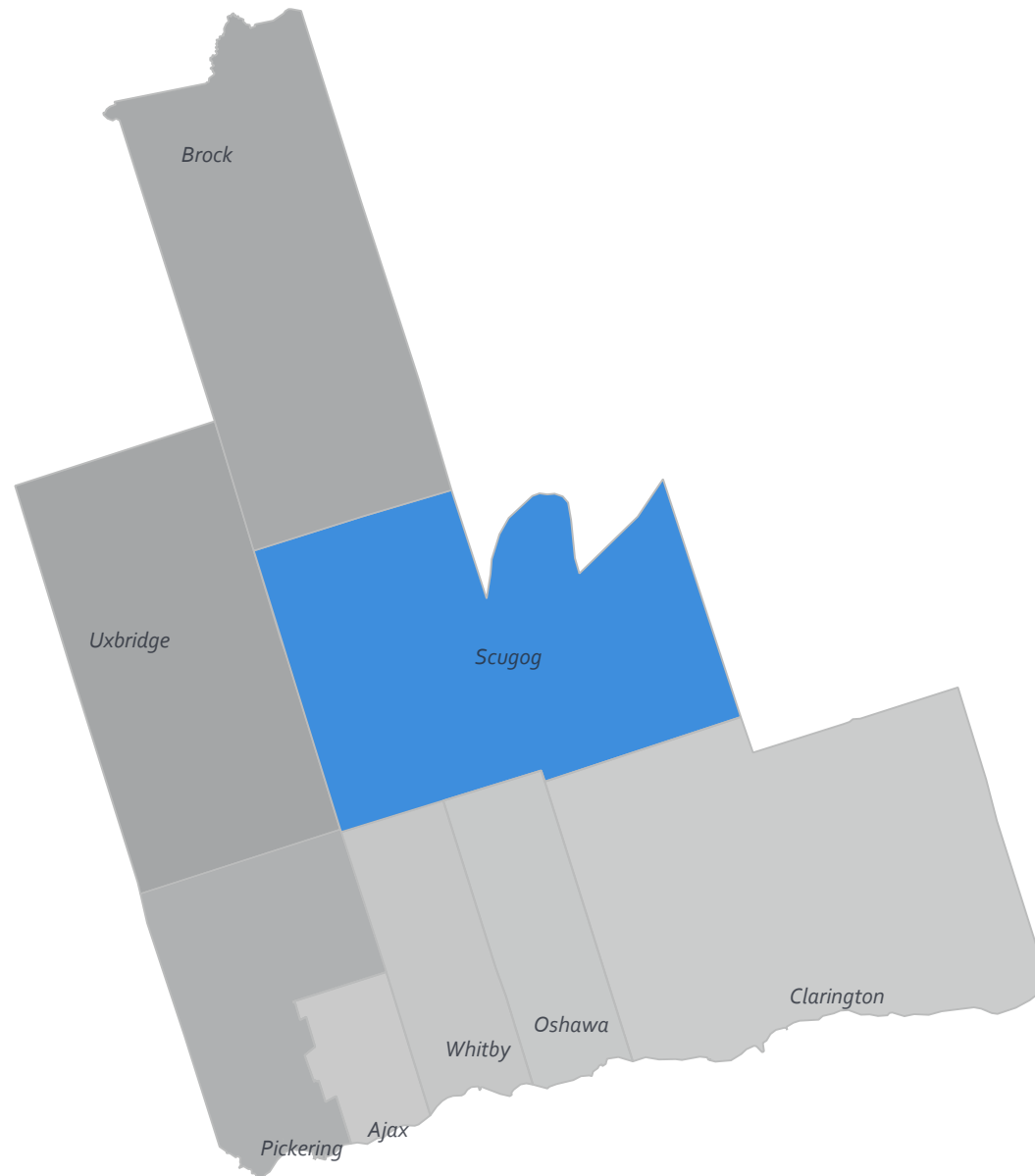


DURHAM – September 2023



Economic Indicators

Real GDP Growth¹
Q2 2023 ▼ -0.2%

Inflation (Yr./Yr. CPI Growth)²
Aug 2023 ▲ 4.0%

Bank of Canada Overnight Rate³
Sept 2023 — 5.0%

Prime Rate⁴
Sept 2023 — 7.2%

Mortgage Rates (Sep 2023)
Chartered Bank Fixed Rates

1 Year	▼	7.79%
3 Year	—	7.04%
5 Year	—	6.84%

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

CENTRAL LAKES ASSOCIATION OF REALTORS® REPORT SEPTEMBER HOUSING STATISTICS

DURHAM REGION, October 5, 2023 – The Central Lakes Association of REALTORS® (CLAR) President, Meredith Kennedy, reported the latest real estate statistics for CLAR’s new regional area, showcasing a market that remains balanced. The dramatic price fluctuations have eased.

By combining forces, CLAR encompasses an expansive market area that includes Durham Region, Hastings County, Prince Edward County, Northumberland County, Peterborough County, and Kawartha Lakes.

More exciting announcements for the CLAR, October 1st marked the completion of the integration between Kawartha Lakes Real Estate Association and CLAR. Forward thinking leadership from the Boards of Directors of each Association along with the trust and endorsement of their memberships empowered the creation of a larger regional association which is an exciting step forward in organizing organized real estate. In the future we will be providing Kawartha Lakes statistics.

“Looking forward, the federal Liberal government is planning to remove the GST on all materials and workforce costs for the construction of new purpose-built rental housing” said CLAR CEO, Wendy Giroux. “Lowering the cost of labour and materials for homebuilders will allow more homes to be built that people can actually afford, hopefully easing the housing shortage in Ontario. We are encouraged that all levels of government have stated that housing policies are a priority.”

“It has been a busy summer for organized real estate and that has continued into the fall. The integrations between neighbouring associations marks historic change. “We have been diligently working to break down barriers for our members, ensuring they have access to the necessary tools and data to thrive.” stated CLAR President Meredith Kennedy. “I look forward to strengthening our association to best serve our members”.



Overview

The Durham MLS® Statistics provided are compiled by the Central Lakes 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	\$907,359	\$1,018,765	\$750,816	\$661,866	\$556,876	\$813,571	\$817,943
Ajax	\$993,061	\$1,076,226	\$839,875	\$731,833	\$548,250	\$805,000	\$908,909
Brock	\$767,125	\$773,263	-	\$650,500	-	-	-
Clarington	\$852,373	\$922,198	\$725,000	\$685,500	\$617,990	\$805,000	\$753,809
Oshawa	\$756,906	\$860,234	\$672,584	\$611,900	\$399,967	\$816,000	\$742,438
Pickering	\$973,581	\$1,246,925	\$908,333	\$665,112	\$620,923	\$854,000	\$889,000
Scugog	\$1,140,500	\$1,140,500	-	-	-	-	-
Uxbridge	\$1,324,645	\$1,578,269	\$873,500	\$636,879	\$799,000	-	\$831,000
Whitby	\$1,003,751	\$1,114,306	\$947,800	\$699,563	\$703,500	-	\$863,428



Durham Region September Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,727	1,625	12,766	15,590	-18%	653	6,901	8,297	-17%	2.5	37.8%	17	102%
Ajax	237	199	1,686	2,249	-25%	87	949	1,183	-20%	2.3	36.7%	17	104%
Brock	33	59	308	350	-12%	20	144	155	-7%	3.0	60.6%	23	97%
Clarington	310	242	2,146	2,826	-24%	119	1,239	1,551	-20%	2.0	38.4%	18	101%
Oshawa	448	420	3,691	4,455	-17%	186	1,936	2,389	-19%	2.3	41.5%	15	103%
Pickering	252	269	1,775	1,986	-11%	77	923	1,022	-10%	3.5	30.6%	18	102%
Scugog	50	66	436	392	11%	21	231	219	5%	3.1	42.0%	21	98%
Uxbridge	56	69	404	385	5%	19	205	217	-6%	3.6	33.9%	17	99%
Whitby	341	301	2,320	2,947	-21%	124	1,274	1,561	-18%	2.4	36.4%	16	101%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$592,505,225	\$6,528,310,188	\$8,714,745,680	-25%	\$907,359	\$945,995	\$1,050,349	-10%	\$855,000	\$890,000
Ajax	\$86,396,276	\$957,468,584	\$1,323,846,611	-28%	\$993,061	\$1,008,924	\$1,119,059	-10%	\$950,000	\$967,500
Brock	\$15,342,500	\$111,767,550	\$146,849,079	-24%	\$767,125	\$776,164	\$947,413	-18%	\$675,250	\$715,500
Clarington	\$101,432,363	\$1,098,400,990	\$1,549,112,009	-29%	\$852,373	\$886,522	\$998,783	-11%	\$817,000	\$840,000
Oshawa	\$140,784,507	\$1,583,882,131	\$2,185,648,831	-28%	\$756,906	\$818,121	\$914,880	-11%	\$735,000	\$785,000
Pickering	\$74,965,738	\$944,710,753	\$1,168,610,409	-19%	\$973,581	\$1,023,522	\$1,143,454	-10%	\$910,000	\$960,000
Scugog	\$23,950,500	\$231,373,440	\$255,179,007	-9%	\$1,140,500	\$1,001,617	\$1,165,201	-14%	\$975,000	\$900,000
Uxbridge	\$25,168,257	\$264,002,388	\$297,849,322	-11%	\$1,324,645	\$1,287,817	\$1,372,578	-6%	\$1,050,000	\$1,175,500
Whitby	\$124,465,084	\$1,336,704,352	\$1,787,650,411	-25%	\$1,003,751	\$1,049,218	\$1,145,196	-8%	\$957,000	\$995,000



DURHAM REGION

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	653	\$592,505,225	\$907,359	\$855,000	1,727	1,625	102%	17
Detached	412	\$419,731,226	\$1,018,765	\$953,000	1,136	1,065	102%	16
Semi-Detached	43	\$32,285,100	\$750,816	\$720,100	82	54	104%	12
Condo Townhouse	47	\$31,107,707	\$661,866	\$668,750	129	140	102%	17
Condo Apartment	54	\$30,071,299	\$556,876	\$534,000	110	114	99%	24
Link	7	\$5,695,000	\$813,571	\$805,000	15	11	106%	17
Att/Row/Townhouse	90	\$73,614,893	\$817,943	\$830,000	253	239	103%	20
Co-Op Apartment	0				1	1		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				1	1		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	6,901	\$6,528,310,188	\$945,995	\$890,000	12,766	12,766	105%	14
Detached	4,541	\$4,750,488,153	\$1,046,133	\$990,000	8,446	8,446	104%	13
Semi-Detached	436	\$353,254,550	\$810,217	\$787,250	672	672	108%	11
Condo Townhouse	502	\$347,050,133	\$691,335	\$690,500	963	963	105%	14
Condo Apartment	518	\$296,179,082	\$571,774	\$553,875	923	923	100%	23
Link	69	\$58,780,097	\$851,885	\$850,000	102	102	110%	9
Att/Row/Townhouse	833	\$721,288,173	\$865,892	\$856,000	1,655	1,655	106%	14
Co-Op Apartment	0				1	1		
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	3	3	108%	11
Co-Ownership Apartment	0				1	1		

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September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	87	\$86,396,276	\$993,061	\$950,000	237	199	104%	17
Detached	61	\$65,649,776	\$1,076,226	\$1,034,786	166	123	104%	13
Semi-Detached	4	\$3,359,500	\$839,875	\$839,750	13	13	107%	18
Condo Townhouse	6	\$4,391,000	\$731,833	\$746,500	11	13	102%	15
Condo Apartment	4	\$2,193,000	\$548,250	\$556,500	8	7	97%	16
Link	1	\$805,000	\$805,000	\$805,000	1	0	101%	1
Att/Row/Townhouse	11	\$9,998,000	\$908,909	\$870,000	38	43	105%	39
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	949	\$957,468,584	\$1,008,924	\$967,500	1,686	106%	11	
Detached	600	\$668,054,364	\$1,113,424	\$1,092,500	1,078	106%	11	
Semi-Detached	83	\$74,647,103	\$899,363	\$905,000	134	109%	10	
Condo Townhouse	60	\$44,537,863	\$742,298	\$750,000	101	107%	11	
Condo Apartment	50	\$29,028,480	\$580,570	\$561,500	68	101%	15	
Link	9	\$7,602,777	\$844,753	\$845,000	13	105%	10	
Att/Row/Townhouse	145	\$132,327,997	\$912,607	\$915,000	289	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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Brock

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$15,342,500	\$767,125	\$675,250	33	59	97%	23
Detached	19	\$14,692,000	\$773,263	\$700,000	31	57	98%	24
Semi-Detached	0				0	0		
Condo Townhouse	1	\$650,500	\$650,500	\$650,500	1	1	93%	7
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				1	1		
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	144	\$111,767,550	\$776,164	\$715,500	308	97%	26	
Detached	132	\$104,332,050	\$790,394	\$725,000	292	97%	26	
Semi-Detached	3	\$1,680,000	\$560,000	\$445,000	3	108%	7	
Condo Townhouse	8	\$4,980,500	\$622,563	\$628,500	11	98%	21	
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	1	\$775,000	\$775,000	\$775,000	2	97%	13	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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Clarington

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	119	\$101,432,363	\$852,373	\$817,000	310	242	101%	18
Detached	78	\$71,931,473	\$922,198	\$875,500	202	162	101%	16
Semi-Detached	4	\$2,900,000	\$725,000	\$737,500	5	2	106%	22
Condo Townhouse	2	\$1,371,000	\$685,500	\$685,500	14	11	105%	13
Condo Apartment	10	\$6,179,900	\$617,990	\$569,000	29	32	99%	32
Link	4	\$3,220,000	\$805,000	\$795,000	5	3	109%	16
Att/Row/Townhouse	21	\$15,829,990	\$753,809	\$749,000	55	32	102%	18
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	1,239	\$1,098,400,990	\$886,522	\$840,000	2,146	104%	15
Detached	850	\$821,591,796	\$966,579	\$905,500	1,440	104%	14
Semi-Detached	39	\$29,272,100	\$750,567	\$750,000	65	109%	14
Condo Townhouse	43	\$29,669,612	\$689,991	\$668,000	83	103%	14
Condo Apartment	107	\$60,607,379	\$566,424	\$543,390	212	100%	29
Link	37	\$30,058,322	\$812,387	\$803,000	52	111%	9
Att/Row/Townhouse	163	\$127,201,781	\$780,379	\$772,000	294	107%	13
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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Oshawa

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	186	\$140,784,507	\$756,906	\$735,000	448	420	103%	15
Detached	106	\$91,184,806	\$860,234	\$805,000	298	276	103%	14
Semi-Detached	25	\$16,814,600	\$672,584	\$675,000	37	18	106%	8
Condo Townhouse	15	\$9,178,500	\$611,900	\$600,000	44	48	102%	16
Condo Apartment	18	\$7,199,400	\$399,967	\$452,500	26	28	98%	24
Link	1	\$816,000	\$816,000	\$816,000	2	2	98%	49
Att/Row/Townhouse	21	\$15,591,201	\$742,438	\$769,900	40	47	103%	18
Co-Op Apartment	0				1	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	1,936	\$1,583,882,131	\$818,121	\$785,000	3,691	3,691	106%	13
Detached	1,296	\$1,162,719,179	\$897,160	\$850,000	2,463	2,463	106%	12
Semi-Detached	191	\$136,588,656	\$715,124	\$715,000	281	281	109%	10
Condo Townhouse	165	\$105,727,077	\$640,770	\$643,000	349	349	106%	13
Condo Apartment	136	\$62,265,259	\$457,833	\$470,000	272	272	99%	25
Link	6	\$4,974,000	\$829,000	\$820,500	10	10	109%	14
Att/Row/Townhouse	142	\$111,607,960	\$785,972	\$789,000	315	315	105%	18
Co-Op Apartment	0				1	1		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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Pickering

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	77	\$74,965,738	\$973,581	\$910,000	252	269	102%	18
Detached	36	\$44,889,290	\$1,246,925	\$1,212,500	118	128	102%	17
Semi-Detached	3	\$2,725,000	\$908,333	\$910,000	15	13	98%	27
Condo Townhouse	13	\$8,646,450	\$665,112	\$690,000	46	57	103%	19
Condo Apartment	13	\$8,071,999	\$620,923	\$639,000	29	26	101%	25
Link	1	\$854,000	\$854,000	\$854,000	2	1	107%	6
Att/Row/Townhouse	11	\$9,778,999	\$889,000	\$860,000	42	44	103%	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	Avg. SPLP	Avg. LDOM
All Home Types	923	\$944,710,753	\$1,023,522	\$960,000	1,775	104%	14
Detached	457	\$587,608,383	\$1,285,795	\$1,210,000	919	104%	12
Semi-Detached	50	\$46,983,529	\$939,671	\$935,000	86	109%	10
Condo Townhouse	149	\$106,350,870	\$713,764	\$700,000	299	104%	16
Condo Apartment	147	\$92,489,998	\$629,184	\$610,000	231	101%	20
Link	2	\$1,644,000	\$822,000	\$822,000	4	103%	9
Att/Row/Townhouse	118	\$109,633,973	\$929,101	\$930,000	236	107%	10
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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Scugog

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$23,950,500	\$1,140,500	\$975,000	50	66	98%	21
Detached	21	\$23,950,500	\$1,140,500	\$975,000	48	64	98%	21
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	0				2	1		
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	231	\$231,373,440	\$1,001,617	\$900,000	436	100%	20
Detached	209	\$213,496,940	\$1,021,516	\$931,900	406	100%	20
Semi-Detached	4	\$2,804,000	\$701,000	\$697,000	4	102%	15
Condo Townhouse	0				0		
Condo Apartment	5	\$3,855,000	\$771,000	\$755,000	5	96%	38
Link	0				0		
Att/Row/Townhouse	13	\$11,217,500	\$862,885	\$875,000	21	109%	15
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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Uxbridge

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$25,168,257	\$1,324,645	\$1,050,000	56	69	99%	17
Detached	13	\$20,517,500	\$1,578,269	\$1,400,000	47	62	98%	18
Semi-Detached	2	\$1,747,000	\$873,500	\$873,500	2	1	103%	14
Condo Townhouse	2	\$1,273,757	\$636,879	\$636,879	1	0	99%	26
Condo Apartment	1	\$799,000	\$799,000	\$799,000	2	1	108%	3
Link	0				0	0		
Att/Row/Townhouse	1	\$831,000	\$831,000	\$831,000	3	4	104%	4
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				1	1		

Year-to-Date 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	205	\$264,002,388	\$1,287,817	\$1,175,500	404	99%	18
Detached	160	\$226,085,298	\$1,413,033	\$1,362,500	333	99%	18
Semi-Detached	7	\$6,204,583	\$886,369	\$900,000	12	103%	24
Condo Townhouse	11	\$7,934,657	\$721,332	\$727,000	12	99%	16
Condo Apartment	8	\$4,323,000	\$540,375	\$484,000	10	99%	25
Link	1	\$935,000	\$935,000	\$935,000	1	98%	10
Att/Row/Townhouse	18	\$18,519,850	\$1,028,881	\$943,000	35	101%	16
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				1		

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September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	124	\$124,465,084	\$1,003,751	\$957,000	341	301	101%	16
Detached	78	\$86,915,881	\$1,114,306	\$1,047,500	226	193	101%	15
Semi-Detached	5	\$4,739,000	\$947,800	\$985,000	10	7	100%	11
Condo Townhouse	8	\$5,596,500	\$699,563	\$665,750	12	10	101%	15
Condo Apartment	8	\$5,628,000	\$703,500	\$675,000	16	19	96%	23
Link	0				5	5		
Att/Row/Townhouse	25	\$21,585,703	\$863,428	\$870,000	72	67	102%	21
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	1,274	\$1,336,704,352	\$1,049,218	\$995,000	2,320	105%	12
Detached	837	\$966,600,143	\$1,154,839	\$1,100,000	1,515	104%	12
Semi-Detached	59	\$55,074,579	\$933,467	\$950,000	87	105%	12
Condo Townhouse	66	\$47,849,554	\$724,993	\$715,000	108	106%	11
Condo Apartment	65	\$43,609,966	\$670,923	\$630,000	125	100%	17
Link	14	\$13,565,998	\$969,000	\$940,500	22	114%	6
Att/Row/Townhouse	233	\$210,004,112	\$901,305	\$900,000	463	106%	13
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	864	926,142
April	903	956,240
May	1067	988,644
June	898	999,787
July	770	961,852
August	776	930,852
September	653	907,359
October		
November		
December		
YTD	6,926	938,464

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).

