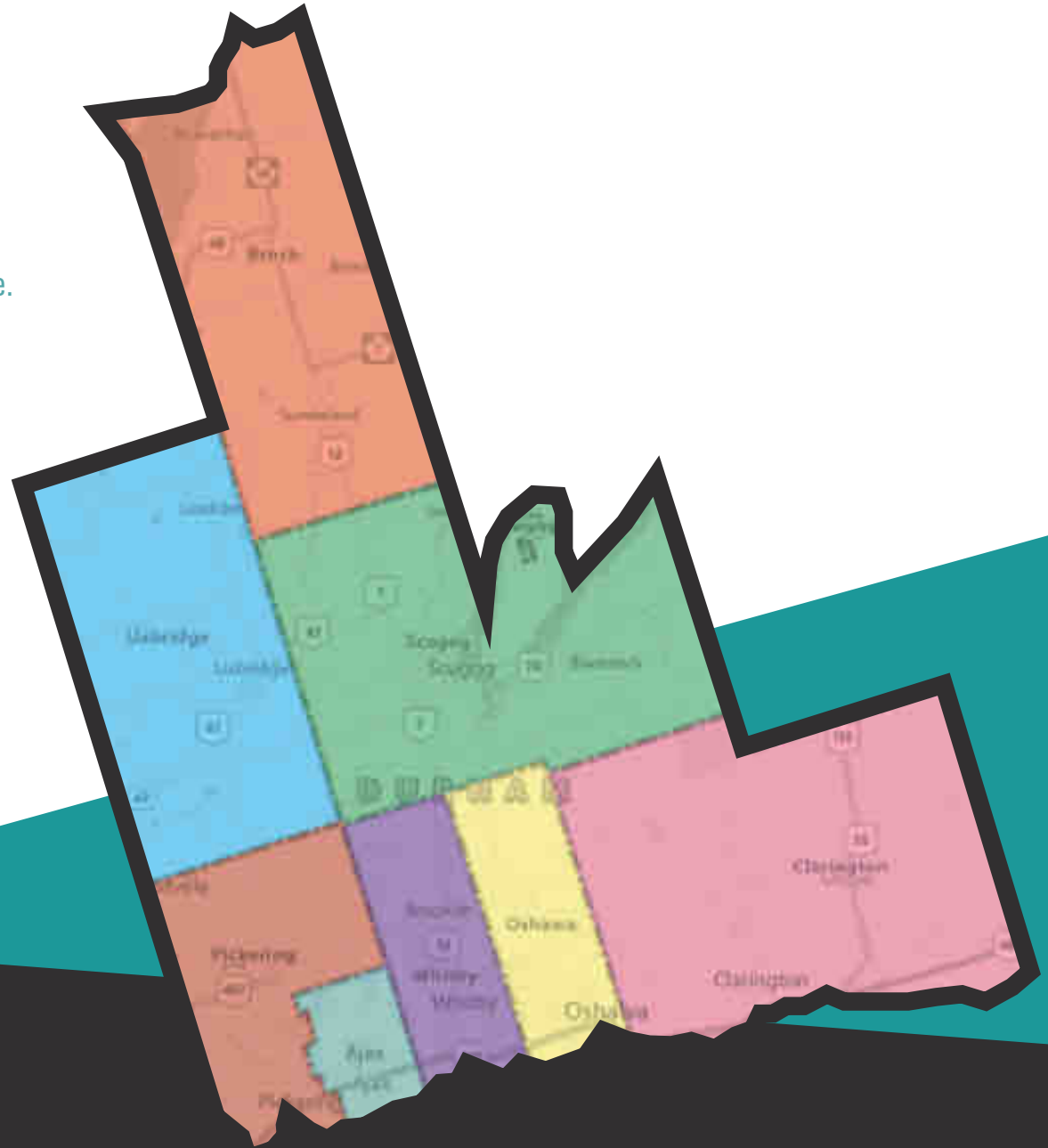


Durham REALTORS®, we work where you live.

HOUSING REPORT

APRIL 2019



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Economic Indicators

Real GDP Growth¹
Q4 2018 ▼ 0.4%

Inflation (Yr./Yr. CPI Growth)²
Mar 2019 ▲ 1.9%

Bank of Canada Overnight Rate³
April 2019 — 1.75%

Prime Rate⁴
April 2019 — 3.95%

Mortgage Rates (March 2019)⁴
Chartered Bank Fixed Rates

1 Year	—	3.64%
3 Year	—	4.29%
5 Year	—	5.34%

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

DURHAM REALTORS® REPORT A 28 PER CENT INCREASE OF RESIDENTIAL TRANSACTIONS THIS MONTH

The Durham Region Association of REALTORS® (DRAR) President Tina Sorichetti reported a significant increase of residential transactions year-over-year. Home sales in Durham Region reached 1,075 in April 2019 representing a 16 per cent increase compared to 930 in April 2018. On a month-over-month basis residential transactions were up 28 per cent.

The number of new listings in Durham Region was up slightly in April 2019 with 1,993 listings compared to 1,908 the same time last year. There was a substantial 23 per cent increase of new listings month-over-month in April 2019. The average days on market in Durham was 20 with a balanced 53.9 per cent Sales to New Listings Ratio (SNLR).

“Strong year-over-year home sale growth indicates we are experiencing a balanced market. More buyers are recognizing how affordable Durham is compared to other markets and how great the quality of life is in our region,” said Sorichetti.

Durham Region’s average sale price reached \$612,195 in April 2019. According to the index and benchmark price in April 2019, Durham has the most affordable single-family detached homes compared to neighbouring markets. Durham has a diverse housing market with a variety of options and communities for buyers. The benchmark price of a single-family detached home in Oshawa was \$497,200 in April 2019.

“Durham Region is an affordable market for buyers, but it is important to note many potential buyers are forced to reassess their housing options as the OSFI-mandated stress test has impacted their ability to qualify for the home type they need. We were pleased with the recent announcement from the provincial government addressing the housing supply issue and affordability in Ontario. The Housing Supply Action Plan (HSAP) includes several of the recommendations from the Ontario Real Estate Association (OREA) such as reducing development charges, promoting co-ownership, support for secondary suites and saying no to an additional Municipal Land Transfer Tax (MLTT). Home ownership should be an attainable dream for potential buyers, we are encouraged to see plans in place to make homeownership a reality,” stated Sorichetti.

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



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.

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	\$612,195	\$668,518	\$494,259	\$420,698	\$408,255	\$546,261	\$548,801
Ajax	\$655,631	\$722,209	\$590,986	\$468,582	\$393,667	\$593,000	\$586,291
Brock	\$532,600	\$532,600	-	-	-	-	-
Clarington	\$572,595	\$611,848	\$426,517	\$482,800	\$354,611	\$475,000	\$467,183
Oshawa	\$502,803	\$552,902	\$408,922	\$330,029	\$339,100	\$446,250	\$483,608
Pickering	\$692,796	\$832,709	\$614,747	\$477,439	\$443,690	\$698,000	\$623,154
Scugog	\$598,976	\$602,825	-	-	-	\$522,000	-
Uxbridge	\$785,567	\$827,638	\$635,000	\$558,500	\$485,000	\$690,000	\$604,100
Whitby	\$663,795	\$728,045	\$513,250	\$445,500	\$447,347	\$591,400	\$548,381

April Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,993	2005	5,929	5,769	3%	1,075	2,993	2,833	6%	1.9	53.9%	20	99%
Ajax	317	253	881	856	3%	187	486	455	7%	1.4	59.0%	17	99%
Brock	63	94	150	130	15%	20	60	52	15%	4.7	31.7%	32	91%
Clarington	334	340	1,108	1,004	10%	191	553	516	7%	1.8	57.2%	21	99%
Oshawa	509	515	1,577	1,629	-3%	264	801	772	4%	2.0	51.87%	20	99%
Pickering	236	238	707	732	-3%	142	367	360	2%	1.7	60.17%	18	99%
Scugog	55	96	163	169	-4%	21	75	72	4%	4.6	38.18%	47	96%
Uxbridge	67	106	212	193	10%	48	110	88	25%	2.2	71.64%	39	97%
Whitby	412	363	1,131	1,056	7%	202	541	518	4%	1.8	49.03%	17	99%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$658,109,877	\$1,791,312,216	\$1,691,276,886	6%	\$612,195	\$598,501	\$596,991	0%	\$585,000	\$565,750
Ajax	\$122,602,908	\$318,908,419	\$294,136,747	8%	\$655,631	\$656,190	\$646,454	2%	\$635,000	\$634,500
Brock	\$10,652,000	\$29,744,875	\$27,873,200	7%	\$532,600	\$495,748	\$536,023	-8%	\$505,500	\$484,000
Clarington	\$109,365,605	\$308,115,137	\$277,350,161	11%	\$572,595	\$557,170	\$537,500	4%	\$533,000	\$520,000
Oshawa	\$132,739,989	\$394,322,933	\$395,340,352	0%	\$502,803	\$492,288	\$512,099	-4%	\$485,500	\$470,000
Pickering	\$98,376,996	\$251,728,944	\$246,530,274	2%	\$692,796	\$685,910	\$684,806	0%	\$675,500	\$655,000
Scugog	\$12,578,500	\$49,426,750	\$46,346,200	7%	\$598,976	\$659,023	\$643,697	2%	\$570,000	\$600,000
Uxbridge	\$37,707,200	\$91,490,299	\$67,429,208	36%	\$785,567	\$831,730	\$766,241	9%	\$750,000	\$700,000
Whitby	\$134,086,679	\$347,574,859	\$336,270,744	3%	\$663,795	\$642,467	\$649,171	-1%	\$640,000	\$614,250



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	1,075	\$658,109,877	\$612,195	\$585,000	1,993	2,005	99%	20
Detached	741	\$495,371,540	\$668,518	\$645,000	1,480	1,574	99%	22
Semi-Detached	70	\$34,598,108	\$494,259	\$454,000	103	76	100%	13
Condominium Townhouse	71	\$29,869,550	\$420,698	\$434,000	99	90	99%	23
Condominium Apartment	54	\$22,045,779	\$408,255	\$392,500	87	77	99%	23
Link	23	\$12,564,000	\$546,261	\$545,000	27	25	99%	14
Att/Row/Townhouse	116	\$63,660,900	\$548,801	\$545,000	197	163	100%	15
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Durham Region

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	2,993	\$1,791,312,216	\$598,501	\$565,750	5,929	98%	23
Detached	2,006	\$1,328,241,765	\$662,134	\$635,000	4,344	98%	25
Semi-Detached	195	\$95,307,708	\$488,757	\$453,500	302	99%	17
Condominium Townhouse	194	\$78,352,830	\$403,881	\$415,000	299	99%	25
Condominium Apartment	171	\$63,880,928	\$373,573	\$365,000	282	98%	24
Link	68	\$36,231,500	\$532,816	\$526,500	100	99%	18
Att/Row/Townhouse	355	\$187,565,085	\$528,352	\$526,750	599	100%	18
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$1,732,400	\$433,100	\$418,750	3	99%	30
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	187	\$122,602,908	\$655,631	\$635,000	317	253	99%	17
Detached	117	\$84,498,408	\$722,209	\$712,000	212	177	99%	16
Semi-Detached	14	\$8,273,800	\$590,986	\$589,000	22	14	99%	13
Condominium Townhouse	11	\$5,154,400	\$468,582	\$459,000	21	17	100%	19
Condominium Apartment	9	\$3,543,000	\$393,667	\$355,000	8	7	97%	29
Link	4	\$2,372,000	\$593,000	\$588,500	6	3	99%	12
Att/Row/Townhouse	32	\$18,761,300	\$586,291	\$559,750	48	35	99%	16
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	486	\$318,908,419	\$656,190	\$634,500	881	99%	19
Detached	306	\$223,335,673	\$729,855	\$717,500	602	99%	20
Semi-Detached	36	\$20,930,300	\$581,397	\$581,500	61	99%	20
Condominium Townhouse	30	\$13,949,300	\$464,977	\$457,000	51	99%	23
Condominium Apartment	20	\$7,594,900	\$379,745	\$365,500	26	98%	23
Link	8	\$4,685,000	\$585,625	\$588,500	13	99%	14
Att/Row/Townhouse	82	\$46,680,846	\$569,279	\$560,000	125	100%	15
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$1,732,400	\$433,100	\$418,750	3	99%	30
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	20	\$10,652,000	\$532,600	\$505,500	63	94	91%	32
Detached	20	\$10,652,000	\$532,600	\$505,500	59	89	91%	32
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	2	3	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	2	2	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	60	\$29,744,875	\$495,748	\$484,000	150	94%	38
Detached	58	\$28,910,875	\$498,463	\$484,000	142	94%	39
Semi-Detached	1	\$315,000	\$315,000	\$315,000	1	96%	18
Condominium Townhouse	0	-	-	-	3	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	1	\$519,000	\$519,000	\$519,000	4	96%	14
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	191	\$109,365,605	\$572,595	\$533,000	334	340	99%	21
Detached	147	\$89,941,705	\$611,848	\$575,000	265	275	98%	22
Semi-Detached	6	\$2,559,100	\$426,517	\$422,750	10	8	101%	6
Condominium Townhouse	5	\$2,414,000	\$482,800	\$375,000	9	4	98%	35
Condominium Apartment	9	\$3,191,500	\$354,611	\$340,000	19	20	99%	26
Link	6	\$2,850,000	\$475,000	\$477,500	4	10	98%	23
Att/Row/Townhouse	18	\$8,409,300	\$467,183	\$465,650	27	23	101%	12
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Clarington

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	553	\$308,115,137	\$557,170	\$520,000	1,108	99%	22
Detached	409	\$246,204,037	\$601,966	\$567,000	865	98%	23
Semi-Detached	14	\$5,883,200	\$420,229	\$423,000	25	100%	7
Condominium Townhouse	15	\$6,053,400	\$403,560	\$354,000	23	99%	24
Condominium Apartment	29	\$9,854,300	\$339,803	\$329,900	61	99%	20
Link	26	\$12,554,400	\$482,862	\$490,000	40	99%	16
Att/Row/Townhouse	60	\$27,565,800	\$459,430	\$457,500	94	100%	20
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	264	\$132,739,989	\$502,803	\$485,500	509	515	99%	20
Detached	182	\$100,628,139	\$552,902	\$539,000	382	401	99%	20
Semi-Detached	32	\$13,085,500	\$408,922	\$415,000	46	37	101%	16
Condominium Townhouse	26	\$8,580,750	\$330,029	\$317,500	33	28	99%	23
Condominium Apartment	7	\$2,373,700	\$339,100	\$269,900	19	16	99%	21
Link	4	\$1,785,000	\$446,250	\$432,500	2	0	97%	17
Att/Row/Townhouse	13	\$6,286,900	\$483,608	\$468,000	27	33	100%	22
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Oshawa

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	801	\$394,322,933	\$492,288	\$470,000	1,577	99%	22
Detached	531	\$291,360,644	\$548,702	\$535,000	1,149	99%	22
Semi-Detached	90	\$36,702,000	\$407,800	\$411,000	140	100%	16
Condominium Townhouse	74	\$24,199,300	\$327,018	\$315,500	111	98%	28
Condominium Apartment	36	\$9,484,300	\$263,453	\$232,500	58	97%	30
Link	12	\$5,479,600	\$456,633	\$452,000	11	98%	23
Att/Row/Townhouse	58	\$27,097,089	\$467,191	\$465,000	108	100%	22
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	142	\$98,376,996	\$692,796	\$675,500	236	238	99%	18
Detached	77	\$64,118,588	\$832,709	\$792,500	153	174	99%	19
Semi-Detached	13	\$7,991,708	\$614,747	\$620,000	11	7	99%	12
Condominium Townhouse	18	\$8,593,900	\$477,439	\$467,500	21	21	99%	18
Condominium Apartment	20	\$8,873,800	\$443,690	\$455,000	24	16	98%	20
Link	1	\$698,000	\$698,000	\$698,000	3	1	100%	9
Att/Row/Townhouse	13	\$8,101,000	\$623,154	\$626,000	24	19	101%	14
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Pickering

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	367	\$251,728,944	\$685,910	\$655,000	707	99%	20
Detached	191	\$160,727,386	\$841,505	\$790,000	443	99%	21
Semi-Detached	34	\$20,710,108	\$609,121	\$602,450	43	99%	20
Condominium Townhouse	48	\$22,570,900	\$470,227	\$450,000	67	99%	23
Condominium Apartment	50	\$21,641,950	\$432,839	\$426,000	79	98%	23
Link	5	\$3,496,000	\$699,200	\$698,000	8	100%	12
Att/Row/Townhouse	39	\$22,582,600	\$579,041	\$585,000	67	100%	13
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	21	\$12,578,500	\$598,976	\$570,000	55	96	96%	47
Detached	20	\$12,056,500	\$602,825	\$593,500	55	96	96%	49
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	1	\$522,000	\$522,000	\$522,000	0	0	100%	14
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Scugog

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	75	\$49,426,750	\$659,023	\$600,000	163	96%	48
Detached	73	\$48,447,750	\$663,668	\$601,000	161	96%	48
Semi-Detached	1	\$457,000	\$457,000	\$457,000	1	97%	28
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	1	\$522,000	\$522,000	\$522,000	1	100%	14
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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5 - Average number of days on the market for firm transactions entered into the 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.

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	48	\$37,707,200	\$785,567	\$750,000	67	106	97%	39
Detached	39	\$32,277,900	\$827,638	\$791,500	54	88	97%	41
Semi-Detached	1	\$635,000	\$635,000	\$635,000	3	2	98%	10
Condominium Townhouse	2	\$1,117,000	\$558,500	\$558,500	2	5	97%	63
Condominium Apartment	1	\$485,000	\$485,000	\$485,000	1	2	102%	12
Link	2	\$1,380,000	\$690,000	\$690,000	6	5	101%	6
Att/Row/Townhouse	3	\$1,812,300	\$604,100	\$619,900	1	4	99%	45
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	110	\$91,490,299	\$831,730	\$700,000	212	96%	44
Detached	86	\$78,968,800	\$918,242	\$787,500	171	96%	48
Semi-Detached	1	\$635,000	\$635,000	\$635,000	4	98%	10
Condominium Townhouse	6	\$2,461,900	\$410,317	\$342,000	11	98%	31
Condominium Apartment	6	\$2,528,399	\$421,400	\$430,000	7	101%	19
Link	3	\$1,950,000	\$650,000	\$630,000	7	99%	34
Att/Row/Townhouse	8	\$4,946,200	\$618,275	\$609,950	12	99%	36
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	202	\$134,086,679	\$663,795	\$640,000	412	363	99%	17
Detached	139	\$101,198,300	\$728,045	\$700,000	300	274	99%	19
Semi-Detached	4	\$2,053,000	\$513,250	\$497,500	11	8	101%	8
Condominium Townhouse	9	\$4,009,500	\$445,500	\$438,000	11	12	98%	21
Condominium Apartment	8	\$3,578,779	\$447,347	\$392,500	16	16	101%	19
Link	5	\$2,957,000	\$591,400	\$589,000	6	6	100%	9
Att/Row/Townhouse	37	\$20,290,100	\$548,381	\$545,000	68	47	99%	11
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	541	\$347,574,859	\$642,467	\$614,250	1,131	99%	22
Detached	352	\$250,286,600	\$711,041	\$684,000	811	98%	23
Semi-Detached	18	\$9,675,100	\$537,506	\$545,500	27	99%	16
Condominium Townhouse	21	\$9,118,030	\$434,192	\$426,000	33	99%	21
Condominium Apartment	30	\$12,777,079	\$425,903	\$400,000	51	99%	27
Link	13	\$7,544,500	\$580,346	\$589,000	20	99%	17
Att/Row/Townhouse	107	\$58,173,550	\$543,678	\$545,000	189	99%	17
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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2019 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	508	577,935
February	585	580,743
March	839	604,796
April	1,075	\$612,195
May		
June		
July		
August		
September		
October		
November		
December		
YTD	2,993	\$598,501

10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2015	11,848	442,082
2016	12,654	533,828
2017	11,136	628,005
2018	8,941	593,902

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).

