

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

October 2012

October Home Sales Up in Durham Region

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

DURHAM REGION, November 5, 2012 - The Durham Region Association of REALTORS® (DRAR) reported an 11% increase in the number of sales for the month of October (849) compared to 763 homes sold in September. “As we predicted last month, the sales numbers have increased to meet last month’s boost in inventory,” commented DRAR President, Christine Marquis. This brings the year-to-date sales to 9,432.

The average selling price of a re-sale home saw a small increase (1%) in October to \$339,102 compared to \$336,313 in September. The year-to-date average price of a home in Durham Region is now at \$336,036.

“The number of available resale homes fell by 10% in October which isn’t uncommon to see this time of year,” added President Marquis. “As of the end of the month there were 1,758 homes on the market in the Region.”

The Months of Inventory Indicator (MOI) is currently at 2.1 which represents how long (in months) it would take to sell all the active listings if no new listings entered the marketplace. “Any number less than 2.5 would indicate a strong selling market and this is what we are seeing in many communities across Durham Region but especially in Ajax and Whitby which have an MOI of 1.6,” explained President Marquis.

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	
September 2012	1.2%
Bank of Canada Overnight Rate ³	
October 2012	1.0%
Prime Rate ⁴	
October 2012	3.0%
Mortgage Rates (Oct. 2012) ⁴	
Chartered Bank Fixed Rates	
1 Year	3.10%
3 Year	3.70%
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

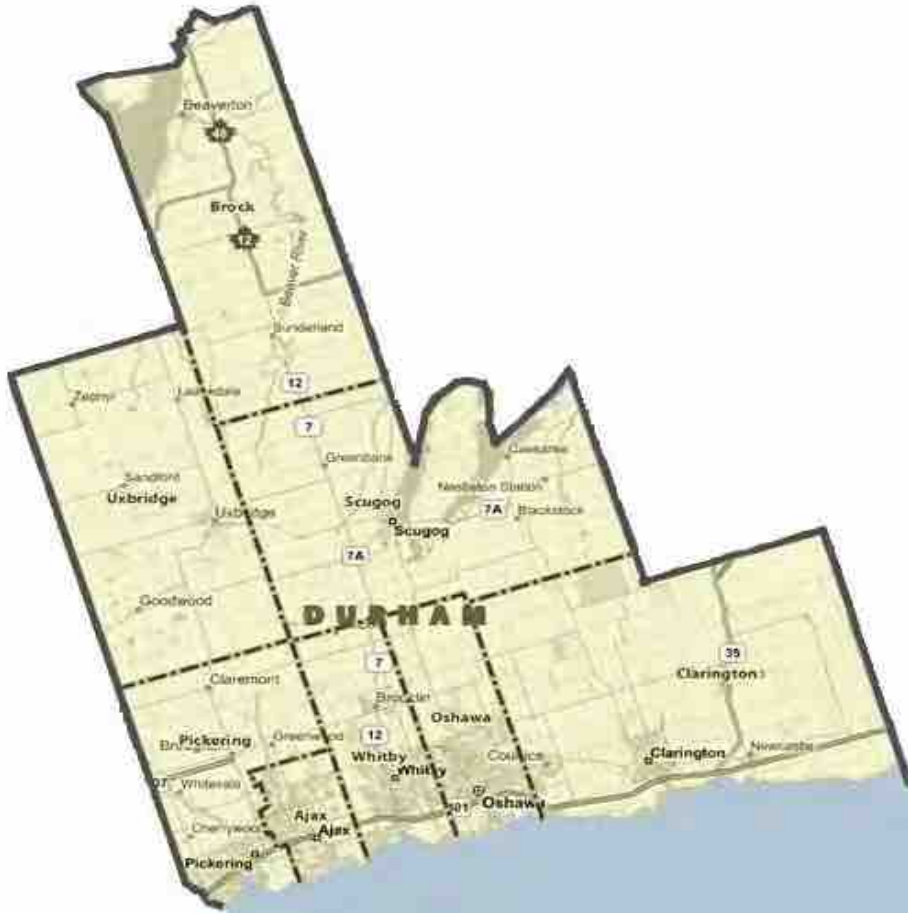
³ Bank of Canada, Rate from most recent announcement

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®

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.





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	339,102	377,135	255,388	216,603	225,559	270,465	284,526
Ajax	367,299	398,721	347,946	243,270	211,125	323,000	306,023
Brock	249,783	257,381	--	195,000	--	--	183,000
Clarington	284,555	322,802	204,200	146,000	164,453	258,883	229,364
Oshawa	259,111	289,094	196,278	135,891	174,000	222,500	227,483
Pickering	404,632	487,463	322,809	278,207	252,533	--	340,983
Scugog	343,238	343,238	--	--	--	--	--
Uxbridge	463,365	480,780	299,500	396,000	--	336,000	--
Whitby	388,226	436,171	267,150	232,180	268,400	341,800	287,411



NUMBER OF LISTINGS

AREA	OCT-NEW	TA	YTD	Mos. Inv. (Trend)
Durham Region	1,209	1,758	14,925	2.1
Ajax	227	264	2,672	1.6
Brock	33	125	412	8.1
Clarington	168	262	2,297	2.2
Oshawa	278	371	3,501	1.9
Pickering	176	234	2,110	2.0
Scugog	40	112	526	4.4
Uxbridge	36	106	531	4.4
Whitby	251	284	2,876	1.6

NUMBER OF SALES

AREA	OCT	YTD	Avg. DOM	Avg. SP/LP
Durham Region	849	9,432	28	98%
Ajax	149	1,741	22	99%
Brock	18	175	74	96%
Clarington	125	1,517	31	98%
Oshawa	206	2,287	27	98%
Pickering	121	1,268	26	98%
Scugog	24	282	49	96%
Uxbridge	34	285	58	97%
Whitby	172	1,877	20	99%

DOLLAR VOLUME (\$)

AREA	OCT	YTD
Durham Region	287,897,267	3,169,496,215
Ajax	54,727,516	641,808,568
Brock	4,496,100	46,811,940
Clarington	35,569,330	444,494,827
Oshawa	53,376,800	591,786,630
Pickering	48,960,532	503,423,625
Scugog	8,237,700	106,784,998
Uxbridge	15,754,400	134,867,511
Whitby	66,774,889	699,518,116



AVERAGE SELLING PRICE (\$)

AREA	OCT	YTD
Durham Region	339,102	336,036
Ajax	367,299	368,644
Brock	249,783	267,497
Clarington	284,555	293,009
Oshawa	259,111	258,761
Pickering	404,632	397,022
Scugog	343,238	378,670
Uxbridge	463,365	473,219
Whitby	388,226	372,679

MEDIAN PRICE (\$)

OCT	YTD
314,000	312,000
353,500	352,000
193,500	234,000
268,000	274,000
234,500	245,000
369,900	369,950
268,000	337,500
388,500	435,000
355,000	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	849	339,102
November		
December		
YTD	9,432	336,036

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).

