	81	1,030	1,263	-18%	2.7	32.9%	13	102%
Brock	36	52	354	408	-13%	14	158	170	-7%	3.7	38.9%	23	98%
Clarington	280	277	2,431	3,066	-21%	101	1,339	1,664	-20%	2.7	36.1%	15	100%
Oshawa	462	458	4,154	4,785	-13%	143	2,079	2,580	-19%	3.2	31.0%	19	101%
Pickering	289	297	2,064	2,129	-3%	91	1,011	1,102	-8%	3.3	31.5%	19	100%
Scugog	47	62	486	434	12%	19	250	233	7%	3.3	40.4%	20	97%
Uxbridge	48	69	452	440	3%	19	224	236	-5%	3.6	39.6%	21	98%
Whitby	353	335	2,675	3,157	-15%	120	1,393	1,678	-17%	2.8	34.0%	17	101%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$547,749,967	\$7,069,996,155	\$9,276,676,218	-24%	\$931,548	\$944,681	\$1,039,287	-9%	\$850,500	\$885,000
Ajax	\$77,183,609	\$1,034,652,193	\$1,401,347,998	-26%	\$952,884	\$1,004,517	\$1,109,539	-9%	\$890,000	\$960,000
Brock	\$10,064,700	\$121,838,250	\$158,933,879	-23%	\$718,907	\$771,128	\$934,905	-18%	\$626,000	\$712,500
Clarington	\$92,337,490	\$1,189,718,480	\$1,643,022,958	-28%	\$914,233	\$888,513	\$987,394	-10%	\$815,000	\$840,000
Oshawa	\$114,978,787	\$1,698,860,918	\$2,335,134,462	-27%	\$804,047	\$817,153	\$905,091	-10%	\$755,000	\$782,500
Pickering	\$85,471,073	\$1,026,731,826	\$1,247,268,010	-18%	\$939,243	\$1,015,561	\$1,131,822	-10%	\$875,000	\$950,000
Scugog	\$18,035,999	\$249,409,439	\$268,598,007	-7%	\$949,263	\$997,638	\$1,152,781	-13%	\$870,000	\$900,000
Uxbridge	\$26,405,500	\$290,407,888	\$318,761,242	-9%	\$1,389,763	\$1,296,464	\$1,350,683	-4%	\$1,150,000	\$1,164,250
Whitby	\$123,272,809	\$1,458,377,161	\$1,903,609,661	-23%	\$1,027,273	\$1,046,933	\$1,134,452	-8%	\$970,000	\$990,000



October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	588	\$547,749,967	\$931,548	\$850,500	1,761	1,770	101%	17
Detached	404	\$413,416,140	\$1,023,307	\$967,500	1,159	1,132	101%	16
Semi-Detached	38	\$28,554,500	\$751,434	\$715,000	81	55	101%	14
Condo Townhouse	37	\$25,134,000	\$679,297	\$661,000	134	152	102%	25
Condo Apartment	37	\$23,232,690	\$627,911	\$575,000	103	138	99%	23
Link	4	\$3,415,000	\$853,750	\$847,500	15	11	98%	19
Att/Row/Townhouse	68	\$53,997,637	\$794,083	\$792,500	269	282	101%	21
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	7,484	\$7,069,996,155	\$944,681	\$885,000	14,548		104%	14
Detached	4,942	\$5,159,965,293	\$1,044,105	\$985,000	9,621		104%	13
Semi-Detached	473	\$380,764,050	\$804,998	\$782,000	756		108%	11
Condo Townhouse	539	\$372,184,133	\$690,509	\$690,000	1,099		105%	14
Condo Apartment	555	\$319,411,772	\$575,517	\$555,000	1,027		100%	23
Link	73	\$62,195,097	\$851,988	\$850,000	117		109%	10
Att/Row/Townhouse	900	\$774,205,810	\$860,229	\$850,000	1,924		106%	14
Co-Op Apartment	0				1			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	81	\$77,183,609	\$952,884	\$890,000	246	220	102%	13
Detached	55	\$57,195,509	\$1,039,918	\$1,025,000	157	135	102%	13
Semi-Detached	5	\$4,452,500	\$890,500	\$895,500	11	8	100%	19
Condo Townhouse	4	\$2,721,000	\$680,250	\$688,000	18	20	107%	13
Condo Apartment	5	\$3,007,500	\$601,500	\$565,000	8	8	101%	8
Link	0				0	0		
Att/Row/Townhouse	12	\$9,807,100	\$817,258	\$800,000	52	49	102%	13
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,030	\$1,034,652,193	\$1,004,517	\$960,000	1,932		106%	12
Detached	655	\$725,249,873	\$1,107,252	\$1,085,000	1,235		106%	11
Semi-Detached	88	\$79,099,603	\$898,859	\$903,000	145		108%	10
Condo Townhouse	64	\$47,258,863	\$738,420	\$750,000	119		107%	11
Condo Apartment	55	\$32,035,980	\$582,472	\$563,000	76		101%	14
Link	9	\$7,602,777	\$844,753	\$845,000	13		105%	10
Att/Row/Townhouse	157	\$142,135,097	\$905,319	\$905,555	341		107%	14
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$10,064,700	\$718,907	\$626,000	36	52	98%	23
Detached	13	\$9,564,700	\$735,746	\$642,000	34	51	97%	24
Semi-Detached	0				0	0		
Condo Townhouse	0				2	1		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	1	\$500,000	\$500,000	\$500,000	0	0	100%	9
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	158	\$121,838,250	\$771,128	\$712,500	354	97%	25	
Detached	145	\$113,902,750	\$785,536	\$720,000	335	97%	26	
Semi-Detached	3	\$1,680,000	\$560,000	\$445,000	3	108%	7	
Condo Townhouse	8	\$4,980,500	\$622,563	\$628,500	14	98%	21	
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	2	\$1,275,000	\$637,500	\$637,500	2	98%	11	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	101	\$92,337,490	\$914,233	\$815,000	280	277	100%	15
Detached	76	\$74,683,100	\$982,672	\$879,000	192	183	100%	16
Semi-Detached	1	\$660,000	\$660,000	\$660,000	2	2	110%	5
Condo Townhouse	2	\$1,440,000	\$720,000	\$720,000	11	12	107%	7
Condo Apartment	7	\$4,394,890	\$627,841	\$599,900	21	35	98%	22
Link	2	\$1,845,000	\$922,500	\$922,500	13	8	98%	8
Att/Row/Townhouse	13	\$9,314,500	\$716,500	\$692,000	41	37	103%	9
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,339	\$1,189,718,480	\$888,513	\$840,000	2,431	104%	15
Detached	925	\$895,254,896	\$967,843	\$905,000	1,636	104%	14
Semi-Detached	40	\$29,932,100	\$748,303	\$750,000	68	109%	14
Condo Townhouse	45	\$31,109,612	\$691,325	\$668,000	94	103%	14
Condo Apartment	114	\$65,002,269	\$570,195	\$545,000	233	99%	28
Link	39	\$31,903,322	\$818,034	\$803,000	65	110%	9
Att/Row/Townhouse	176	\$136,516,281	\$775,661	\$766,250	335	107%	12
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	143	\$114,978,787	\$804,047	\$755,000	462	458	101%	19
Detached	101	\$88,346,388	\$874,717	\$815,000	309	286	101%	15
Semi-Detached	17	\$10,828,000	\$636,941	\$647,500	36	24	101%	12
Condo Townhouse	11	\$6,869,000	\$624,455	\$600,000	45	52	99%	37
Condo Apartment	5	\$2,291,400	\$458,280	\$395,000	30	44	98%	21
Link	1	\$595,000	\$595,000	\$595,000	2	1	99%	38
Att/Row/Townhouse	8	\$6,048,999	\$756,125	\$765,000	40	51	99%	56
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	2,079	\$1,698,860,918	\$817,153	\$782,500	4,154		106%	14
Detached	1,397	\$1,251,065,567	\$895,537	\$844,000	2,770		106%	12
Semi-Detached	208	\$147,416,656	\$708,734	\$710,000	319		109%	10
Condo Townhouse	176	\$112,596,077	\$639,750	\$640,000	394		106%	15
Condo Apartment	141	\$64,556,659	\$457,849	\$470,000	303		99%	25
Link	7	\$5,569,000	\$795,571	\$816,000	12		108%	18
Att/Row/Townhouse	150	\$117,656,959	\$784,380	\$786,500	355		105%	20
Co-Op Apartment	0				1			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	91	\$85,471,073	\$939,243	\$875,000	289	297	100%	19
Detached	40	\$47,796,035	\$1,194,901	\$1,042,500	142	144	100%	16
Semi-Detached	11	\$9,454,000	\$859,455	\$860,000	22	15	102%	21
Condo Townhouse	17	\$11,614,000	\$683,176	\$667,000	41	52	102%	22
Condo Apartment	13	\$8,354,000	\$642,615	\$575,000	28	29	99%	28
Link	0				0	0		
Att/Row/Townhouse	10	\$8,253,038	\$825,304	\$786,544	56	57	102%	14
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,011	\$1,026,731,826	\$1,015,561	\$950,000	2,064		104%	14
Detached	496	\$634,079,418	\$1,278,386	\$1,200,000	1,061		104%	12
Semi-Detached	60	\$55,392,529	\$923,209	\$917,750	108		108%	12
Condo Townhouse	166	\$117,964,870	\$710,632	\$699,950	340		104%	16
Condo Apartment	160	\$100,843,998	\$630,275	\$610,000	259		101%	21
Link	2	\$1,644,000	\$822,000	\$822,000	4		103%	9
Att/Row/Townhouse	127	\$116,807,011	\$919,740	\$925,000	292		107%	10
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$18,035,999	\$949,263	\$870,000	47	62	97%	20
Detached	17	\$16,480,999	\$969,471	\$870,000	45	61	97%	21
Semi-Detached	1	\$680,000	\$680,000	\$680,000	1	0	101%	0
Condo Townhouse	0				0	0		
Condo Apartment	0				1	1		
Link	0				0	0		
Att/Row/Townhouse	1	\$875,000	\$875,000	\$875,000	0	0	97%	22
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	250	\$249,409,439	\$997,638	\$900,000	486	100%	20	
Detached	226	\$229,977,939	\$1,017,602	\$925,625	454	100%	20	
Semi-Detached	5	\$3,484,000	\$696,800	\$684,000	5	101%	12	
Condo Townhouse	0				0			
Condo Apartment	5	\$3,855,000	\$771,000	\$755,000	6	96%	38	
Link	0				0			
Att/Row/Townhouse	14	\$12,092,500	\$863,750	\$875,000	21	108%	16	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$26,405,500	\$1,389,763	\$1,150,000	48	69	98%	21
Detached	18	\$25,580,500	\$1,421,139	\$1,174,500	45	64	98%	22
Semi-Detached	0				0	0		
Condo Townhouse	1	\$825,000	\$825,000	\$825,000	2	1	103%	2
Condo Apartment	0				1	1		
Link	0				0	0		
Att/Row/Townhouse	0				0	3		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	224	\$290,407,888	\$1,296,464	\$1,164,250	452	99%	18	
Detached	178	\$251,665,798	\$1,413,853	\$1,355,000	378	99%	18	
Semi-Detached	7	\$6,204,583	\$886,369	\$900,000	12	103%	24	
Condo Townhouse	12	\$8,759,657	\$729,971	\$738,500	15	99%	15	
Condo Apartment	8	\$4,323,000	\$540,375	\$484,000	11	99%	25	
Link	1	\$935,000	\$935,000	\$935,000	1	98%	10	
Att/Row/Townhouse	18	\$18,519,850	\$1,028,881	\$943,000	35	101%	16	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB 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.

October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	120	\$123,272,809	\$1,027,273	\$970,000	353	335	101%	17
Detached	84	\$93,768,909	\$1,116,297	\$1,065,000	235	208	101%	15
Semi-Detached	3	\$2,480,000	\$826,667	\$845,000	9	6	96%	7
Condo Townhouse	2	\$1,665,000	\$832,500	\$832,500	15	14	102%	32
Condo Apartment	7	\$5,184,900	\$740,700	\$695,000	14	20	98%	25
Link	1	\$975,000	\$975,000	\$975,000	0	2	98%	21
Att/Row/Townhouse	23	\$19,199,000	\$834,739	\$825,000	80	85	100%	23
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,393	\$1,458,377,161	\$1,046,933	\$990,000	2,675		104%	13
Detached	920	\$1,058,769,052	\$1,150,836	\$1,100,000	1,752		104%	12
Semi-Detached	62	\$57,554,579	\$928,300	\$942,500	96		104%	11
Condo Townhouse	68	\$49,514,554	\$728,155	\$720,000	123		106%	11
Condo Apartment	72	\$48,794,866	\$677,706	\$634,444	139		100%	18
Link	15	\$14,540,998	\$969,400	\$961,000	22		113%	7
Att/Row/Townhouse	256	\$229,203,112	\$895,325	\$898,750	543		106%	14
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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2023 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	394	886,849
February	601	888,448
March	864	926,142
April	903	956,240
May	1067	988,644
June	898	999,787
July	770	961,852
August	776	930,852
September	653	907,359
October	588	931, 548
November		
December		
YTD	7,514	937,772

10-Year Historical Statistics

Year	Sales	Avg. Price (&)
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 9	925,710
2022	9,875	1,024,570

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).

