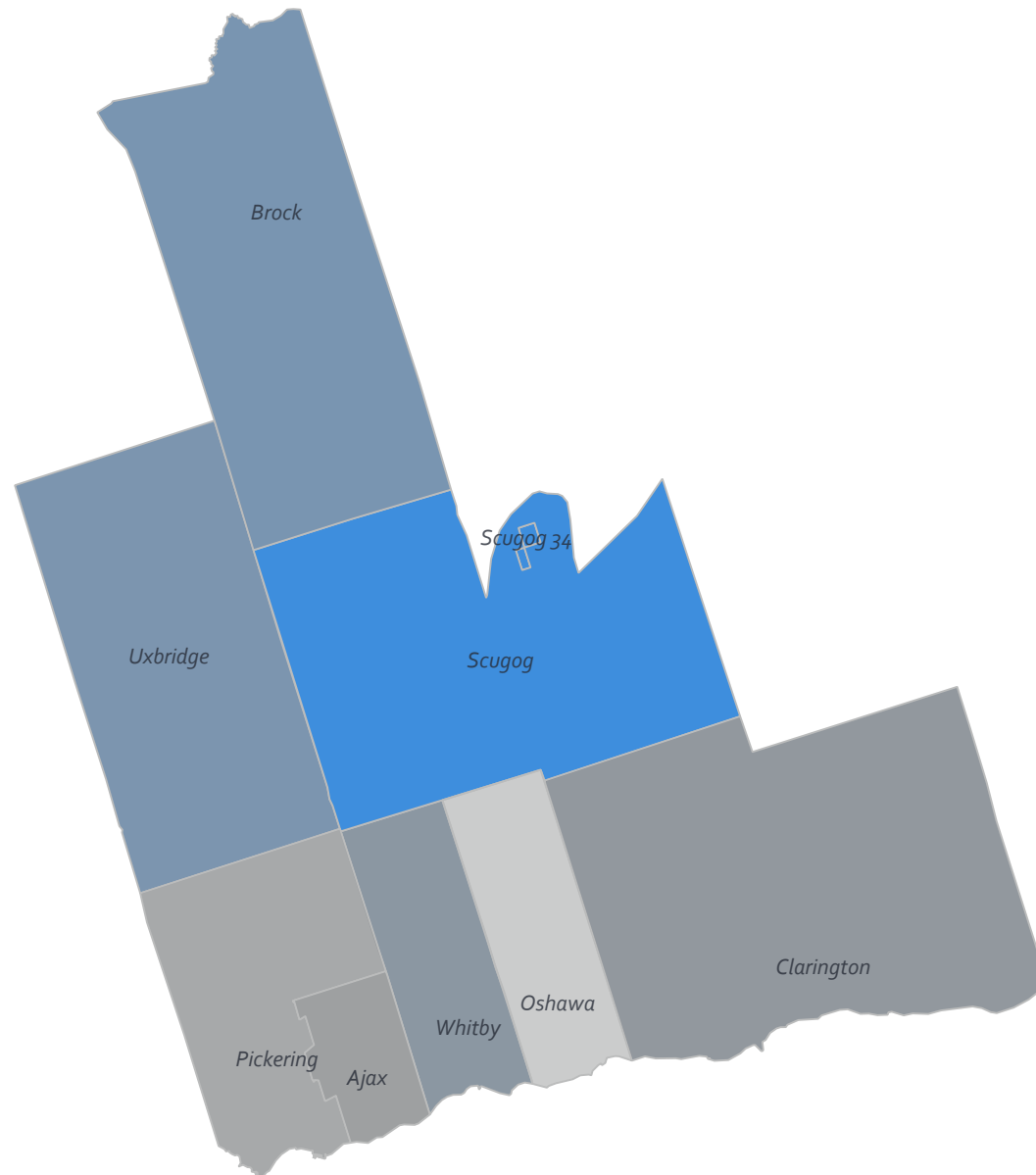


DURHAM – April 2023



Real GDP Growth¹

Q4 2022 ▼ 0.0%

Inflation (Yr./Yr. CPI Growth)²

March 2023 ▼ 4.3%

Bank of Canada Overnight Rate³

April 2023 — 4.5%

Prime Rate⁴

April 2023 ▲ 6.7%

Mortgage Rates (April 2023)

Chartered Bank Fixed Rates

1 Year — 6.29%

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 APRIL HOUSING STATISTICS

Durham Region Association of REALTORS® (DRAR) President Meredith Kennedy reported 903 residential transactions in April representing a 5 per cent increase from last month. On a year-over-year basis, sales were down 17 per cent in Durham Region. The average selling price decreased by 11 per cent when compared to the market high last year, averaging \$956,240 in April for all home types.

The number of new listings in Durham Region was 1,223. Listings were down significantly when compared to the 2,338 reported in April 2022. Although, listings and sales were down when compared to this time last year, it is important to note the borrowing cost increases that happened following the height of the market.

“Activity has picked up in the market as we enter the typically busier summer months, said President Meredith Kennedy. “The average days on market in Durham Region was 12 days, down from the number reported in March. Durham Region continues to be a popular location for buyers.”

Fewer listings relative to sales means there was more competition between buyers. The issue is not the demand for homeownership, as we continue to see buyers entering the market, especially now that many have come to terms with the higher borrowing costs. The issue is the supply issue to meet the high demand for homeownership. DRAR continues to advocate to all levels of government to keep housing supply top of mind for policy makers.

“Durham Region recently committed \$7.45-million to affordable housing projects in Oshawa and Pickering, this is an exciting announcement for the region and is part of the new ‘At Home Incentive Program,’” said CEO Wendy Giroux. “This program will improve housing choice, affordability and sustainability in our community while addressing the urgent need for affordable housing.”

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	\$956,240	\$1,059,382	\$821,154	\$686,198	\$579,025	\$862,000	\$873,233
Ajax	\$1,002,020	\$1,091,950	\$897,400	\$760,011	\$568,217	-	\$910,945
Brock	\$784,065	\$807,321	-	\$505,000	-	-	-
Clarington	\$890,557	\$972,411	\$708,333	\$832,125	\$592,779	\$827,857	\$778,147
Oshawa	\$833,714	\$926,077	\$705,478	\$635,157	\$490,501	-	\$796,781
Pickering	\$1,056,284	\$1,295,694	\$995,220	\$692,677	\$649,000	-	\$941,000
Scugog	\$1,013,336	\$1,036,461	-	-	-	-	\$859,167
Uxbridge	\$1,099,854	\$1,215,894	-	\$699,000	\$613,500	-	\$942,700
Whitby	\$1,067,813	\$1,182,846	\$919,360	\$715,864	\$600,656	\$941,666	\$902,888



April Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1223	862	4,282	7,299	-41%	903	2,756	4,173	-34%	1.0	73.8%	12	107%
Ajax	153	95	573	1,162	-51%	123	389	605	-36%	0.8	80.4%	9	109%
Brock	35	41	114	153	-25%	13	52	80	-35%	3.2	37.1%	23	97%
Clarington	205	143	713	1,303	-45%	162	471	770	-39%	0.9	79.0%	12	107%
Oshawa	361	256	1,263	2,092	-40%	250	778	1,202	-35%	1.0	69.3%	11	108%
Pickering	167	118	565	870	-35%	108	372	517	-28%	1.1	64.7%	9	108%
Scugog	47	46	135	138	-2%	23	70	94	-26%	2.0	48.9%	23	101%
Uxbridge	38	42	143	166	-14%	24	78	112	-30%	1.8	63.2%	15	99%
Whitby	217	121	776	1,415	-45%	200	546	793	-31%	0.6	92.2%	12	105%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$863,484,665	\$2,540,114,369	\$4,816,359,901	-47%	\$956,240	\$921,667	\$1,154,172	-20%	\$905,000	\$875,000
Ajax	\$123,248,452	\$385,526,130	\$742,705,368	-48%	\$1,002,020	\$991,070	\$1,227,612	-19%	\$964,000	\$941,000
Brock	\$10,192,850	\$38,072,500	\$84,675,710	-55%	\$784,065	\$732,163	\$1,058,446	-31%	\$765,000	\$667,500
Clarington	\$144,270,197	\$407,437,484	\$839,091,001	-51%	\$890,557	\$865,048	\$1,089,729	-21%	\$868,500	\$825,000
Oshawa	\$208,428,595	\$626,063,461	\$1,223,009,069	-49%	\$833,714	\$804,709	\$1,017,478	-21%	\$811,500	\$775,000
Pickering	\$114,078,657	\$361,824,384	\$634,816,343	-43%	\$1,056,284	\$972,646	\$1,227,885	-21%	\$1,004,950	\$927,500
Scugog	\$23,306,720	\$66,419,020	\$121,426,831	-45%	\$1,013,336	\$948,843	\$1,291,775	-27%	\$852,500	\$842,500
Uxbridge	\$26,396,499	\$93,900,594	\$164,678,109	-43%	\$1,099,854	\$1,203,854	\$1,470,340	-18%	\$890,050	\$1,025,500
Whitby	\$213,562,695	\$560,870,796	\$1,005,957,471	-44%	\$1,067,813	\$1,027,236	\$1,268,547	-19%	\$1,000,000	\$977,500



April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	903	\$863,484,665	\$956,240	\$905,000	1,223	862	107%	12
Detached	599	\$634,569,688	\$1,059,382	\$999,900	825	555	106%	11
Semi-Detached	54	\$44,342,338	\$821,154	\$845,000	57	25	112%	9
Condo Townhouse	67	\$45,975,288	\$686,198	\$695,000	89	64	107%	11
Condo Apartment	71	\$41,110,800	\$579,025	\$575,000	85	109	100%	24
Link	10	\$8,619,999	\$862,000	\$875,000	11	3	113%	7
Att/Row/Townhouse	101	\$88,196,552	\$873,233	\$867,000	156	106	111%	10
Co-Op Apartment	0				0	0		
Detached Condo	1	\$670,000	\$670,000	\$670,000	0	0	112%	18
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	2,756	\$2,540,114,369	\$921,667	\$875,000	4,282		104%	15
Detached	1,763	\$1,806,148,691	\$1,024,475	\$980,000	2,751		103%	14
Semi-Detached	191	\$154,179,540	\$807,223	\$790,000	243		107%	10
Condo Townhouse	203	\$137,866,997	\$679,148	\$681,000	314		104%	14
Condo Apartment	236	\$131,333,745	\$556,499	\$550,000	418		99%	25
Link	24	\$20,037,664	\$834,903	\$855,000	29		109%	8
Att/Row/Townhouse	337	\$289,277,732	\$858,391	\$850,000	524		107%	14
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	123	\$123,248,452	\$1,002,020	\$964,000	153	95	109%	9
Detached	82	\$89,539,939	\$1,091,950	\$1,100,000	99	55	109%	9
Semi-Detached	10	\$8,974,000	\$897,400	\$896,000	8	4	112%	7
Condo Townhouse	8	\$6,080,088	\$760,011	\$761,500	9	7	113%	8
Condo Apartment	6	\$3,409,300	\$568,217	\$553,000	5	4	99%	22
Link	0				0	0		
Att/Row/Townhouse	16	\$14,575,125	\$910,945	\$920,000	32	25	109%	9
Co-Op Apartment	0				0	0		
Detached Condo	1	\$670,000	\$670,000	\$670,000	0	0	112%	18
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	389	\$385,526,130	\$991,070	\$941,000	573		105%	12
Detached	236	\$262,544,908	\$1,112,478	\$1,090,000	354		105%	11
Semi-Detached	33	\$28,921,604	\$876,412	\$885,000	45		109%	8
Condo Townhouse	26	\$18,920,363	\$727,706	\$740,000	35		108%	11
Condo Apartment	28	\$15,633,480	\$558,339	\$532,500	32		100%	19
Link	3	\$2,567,777	\$855,926	\$875,000	3		112%	8
Att/Row/Townhouse	61	\$55,667,998	\$912,590	\$920,000	101		107%	12
Co-Op Apartment	0				0			
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3		108%	11
Co-Ownership Apartment	0				0			

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$10,192,850	\$784,065	\$765,000	35	41	97%	23
Detached	12	\$9,687,850	\$807,321	\$765,000	33	40	96%	25
Semi-Detached	0				0	0		
Condo Townhouse	1	\$505,000	\$505,000	\$505,000	2	1	101%	5
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
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	52	\$38,072,500	\$732,163	\$667,500	114	96%	28	
Detached	47	\$35,179,500	\$748,500	\$680,000	106	96%	30	
Semi-Detached	1	\$445,000	\$445,000	\$445,000	1	97%	10	
Condo Townhouse	3	\$1,673,000	\$557,667	\$543,000	6	101%	10	
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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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	162	\$144,270,197	\$890,557	\$868,500	205	143	107%	12
Detached	111	\$107,937,617	\$972,411	\$922,500	138	87	107%	10
Semi-Detached	3	\$2,125,000	\$708,333	\$705,000	5	4	109%	12
Condo Townhouse	4	\$3,328,500	\$832,125	\$716,750	10	8	116%	9
Condo Apartment	20	\$11,855,580	\$592,779	\$567,500	17	29	99%	29
Link	7	\$5,795,000	\$827,857	\$840,000	9	2	113%	6
Att/Row/Townhouse	17	\$13,228,500	\$778,147	\$765,000	26	13	113%	7
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	471	\$407,437,484	\$865,048	\$825,000	713		103%	17
Detached	321	\$301,823,595	\$940,260	\$900,000	459		103%	16
Semi-Detached	13	\$9,746,700	\$749,746	\$750,000	22		103%	10
Condo Townhouse	16	\$11,769,822	\$735,614	\$697,000	27		103%	15
Condo Apartment	44	\$24,952,480	\$567,102	\$545,000	97		99%	30
Link	14	\$10,958,888	\$782,778	\$781,500	17		107%	8
Att/Row/Townhouse	63	\$48,185,999	\$764,857	\$765,000	91		107%	13
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	250	\$208,428,595	\$833,714	\$811,500	361	256	108%	11
Detached	166	\$153,728,756	\$926,077	\$861,750	244	161	108%	9
Semi-Detached	24	\$16,931,480	\$705,478	\$709,000	25	9	114%	9
Condo Townhouse	28	\$17,784,400	\$635,157	\$635,000	29	18	105%	14
Condo Apartment	18	\$8,829,020	\$490,501	\$475,210	29	41	100%	31
Link	0				0	1		
Att/Row/Townhouse	14	\$11,154,939	\$796,781	\$800,500	34	26	109%	11
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	778	\$626,063,461	\$804,709	\$775,000	1,263		105%	14
Detached	509	\$453,724,745	\$891,404	\$850,000	807		105%	13
Semi-Detached	81	\$56,949,657	\$703,082	\$700,000	100		109%	10
Condo Townhouse	73	\$46,044,392	\$630,745	\$640,000	118		104%	15
Condo Apartment	63	\$28,817,908	\$457,427	\$469,000	139		99%	28
Link	1	\$940,000	\$940,000	\$940,000	3		118%	5
Att/Row/Townhouse	51	\$39,586,759	\$776,211	\$781,000	96		105%	23
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	108	\$114,078,657	\$1,056,284	\$1,004,950	167	118	108%	9
Detached	56	\$72,558,877	\$1,295,694	\$1,259,440	104	69	107%	7
Semi-Detached	9	\$8,956,980	\$995,220	\$986,000	8	1	114%	11
Condo Townhouse	13	\$9,004,800	\$692,677	\$699,900	22	21	104%	12
Condo Apartment	16	\$10,384,000	\$649,000	\$645,000	19	19	103%	14
Link	0				0	0		
Att/Row/Townhouse	14	\$13,174,000	\$941,000	\$963,500	14	8	118%	6
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	372	\$361,824,384	\$972,646	\$927,500	565		104%	14
Detached	173	\$214,117,872	\$1,237,676	\$1,190,000	293		103%	12
Semi-Detached	26	\$24,151,703	\$928,912	\$917,750	30		109%	11
Condo Townhouse	54	\$37,080,920	\$686,684	\$682,500	86		102%	18
Condo Apartment	70	\$42,485,200	\$606,931	\$595,000	90		100%	23
Link	0					0		
Att/Row/Townhouse	49	\$43,988,689	\$897,728	\$900,000	66		110%	9
Co-Op Apartment	0					0		
Detached Condo	0					0		
Co-Ownership Apartment	0					0		

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$23,306,720	\$1,013,336	\$852,500	47	46	101%	23
Detached	20	\$20,729,220	\$1,036,461	\$863,500	42	42	100%	24
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	3	\$2,577,500	\$859,167	\$852,500	3	2	110%	15
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	Avg. SPLP	Avg. LDOM
All Home Types	70	\$66,419,020	\$948,843	\$842,500	135	99%	28
Detached	63	\$61,042,520	\$968,929	\$845,000	124	99%	29
Semi-Detached	1	\$684,000	\$684,000	\$684,000	1	99%	14
Condo Townhouse	0				0		
Condo Apartment	2	\$1,305,000	\$652,500	\$652,500	3	95%	49
Link	0				0		
Att/Row/Townhouse	4	\$3,387,500	\$846,875	\$851,250	7	107%	15
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	24	\$26,396,499	\$1,099,854	\$890,050	38	42	99%	15
Detached	18	\$21,886,099	\$1,215,894	\$945,000	27	33	99%	11
Semi-Detached	0				1	2		
Condo Townhouse	2	\$1,398,000	\$699,000	\$699,000	4	1	98%	7
Condo Apartment	2	\$1,227,000	\$613,500	\$613,500	1	1	99%	52
Link	0				0	0		
Att/Row/Townhouse	2	\$1,885,400	\$942,700	\$942,700	5	5	98%	31
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	78	\$93,900,594	\$1,203,854	\$1,025,500	143		99%	19
Detached	61	\$79,583,499	\$1,304,648	\$1,275,000	109		99%	18
Semi-Detached	2	\$1,673,695	\$836,848	\$836,848	6		103%	15
Condo Townhouse	5	\$3,770,000	\$754,000	\$727,000	7		98%	13
Condo Apartment	2	\$1,227,000	\$613,500	\$613,500	4		99%	52
Link	1	\$935,000	\$935,000	\$935,000	1		98%	10
Att/Row/Townhouse	7	\$6,711,400	\$958,771	\$941,000	16		98%	27
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	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.

April 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	200	\$213,562,695	\$1,067,813	\$1,000,000	217	121	105%	12
Detached	134	\$158,501,330	\$1,182,846	\$1,151,300	138	68	105%	12
Semi-Detached	8	\$7,354,878	\$919,360	\$902,444	10	5	107%	9
Condo Townhouse	11	\$7,874,500	\$715,864	\$726,000	13	8	106%	7
Condo Apartment	9	\$5,405,900	\$600,656	\$567,000	12	13	99%	12
Link	3	\$2,824,999	\$941,666	\$920,000	2	0	113%	10
Att/Row/Townhouse	35	\$31,601,088	\$902,888	\$910,000	42	27	109%	11
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	546	\$560,870,796	\$1,027,236	\$977,500	776		103%	12
Detached	353	\$398,132,052	\$1,127,853	\$1,093,000	499		103%	12
Semi-Detached	34	\$31,607,181	\$929,623	\$942,500	38		104%	11
Condo Townhouse	26	\$18,608,500	\$715,712	\$725,500	35		105%	10
Condo Apartment	27	\$16,912,677	\$626,395	\$576,389	53		99%	16
Link	5	\$4,635,999	\$927,200	\$920,000	5		112%	7
Att/Row/Townhouse	101	\$90,974,387	\$900,737	\$901,000	146		106%	12
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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6. Past monthly and year-to-date figures are revised on a monthly basis.

2023 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	394	886,849
February	601	888,448
March	864	926,142
April	903	956,240
May		
June		
July		
August		
September		
October		
November		
December		
YTD	2,756	921,667

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).

