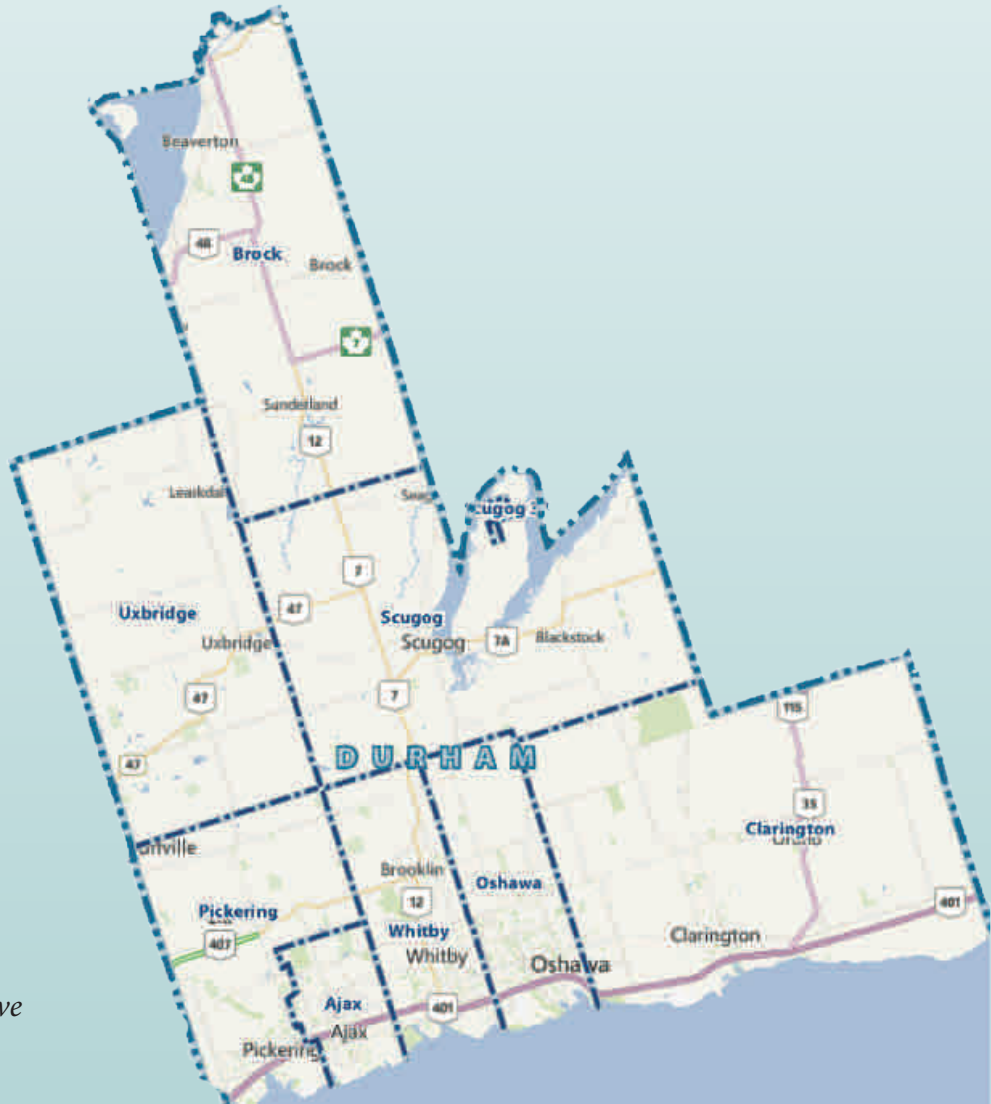


# Durham Region Association of REALTORS® Housing Report

April 2015



## Economic Indicators

Real GDP Growth <sup>1</sup>	
Q4 2014	2.4%
Inflation (Yr./Yr. CPI Growth) <sup>2</sup>	
March 2015	1.2%
Bank of Canada Overnight Rate <sup>3</sup>	
April 2015	0.75%
Prime Rate <sup>4</sup>	
April 2015	2.85%
Mortgage Rates (Apr. 2015) <sup>4</sup> Chartered Bank Fixed Rates	
1 Year	2.89%
3 Year	3.39%
5 Year	4.64%

### 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

Additional information about local economic indicators can be found on the CREAstats page of REALTOR Link®.

## Housing Market Getting Hot

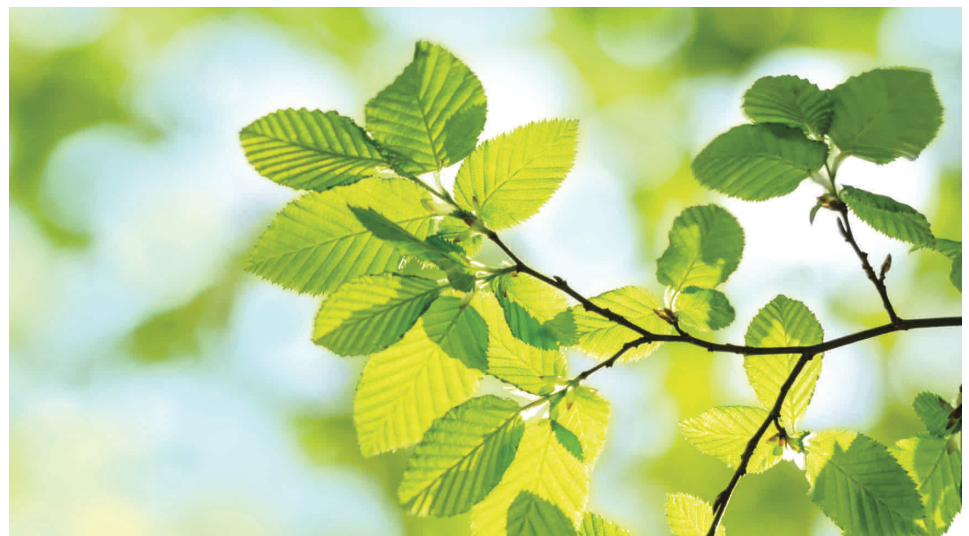
DURHAM REGION, May 6, 2015 - Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,315 residential transactions in April 2015. This result represented an increase of 16.4 per cent from 1,130 in April of last year. "In addition to a greater number of sales, we are starting to see more homes listed," reported O'Donohue. Durham saw 1,816 new listings enter the market in April 2015 compared to 1,709 in April 2014. "This is the most amount of inventory we have seen all year," stated O'Donohue.

The average selling price in the Durham Region reached \$440,151 last month, a 12.5 per cent increase compared to \$391,351 in the same period last year. "Buyers are still seeing the value of home ownership," explained O'Donohue, "and low interest rates continue to be a factor in determining affordability".

Homes in Durham are selling in an average of 15 days. "Homes are being listed for more than they were last year and are selling an average of 2 days sooner" reported O'Donohue.

"The housing market continues to gain momentum and we expect this trend to continue into the later months of summer," stated O'Donohue. "We are seeing evidence of the importance of home ownership and the benefit of investing in the Durham Region".

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.

## Legend

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	Single Detached	Semi-Detached	Condo/Townhouse	Condo Apt.	Link	Attached Row
Durham	440,151	490,758	347,425	279,833	265,797	356,472	365,023
Ajax	491,418	548,917	422,440	338,088	206,123	364,833	392,726
Brock	320,767	324,445	-	-	-	-	232,500
Clarington	394,702	432,685	300,000	407,500	234,900	342,691	296,358
Oshawa	348,905	392,843	261,821	197,492	219,111	294,567	303,262
Pickering	516,872	635,420	421,293	316,529	305,127	505,500	429,029
Scugog	506,635	511,767	-	-	327,000	-	-
Uxbridge	598,452	624,558	-	404,000	230,000	385,000	435,000
Whitby	468,875	518,705	380,000	267,673	288,617	451,143	381,100

## Number of Listings

Area	April-New	TA	YTD	PYTD	%+/-	MOI
Durham	1,816	1,273	5,297	5,179	2.3%	1.4
Ajax	340	168	935	914	2.3%	0.9
Brock	59	98	150	112	33.9%	4.9
Clarington	273	204	890	856	4.0%	1.5
Oshawa	434	248	1269	1290	-1.6%	1.2
Pickering	238	163	659	635	3.8%	1.3
Scugog	83	107	211	167	26.3%	3.4
Uxbridge	65	92	193	169	14.2%	3.8
Whitby	324	193	990	1036	-4.4%	1.1

## Number of Sales

Area	April	YTD	PYTD	%+/-	Avg. DOM	Avg. SP/LP
Durham	1,315	3,629	3,186	13.9%	15	101%
Ajax	265	678	581	16.7%	11	102%
Brock	25	64	55	16.4%	23	97%
Clarington	215	624	534	16.9%	17	100%
Oshawa	323	912	759	20.2%	13	101%
Pickering	169	442	401	10.2%	14	101%
Scugog	36	96	89	7.9%	26	98%
Uxbridge	40	96	102	-5.9%	36	97%
Whitby	242	717	665	7.8%	14	101%

## Dollar Volume

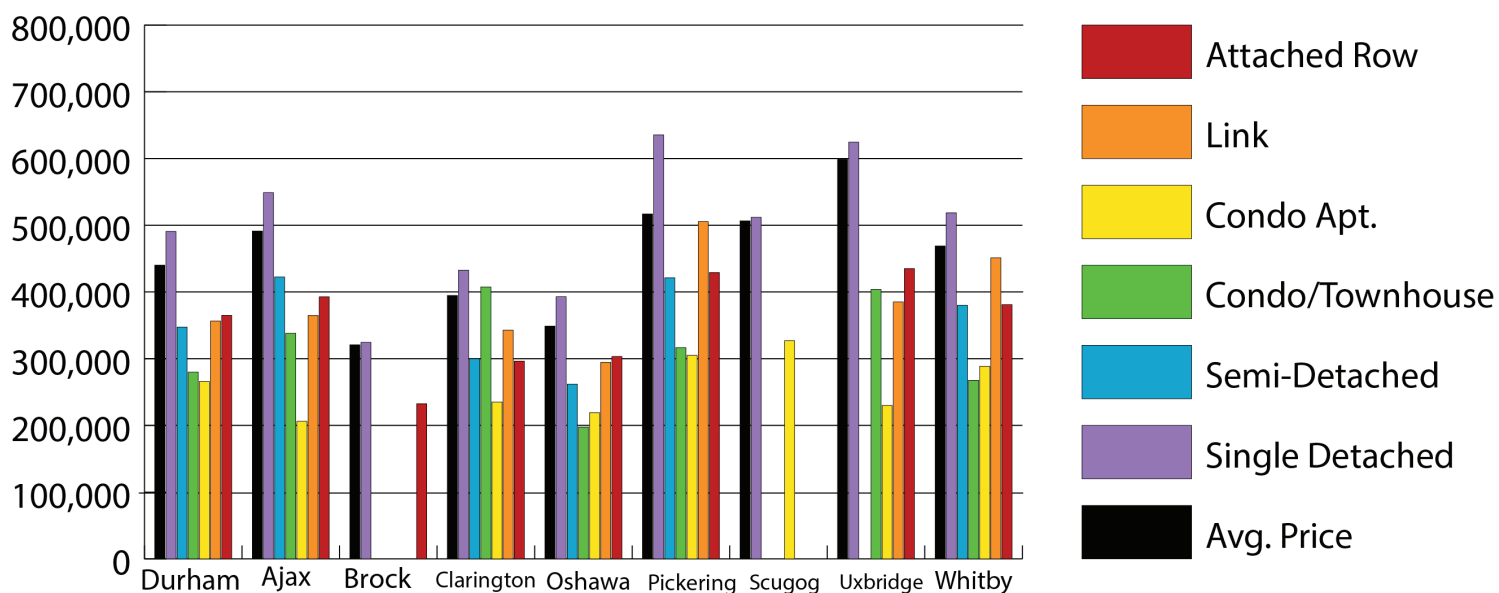
Area	April	YTD	PYTD	%+/-
Durham	578,798,607	1,554,509,536	1,226,546,132	26.7%
Ajax	130,225,863	324,987,041	239,103,032	35.9%
Brock	8,019,185	20,393,085	17,060,463	19.5%
Clarington	84,860,982	238,630,868	176,135,831	35.5%
Oshawa	112,696,388	310,221,055	230,284,320	34.7%
Pickering	87,351,389	225,680,840	183,799,654	22.8%
Scugog	18,238,850	45,212,268	36,407,614	24.2%
Uxbridge	23,938,088	52,442,288	54,679,950	-4.1%
Whitby	113,467,863	336,942,092	289,075,268	16.6%

## Average Selling Price (\$)

Area	April	YTD	PYTD	%+/-
Durham	440,151	428,358	384,980	11.3%
Ajax	491,418	479,332	411,537	16.5%
Brock	320,767	318,642	310,190	2.7%
Clarington	394,702	382,421	329,842	15.9%
Oshawa	348,905	340,155	303,405	12.1%
Pickering	516,872	510,590	458,353	11.4%
Scugog	506,635	470,961	409,074	15.1%
Uxbridge	598,452	546,274	536,078	1.9%
Whitby	468,875	469,933	434,700	8.1%

## Median Price

Area	April	YTD
Durham	417,000	400,000
Ajax	468,800	450,000
Brock	290,000	273,250
Clarington	360,000	357,000
Oshawa	328,500	327,500
Pickering	485,000	479,450
Scugog	484,900	426,000
Uxbridge	515,000	477,500
Whitby	445,000	442,000



## 2015 Durham Region Statistics

	Sales	Avg. Price (\$)
January	512	408,591
February	728	420,718
March	1,086	430,291
April	1,816	440,151
May		
June		
July		
August		
September		
October		
November		
December		
YTD	3,629	428,358

## Historical Statistics

2001-2010 not including Brock & Uxbridge

Year	Sales	Avg. Price (\$)
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
2012	10,549	335,991
2013	10,312	357,529
2014	10,841	391,692

### 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).