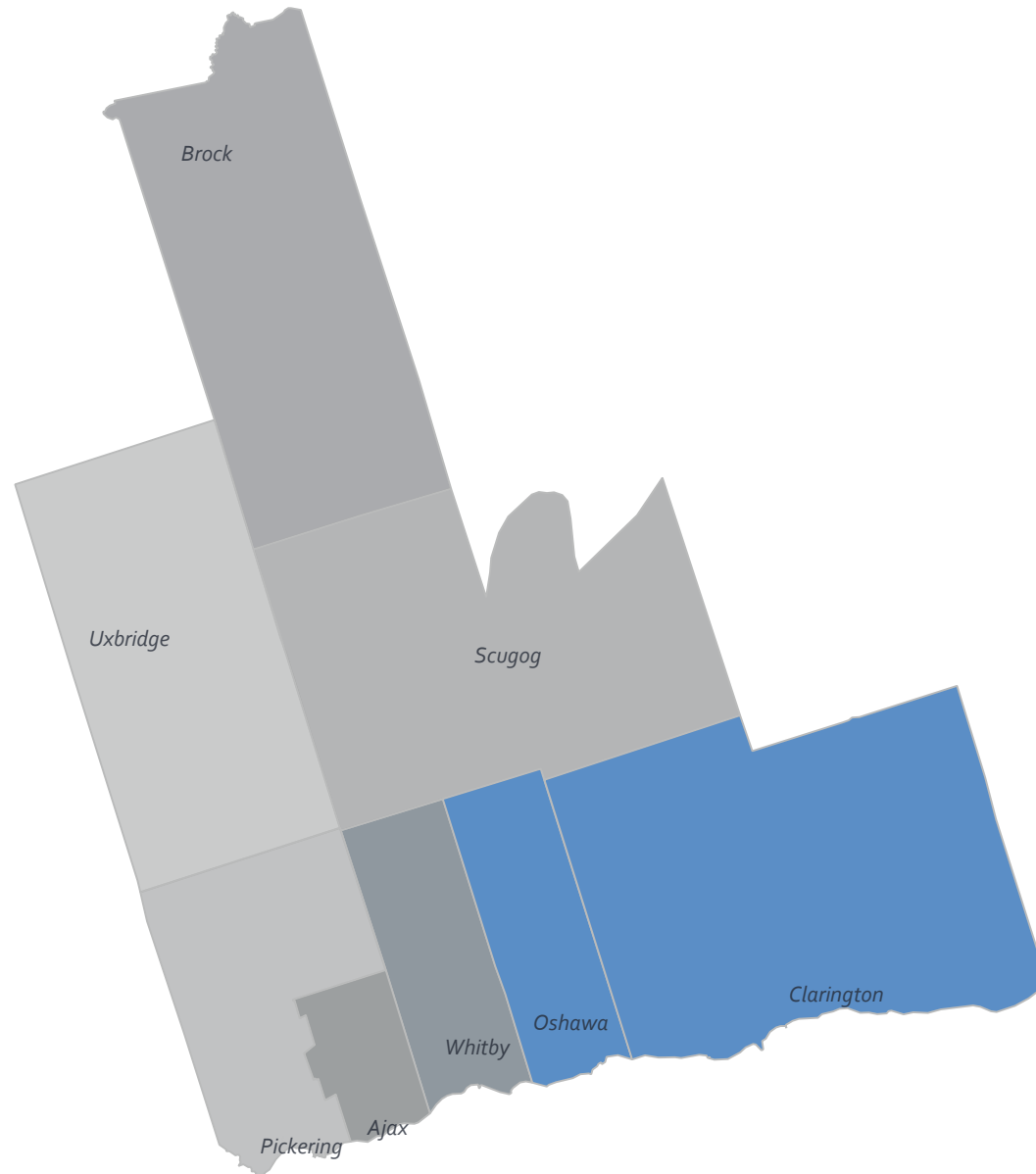


REGIONAL HOUSING MARKET REPORT

DURHAM – January 2024



Real GDP Growth¹
Q3 2023 ▼ -1.1%

Inflation (Yr./Yr. CPI Growth)²
Dec 2023 ▲ 3.4%

Bank of Canada Overnight Rate³
Jan 2024 — 5.0%

Prime Rate⁴
Jan 2024 — 7.2%

Mortgage Rates (Oct 2023)
Chartered Bank Fixed Rates

1 Year	▼	7.84%
3 Year	▼	7.04%
5 Year	▼	6.89%

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 JANUARY HOUSING STATISTICS

The Central Lakes Association of REALTORS® (CLAR) President, Vicki Sweeney, reported the latest real estate statistics for CLAR’s regional area.

Moving into the new year the housing market is beginning to pick up with the number of transactions increasing on a month-over-month basis in almost all regions in our area.

Durham Region saw a 37% increase on a year-over-year basis from 394 transactions in January 2023 to 539 transactions in January 2024. Average price also increased slightly from \$886,849 to \$894,825.

Hastings Region saw a small increase in average price from \$517,314 in January 2023, to \$533,548 in January 2024. However, number of transactions saw a decrease from 109 to 100 over the same time frame.

Kawartha Lakes showed 51 transactions in January 2024, a slight increase compared to 49 transactions in January 2023. We also saw an increase in average price from \$691,718 to \$702,016.

Northumberland Region showed 82 transactions in January 2024, a significant 61% increase compared to December 2023. We also saw an increase in average price from \$679,381 to \$709,097.

Peterborough Region also showed an increase in transactions of 17% from 97 in January 2023 to 114 in January 2024. Average price also increased from \$609,351 to \$639,228 over the same time frame.

CLAR President Vicki Sweeney states “We are thrilled to see the housing market heating up with increased transactions across almost every area. Buyers are out and actively seeking homes.”

“We are encouraged to see that Peterborough is ahead of the curve in housing starts. The issuance of permits for construction on 435 housing units in 2023, surpassing the City’s provincial targets, reflects their commitment to supporting the local housing industry. As well, Oshawa had its second strongest City building year on record in 2023 marked by all-time industrial building records. We look forward to seeing how all regions in our area continue work to support the housing industry” states CLAR CEO Wendy Giroux.

“CLAR remains committed to supporting our expansive community of real estate professionals through a dedicated focus on professional development and industry communications in all regions of our larger geographical area. Our goal is to equip them with the essential tools for success, ensuring that buyers and sellers have a professional REALTOR® to support the biggest transactions of their lives” states CLAR President, Vicki Sweeney.



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	\$894,825	\$988,200	\$838,920	\$646,324	\$514,756	\$796,071	\$813,714
Ajax	\$927,118	\$1,013,117	\$801,000	\$694,300	\$573,333	\$854,000	\$847,145
Brock	\$666,450	\$683,491	-	\$497,000	-	-	-
Clarington	\$834,430	\$904,681	\$722,500	\$641,667	\$502,500	\$771,500	\$777,333
Oshawa	\$789,252	\$877,491	\$708,813	\$576,731	\$409,248	-	\$748,384
Pickering	\$954,524	\$1,160,470	\$986,833	\$719,667	\$591,000	-	\$900,869
Scugog	\$1,011,760	\$1,045,289	\$710,000	-	-	-	-
Uxbridge	\$1,103,433	\$1,254,750	\$856,000	\$500,000	\$1,042,000	-	\$750,000
Whitby	\$1,029,071	\$1,124,546	\$950,683	\$702,500	\$552,900	-	\$836,632



Durham Region January Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	828	751	828	873	-5%	539	539	392	38%	1.4	65.1%	33	99%
Ajax	97	91	97	118	-18%	75	75	56	34%	1.2	77.3%	35	100%
Brock	27	32	27	28	-4%	12	12	6	100%	2.7	44.4%	57	96%
Clarington	158	128	158	135	17%	82	82	66	24%	1.6	51.9%	36	99%
Oshawa	218	178	218	248	-12%	167	167	111	50%	1.1	76.6%	29	99%
Pickering	133	131	133	125	6%	71	71	55	29%	1.8	53.4%	34	99%
Scugog	24	39	24	34	-29%	10	10	9	11%	3.9	41.7%	37	98%
Uxbridge	26	35	26	32	-19%	15	15	14	7%	2.3	57.7%	38	98%
Whitby	145	117	145	149	-3%	107	107	75	43%	1.1	73.8%	32	99%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$482,310,471	\$482,310,471	\$346,445,577	39%	\$894,825	\$894,825	\$883,790	1%	\$849,999	\$849,999
Ajax	\$69,533,874	\$69,533,874	\$52,155,401	33%	\$927,118	\$927,118	\$931,346	0%	\$890,000	\$890,000
Brock	\$7,997,400	\$7,997,400	\$3,472,000	130%	\$666,450	\$666,450	\$578,667	15%	\$661,200	\$661,200
Clarington	\$68,423,290	\$68,423,290	\$54,210,800	26%	\$834,430	\$834,430	\$821,376	2%	\$795,000	\$795,000
Oshawa	\$131,805,019	\$131,805,019	\$86,050,831	53%	\$789,252	\$789,252	\$775,233	2%	\$790,000	\$790,000
Pickering	\$67,771,213	\$67,771,213	\$50,977,251	33%	\$954,524	\$954,524	\$926,859	3%	\$930,000	\$930,000
Scugog	\$10,117,600	\$10,117,600	\$8,520,000	19%	\$1,011,760	\$1,011,760	\$946,667	7%	\$951,300	\$951,300
Uxbridge	\$16,551,500	\$16,551,500	\$15,857,695	4%	\$1,103,433	\$1,103,433	\$1,132,693	-3%	\$1,020,000	\$1,020,000
Whitby	\$110,110,575	\$110,110,575	\$75,201,599	46%	\$1,029,071	\$1,029,071	\$1,002,688	3%	\$985,000	\$985,000



January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	539	\$482,310,471	\$894,825	\$849,999	828	751	99%	33
Detached	351	\$346,858,285	\$988,200	\$925,000	510	451	99%	33
Semi-Detached	30	\$25,167,600	\$838,920	\$824,000	43	14	101%	21
Condo Townhouse	37	\$23,914,000	\$646,324	\$650,000	69	80	99%	34
Condo Apartment	40	\$20,590,220	\$514,756	\$497,750	76	100	99%	45
Link	7	\$5,565,500	\$795,071	\$765,000	5	1	99%	19
Att/Row/Townhouse	74	\$60,214,866	\$813,714	\$817,500	125	105	100%	34
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	539	\$482,310,471	\$894,825	\$849,999	828	751	99%	33
Detached	351	\$346,858,285	\$988,200	\$925,000	510	451	99%	33
Semi-Detached	30	\$25,167,600	\$838,920	\$824,000	43	14	101%	21
Condo Townhouse	37	\$23,914,000	\$646,324	\$650,000	69	80	99%	34
Condo Apartment	40	\$20,590,220	\$514,756	\$497,750	76	100	99%	45
Link	7	\$5,565,500	\$795,071	\$765,000	5	1	99%	19
Att/Row/Townhouse	74	\$60,214,866	\$813,714	\$817,500	125	105	100%	34
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	75	\$69,533,874	\$927,118	\$890,000	97	91	100%	35
Detached	47	\$47,616,486	\$1,013,117	\$977,500	48	44	100%	35
Semi-Detached	5	\$4,005,000	\$801,000	\$823,000	7	2	101%	10
Condo Townhouse	5	\$3,471,500	\$694,300	\$665,000	14	13	100%	23
Condo Apartment	3	\$1,720,000	\$573,333	\$535,000	5	5	96%	71
Link	2	\$1,708,000	\$854,000	\$854,000	1	0	99%	5
Att/Row/Townhouse	13	\$11,012,888	\$847,145	\$830,000	22	27	100%	43
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	75	\$69,533,874	\$927,118	\$890,000	97	91	100%	35
Detached	47	\$47,616,486	\$1,013,117	\$977,500	48	44	100%	35
Semi-Detached	5	\$4,005,000	\$801,000	\$823,000	7	2	101%	10
Condo Townhouse	5	\$3,471,500	\$694,300	\$665,000	14	13	100%	23
Condo Apartment	3	\$1,720,000	\$573,333	\$535,000	5	5	96%	71
Link	2	\$1,708,000	\$854,000	\$854,000	1	0	99%	5
Att/Row/Townhouse	13	\$11,012,888	\$847,145	\$830,000	22	27	100%	43
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	12	\$7,997,400	\$666,450	\$661,200	27	32	96%	57
Detached	11	\$7,518,400	\$683,491	\$665,000	27	32	96%	53
Semi-Detached	0				0	0		
Condo Townhouse	1	\$479,000	\$479,000	\$479,000	0	0	96%	99
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 2024

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All Home Types	12	\$7,997,400	\$666,450	\$661,200	27	32	96%	57
Detached	11	\$7,518,400	\$683,491	\$665,000	27	32	96%	53
Semi-Detached	0				0	0		
Condo Townhouse	1	\$479,000	\$479,000	\$479,000	0	0	96%	99
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		
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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	82	\$68,423,290	\$834,430	\$795,000	158	128	99%	36
Detached	54	\$48,852,800	\$904,681	\$866,500	98	74	99%	36
Semi-Detached	2	\$1,445,000	\$722,500	\$722,500	5	1	107%	24
Condo Townhouse	3	\$1,925,000	\$641,667	\$665,000	5	7	97%	40
Condo Apartment	6	\$3,015,000	\$502,500	\$476,000	21	29	99%	46
Link	5	\$3,857,500	\$771,500	\$760,000	3	1	99%	25
Att/Row/Townhouse	12	\$9,327,990	\$777,333	\$751,250	26	16	99%	35
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

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Semi-Detached	2	\$1,445,000	\$722,500	\$722,500	5	1	107%	24
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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	167	\$131,805,019	\$789,252	\$790,000	218	178	99%	29
Detached	112	\$98,278,999	\$877,491	\$838,500	146	101	99%	25
Semi-Detached	8	\$5,670,500	\$708,813	\$664,000	12	4	101%	37
Condo Townhouse	13	\$7,497,500	\$576,731	\$585,000	23	25	101%	26
Condo Apartment	15	\$6,138,720	\$409,248	\$455,000	17	27	97%	46
Link	0				0	0		
Att/Row/Townhouse	19	\$14,219,300	\$748,384	\$780,000	20	21	98%	34
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

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Condo Apartment	15	\$6,138,720	\$409,248	\$455,000	17	27	97%	46
Link	0				0	0		
Att/Row/Townhouse	19	\$14,219,300	\$748,384	\$780,000	20	21	98%	34
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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	71	\$67,771,213	\$954,524	\$930,000	133	131	99%	34
Detached	33	\$38,295,525	\$1,160,470	\$1,105,000	56	54	98%	34
Semi-Detached	6	\$5,921,000	\$986,833	\$1,028,000	8	4	99%	12
Condo Townhouse	12	\$8,636,000	\$719,667	\$673,500	22	29	98%	43
Condo Apartment	10	\$5,910,000	\$591,000	\$575,000	18	23	99%	44
Link	0				0	0		
Att/Row/Townhouse	10	\$9,008,688	\$900,869	\$915,500	29	21	104%	28
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	71	\$67,771,213	\$954,524	\$930,000	133	131	99%	34
Detached	33	\$38,295,525	\$1,160,470	\$1,105,000	56	54	98%	34
Semi-Detached	6	\$5,921,000	\$986,833	\$1,028,000	8	4	99%	12
Condo Townhouse	12	\$8,636,000	\$719,667	\$673,500	22	29	98%	43
Condo Apartment	10	\$5,910,000	\$591,000	\$575,000	18	23	99%	44
Link	0				0	0		
Att/Row/Townhouse	10	\$9,008,688	\$900,869	\$915,500	29	21	104%	28
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	10	\$10,117,600	\$1,011,760	\$951,300	24	39	98%	37
Detached	9	\$9,407,600	\$1,045,289	\$974,000	22	39	98%	41
Semi-Detached	1	\$710,000	\$710,000	\$710,000	1	0	99%	1
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	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 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	10	\$10,117,600	\$1,011,760	\$951,300	24	39	98%	37
Detached	9	\$9,407,600	\$1,045,289	\$974,000	22	39	98%	41
Semi-Detached	1	\$710,000	\$710,000	\$710,000	1	0	99%	1
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	0		
Att/Row/Townhouse	0				0	0		
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

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January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$16,551,500	\$1,103,433	\$1,020,000	26	35	98%	38
Detached	10	\$12,547,500	\$1,254,750	\$1,160,000	19	30	97%	46
Semi-Detached	2	\$1,712,000	\$856,000	\$856,000	2	0	102%	4
Condo Townhouse	1	\$500,000	\$500,000	\$500,000	2	3	97%	9
Condo Apartment	1	\$1,042,000	\$1,042,000	\$1,042,000	3	2	126%	4
Link	0				0	0		
Att/Row/Townhouse	1	\$750,000	\$750,000	\$750,000	0	0	96%	85
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$16,551,500	\$1,103,433	\$1,020,000	26	35	98%	38
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Condo Townhouse	1	\$500,000	\$500,000	\$500,000	2	3	97%	9
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Link	0				0	0		
Att/Row/Townhouse	1	\$750,000	\$750,000	\$750,000	0	0	96%	85
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.

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	107	\$110,110,575	\$1,029,071	\$985,000	145	117	99%	32
Detached	75	\$84,340,975	\$1,124,546	\$1,030,000	94	77	99%	34
Semi-Detached	6	\$5,704,100	\$950,683	\$927,550	8	3	102%	23
Condo Townhouse	2	\$1,405,000	\$702,500	\$702,500	3	3	98%	27
Condo Apartment	5	\$2,764,500	\$552,900	\$570,000	12	14	96%	38
Link	0				0	0		
Att/Row/Townhouse	19	\$15,896,000	\$836,632	\$792,000	28	20	101%	28
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	107	\$110,110,575	\$1,029,071	\$985,000	145	117	99%	32
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2024 Durham Region Statistics

Month	Sales	Avg. Price (&)
January	539	894,825
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD		

10-Year Historical Statistics

Year	Sales	Avg. Price (&)
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
2023	8,023	940,468

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).

