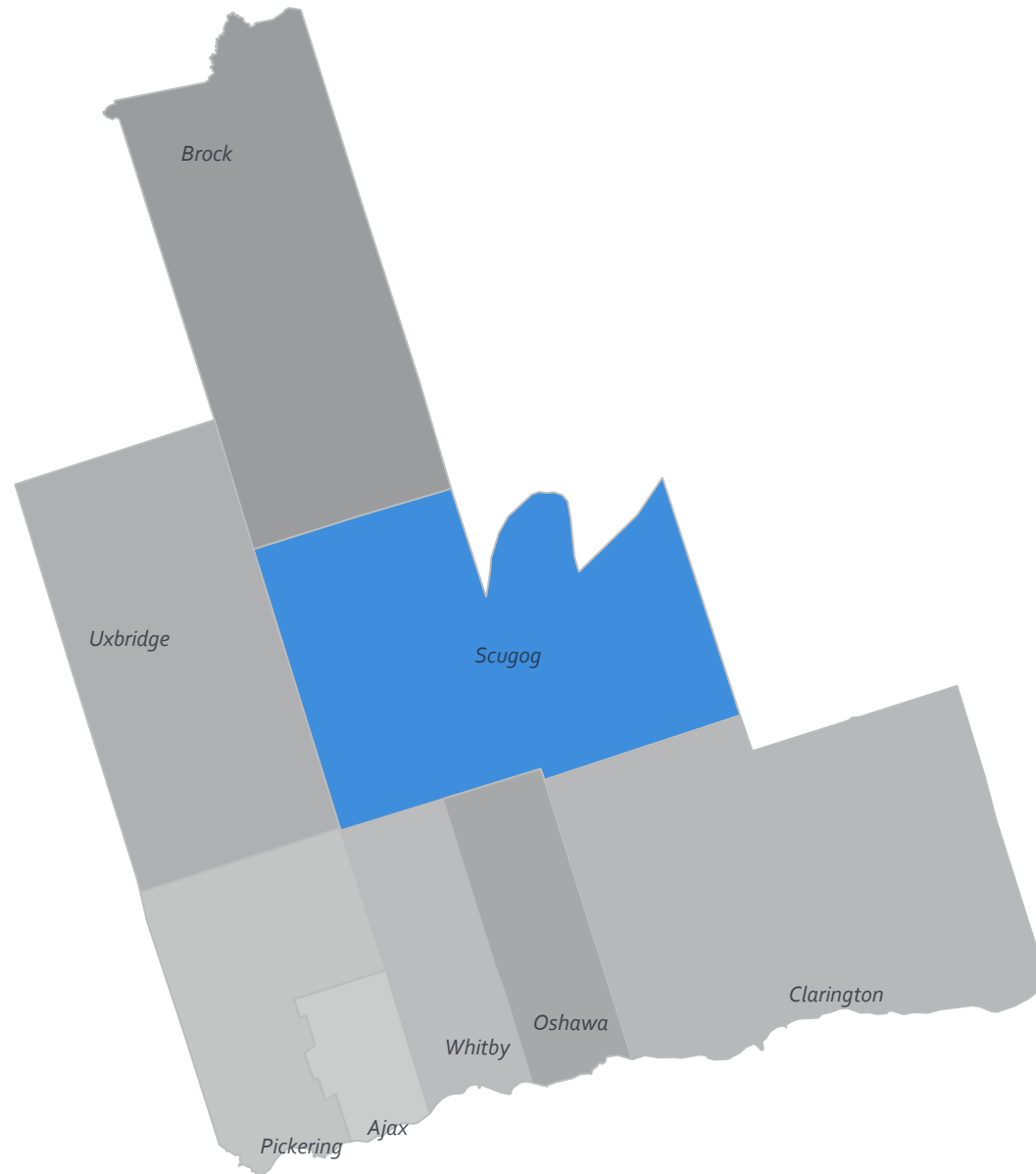


DURHAM – November 2023



Real GDP Growth¹
Q3 2023 ▼ -1.1%

Inflation (Yr./Yr. CPI Growth)²
Oct 2023 ▼ 3.1%

Bank of Canada Overnight Rate³
Nov 2023 — 5.0%

Prime Rate⁴
Nov 2023 — 7.2%

Mortgage Rates (Oct 2023)
Chartered Bank Fixed Rates

1 Year	—	8.09%
3 Year	▲	7.24%
5 Year	—	7.04%

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 NOVEMBER HOUSING STATISTICS

The Central Lakes Association of REALTORS® (CLAR) President, Vicki Sweeney, reported the latest real estate statistics for CLAR’s new regional area, showcasing a market that remains steadfast year-over-year.

According to the recent data CLAR released, sales recorded in all areas during the month of November highlight the continued demand for real estate. While number of transactions represents a slight decrease from the previous month, it demonstrates the sustained interest from homebuyers in the regions.

“While advocating with the Ontario Real Estate Association last week at Queens Park, CLAR’s delegates brought forth 3 main asks to our members of provincial parliament: (1) End Exclusionary Zoning, (2) Loan guarantees for purpose-built rentals and affordable rental and ownership projects; and (3) Increased funding for skilled trades” Says Newly Instated CLAR President Vicki Sweeney “We believe these will help all regions of the real estate industry.”

“CLAR welcomes the federal government’s recent fall economic statement which included several important housing focused initiatives” says CLAR CEO Wendy Giroux “A new Canadian Mortgage Charter has been established which includes the removal of the stress test requirements for insured mortgage renewals in cases where a borrower is switching lenders, which many industry stakeholders have been requesting. We will continue to advocate for the same policy for uninsured mortgages.”

CLAR President Vicki Sweeney States “On behalf of the board of directors and team of The Central Lakes Association of REALTORS® we would like to wish everyone a happy and healthy holiday season and I look forward to serving as President in the new year.”



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	\$883,115	\$988,150	\$721,727	\$628,127	\$572,737	\$784,600	\$792,965
Ajax	\$988,956	\$1,078,152	\$835,000	\$640,000	\$528,000	-	\$834,000
Brock	\$765,490	\$765,490	-	-	-	-	-
Clarington	\$831,695	\$938,505	\$625,000	\$720,000	\$504,778	\$744,500	\$713,661
Oshawa	\$755,926	\$820,769	\$659,070	\$551,465	\$532,988	-	\$811,421
Pickering	\$944,130	\$1,242,917	\$824,750	\$678,294	\$600,250	-	\$835,650
Scugog	\$1,118,455	\$1,145,800	-	-	\$845,000	-	-
Uxbridge	\$1,206,714	\$1,206,714	-	-	-	-	-
Whitby	\$949,392	\$1,038,136	\$763,000	\$661,375	\$711,633	\$945,000	\$841,856



Durham Region November Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,262	1,453	15,885	18,007	-12%	540	8,023	9,481	-15%	2.7	42.8%	19	99%
Ajax	186	199	2,120	2,542	-17%	64	1,094	1,339	-18%	3.1	34.4%	17	99%
Brock	27	46	383	440	-13%	10	168	180	-7%	4.6	37.0%	19	94%
Clarington	220	213	2,653	3,274	-19%	93	1,432	1,772	-19%	2.3	42.3%	20	99%
Oshawa	377	385	4,538	5,057	-10%	158	2,236	2,732	-18%	2.4	41.9%	19	99%
Pickering	173	248	2,239	2,277	-2%	82	1,093	1,176	-7%	3.0	47.4%	18	100%
Scugog	30	63	516	478	8%	11	261	250	4%	5.7	36.7%	24	93%
Uxbridge	34	58	488	478	2%	14	238	258	-8%	4.1	41.2%	27	93%
Whitby	215	241	2,899	3,338	-13%	108	1,501	1,774	-15%	2.2	50.2%	17	100%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$476,882,136	\$7,545,376,291	\$9,772,881,164	-23%	\$883,115	\$940,468	\$1,030,786	-9%	\$835,000	\$880,000
Ajax	\$63,293,200	\$1,097,945,393	\$1,473,360,512	-25%	\$988,956	\$1,003,606	\$1,100,344	-9%	\$912,500	\$955,393
Brock	\$7,654,900	\$129,493,150	\$166,068,379	-22%	\$765,490	\$770,793	\$922,602	-16%	\$685,950	\$712,500
Clarington	\$77,347,680	\$1,267,061,160	\$1,735,836,044	-27%	\$831,695	\$884,819	\$979,591	-10%	\$780,000	\$835,000
Oshawa	\$119,436,277	\$1,816,800,195	\$2,454,880,673	-26%	\$755,926	\$812,522	\$898,565	-10%	\$722,500	\$780,000
Pickering	\$77,418,700	\$1,104,150,526	\$1,318,509,733	-16%	\$944,130	\$1,010,202	\$1,121,182	-10%	\$860,000	\$945,000
Scugog	\$12,303,000	\$261,712,439	\$282,515,907	-7%	\$1,118,455	\$1,002,730	\$1,130,064	-11%	\$963,000	\$900,000
Uxbridge	\$16,894,000	\$307,301,888	\$345,905,741	-11%	\$1,206,714	\$1,291,184	\$1,340,720	-4%	\$1,147,500	\$1,151,500
Whitby	\$102,534,379	\$1,560,911,540	\$1,995,804,174	-22%	\$949,392	\$1,039,914	\$1,125,031	-8%	\$905,000	\$985,990



November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	540	\$476,882,136	\$883,115	\$835,000	1,262	1,453	99%	19
Detached	344	\$339,923,677	\$988,150	\$925,000	811	913	98%	18
Semi-Detached	37	\$26,703,899	\$721,727	\$710,000	66	41	101%	14
Condo Townhouse	49	\$30,778,200	\$628,127	\$639,000	101	134	100%	22
Condo Apartment	35	\$20,045,800	\$572,737	\$515,000	89	140	99%	20
Link	5	\$3,923,000	\$784,600	\$790,000	10	6	98%	31
Att/Row/Townhouse	70	\$55,507,560	\$792,965	\$780,000	183	217	100%	20
Co-Op Apartment	0				0	0		
Detached Condo	0				2	2		
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	8,023	\$7,545,376,291	\$940,468	\$880,000	15,836	104%	14
Detached	5,285	\$5,498,391,970	\$1,040,377	\$982,000	10,452	104%	14
Semi-Detached	510	\$407,467,949	\$798,957	\$780,000	822	107%	11
Condo Townhouse	588	\$402,962,333	\$685,310	\$685,000	1,200	105%	15
Condo Apartment	590	\$339,457,572	\$575,352	\$553,375	1,118	100%	22
Link	78	\$66,113,097	\$847,604	\$846,000	127	109%	11
Att/Row/Townhouse	970	\$829,713,370	\$855,375	\$850,000	2,111	106%	14
Co-Op Apartment	0				1		
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	5	108%	11
Co-Ownership Apartment	0				0		

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	64	\$63,293,200	\$988,956	\$912,500	186	199	99%	17
Detached	48	\$51,751,300	\$1,078,152	\$1,015,000	110	111	99%	15
Semi-Detached	1	\$835,000	\$835,000	\$835,000	7	7	104%	17
Condo Townhouse	5	\$3,183,000	\$636,600	\$640,000	15	18	101%	20
Condo Apartment	2	\$1,056,000	\$528,000	\$528,000	8	11	101%	18
Link	0				1	1		
Att/Row/Townhouse	8	\$6,467,900	\$808,488	\$834,000	44	50	101%	25
Co-Op Apartment	0				0	0		
Detached Condo	0				1	1		
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	1,094	\$1,097,945,393	\$1,003,606	\$955,393	2,120	106%	12
Detached	703	\$777,001,173	\$1,105,265	\$1,076,000	1,345	105%	11
Semi-Detached	89	\$79,934,603	\$898,142	\$901,000	152	108%	11
Condo Townhouse	69	\$50,441,863	\$731,041	\$743,000	134	107%	12
Condo Apartment	57	\$33,091,980	\$580,561	\$560,000	84	101%	15
Link	9	\$7,602,777	\$844,753	\$845,000	14	105%	10
Att/Row/Townhouse	165	\$148,602,997	\$900,624	\$900,000	387	106%	14
Co-Op Apartment	0				0		
Detached Condo	2	\$1,270,000	\$635,000	\$635,000	4	108%	11
Co-Ownership Apartment	0				0		

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	10	\$7,654,900	\$765,490	\$685,950	27	46	94%	19
Detached	10	\$7,654,900	\$765,490	\$685,950	27	45	94%	19
Semi-Detached	0				0	0		
Condo Townhouse	0				0	1		
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	168	\$129,493,150	\$770,793	\$712,500	383		97%	25
Detached	155	\$121,557,650	\$784,243	\$720,000	364		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	14		98%	21
Condo Apartment	0				0			
Link	0				0			
Att/Row/Townhouse	2	\$1,275,000	\$637,500	\$637,500	2		98%	11
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	93	\$77,347,680	\$831,695	\$780,000	220	213	99%	20
Detached	57	\$53,494,800	\$938,505	\$865,000	146	139	99%	19
Semi-Detached	1	\$625,000	\$625,000	\$625,000	8	2	96%	10
Condo Townhouse	1	\$720,000	\$720,000	\$720,000	3	9	99%	28
Condo Apartment	9	\$4,543,000	\$504,778	\$480,000	24	33	98%	22
Link	4	\$2,978,000	\$744,500	\$760,000	9	5	98%	29
Att/Row/Townhouse	21	\$14,986,880	\$713,661	\$705,000	30	25	100%	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	Avg. SPLP	Avg. LDOM
All Home Types	1,432	\$1,267,061,160	\$884,819	\$835,000	2,653	104%	15
Detached	982	\$948,749,696	\$966,140	\$900,250	1,783	103%	14
Semi-Detached	41	\$30,557,100	\$745,295	\$750,000	76	109%	14
Condo Townhouse	46	\$31,829,612	\$691,948	\$669,500	97	103%	14
Condo Apartment	123	\$69,545,269	\$565,409	\$539,990	257	99%	28
Link	43	\$34,876,322	\$811,077	\$800,000	74	109%	11
Att/Row/Townhouse	197	\$151,503,161	\$769,052	\$760,000	366	106%	13
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	158	\$119,436,277	\$755,926	\$722,500	377	385	99%	19
Detached	99	\$81,256,178	\$820,769	\$785,000	245	235	99%	18
Semi-Detached	20	\$13,181,399	\$659,070	\$649,950	35	18	102%	14
Condo Townhouse	17	\$9,374,900	\$551,465	\$530,000	39	43	98%	26
Condo Apartment	8	\$4,263,900	\$532,988	\$452,500	21	47	99%	17
Link	0				0	0		
Att/Row/Townhouse	14	\$11,359,900	\$811,421	\$795,000	37	42	99%	20
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	2,236	\$1,816,800,195	\$812,522	\$780,000	4,538	105%	14
Detached	1,495	\$1,330,824,745	\$890,184	\$840,000	3,019	105%	13
Semi-Detached	228	\$160,598,055	\$704,377	\$704,000	354	108%	10
Condo Townhouse	193	\$121,970,977	\$631,974	\$630,000	433	105%	16
Condo Apartment	149	\$68,820,559	\$461,883	\$470,000	326	99%	24
Link	7	\$5,569,000	\$795,571	\$816,000	12	108%	18
Att/Row/Townhouse	164	\$129,016,859	\$786,688	\$786,500	393	105%	20
Co-Op Apartment	0				1		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	82	\$77,418,700	\$944,130	\$860,000	173	248	100%	18
Detached	36	\$44,745,000	\$1,242,917	\$1,196,000	77	120	99%	16
Semi-Detached	10	\$8,247,500	\$824,750	\$829,500	7	7	98%	17
Condo Townhouse	18	\$12,209,300	\$678,294	\$650,000	34	51	101%	22
Condo Apartment	12	\$7,203,000	\$600,250	\$546,000	23	27	98%	20
Link	0				0	0		
Att/Row/Townhouse	6	\$5,013,900	\$835,650	\$852,000	32	43	105%	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	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	1,093	\$1,104,150,526	\$1,010,202	\$945,000	2,239		104%	14
Detached	532	\$678,824,418	\$1,275,986	\$1,200,000	1,140		103%	13
Semi-Detached	70	\$63,640,029	\$909,143	\$902,000	115		106%	13
Condo Townhouse	184	\$130,174,170	\$707,468	\$698,900	374		104%	17
Condo Apartment	172	\$108,046,998	\$628,180	\$603,500	282		101%	21
Link	2	\$1,644,000	\$822,000	\$822,000	4		103%	9
Att/Row/Townhouse	133	\$121,820,911	\$915,947	\$922,000	324		107%	11
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	11	\$12,303,000	\$1,118,455	\$963,000	30	63	93%	24
Detached	10	\$11,458,000	\$1,145,800	\$1,049,000	30	63	93%	20
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	1	\$845,000	\$845,000	\$845,000	0	0	100%	55
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	261	\$261,712,439	\$1,002,730	\$900,000	516	100%	20	
Detached	236	\$241,435,939	\$1,023,034	\$933,450	484	99%	20	
Semi-Detached	5	\$3,484,000	\$696,800	\$684,000	5	101%	12	
Condo Townhouse	0				0			
Condo Apartment	6	\$4,700,000	\$783,333	\$800,000	6	97%	41	
Link	0				0			
Att/Row/Townhouse	14	\$12,092,500	\$863,750	\$875,000	21	108%	16	
Co-Op Apartment	0				0			
Detached Condo	0				0			
Co-Ownership Apartment	0				0			

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November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$16,894,000	\$1,206,714	\$1,147,500	34	58	93%	27
Detached	14	\$16,894,000	\$1,206,714	\$1,147,500	27	49	93%	27
Semi-Detached	0				1	1		
Condo Townhouse	0				1	2		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	0				2	3		
Co-Op Apartment	0				0	0		
Detached Condo	0				1	1		
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	238	\$307,301,888	\$1,291,184	\$1,151,500	488	99%	19
Detached	192	\$268,559,798	\$1,398,749	\$1,338,500	407	98%	19
Semi-Detached	7	\$6,204,583	\$886,369	\$900,000	13	103%	24
Condo Townhouse	12	\$8,759,657	\$729,971	\$738,500	16	99%	15
Condo Apartment	8	\$4,323,000	\$540,375	\$484,000	13	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	37	101%	16
Co-Op Apartment	0				0		
Detached Condo	0				1		
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.

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	108	\$102,534,379	\$949,392	\$905,000	215	241	100%	17
Detached	70	\$72,669,499	\$1,038,136	\$969,500	149	151	100%	17
Semi-Detached	5	\$3,815,000	\$763,000	\$720,000	8	6	100%	10
Condo Townhouse	8	\$5,291,000	\$661,375	\$645,750	9	10	104%	14
Condo Apartment	3	\$2,134,900	\$711,633	\$740,000	11	20	99%	7
Link	1	\$945,000	\$945,000	\$945,000	0	0	97%	39
Att/Row/Townhouse	21	\$17,678,980	\$841,856	\$855,000	38	54	100%	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	Avg. SPLP	Avg. LDOM
All Home Types	1,501	\$1,560,911,540	\$1,039,914	\$985,990	2,899	104%	13
Detached	990	\$1,131,438,551	\$1,142,867	\$1,099,950	1,910	104%	13
Semi-Detached	67	\$61,369,579	\$915,964	\$930,000	104	104%	11
Condo Townhouse	76	\$54,805,554	\$721,126	\$701,500	132	106%	11
Condo Apartment	75	\$50,929,766	\$679,064	\$638,888	150	100%	17
Link	16	\$15,485,998	\$967,875	\$953,000	22	112%	9
Att/Row/Townhouse	277	\$246,882,092	\$891,271	\$890,000	581	105%	14
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	588	931,548
November	540	883, 115
December		
YTD	8023	940,468

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	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).

