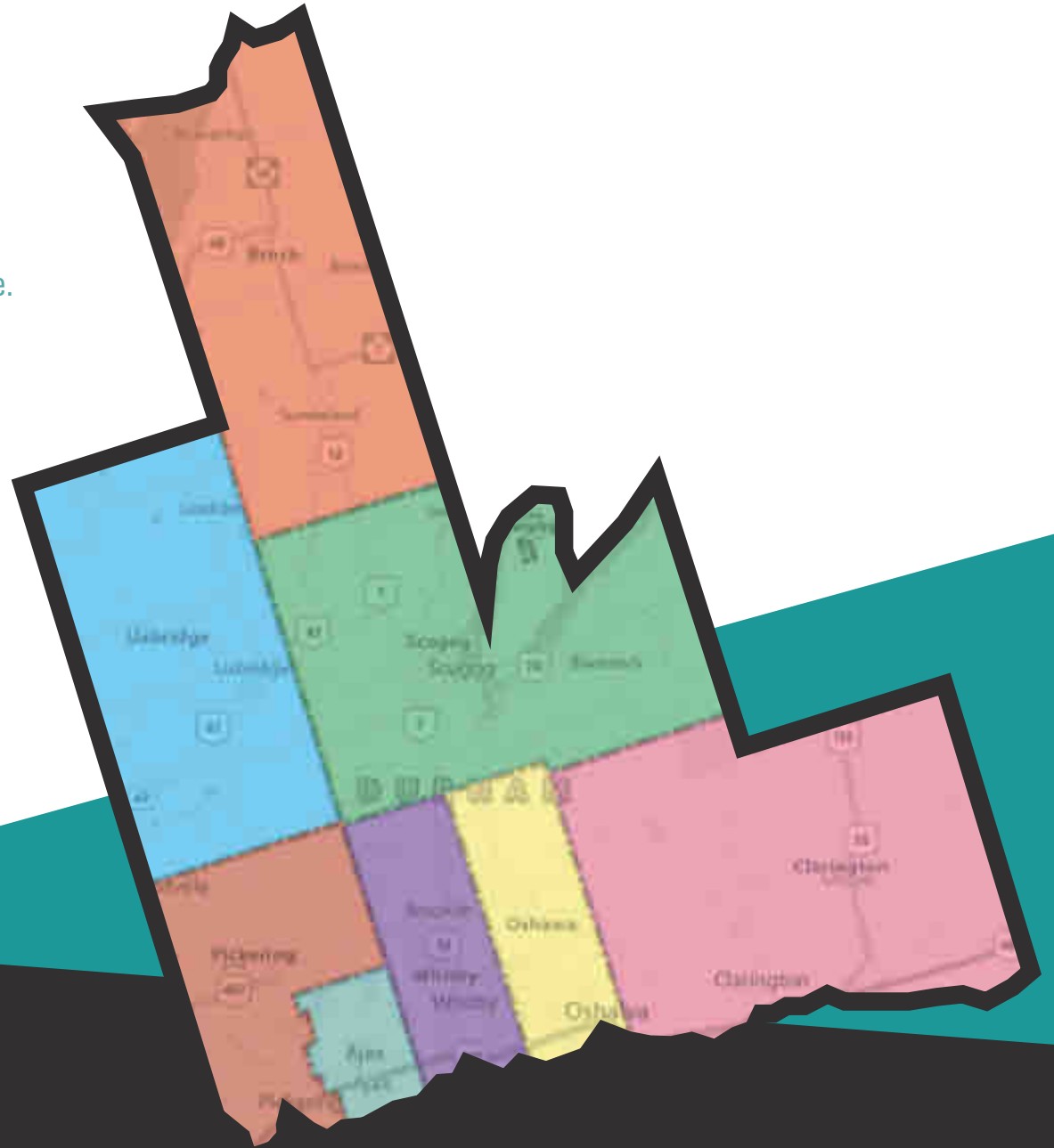


Durham REALTORS®, we work where you live.

HOUSING REPORT

APRIL 2021



Follow Us for Industry News and More

Real GDP Growth ¹		
Q4 2020	▼	9.5%
Inflation (Yr./Yr. CPI Growth) ²		
March 2021	▼	-3.4%
Bank of Canada Overnight Rate ³		
April 2021	—	0.25%
Prime Rate ⁴		
April 2021	—	2.45%

Mortgage Rates (Nov 2020)		
Chartered Bank Fixed Rates		
1 Year	—	2.79%
3 Year	—	3.49%
5 Year	—	4.79%

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 APRIL HOUSING STATISTICS

Durham Region Association of REALTORS® (DRAR) President Michael Watson reported 1,771 residential transactions in April. This represents a record-breaking year-over-year increase when compared to April 2020. Last year at this time was the first full month of the pandemic and the impact on the housing market should be taken into consideration.

New listings in Durham Region reached 2,336, a significant year-over-year increase but on a monthly basis this represents an 18 per cent decrease when compared to March. Residential transactions also decreased on a month-over-month basis by 15 per cent in April. The average selling price in Durham Region was \$897,741 in April, a slight decrease from the \$901,274 average reported in March.

“Durham Region’s spring market is still very busy with significant numbers reported each month. Durham is setting records for new listings and sales and remains a popular location for home buyers,” said President Michael Watson.

The City of Oshawa was recently ranked as one of the top communities in Canada, Ontario and Durham Region in the Maclean’s Best Communities in Canada 2021 report. Oshawa placed 34th out of 415 as one of the best communities across Canada, and ranked 13th in Ontario. The ranking also revealed Oshawa as the #1 community across Durham Region.

The MLS® Home Price Index Benchmark Price for Durham Region was \$820,700 in April a 33.45 per cent increase when compared to the same time last year. The Benchmark Price for a single-family detached home in Durham was \$731,500. The average days on market reported in April was 9 days.

Although the market slowed down a month-over-month basis when compared to the record sales reported in March, demand remains strong with housing prices expected to continue to grow. As we are currently in a Province lockdown, we may experience another significant increase during the summer market.

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	\$897,741	\$994,384	\$742,044	\$615,166	\$491,508	\$765,331	\$763,485
Ajax	\$944,795	\$1,044,027	\$834,071	\$674,600	\$551,714	\$840,000	\$816,166
Brock	\$817,733	\$817,733	-	-	-	-	-
Clarington	\$858,918	\$934,611	\$617,150	\$588,500	\$533,052	\$728,504	\$740,713
Oshawa	\$778,917	\$857,845	\$671,656	\$558,544	\$359,144	\$716,250	\$688,765
Pickering	\$1,014,391	\$1,237,371	\$850,321	\$647,233	\$572,675	\$740,000	\$793,995
Scugog	\$1,006,151	\$1,006,151	-	-	-	-	-
Uxbridge	\$1,206,247	\$1,377,374	\$760,000	\$645,300	\$530,500	\$890,000	\$755,250
Whitby	\$963,715	\$1,084,014	\$768,760	\$649,672	\$555,982	\$829,231	\$770,374

April Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	2,336	882	8,094	4,956	63%	1,771	5,875	3,073	91%	0.5	75.8%	9	111%
Ajax	400	134	1,256	669	88%	283	872	457	91%	0.5	70.8%	9	110%
Brock	57	34	148	89	66%	39	106	50	112%	0.9	68.4%	9	107%
Clarington	395	137	1,411	907	56%	329	1,101	552	99%	0.4	83.3%	9	114%
Oshawa	661	243	2,366	1,447	64%	517	1,703	934	82%	0.5	78.21%	9	113%
Pickering	300	134	1,050	667	57%	198	714	353	102%	0.7	66.00%	9	107%
Scugog	51	35	180	144	25%	43	130	81	60%	0.8	84.31%	20	104%
Uxbridge	62	32	200	164	22%	51	161	82	96%	0.6	82.26%	21	107%
Whitby	410	133	1,483	869	71%	311	1,088	564	93%	0.4	75.85%	8	112%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$1,589,900,104	\$5,261,362,089	\$1,994,626,833	164%	\$897,741	\$895,551	\$649,081	38%	\$830,000	\$840,000
Ajax	\$267,376,960	\$835,797,783	\$329,469,122	154%	\$944,795	\$958,484	\$720,939	33%	\$895,000	\$910,000
Brock	\$31,891,600	\$79,624,577	\$26,084,400	205%	\$817,733	\$751,175	\$521,688	44%	\$775,000	\$730,000
Clarington	\$282,583,913	\$932,272,944	\$336,436,430	177%	\$858,918	\$846,751	\$609,486	39%	\$811,000	\$805,000
Oshawa	\$402,699,910	\$1,313,422,783	\$520,313,143	152%	\$778,917	\$771,241	\$557,080	38%	\$750,000	\$745,000
Pickering	\$200,849,425	\$723,927,243	\$256,832,477	182%	\$1,014,391	\$1,013,904	\$727,571	39%	\$892,500	\$903,750
Scugog	\$43,264,478	\$129,094,185	\$55,725,090	132%	\$1,006,151	\$993,032	\$687,964	44%	\$826,000	\$857,000
Uxbridge	\$61,518,600	\$193,458,159	\$70,192,502	176%	\$1,206,247	\$1,201,603	\$856,006	40%	\$1,011,000	\$1,010,000
Whitby	\$299,715,218	\$1,053,764,415	\$399,573,669	164%	\$963,715	\$968,533	\$708,464	37%	\$905,000	\$915,000



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	1,771	\$1,589,900,104	\$897,741	\$830,000	2,336	882	111%	9
Detached	1,215	\$1,208,176,505	\$994,384	\$925,000	1,573	575	111%	9
Semi-Detached	109	\$80,882,800	\$742,044	\$735,000	133	41	114%	8
Condominium Townhouse	150	\$92,274,860	\$615,166	\$620,000	192	75	110%	10
Condominium Apartment	67	\$32,931,068	\$491,508	\$505,000	96	52	107%	11
Link	18	\$13,775,958	\$765,331	\$748,750	32	12	111%	10
Att/Row/Townhouse	212	\$161,858,913	\$763,485	\$757,500	309	126	111%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	1	1	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Durham Region

YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	5,875	\$5,261,362,089	\$895,551	\$840,000	8,094	112%	8
Detached	4,011	\$3,972,045,056	\$990,335	\$930,050	5,525	112%	8
Semi-Detached	383	\$289,265,003	\$755,261	\$741,000	513	117%	6
Condominium Townhouse	446	\$277,607,261	\$622,438	\$628,500	614	112%	9
Condominium Apartment	243	\$111,646,351	\$459,450	\$475,000	289	106%	16
Link	71	\$55,448,258	\$780,961	\$800,000	97	114%	5
Att/Row/Townhouse	717	\$551,200,160	\$768,759	\$770,000	1,054	113%	7
Co-Operative Apartment	0	-	-	-	1	-	-
Detached Condominium	0	-	-	-	1	-	-
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	283	\$267,376,960	\$944,795	\$895,000	400	134	110%	9
Detached	178	\$185,836,833	\$1,044,027	\$987,500	238	75	110%	8
Semi-Detached	28	\$23,354,000	\$834,071	\$845,000	35	10	108%	12
Condominium Townhouse	20	\$13,492,000	\$674,600	\$678,000	29	9	108%	11
Condominium Apartment	7	\$3,862,000	\$551,714	\$528,000	12	5	110%	7
Link	1	\$840,000	\$840,000	\$840,000	1	1	105%	21
Att/Row/Townhouse	49	\$39,992,127	\$816,166	\$802,500	84	33	110%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	1	1	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	872	\$835,797,783	\$958,484	\$910,000	1,256	112%	7
Detached	554	\$586,133,411	\$1,058,799	\$1,005,000	777	113%	7
Semi-Detached	85	\$72,981,749	\$858,609	\$861,000	128	113%	7
Condominium Townhouse	54	\$36,713,111	\$679,872	\$675,000	71	110%	9
Condominium Apartment	19	\$9,916,900	\$521,942	\$525,000	29	111%	7
Link	11	\$9,188,000	\$835,273	\$840,000	13	111%	6
Att/Row/Townhouse	148	\$119,364,612	\$806,518	\$802,250	237	112%	7
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	1	-	-
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	39	\$31,891,600	\$817,733	\$775,000	57	34	107%	9
Detached	39	\$31,891,600	\$817,733	\$775,000	56	33	107%	9
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	1	1	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
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	106	\$79,624,577	\$751,175	\$730,000	148	107%	13
Detached	102	\$77,702,577	\$761,790	\$734,500	142	106%	13
Semi-Detached	0	-	-	-	0	-	-
Condominium Townhouse	3	\$1,347,000	\$449,000	\$480,000	5	112%	12
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	1	\$575,000	\$575,000	\$575,000	1	128%	6
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	329	\$282,583,913	\$858,918	\$811,000	395	137	114%	9
Detached	236	\$220,568,123	\$934,611	\$877,750	283	96	114%	10
Semi-Detached	8	\$4,937,200	\$617,150	\$614,000	9	4	116%	8
Condominium Townhouse	12	\$7,062,000	\$588,500	\$592,750	10	2	120%	8
Condominium Apartment	19	\$10,127,980	\$533,052	\$513,000	23	9	109%	12
Link	9	\$6,556,533	\$728,504	\$717,000	16	6	114%	7
Att/Row/Townhouse	45	\$33,332,077	\$740,713	\$727,000	54	20	115%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Clarington

YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,101	\$932,272,944	\$846,751	\$805,000	1,411	114%	8
Detached	790	\$723,888,680	\$916,315	\$865,000	1,020	113%	9
Semi-Detached	35	\$23,102,000	\$660,057	\$660,000	43	119%	5
Condominium Townhouse	34	\$20,537,469	\$604,043	\$590,000	37	117%	5
Condominium Apartment	54	\$27,168,925	\$503,128	\$495,000	62	109%	12
Link	32	\$23,881,033	\$746,282	\$753,250	42	117%	5
Att/Row/Townhouse	156	\$113,694,837	\$728,813	\$725,000	207	116%	6
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	517	\$402,699,910	\$778,917	\$750,000	661	243	113%	9
Detached	360	\$308,824,167	\$857,845	\$823,500	447	135	113%	8
Semi-Detached	48	\$32,239,500	\$671,656	\$658,000	62	22	120%	6
Condominium Townhouse	53	\$29,602,855	\$558,544	\$555,000	65	35	114%	11
Condominium Apartment	20	\$7,182,888	\$359,144	\$389,944	28	22	107%	13
Link	2	\$1,432,500	\$716,250	\$716,250	6	3	117%	16
Att/Row/Townhouse	34	\$23,418,000	\$688,765	\$692,450	53	26	109%	10
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Oshawa

YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,703	\$1,313,422,783	\$771,241	\$745,000	2,366	115%	8
Detached	1,182	\$1,007,450,397	\$852,112	\$822,000	1,637	114%	7
Semi-Detached	163	\$109,268,331	\$670,358	\$670,000	211	123%	5
Condominium Townhouse	152	\$84,362,105	\$555,014	\$555,000	232	115%	9
Condominium Apartment	80	\$25,120,207	\$314,003	\$247,500	90	104%	26
Link	10	\$7,106,300	\$710,630	\$708,000	16	118%	7
Att/Row/Townhouse	114	\$78,665,443	\$690,048	\$689,944	179	113%	8
Co-Operative Apartment	0	-	-	-	1	-	-
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	198	\$200,849,425	\$1,014,391	\$892,500	300	134	107%	9
Detached	114	\$141,060,297	\$1,237,371	\$1,180,000	178	84	107%	9
Semi-Detached	14	\$11,904,500	\$850,321	\$859,000	15	2	110%	6
Condominium Townhouse	40	\$25,889,328	\$647,233	\$645,000	58	21	107%	10
Condominium Apartment	8	\$4,581,400	\$572,675	\$526,500	18	13	104%	14
Link	1	\$740,000	\$740,000	\$740,000	2	1	106%	1
Att/Row/Townhouse	21	\$16,673,900	\$793,995	\$800,000	29	13	106%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Pickering

YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	714	\$723,927,243	\$1,013,904	\$903,750	1,050	109%	9
Detached	388	\$488,343,459	\$1,258,617	\$1,180,000	603	109%	9
Semi-Detached	50	\$43,629,465	\$872,589	\$865,433	69	111%	6
Condominium Townhouse	144	\$95,460,899	\$662,923	\$663,500	191	109%	9
Condominium Apartment	47	\$25,853,720	\$550,079	\$520,000	63	103%	12
Link	1	\$740,000	\$740,000	\$740,000	3	106%	1
Att/Row/Townhouse	84	\$69,899,700	\$832,139	\$820,000	121	108%	8
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	43	\$43,264,478	\$1,006,151	\$826,000	51	35	104%	20
Detached	43	\$43,264,478	\$1,006,151	\$826,000	50	29	104%	20
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	0	-	-	-	1	6	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Scugog

YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	130	\$129,094,185	\$993,032	\$857,000	180	107%	19
Detached	127	\$126,876,185	\$999,025	\$865,000	169	106%	19
Semi-Detached	2	\$1,360,000	\$680,000	\$680,000	2	115%	3
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	1	\$858,000	\$858,000	\$858,000	1	109%	3
Att/Row/Townhouse	0	-	-	-	8	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
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	51	\$61,518,600	\$1,206,247	\$1,011,000	62	32	107%	21
Detached	38	\$52,340,200	\$1,377,374	\$1,323,500	48	29	106%	26
Semi-Detached	1	\$760,000	\$760,000	\$760,000	0	0	104%	13
Condominium Townhouse	3	\$1,935,900	\$645,300	\$499,900	4	1	106%	9
Condominium Apartment	2	\$1,061,000	\$530,500	\$530,500	1	0	108%	5
Link	1	\$890,000	\$890,000	\$890,000	1	0	111%	7
Att/Row/Townhouse	6	\$4,531,500	\$755,250	\$731,750	8	2	116%	6
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	161	\$193,458,159	\$1,201,603	\$1,010,000	200	106%	17
Detached	134	\$175,118,534	\$1,306,855	\$1,223,250	166	106%	19
Semi-Detached	4	\$3,398,500	\$849,625	\$859,250	4	107%	11
Condominium Townhouse	5	\$2,851,900	\$570,380	\$465,000	7	109%	9
Condominium Apartment	6	\$3,162,500	\$527,083	\$526,250	6	106%	9
Link	1	\$890,000	\$890,000	\$890,000	1	111%	7
Att/Row/Townhouse	11	\$8,036,725	\$730,611	\$711,000	16	115%	5
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	311	\$299,715,218	\$963,715	\$905,000	410	133	112%	8
Detached	207	\$224,390,807	\$1,084,014	\$1,020,000	273	94	113%	8
Semi-Detached	10	\$7,687,600	\$768,760	\$786,000	12	3	112%	7
Condominium Townhouse	22	\$14,292,777	\$649,672	\$640,000	25	6	108%	9
Condominium Apartment	11	\$6,115,800	\$555,982	\$549,900	14	3	106%	6
Link	4	\$3,316,925	\$829,231	\$845,013	6	1	106%	12
Att/Row/Townhouse	57	\$43,911,309	\$770,374	\$780,000	80	26	111%	7
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	1,088	\$1,053,764,415	\$968,533	\$915,000	1,483	113%	7
Detached	734	\$786,531,813	\$1,071,744	\$1,015,000	1,011	114%	7
Semi-Detached	44	\$35,524,958	\$807,385	\$823,500	56	113%	9
Condominium Townhouse	54	\$36,334,777	\$672,866	\$660,000	71	114%	8
Condominium Apartment	37	\$20,424,099	\$552,003	\$549,900	39	106%	10
Link	15	\$12,784,925	\$852,328	\$855,025	21	112%	6
Att/Row/Townhouse	203	\$160,963,843	\$792,925	\$795,000	285	113%	6
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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2021 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	651	876,133
February	1,384	895,441
March	2,076	901,274
April	1,771	897,741
May		
June		
July		
August		
September		
October		
November		
December		
YTD	5,875	895,551

10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
2019	10,634	611,342
2020	12,917	706,913

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).

