

Durham REALTORS®, we work where you live.

# HOUSING REPORT

AUGUST 2021



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## Economic Indicators

Real GDP Growth<sup>1</sup>  
Q1 2021 ▼ 5.7%

Inflation (Yr./Yr. CPI Growth)<sup>2</sup>  
July 2021 ▲ 3.7%

Bank of Canada Overnight Rate<sup>3</sup>  
August 2021 — 0.25%

Prime Rate<sup>4</sup>  
August 2021 — 2.45%

Mortgage Rates (August 2021)  
Chartered Bank Fixed Rates

1 Year	—	2.79%
3 Year	—	3.49%
5 Year	—	4.79%

### 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

## Top 10 Keywords on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

## Homeownership continues to remain strong in Durham Region despite low supply

Durham Region Association of REALTORS® President Michael Watson reported 1,048 residential transactions for the month of August 2021 representing a 30 per cent decrease from the same time last year. The number of new listings reported in August reached 1,167, a 36 per cent decrease compared to August 2020. On a month-over-month basis sales were down by 5 per cent from July 2021.

“The average selling price was up by 25 per cent when compared to the price reported in August 2020,” said Michael Watson. “There is clearly a strong demand for homeownership in the Durham region with a consistent substantial price increase in the Pickering, Whitby, Uxbridge and Scugog municipalities with selling prices going over \$1 million. In addition to this, the composite benchmark average price for the Durham Region is \$857,300 representing a 31 per cent increase from the same time last year for all home types.”

According to a recent survey conducted by Nanos Research on behalf of DRAR, it was found that two in three Durham residents consider the region to be a good place to raise a family. Conversely, it also emphasized on the issues relating to affordable housing, healthcare, public transit and tough job market in the region. For this reason, we are taking the necessary steps and presenting these concerns to our policymakers to find solutions to the challenges faced by our residents.

“Affordable housing continues to be a focal point in this upcoming Federal election and it’s remarkable that each party is focusing on addressing the national problem of affordability and supply. The advocacy efforts of our national association (CREA) and partner boards is noteworthy aiming to push the different levels of government to take prompt action and make housing within reach for Canadians.”

In partnership with local Chambers of Commerce and board trades, DRAR is hosting MP candidates’ virtual forums for the riding of Oshawa; Ajax-Pickering & Uxbridge; Whitby on Sept. 8th and Sept. 9th respectively.

**Greater Oshawa Chamber of Commerce** - Sept. 8th live at Rogers TV Durham from 7 p.m. to 8 p.m.

(Please note this event will be recorded live and broadcasted at a later date)

**Ajax-Pickering Board of Trade** – Sept. 8th via Zoom from 11:30 a.m. to 1:00 p.m.

**Whitby Chamber of Commerce** – Sept. 9th via Zoom from 10 a.m. to 12 p.m.

For more information, stay tuned to hear from your local candidates and their party platform on business issues.

**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.

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	\$918,133	\$1,030,076	\$782,521	\$640,954	\$500,197	\$831,188	\$810,902
Ajax	\$973,879	\$1,100,626	\$890,117	\$733,875	\$513,400	\$863,400	\$858,597
Brock	\$987,354	\$987,354	-	-	-	-	-
Clarington	\$901,438	\$992,232	\$739,700	\$743,575	\$506,942	\$814,500	\$747,850
Oshawa	\$772,803	\$862,358	\$708,527	\$577,376	\$346,527	\$778,750	\$747,465
Pickering	\$1,014,626	\$1,263,994	\$863,509	\$674,424	\$579,063	-	\$867,071
Scugog	\$1,003,616	\$1,047,595	\$563,750	-	-	\$805,750	-
Uxbridge	\$1,289,229	\$1,403,310	-	-	\$490,667	-	-
Whitby	\$1,005,932	\$1,101,460	\$925,400	\$685,066	\$644,450	\$920,000	\$841,859

# August Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,167	477	14,244	11,693	22%	1,048	11,000	8,200	34%	0.5	89.8%	10	112%
Ajax	160	52	2,154	1,631	32%	165	1,626	1,188	37%	0.3	103.1%	7	114%
Brock	29	20	309	235	31%	29	235	167	41%	0.7	100.0%	15	101%
Clarington	220	88	2,482	2,123	17%	197	1,988	1,472	35%	0.4	89.5%	8	114%
Oshawa	354	141	4,181	3,182	31%	315	3,241	2,338	39%	0.4	88.98%	11	114%
Pickering	159	67	1,868	1,572	19%	125	1,372	985	39%	0.5	78.62%	9	109%
Scugog	31	31	352	369	-5%	22	269	232	16%	1.4	70.97%	12	107%
Uxbridge	31	25	355	413	-14%	24	281	265	6%	1.0	77.42%	19	105%
Whitby	183	53	2,543	2,168	17%	171	1,988	1,553	28%	0.3	93.44%	8	115%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$962,203,395	\$9,929,952,684	\$5,594,442,189	77%	\$918,133	\$902,723	\$682,249	32%	\$866,150	\$845,000
Ajax	\$160,690,088	\$1,549,601,906	\$879,087,253	76%	\$973,879	\$953,015	\$739,972	29%	\$925,000	\$900,000
Brock	\$28,633,263	\$184,325,108	\$98,384,231	87%	\$987,354	\$784,362	\$589,127	33%	\$780,000	\$738,000
Clarington	\$177,583,354	\$1,718,944,842	\$929,588,990	85%	\$901,438	\$864,660	\$631,514	37%	\$855,000	\$811,000
Oshawa	\$243,432,972	\$2,516,551,825	\$1,350,841,048	86%	\$772,803	\$776,474	\$577,776	34%	\$750,000	\$750,000
Pickering	\$126,828,220	\$1,387,912,030	\$765,956,703	81%	\$1,014,626	\$1,011,598	\$777,621	30%	\$945,000	\$910,000
Scugog	\$22,079,546	\$264,210,327	\$177,110,557	49%	\$1,003,616	\$982,195	\$763,408	29%	\$880,250	\$865,000
Uxbridge	\$30,941,500	\$355,762,620	\$236,499,040	50%	\$1,289,229	\$1,266,059	\$892,449	42%	\$1,187,500	\$1,165,000
Whitby	\$172,014,452	\$1,952,644,026	\$1,156,974,367	69%	\$1,005,932	\$982,215	\$744,993	32%	\$955,000	\$926,500



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	1,048	\$962,203,395	\$918,133	\$866,150	1,167	477	112%	10
Detached	679	\$699,421,841	\$1,030,076	\$972,900	763	326	112%	10
Semi-Detached	71	\$55,558,997	\$782,521	\$751,900	76	16	117%	5
Condominium Townhouse	86	\$55,122,071	\$640,954	\$651,000	86	31	111%	13
Condominium Apartment	65	\$32,512,800	\$500,197	\$515,000	84	52	104%	14
Link	24	\$19,948,500	\$831,188	\$823,500	24	2	116%	4
Att/Row/Townhouse	121	\$98,119,186	\$810,902	\$810,000	132	50	113%	7
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	2	\$1,520,000	\$760,000	\$760,000	2	0	117%	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	11,000	\$9,929,952,683	\$902,723	\$845,000	14,249	112%	9
Detached	7,435	\$7,447,820,215	\$1,001,724	\$940,100	9,706	112%	9
Semi-Detached	713	\$537,034,025	\$753,203	\$733,900	871	116%	6
Condominium Townhouse	832	\$519,940,844	\$624,929	\$630,000	1,078	111%	10
Condominium Apartment	485	\$233,936,455	\$482,343	\$500,000	612	106%	15
Link	156	\$124,371,994	\$797,256	\$808,000	187	116%	5
Att/Row/Townhouse	1,369	\$1,060,068,150	\$774,338	\$770,000	1,782	112%	8
Co-Operative Apartment	0	-	-	-	1	-	-
Detached Condominium	10	\$6,781,000	\$678,100	\$685,000	12	111%	6
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	165	\$160,690,088	\$973,879	\$925,000	160	52	114%	7
Detached	96	\$105,660,052	\$1,100,626	\$1,081,000	90	32	116%	7
Semi-Detached	13	\$11,571,525	\$890,117	\$900,000	13	5	114%	4
Condominium Townhouse	8	\$5,871,000	\$733,875	\$725,000	11	3	116%	4
Condominium Apartment	10	\$5,134,000	\$513,400	\$525,000	12	4	103%	15
Link	5	\$4,317,000	\$863,400	\$850,000	4	0	118%	6
Att/Row/Townhouse	31	\$26,616,511	\$858,597	\$865,000	28	8	110%	8
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	2	\$1,520,000	\$760,000	\$760,000	2	0	117%	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	1,626	\$1,549,601,906	\$953,015	\$900,000	2,155	112%	8
Detached	991	\$1,052,559,140	\$1,062,118	\$1,012,000	1,305	112%	7
Semi-Detached	150	\$128,727,572	\$858,184	\$860,500	200	112%	7
Condominium Townhouse	102	\$69,425,139	\$680,639	\$675,000	131	109%	9
Condominium Apartment	44	\$23,773,800	\$540,314	\$527,500	67	107%	11
Link	21	\$17,718,500	\$843,738	\$850,000	22	115%	6
Att/Row/Townhouse	308	\$250,616,755	\$813,691	\$815,000	418	110%	8
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	10	\$6,781,000	\$678,100	\$685,000	12	111%	6
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	29	\$28,633,263	\$987,354	\$780,000	29	20	101%	15
Detached	29	\$28,633,263	\$987,354	\$780,000	29	20	101%	15
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	0	-	-
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	235	\$184,325,108	\$784,362	\$738,000	309	105%	13
Detached	227	\$180,388,208	\$794,662	\$740,000	300	105%	14
Semi-Detached	1	\$430,000	\$430,000	\$430,000	1	108%	14
Condominium Townhouse	5	\$2,326,900	\$465,380	\$480,000	6	107%	8
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	2	\$1,180,000	\$590,000	\$590,000	2	122%	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	197	\$177,583,354	\$901,438	\$855,000	220	88	114%	8
Detached	140	\$138,912,481	\$992,232	\$950,000	157	62	113%	8
Semi-Detached	3	\$2,219,100	\$739,700	\$725,000	5	2	120%	4
Condominium Townhouse	5	\$3,717,873	\$743,575	\$610,300	4	1	122%	6
Condominium Apartment	19	\$9,631,900	\$506,942	\$505,000	19	9	106%	17
Link	10	\$8,145,000	\$814,500	\$803,500	11	2	118%	3
Att/Row/Townhouse	20	\$14,957,000	\$747,850	\$757,000	24	12	120%	6
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	1,988	\$1,718,944,842	\$864,660	\$811,000	2,483	114%	8
Detached	1,418	\$1,335,165,453	\$941,584	\$880,000	1,795	113%	9
Semi-Detached	61	\$40,720,000	\$667,541	\$676,000	70	119%	5
Condominium Townhouse	57	\$35,957,142	\$630,827	\$600,000	62	115%	6
Condominium Apartment	113	\$57,516,996	\$509,000	\$502,000	140	108%	13
Link	67	\$51,544,833	\$769,326	\$767,000	77	118%	5
Att/Row/Townhouse	272	\$198,040,418	\$728,090	\$723,500	339	117%	7
Co-Operative Apartment	0	-	-	-	0	0	-
Detached Condominium	0	-	-	-	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	315	\$243,432,972	\$772,803	\$750,000	354	141	114%	11
Detached	191	\$164,710,436	\$862,358	\$835,000	223	89	114%	11
Semi-Detached	37	\$26,215,511	\$708,527	\$710,000	39	7	121%	6
Condominium Townhouse	39	\$22,517,650	\$577,376	\$570,000	33	14	110%	18
Condominium Apartment	15	\$5,197,900	\$346,527	\$385,000	22	19	101%	16
Link	4	\$3,115,000	\$778,750	\$765,000	5	0	111%	3
Att/Row/Townhouse	29	\$21,676,475	\$747,465	\$746,500	32	32	112%	7
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	3,241	\$2,516,551,824	\$776,474	\$750,000	4,182	114%	9
Detached	2,189	\$1,878,820,767	\$858,301	\$825,000	2,839	114%	8
Semi-Detached	340	\$231,452,069	\$680,741	\$680,000	400	121%	6
Condominium Townhouse	308	\$171,822,873	\$557,866	\$555,301	422	113%	12
Condominium Apartment	138	\$46,250,207	\$335,146	\$292,500	167	104%	25
Link	25	\$18,000,236	\$720,009	\$715,000	37	118%	6
Att/Row/Townhouse	241	\$170,205,672	\$706,248	\$710,000	316	111%	10
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	125	\$126,828,220	\$1,014,626	\$945,000	159	67	109%	9
Detached	65	\$82,159,586	\$1,263,994	\$1,225,000	82	32	109%	10
Semi-Detached	12	\$10,362,111	\$863,509	\$884,000	11	1	112%	4
Condominium Townhouse	26	\$17,535,023	\$674,424	\$668,000	26	9	108%	10
Condominium Apartment	8	\$4,632,500	\$579,063	\$547,500	22	18	106%	6
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	14	\$12,139,000	\$867,071	\$867,500	18	7	111%	9
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	1,372	\$1,387,912,030	\$1,011,598	\$910,000	1,868	109%	10
Detached	749	\$941,138,767	\$1,256,527	\$1,180,000	1,055	109%	10
Semi-Detached	87	\$75,744,176	\$870,623	\$870,000	111	112%	6
Condominium Townhouse	261	\$174,237,923	\$667,578	\$665,000	327	108%	10
Condominium Apartment	114	\$63,470,864	\$556,762	\$535,250	157	105%	11
Link	5	\$4,262,100	\$852,420	\$857,500	6	109%	8
Att/Row/Townhouse	156	\$129,058,200	\$827,296	\$820,000	212	108%	9
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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All Home Types	22	\$22,079,546	\$1,003,616	\$880,250	31	31	107%	12
Detached	19	\$19,904,296	\$1,047,595	\$909,000	23	26	106%	13
Semi-Detached	1	\$563,750	\$563,750	\$563,750	1	0	101%	6
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	2	\$1,611,500	\$805,750	\$805,750	2	0	120%	6
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 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	269	\$264,210,327	\$982,195	\$865,000	352	107%	16
Detached	259	\$256,802,087	\$991,514	\$875,000	330	107%	16
Semi-Detached	5	\$3,253,750	\$650,750	\$660,000	5	109%	7
Condominium Townhouse	1	\$760,000	\$760,000	\$760,000	1	115%	12
Condominium Apartment	0	-	-	-	0	-	-
Link	3	\$2,469,500	\$823,167	\$810,000	3	116%	5
Att/Row/Townhouse	1	\$924,990	\$924,990	\$924,990	13	100%	34
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

1 - Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

2 - New listings entered into the MLS® system between the first and last day of the month/period being reported.

3 - Active listings at the end of the last day of the month/period being reported.

4 - Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® system between the first and last day of the month/period being reported.

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	24	\$30,941,500	\$1,289,229	\$1,187,500	31	25	105%	19
Detached	21	\$29,469,500	\$1,403,310	\$1,250,000	29	23	105%	20
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	1	1	-	-
Condominium Apartment	3	\$1,472,000	\$490,667	\$450,000	1	1	98%	11
Link	0	-	-	-	0	-	-	-
Att/Row/Townhouse	0	-	-	-	0	-	-	-
Co-Operative Apartment	0	-	-	-	0	-	-	-
Detached Condominium	0	-	-	-	0	-	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-	-

## Uxbridge

## YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	281	\$355,762,620	\$1,266,059	\$1,165,000	355	106%	15
Detached	236	\$324,971,805	\$1,376,999	\$1,282,500	300	106%	17
Semi-Detached	5	\$4,348,400	\$869,680	\$918,500	6	105%	9
Condominium Townhouse	11	\$7,254,900	\$659,536	\$705,000	14	108%	7
Condominium Apartment	12	\$6,323,800	\$526,983	\$520,650	15	105%	9
Link	1	\$890,000	\$890,000	\$890,000	1	111%	7
Att/Row/Townhouse	16	\$11,973,715	\$748,357	\$733,000	19	114%	7
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	171	\$172,014,452	\$1,005,932	\$955,000	183	53	115%	8
Detached	118	\$129,972,227	\$1,101,460	\$1,080,500	130	42	115%	9
Semi-Detached	5	\$4,627,000	\$925,400	\$900,000	7	1	117%	5
Condominium Townhouse	8	\$5,480,525	\$685,066	\$677,500	11	3	113%	8
Condominium Apartment	10	\$6,444,500	\$644,450	\$625,000	8	1	107%	11
Link	3	\$2,760,000	\$920,000	\$915,000	2	0	110%	5
Att/Row/Townhouse	27	\$22,730,200	\$841,859	\$850,000	25	6	113%	6
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

## Whitby

## YEAR-TO-DATE 2021

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,988	\$1,952,644,026	\$982,215	\$926,500	2,545	113%	7
Detached	1,366	\$1,477,973,988	\$1,081,972	\$1,025,500	1,782	113%	7
Semi-Detached	64	\$52,358,058	\$818,095	\$823,500	78	114%	8
Condominium Townhouse	87	\$58,155,967	\$668,459	\$670,000	115	113%	10
Condominium Apartment	64	\$36,600,788	\$571,887	\$549,950	66	107%	9
Link	34	\$29,486,825	\$867,260	\$887,500	41	112%	6
Att/Row/Townhouse	373	\$298,068,400	\$799,111	\$800,000	463	113%	6
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

## NOTES

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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	1,574	902,135
June	1,425	917,267
July	1,104	910,197
August	1,048	918,133
September		
October		
November		
December		
<b>YTD</b>	<b>11,000</b>	<b>902,723</b>

## 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).

