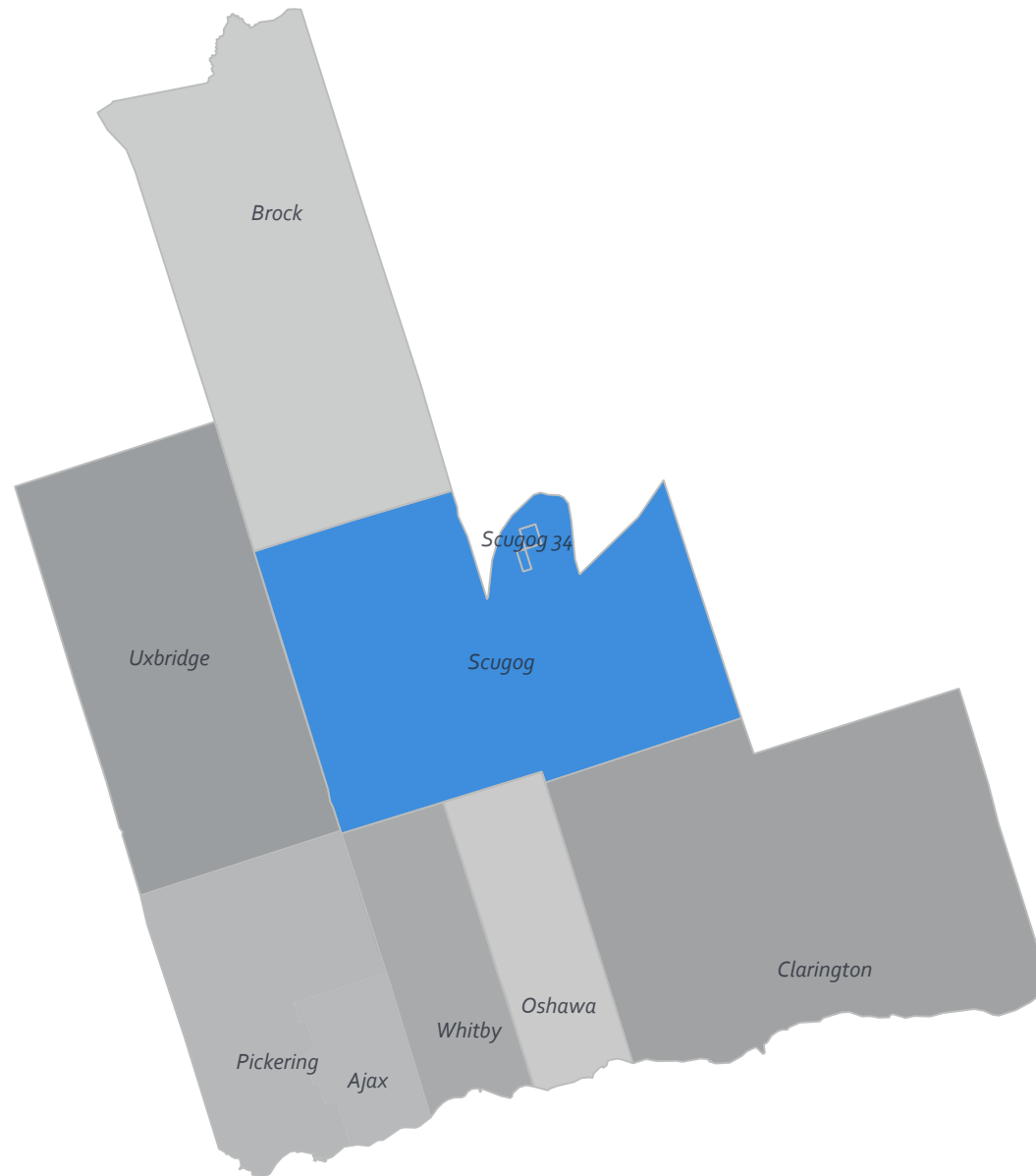


DURHAM – February 2023



Economic Indicators

Real GDP Growth¹
Q4 2022 ▼ 0.0%

Inflation (Yr./Yr. CPI Growth)²
Jan 2023 ▼ 6.0%

Bank of Canada Overnight Rate³
Feb 2023 — 4.5%

Prime Rate⁴
Jan 2023 ▲ 6.7%

Mortgage Rates (Jan 2023)

Chartered Bank Fixed Rates

1 Year	—	6.34%
3 Year	—	6.14%
5 Year	—	6.49%

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 FEBRUARY HOUSING STATISTICS

Durham Region Association of REALTORS® (DRAR) President Meredith Kennedy reported 601 residential transactions in February. In Durham Region, new listings and sales were down substantially from before the interest rate hikes in 2022.

The number of new listings decreases by 44 per cent when compared to this time last year. Residential transactions decreased on a year-over-year basis by 47 per cent. The average price in Durham Region in February was \$888,448. "It has been almost a year since the Bank of Canada started the interest rate increases, and we are seeing the results of the market adjusting," said DRAR President Meredith Kennedy. "There were 896 new listings reported in Durham Region for the month of February, this is a slight increase from January."

The number of residential transactions reported in February represented a 52.5 per cent increase from January. Ipsos polling information recently released at the TRREB Market Outlook, suggests buying intentions have picked up for 2023.

The MLS® Home Price Index benchmark for Durham Region was \$924,400 a 23.23 per cent decrease from this time last year.

"Many homebuyers have waited to see how the market would adjust to the interest rate increases in 2022 and as we enter the spring market we are anticipating to see an increase of activity in Durham's marketplace," said DRAR CEO Wendy Giroux.

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



Housing Statistics for Durham Region - February 2023

Area	Number of Listings					Number of Sales				Dollar Volume				Average Price				Median Price		MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	Mth	Mth	Mth	Mth
Durham	896	777	1,760	2,490	-29%	601	995	1,716	-42%	\$533,957,340	\$883,360,917	\$2,075,326,555	-57%	\$888,448	\$887,800	\$1,209,398	-27%	\$850,000	\$848,000	1.3	67.1%	17	102%
Ajax	116	84	234	373	-37%	77	133	243	-45%	\$77,533,106	\$129,688,507	\$306,794,404	-58%	\$1,006,923	\$975,102	\$1,262,528	-23%	\$949,500	\$931,000	1.1	66.4%	14	103%
Brock	23	36	49	52	-6%	14	20	36	-44%	\$10,381,500	\$13,853,500	\$41,015,100	-66%	\$741,536	\$692,675	\$1,139,308	-39%	\$667,500	\$657,750	2.6	60.9%	29	96%
Clarington	148	136	282	447	-37%	106	172	295	-42%	\$94,099,434	\$148,310,234	\$339,692,959	-56%	\$887,731	\$862,269	\$1,151,502	-25%	\$825,000	\$809,000	1.3	71.6%	19	99%
Oshawa	281	244	529	732	-28%	168	279	508	-45%	\$128,861,706	\$214,912,537	\$544,356,574	-61%	\$767,034	\$770,296	\$1,071,568	-28%	\$749,000	\$750,000	1.5	59.8%	16	102%
Pickering	113	97	237	316	-25%	91	147	233	-37%	\$78,748,007	\$131,385,258	\$297,817,177	-56%	\$865,363	\$893,777	\$1,278,185	-30%	\$861,000	\$861,000	1.1	80.5%	16	102%
Scugog	28	28	61	40	53%	20	29	31	-6%	\$18,619,050	\$27,139,050	\$42,734,600	-36%	\$930,953	\$935,829	\$1,378,535	-32%	\$799,000	\$810,000	1.4	71.4%	26	96%
Uxbridge	30	34	62	61	2%	15	29	42	-31%	\$18,401,900	\$34,259,595	\$64,706,487	-47%	\$1,226,793	\$1,181,365	\$1,540,631	-23%	\$1,005,000	\$1,026,000	2.3	50.0%	22	101%
Whitby	157	118	306	469	-35%	110	186	328	-43%	\$107,312,637	\$183,812,236	\$438,209,254	-58%	\$975,569	\$988,238	\$1,336,004	-26%	\$961,500	\$960,500	1.1	70.1%	14	103%

Notes:

1. 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.
2. Average Price is calculated by dividing the dollar volume by the number of sales.
3. Median represents the middle number in the ranking of homes sold from lowest to highest price.
4. As of July 2011 Durham Region statistics figures include the municipalities of Uxbridge and Brock.
5. Due to changes to service areas, caution should be exercised when making historical comparisons.
6. Past monthly and Year-to-Date figures are revised on a monthly basis.
7. All statistical information obtained from the Toronto Real Estate Board's Market Watch.
8. SNLR is Sales to New Listing Ratio (Below 40% is Buyer's Market, 40%-60% is Balanced market, Above 60% is Sellers Market)

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	\$888,448	\$986,652	\$772,729	\$671,764	\$537,593	\$919,888	\$871,737
Ajax	\$1,006,923	\$1,136,252	\$870,139	\$711,213	\$568,088	\$917,777	\$971,023
Brock	\$741,536	\$748,458	-	\$625,000	-	-	\$775,000
Clarington	\$887,731	\$977,817	\$771,214	\$755,220	\$510,750	\$880,888	\$733,327
Oshawa	\$767,034	\$848,774	\$688,500	\$613,576	\$414,179	-	\$809,714
Pickering	\$865,363	\$1,116,936	\$868,387	\$684,901	\$587,285	-	\$873,418
Scugog	\$930,953	\$970,826	-	-	\$652,500	-	\$810,000
Uxbridge	\$1,226,793	\$1,299,908	\$932,000	-	-	-	\$935,500
Whitby	\$975,569	\$1,037,531	\$954,580	\$664,750	\$638,678	\$961,000	\$908,482



February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	601	\$533,957,340	\$888,448	\$850,000	896	777	102%	17
Detached	373	\$368,021,026	\$986,652	\$931,900	552	470	101%	16
Semi-Detached	47	\$36,318,278	\$772,729	\$728,000	61	30	106%	9
Condo Townhouse	48	\$32,244,657	\$671,764	\$651,000	68	55	101%	15
Condo Apartment	56	\$30,105,202	\$537,593	\$547,500	99	128	99%	24
Link	3	\$2,759,665	\$919,888	\$917,777	7	5	110%	3
Att/Row/Townhouse	74	\$64,508,512	\$871,737	\$879,444	108	86	104%	19
Co-Op Apartment	0				0	2		
Detached Condo	0				1	1		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	995	\$883,360,917	\$887,800	\$848,000	1,760		101%	19
Detached	634	\$623,190,802	\$982,951	\$931,450	1,081		100%	18
Semi-Detached	69	\$53,879,972	\$780,869	\$755,000	109		104%	10
Condo Townhouse	70	\$46,600,657	\$665,724	\$655,000	125		101%	20
Condo Apartment	89	\$47,653,990	\$535,438	\$543,000	212		98%	25
Link	9	\$7,209,665	\$801,074	\$780,000	14		105%	9
Att/Row/Townhouse	124	\$104,825,831	\$845,370	\$836,500	217		103%	20
Co-Op Apartment	0				0			
Detached Condo	0				2			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	77	\$77,533,106	\$1,006,923	\$949,500	116	84	103%	14
Detached	46	\$52,267,585	\$1,136,252	\$1,074,500	73	48	102%	12
Semi-Detached	4	\$3,480,555	\$870,139	\$893,000	5	4	106%	11
Condo Townhouse	6	\$4,267,275	\$711,213	\$707,638	11	7	106%	8
Condo Apartment	7	\$3,976,614	\$568,088	\$520,000	6	5	102%	13
Link	1	\$917,777	\$917,777	\$917,777	1	0	108%	4
Att/Row/Townhouse	13	\$12,623,300	\$971,023	\$945,000	19	18	103%	24
Co-Op Apartment	0				0	1		
Detached Condo	0				1	1		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	133	\$129,688,507	\$975,102	\$931,000	234		102%	15
Detached	82	\$90,082,486	\$1,098,567	\$1,067,500	146		102%	14
Semi-Detached	5	\$4,285,555	\$857,111	\$885,000	12		105%	10
Condo Townhouse	9	\$6,243,275	\$693,697	\$721,000	17		106%	9
Condo Apartment	13	\$7,191,614	\$553,201	\$520,000	16		99%	24
Link	2	\$1,692,777	\$846,389	\$846,389	2		109%	6
Att/Row/Townhouse	22	\$20,192,800	\$917,855	\$930,000	39		103%	20
Co-Op Apartment	0				0			
Detached Condo	0				2			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$10,381,500	\$741,536	\$667,500	23	36	96%	29
Detached	12	\$8,981,500	\$748,458	\$667,500	20	35	96%	32
Semi-Detached	0				0	0		
Condo Townhouse	1	\$625,000	\$625,000	\$625,000	2	1	104%	11
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	1	\$775,000	\$775,000	\$775,000	1	0	97%	13
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$13,853,500	\$692,675	\$657,750	49	96%	33	
Detached	18	\$12,453,500	\$691,861	\$657,750	45	96%	35	
Semi-Detached	0				0			
Condo Townhouse	1	\$625,000	\$625,000	\$625,000	3	104%	11	
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	1	\$775,000	\$775,000	\$775,000	1	97%	13	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	106	\$94,099,434	\$887,731	\$825,000	148	136	99%	19
Detached	72	\$70,402,801	\$977,817	\$880,000	84	78	99%	21
Semi-Detached	7	\$5,398,500	\$771,214	\$860,000	3	2	101%	9
Condo Townhouse	6	\$4,531,322	\$755,220	\$653,500	6	4	98%	21
Condo Apartment	8	\$4,086,000	\$510,750	\$510,550	27	32	100%	24
Link	1	\$880,888	\$880,888	\$880,888	4	3	110%	0
Att/Row/Townhouse	12	\$8,799,923	\$733,327	\$770,250	24	17	101%	12
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	172	\$148,310,234	\$862,269	\$809,000	282	282	99%	21
Detached	120	\$112,620,701	\$938,506	\$868,000	171	171	99%	23
Semi-Detached	7	\$5,398,500	\$771,214	\$860,000	12	12	101%	9
Condo Townhouse	7	\$5,081,322	\$725,903	\$632,000	11	11	98%	18
Condo Apartment	13	\$6,763,900	\$520,300	\$510,000	41	41	98%	26
Link	5	\$3,705,888	\$741,178	\$770,000	8	8	100%	13
Att/Row/Townhouse	20	\$14,739,923	\$736,996	\$766,250	39	39	101%	20
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	168	\$128,861,706	\$767,034	\$749,000	281	244	102%	16
Detached	108	\$91,667,566	\$848,774	\$838,750	177	141	102%	15
Semi-Detached	24	\$16,524,000	\$688,500	\$677,000	31	10	107%	8
Condo Townhouse	15	\$9,203,640	\$613,576	\$610,000	22	17	101%	17
Condo Apartment	14	\$5,798,500	\$414,179	\$430,000	32	51	100%	28
Link	0				1	1		
Att/Row/Townhouse	7	\$5,668,000	\$809,714	\$810,000	18	23	102%	32
Co-Op Apartment	0				0	1		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	279	\$214,912,537	\$770,296	\$750,000	529		101%	18
Detached	182	\$153,688,190	\$844,441	\$823,000	311		101%	17
Semi-Detached	36	\$25,084,000	\$696,778	\$681,250	48		105%	8
Condo Townhouse	19	\$11,603,640	\$610,718	\$610,000	41		100%	20
Condo Apartment	23	\$10,020,388	\$435,669	\$435,000	82		98%	24
Link	0				2			
Att/Row/Townhouse	19	\$14,516,319	\$764,017	\$762,000	45		103%	33
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	91	\$78,748,007	\$865,363	\$861,000	113	97	102%	16
Detached	33	\$36,858,875	\$1,116,936	\$1,065,000	51	43	101%	15
Semi-Detached	6	\$5,210,323	\$868,387	\$860,550	10	6	114%	7
Condo Townhouse	16	\$10,958,420	\$684,901	\$672,500	20	18	101%	13
Condo Apartment	20	\$11,745,700	\$587,285	\$580,000	16	24	98%	24
Link	0				0	1		
Att/Row/Townhouse	16	\$13,974,689	\$873,418	\$893,750	16	5	106%	14
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	147	\$131,385,258	\$893,777	\$861,000	237	101%	20	
Detached	62	\$71,697,626	\$1,156,413	\$1,074,000	109	99%	18	
Semi-Detached	8	\$6,965,323	\$870,665	\$860,550	15	110%	7	
Condo Townhouse	26	\$17,432,420	\$670,478	\$655,000	40	100%	25	
Condo Apartment	31	\$18,020,200	\$581,297	\$570,000	46	98%	26	
Link	0				0			
Att/Row/Townhouse	20	\$17,269,689	\$863,484	\$893,750	27	106%	13	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$18,619,050	\$930,953	\$799,000	28	28	96%	26
Detached	17	\$16,504,050	\$970,826	\$800,000	26	26	96%	24
Semi-Detached	0				1	1		
Condo Townhouse	0				0	0		
Condo Apartment	2	\$1,305,000	\$652,500	\$652,500	0	0	95%	49
Link	0				0	0		
Att/Row/Townhouse	1	\$810,000	\$810,000	\$810,000	1	1	98%	16
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$27,139,050	\$935,829	\$810,000	61	98%	27	
Detached	26	\$25,024,050	\$962,463	\$840,000	57	98%	26	
Semi-Detached	0				1			
Condo Townhouse	0				0			
Condo Apartment	2	\$1,305,000	\$652,500	\$652,500	1	95%	49	
Link	0				0			
Att/Row/Townhouse	1	\$810,000	\$810,000	\$810,000	2	98%	16	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$18,401,900	\$1,226,793	\$1,005,000	30	34	101%	22
Detached	12	\$15,598,900	\$1,299,908	\$1,215,000	21	26	101%	20
Semi-Detached	1	\$932,000	\$932,000	\$932,000	2	1	99%	27
Condo Townhouse	0				2	2		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	2	\$1,871,000	\$935,500	\$935,500	3	3	99%	30
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$34,259,595	\$1,181,365	\$1,026,000	62	62	98%	23
Detached	22	\$28,114,900	\$1,277,950	\$1,215,000	43	43	98%	24
Semi-Detached	2	\$1,673,695	\$836,848	\$836,848	5	5	103%	15
Condo Townhouse	1	\$895,000	\$895,000	\$895,000	3	3	101%	17
Condo Apartment	0				3	3		
Link	0				0	0		
Att/Row/Townhouse	4	\$3,576,000	\$894,000	\$935,500	8	8	97%	24
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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

February 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	110	\$107,312,637	\$975,569	\$961,500	157	118	103%	14
Detached	73	\$75,739,749	\$1,037,531	\$999,000	100	73	102%	11
Semi-Detached	5	\$4,772,900	\$954,580	\$975,000	9	6	103%	18
Condo Townhouse	4	\$2,659,000	\$664,750	\$663,500	5	6	105%	22
Condo Apartment	5	\$3,193,388	\$638,678	\$579,500	16	14	97%	24
Link	1	\$961,000	\$961,000	\$961,000	1	0	113%	4
Att/Row/Townhouse	22	\$19,986,600	\$908,482	\$905,000	26	19	105%	19
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	186	\$183,812,236	\$988,238	\$960,500	306		101%	15
Detached	122	\$129,509,349	\$1,061,552	\$1,015,000	199		101%	14
Semi-Detached	11	\$10,472,899	\$952,082	\$976,000	16		100%	17
Condo Townhouse	7	\$4,720,000	\$674,286	\$681,000	10		104%	19
Condo Apartment	7	\$4,352,888	\$621,841	\$579,500	23		97%	23
Link	2	\$1,811,000	\$905,500	\$905,500	2		111%	3
Att/Row/Townhouse	37	\$32,946,100	\$890,435	\$895,000	56		103%	18
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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2023 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	394	886,849
February	601	888,448
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	995	887,800

10-Year Historical Statistics

Year	Sales	Avg. Price (&)
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
2021	14,717 9	925,710
2022	9,875	1,024,570

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).

