

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

September 2012

More Choice for Homebuyers as More Properties Enter the Market

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
2012 Statistics	4
Historical Statistics	4

PLEASE NOTE: TREB has been experiencing issues calculating the Year-over-year change percentages accurately since the re-districting. We are waiting for these issues to be resolved.

DURHAM REGION, October 4, 2012 – The Durham Region Association of REALTORS® (DRAR) reported a 12% increase in the number of new listings for the month of September (1,430), raising the number of active listings by 6% to 1,960. “As we predicted last month we’re starting to see more properties enter the marketplace as the fall market starts to heat up. We should also start to see the sales numbers reflect this increased activity soon,” commented DRAR President, Christine Marquis.

September saw 763 homes change hands in Durham Region, a 15% decrease from August. This brings the year-to-date sales for the Region to 8,600. “Despite the month-to-month fluctuations in the number of sales, the year-to-date figure illustrates a very healthy housing market in the Region,” adds President Marquis.

The average selling price of a re-sale home dropped slightly (1%) in September to \$336,313 compared to \$339,673 in August. The year-to-date average price of a home in Durham Region is now at \$335,940.

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

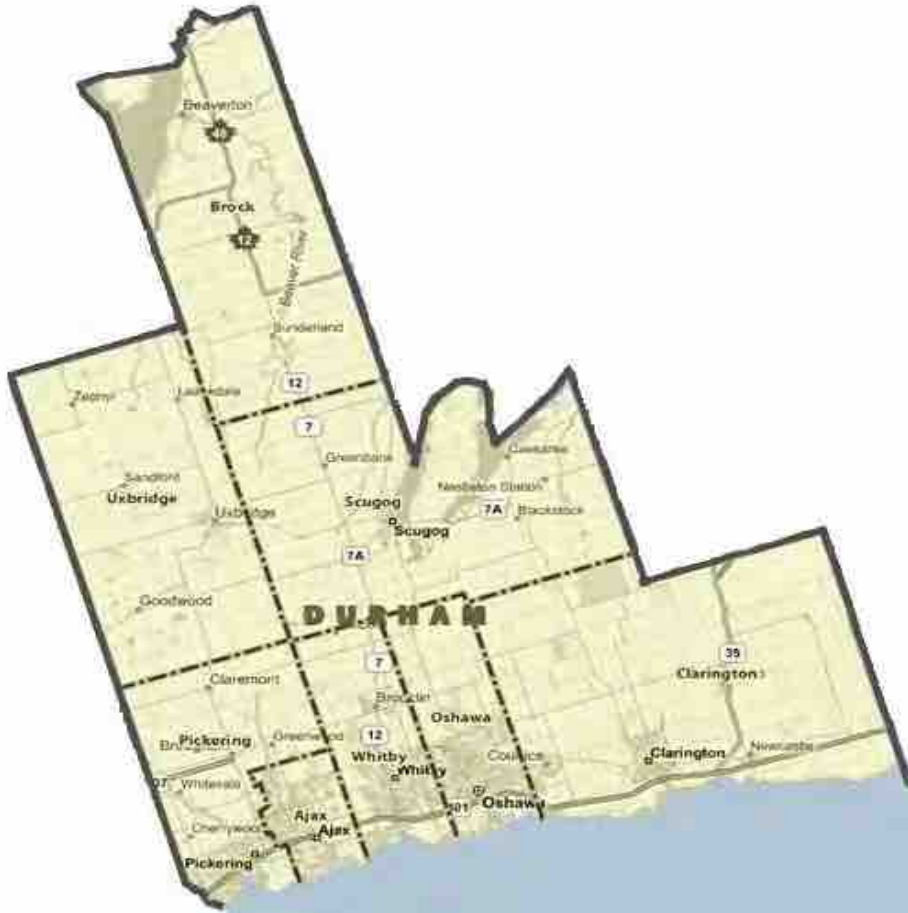
Real GDP Growth ¹	
Q2 2012	1.8%
Inflation (Yr./Yr. CPI Growth) ²	
August 2012	1.2%
Bank of Canada Overnight Rate ³	
September 2012	1.0%
Prime Rate ⁴	
September 2012	3.0%
Mortgage Rates (Aug. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.10%
3 Year	3.85%
5 Year	5.24%

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)
%+/-	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
Mos. Inv.	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	336,313	373,623	258,887	211,296	219,067	284,596	261,424
Ajax	373,254	408,693	327,818	253,650	192,875	263,000	301,833
Brock	249,743	257,855	180,000	240,000	--	--	--
Clarington	291,137	321,770	211,063	168,833	170,417	270,100	226,489
Oshawa	267,087	291,958	201,235	158,262	132,333	234,600	219,353
Pickering	408,093	508,056	338,611	241,236	246,347	--	302,050
Scugog	395,057	395,057	--	--	--	--	--
Uxbridge	449,520	492,700	--	233,750	147,000	--	--
Whitby	377,199	424,902	274,487	232,375	255,625	318,350	285,775



NUMBER OF LISTINGS

AREA	SEP-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,430	1,960	13,725	2.1
Ajax	257	297	2,449	1.6
Brock	45	135	380	8.6
Clarington	204	299	2,129	2.3
Oshawa	340	415	3,223	2.0
Pickering	210	255	1,938	2.0
Scugog	63	123	487	4.3
Uxbridge	50	126	494	4.5
Whitby	261	310	2,625	1.6

NUMBER OF SALES

AREA	SEP	YTD	Avg. DOM	Avg. SP/LP
Durham Region	763	8,600	28	98%
Ajax	116	1,593	21	98%
Brock	14	158	93	95%
Clarington	130	1,393	31	98%
Oshawa	210	2,086	25	98%
Pickering	111	1,150	27	98%
Scugog	27	259	56	96%
Uxbridge	20	253	56	96%
Whitby	135	1,708	23	98%

DOLLAR VOLUME (\$)

AREA	SEP	YTD
Durham Region	256,607,014	2,889,082,748
Ajax	43,297,428	587,461,052
Brock	3,496,400	42,527,840
Clarington	37,847,766	409,130,997
Oshawa	56,088,319	539,647,330
Pickering	45,298,350	455,744,393
Scugog	10,666,540	98,755,298
Uxbridge	8,990,400	121,653,111
Whitby	50,921,811	634,162,727



AVERAGE SELLING PRICE (\$)

AREA	SEP	YTD
Durham Region	336,313	335,940
Ajax	373,254	368,777
Brock	249,743	269,164
Clarington	291,137	293,705
Oshawa	267,087	258,700
Pickering	408,093	396,299
Scugog	395,057	381,295
Uxbridge	449,520	480,842
Whitby	377,199	371,290

MEDIAN PRICE (\$)

SEP	YTD
309,000	312,000
346,000	352,000
217,450	235,000
263,000	274,000
248,000	245,000
364,000	369,950
365,000	341,000
414,450	439,000
358,000	350,000

2012 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	582	318,668
February	848	325,307
March	1,179	330,481
April	1,214	340,820
May	1,248	342,274
June	1,122	344,907
July	967	338,102
August	902	339,673
September	763	336,313
October		
November		
December		
YTD	8,600	335,940

HISTORICAL STATISTICS

(1999 - 2010 not including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
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
2011	9,806	317,024

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).

