



DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

January 2013

Inside:

District Map	2
Durham Region Average Selling Price by Housing Type	2
Number of Listings	3
Number of Sales	3
Dollar Volume	3
Average Selling Price	4
2012 Statistics	4
Historical Statistics	4

Home Prices Continue to Rise in Durham Region

DURHAM REGION, February 6, 2013 – The Durham Region Association of REALTORS® (DRAR) reported 508 re-sale homes changed hands in January. Sales have increased 23% since December, but fallen 12% when compared to January of last year.

The average price of a home in the region was \$333,652 in January up 2% from December and 4.7% compared to this time last year. "Average selling prices continue to rise in Durham Region. The inventory of homes available for sale is lower than we normally see this time of year, but I expect we'll start to see significantly more homes on the market in February and March," commented Ian Smith, President of the Durham Region Association of REALTORS®.

In January, 1,056 homes entered the marketplace which is a 7.6% reduction compared to this time last year, but a 10% jump compared to December. The Sales-to-New Listing Ratio, a sign of market balance, sits at 64.3% as of the end of January which is an indication of a seller's market.

Durham REALTORS®, We Work Where You Live. To contact a local Durham Association REALTOR® for more specific and local housing statistics or search for a weekend open house or listings in your neighbourhood, please visit www.DurhamRealEstate.org.

Economic Indicators

Real GDP Growth ¹	
Q3 2012	0.6%
Inflation (Yr./Yr. CPI Growth) ²	
December 2012	0.8%
Bank of Canada Overnight Rate ³	
January 2013	1.0%
Prime Rate ⁴	
January 2013	3.0%
Mortgage Rates (Jan. 2013) ⁴ Chartered Bank Fixed Rates	
1 Year	3.00%
3 Year	3.65%
5 Year	5.24%

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

Additional information about local economic indicators can be found on the CREAstats page of REALTORLink®





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 information purposes only.

LEGEND	
TA	Total Active (at the end of the last day of the month)
YTD	Year to Date (accumulation of new data to date)
PYTD	Past 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
Mos. Inv.	Months of Inventory (how long in months it would take to completely sell the avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

NAME	AVG. SELLING PRICE	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
Durham Region	333,652	370,063	257,841	222,297	220,554	278,553	285,910
Ajax	355,987	401,828	347,633	286,000	224,113	319,500	319,105
Brock	264,989	264,989	--	--	--	--	--
Clarington	282,742	305,886	208,000	152,000	165,100	250,850	241,396
Oshawa	271,493	307,248	198,027	139,000	125,000	239,833	181,300
Pickering	403,642	462,483	406,000	280,333	292,700	--	308,000
Scugog	380,900	411,646	231,500	--	--	280,000	--
Uxbridge	484,691	498,410	--	347,500	--	--	--
Whitby	373,707	423,955	265,083	251,880	233,750	318,360	289,877

NUMBER OF LISTINGS

AREA	JAN-NEW	TA	YTD	PYTD	% + / -	Mos. Inv. (Trend)
Durham Region	1,056	1,280	1,056	1,143	-7.6%	2.0
Ajax	168	164	168	199	-15.6%	1.5
Brock	33	91	33	27	22.2%	7.4
Clarington	172	203	172	180	-4.4%	2.0
Oshawa	243	271	243	283	-14.1%	1.8
Pickering	142	162	142	156	-9.0%	1.9
Scugog	47	85	47	36	30.6%	4.5
Uxbridge	34	87	34	43	-20.9%	4.3
Whitby	217	217	217	219	-0.9%	1.6

NUMBER OF SALES

AREA	JAN	YTD	PYTD	% + / -	Avg. DOM	Avg. SP/LP
Durham Region	508	508	582	-12.7%	29	98%
Ajax	96	96	113	-15.0%	25	99%
Brock	9	9	9	0.0%	65	95%
Clarington	89	89	83	7.2%	31	98%
Oshawa	124	124	157	-21.0%	27	98%
Pickering	59	59	65	-9.2%	28	98%
Scugog	16	16	18	-11.1%	61	98%
Uxbridge	11	11	17	-35.3%	46	98%
Whitby	104	104	120	-13.3%	26	99%

DOLLAR VOLUME (\$)

AREA	JAN	YTD	PYTD	% + / -
Durham Region	169,495,248	169,495,248	185,464,629	-8.6%
Ajax	34,174,772	34,174,772	40,775,405	-16.2%
Brock	2,384,900	2,384,900	2,272,400	5.0%
Clarington	25,164,079	25,164,079	23,620,950	6.5%
Oshawa	33,665,142	33,665,142	39,667,116	-15.1%
Pickering	23,814,855	23,814,855	25,567,500	-6.9%
Scugog	6,094,400	6,094,400	5,606,100	8.7%
Uxbridge	5,331,600	5,331,600	7,277,350	-26.7%
Whitby	38,865,500	38,865,500	40,677,808	-4.5%

AVERAGE SELLING PRICE (\$)

AREA	JAN	YTD	PYTD	% + / -
Durham Region	333,652	333,652	318,668	4.7%
Ajax	355,987	355,987	360,844	-1.3%
Brock	264,989	264,989	252,489	5.0%
Clarington	282,742	282,742	284,590	-0.6%
Oshawa	271,493	271,493	252,657	7.5%
Pickering	403,642	403,642	393,346	2.6%
Scugog	380,900	380,900	311,450	22.3%
Uxbridge	484,691	484,691	428,079	13.2%
Whitby	373,707	373,707	338,982	10.2%

MEDIAN PRICE (\$)

JAN	YTD
315,000	315,000
339,700	339,700
218,000	218,000
273,000	273,000
250,000	250,000
382,500	382,500
341,500	341,500
435,000	435,000
344,000	344,000

2013 DURHAM REGION STATISTICS

	SALES	AVG. PRICE
January	508	333,652
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	508	333,652

HISTORICAL STATISTICS

(2000 - 2010 not
including Brock & Uxbridge)

YEAR	SALES	AVG. PRICE
2000	7,220	179,300
2001	8,085	187,480
2002	8,365	206,335
2003	8,943	218,922
2004	9,600	237,611
2005	9,043	252,115
2006	9,157	257,850
2007	9,978	269,600
2008	8,563	273,370
2009	9,162	278,246
2010	9,242	299,448
2011	9,806	317,024
2012	10,549	335,991

NOTES:

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.

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 avg. number of active listings). Calculated using a 12 month moving average (active listings/sales).

