

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

August 2011

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DURHAM REAL ESTATE MARKET REMAINS STABLE

DURHAM REGION, September 8, 2011 – The Durham Region Association of REALTORS® reported 815 sales for the month of August, a decrease of 11% from July when there were 906 sales. There have been 6,988 sales so far in 2011 which represents a 2% reduction compared to this time last year. “The decrease in number of sales from July to August is consistent with the market trends in previous years. Summer months tend to slow down when people are on vacation,” commented Dierdre Mullen, President of the Durham Region Association of REALTORS®.

Durham Region saw 1,401 new listings in August bringing the total number of homes available for resale to 2,251. “The number of new listings have increased by 5.5% over last month, while the number of available listings remains steady”, said President Mullen.

The average selling price of a home in Durham Region dipped 4% from July to \$316,938 in August. However, this is still a 1.5% increase over August of 2010. The year-to-date average selling price in Durham Region is \$317,306, a 4.4% increase over last year.

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 2011	-0.4%
Inflation (Yr./Yr. CPI Growth) ²	
July 2011	2.7%
Bank of Canada Overnight Rate ³	
August 2011	1.0%
Prime Rate ⁴	
August 2011	3.0%
Mortgage Rates (April 2011) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.50%
3 Year	4.35%
5 Year	5.39%

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

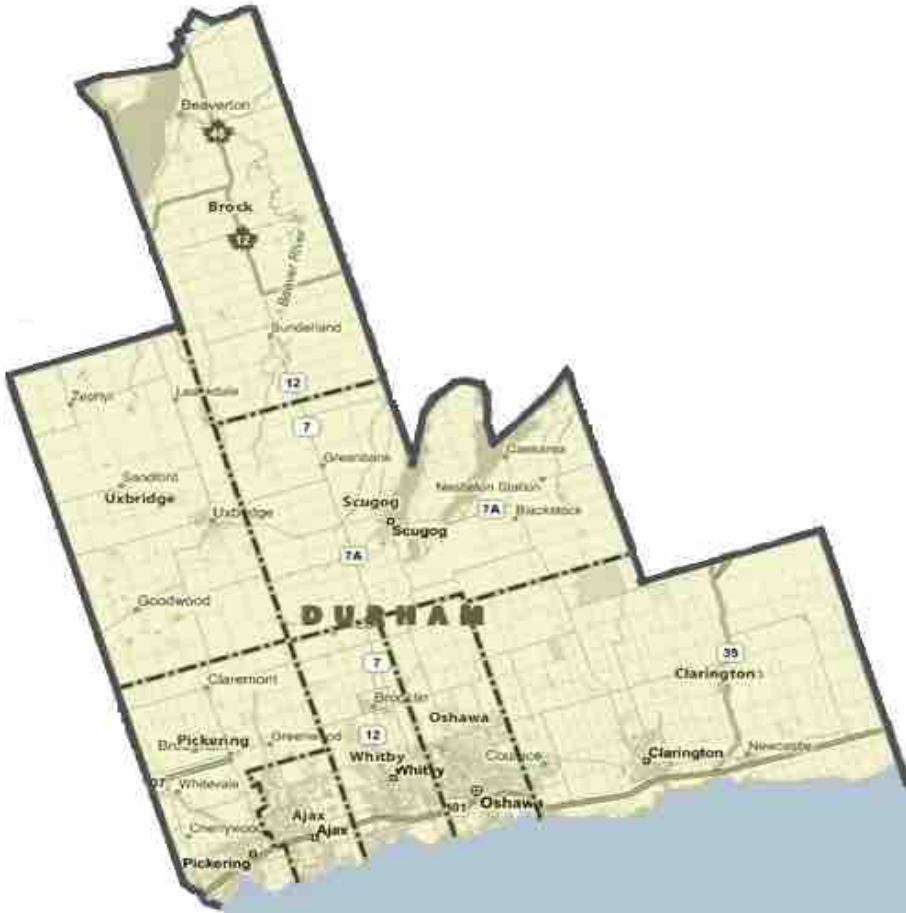
⁴ Bank of Canada, Rates for most recently completed month

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. The map (shown left) identifies the location of each area specified in the table below. 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)
%+/-	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

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	316,938	349,310	251,545	203,322	186,443	268,127	265,193
Ajax	334,130	375,471	303,525	207,696	183,300	266,800	286,758
Brock	291,757	307,474	--	142,450	--	--	--
Clarington	302,357	335,606	208,625	189,545	166,000	241,200	217,250
Oshawa	265,938	288,253	197,843	159,444	121,500	264,250	251,421
Pickering	373,373	432,758	305,500	257,118	218,238	326,000	296,175
Scugog	327,590	332,600	215,000	345,000	--	--	--
Uxbridge	489,543	507,032	--	--	244,700	--	--
Whitby	330,169	372,740	294,000	216,665	219,071	292,917	266,053



NUMBER OF LISTINGS

AREA	AUG-NEW	TA	YTD
Durham Region	1,401	2,251	12,242
Ajax	260	317	2,142
Brock	39	139	350
Clarington	241	394	1,896
Oshawa	424	653	3,591
Pickering	166	236	1,484
Scugog	32	127	432
Uxbridge	57	138	475
Whitby	182	247	1,872

NUMBER OF SALES

AREA	AUG	YTD	% + / -	Avg. DOM	Avg. SP/LP
Durham Region	815	6,988	-2.0%	33	98%
Ajax	163	1,256	-3.3%	24	98%
Brock	21	135	23.9%	58	95%
Clarington	129	1,010	-7.5%	38	98%
Oshawa	245	2,038	1.6%	33	98%
Pickering	92	918	-3.2%	28	98%
Scugog	21	201	-23.3%	53	97%
Uxbridge	30	251	5.9%	72	97%
Whitby	114	1,179	0.3%	26	98%

DOLLAR VOLUME (\$)

AREA	AUG	YTD
Durham Region	258,304,278	2,217,333,465
Ajax	54,463,240	432,209,017
Brock	6,126,900	33,494,280
Clarington	39,004,073	281,228,152
Oshawa	65,154,805	546,072,533
Pickering	34,350,340	347,501,089
Scugog	6,879,400	72,098,859
Uxbridge	14,686,300	118,030,010
Whitby	37,639,220	386,699,525



AVERAGE SELLING PRICE (\$)

AREA	AUG	YTD	% +/-
Durham Region	316,938	317,306	4.4%
Ajax	334,130	344,115	3.5%
Brock	291,757	248,106	-6.4%
Clarington	302,357	278,444	3.4%
Oshawa	265,938	267,945	4.6%
Pickering	373,373	378,541	6.8%
Scugog	327,590	358,701	6.4%
Uxbridge	489,543	470,239	12.6%
Whitby	330,169	327,989	3.1%

MEDIAN PRICE (\$)

AUG	YTD
294,000	292,000
325,500	328,000
219,000	220,000
271,000	261,000
245,000	245,500
347,500	345,000
297,000	326,900
460,000	430,000
312,500	312,500

2011 DURHAM REGION STATISTICS

(Jan—June not including figures for Brock & Uxbridge)

	SALES	AVG. PRICE
January	505	302,326
February	653	301,855
March	981	301,668
April	949	321,042
May	1,040	316,057
June	1,046	322,932
July	906	329,956
August	815	316,938
September		
October		
November		
December		
YTD		

HISTORICAL STATISTICS

(Not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
1998	7,073	163,369
1999	7,370	169,568
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

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, July 2011

