

Durham REALTORS®, we work where you live.

HOUSING REPORT

MARCH 2019



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Real GDP Growth¹
Q4 2018 ▼ 0.4%

Inflation (Yr./Yr. CPI Growth)²
Feb 2019 ▲ 1.5%

Bank of Canada Overnight Rate³
March 2019 — 1.75%

Prime Rate⁴
March 2019 — 3.95%

Mortgage Rates (March 2019)⁴
Chartered Bank Fixed Rates

1 Year	—	3.64%
3 Year	—	4.29%
5 Year	—	5.34%

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

DRAR REALTORS® REPORT MARCH STATISTICS

Durham Region Association of REALTORS® (DRAR) President Tina Sorichetti reported 839 residential transactions in March 2019, a 43 per cent increase from the previous month. There were 1,617 new listings in March 2019, compared to 1,140 in the previous month representing a 42 per cent increase. March 2018 saw 1,755 new listings.

“The spring market is heating up in Durham. It is encouraging to see a jump in sales on a month-over-month basis as we enter into a typically busier time of year during the spring and summer months,” stated Sorichetti. The average selling price in Durham reached \$604,796 last month. In comparison, the average selling price was \$580,743 in February 2019. The average selling price in March 2019 represents a slight increase from the same time last year.

DRAR is pleased with the various measures included in the 2019 Federal Budget that address housing affordability and provide support for first-time home buyers. The budget included the launch of The First-Time Home Buyer’s incentive program, increase to the Home Buyer’s Plan (HBP) withdraw limit from \$25,000 to \$35,000, as well as other actions that support housing supply and affordability.

“REALTORS® have been advocating for the modernization of the Home Buyer’s Plan (HBP) and we are very happy to see this included in the budget,” said Sorichetti. “The OSFI mandated stress test continues to impact home buyer’s ability to qualify for a mortgage and has pushed several potential buyers to the sidelines. The stress test has had a significant impact on the housing market and we are encouraged that the federal government is carefully monitoring its effect.”

“Millenials are passionate about homeownership, it is a positive step forward to have the federal government acknowledge the challenges first-time home buyers face and making housing issues top priority in the 2019 Budge for Canadians,” said Sorichetti.

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	\$604,796	\$677,980	\$475,908	\$402,250	\$352,025	\$554,136	\$524,823
Ajax	\$661,500	\$729,702	\$560,667	\$462,700	\$364,500	\$671,000	\$581,659
Brock	\$494,680	\$493,058	-	-	-	-	\$519,000
Clarington	\$547,138	\$598,026	\$449,420	\$363,700	\$340,750	\$472,250	\$455,481
Oshawa	\$493,404	\$559,331	\$402,332	\$343,116	\$254,988	\$410,000	\$475,416
Pickering	\$706,553	\$862,031	\$615,143	\$486,500	\$411,297	\$697,750	\$519,509
Scugog	\$612,612	\$620,393	\$457,000	-	-	-	-
Uxbridge	\$1,038,222	\$1,254,024	-	\$330,450	\$354,950	-	\$594,950
Whitby	\$655,606	\$725,261	\$560,500	\$440,306	\$437,500	\$576,667	\$549,158



March Highlights

Area	NUMBER OF LISTINGS					NUMBER OF SALES				MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -				
Durham	1,617	1746	3,935	3,897	1%	839	1,925	1,910	1%	2.1	51.9%	21	99%
Ajax	257	219	564	568	-1%	131	301	305	-1%	1.7	51.0%	18	99%
Brock	31	64	87	93	-6%	16	41	36	14%	4.0	51.6%	44	95%
Clarington	284	318	774	673	15%	153	363	331	10%	2.1	53.9%	18	99%
Oshawa	436	435	1,068	1,083	-1%	232	538	545	-1%	1.9	53.21%	20	99%
Pickering	208	227	471	518	-9%	108	227	235	-3%	2.1	51.92%	18	99%
Scugog	37	74	108	110	-2%	21	54	50	8%	3.5	56.76%	48	97%
Uxbridge	50	106	145	138	5%	23	62	64	-3%	4.6	46.00%	41	95%
Whitby	314	303	718	714	1%	155	339	344	-1%	2.0	49.36%	22	99%

Area	DOLLAR VOLUME				AVG SELLING PRICE				MEDIAN	
	Month	YTD	PYTD	% + / -	Month	YTD	PYTD	% + / -	Month	YTD
Durham	\$507,423,958	\$1,136,697,439	\$1,128,748,524	1%	\$604,796	\$590,492	\$590,968	0%	\$575,000	\$557,775
Ajax	\$86,656,461	\$197,470,411	\$194,669,867	1%	\$661,500	\$656,048	\$638,262	3%	\$645,000	\$634,000
Brock	\$7,914,875	\$19,377,875	\$17,770,400	9%	\$494,680	\$472,631	\$493,622	-4%	\$497,500	\$470,000
Clarington	\$83,712,133	\$199,172,532	\$177,579,672	12%	\$547,138	\$548,685	\$536,494	2%	\$519,000	\$519,000
Oshawa	\$114,469,810	\$262,248,644	\$276,062,158	-5%	\$493,404	\$487,451	\$506,536	-4%	\$475,000	\$467,750
Pickering	\$76,307,749	\$154,308,448	\$159,719,918	-3%	\$706,553	\$679,773	\$679,659	0%	\$660,000	\$638,000
Scugog	\$12,864,850	\$36,848,250	\$32,433,400	14%	\$612,612	\$682,375	\$648,668	5%	\$596,250	\$600,500
Uxbridge	\$23,879,100	\$53,783,099	\$48,422,800	11%	\$1,038,222	\$867,469	\$756,606	15%	\$703,500	\$688,750
Whitby	\$101,618,980	\$213,488,180	\$222,090,309	-4%	\$655,606	\$629,759	\$645,611	-2%	\$627,500	\$599,500



Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	839	\$507,423,958	\$604,796	\$575,000	1,617	1,746	99%	21
Detached	562	\$381,024,632	\$677,980	\$641,000	1,199	1,368	98%	22
Semi-Detached	50	\$23,795,400	\$475,908	\$437,550	79	63	99%	15
Condominium Townhouse	54	\$21,721,480	\$402,250	\$395,815	82	83	99%	23
Condominium Apartment	58	\$20,417,450	\$352,025	\$354,000	74	76	98%	22
Link	11	\$6,095,500	\$554,136	\$540,000	30	28	98%	15
Att/Row/Townhouse	102	\$53,531,996	\$524,823	\$521,000	152	128	100%	17
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	2	\$837,500	\$418,750	\$418,750	1	0	98%	12
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Durham Region

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	1,925	\$1,136,697,439	\$590,492	\$557,775	3,935	98%	25
Detached	1,268	\$834,460,125	\$658,092	\$625,000	2,860	98%	26
Semi-Detached	128	\$62,172,100	\$485,720	\$455,500	199	99%	19
Condominium Townhouse	123	\$48,483,280	\$394,173	\$399,630	200	99%	26
Condominium Apartment	118	\$42,277,849	\$358,287	\$359,750	194	98%	26
Link	45	\$23,667,500	\$525,944	\$511,000	77	99%	19
Att/Row/Townhouse	239	\$123,904,185	\$518,428	\$516,000	402	99%	19
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$1,732,400	\$433,100	\$418,750	3	99%	30
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	131	\$86,656,461	\$661,500	\$645,000	257	219	99%	18
Detached	87	\$63,484,115	\$729,702	\$720,000	177	154	99%	17
Semi-Detached	6	\$3,364,000	\$560,667	\$557,500	17	13	98%	40
Condominium Townhouse	10	\$4,627,000	\$462,700	\$466,250	14	12	98%	27
Condominium Apartment	4	\$1,458,000	\$364,500	\$366,500	10	9	99%	13
Link	1	\$671,000	\$671,000	\$671,000	4	3	99%	2
Att/Row/Townhouse	21	\$12,214,846	\$581,659	\$579,000	34	28	100%	12
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	2	\$837,500	\$418,750	\$418,750	1	0	98%	12
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	301	\$197,470,411	\$656,048	\$634,000	564	99%	21
Detached	190	\$139,477,165	\$734,090	\$721,500	390	99%	22
Semi-Detached	23	\$13,181,500	\$573,109	\$573,000	39	99%	24
Condominium Townhouse	19	\$8,794,900	\$462,889	\$454,000	30	99%	25
Condominium Apartment	11	\$4,051,900	\$368,355	\$366,000	18	98%	17
Link	4	\$2,313,000	\$578,250	\$577,500	7	99%	17
Att/Row/Townhouse	50	\$27,919,546	\$558,391	\$562,000	77	100%	15
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	4	\$1,732,400	\$433,100	\$418,750	3	99%	30
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	16	\$7,914,875	\$494,680	\$497,500	31	64	95%	44
Detached	15	\$7,395,875	\$493,058	\$485,000	30	63	95%	46
Semi-Detached	0	-	-	-	0	0	-	-
Condominium Townhouse	0	-	-	-	0	1	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	0	0	-	-
Att/Row/Townhouse	1	\$519,000	\$519,000	\$519,000	1	0	96%	14
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	41	\$19,377,875	\$472,631	\$470,000	87	95%	40
Detached	39	\$18,543,875	\$475,484	\$470,000	83	95%	41
Semi-Detached	1	\$315,000	\$315,000	\$315,000	1	96%	18
Condominium Townhouse	0	-	-	-	1	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	0	-	-
Att/Row/Townhouse	1	\$519,000	\$519,000	\$519,000	2	96%	14
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	153	\$83,712,133	\$547,138	\$519,000	284	318	99%	18
Detached	111	\$66,380,833	\$598,026	\$560,000	222	258	98%	17
Semi-Detached	5	\$2,247,100	\$449,420	\$436,100	6	7	100%	12
Condominium Townhouse	5	\$1,818,500	\$363,700	\$355,000	4	4	100%	19
Condominium Apartment	12	\$4,089,000	\$340,750	\$329,500	16	18	99%	22
Link	4	\$1,889,000	\$472,250	\$464,000	13	13	98%	15
Att/Row/Townhouse	16	\$7,287,700	\$455,481	\$444,750	23	18	100%	21
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Clarington

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	363	\$199,172,532	\$548,685	\$519,000	774	98%	22
Detached	262	\$156,262,332	\$596,421	\$566,000	599	98%	24
Semi-Detached	9	\$3,747,100	\$416,344	\$423,000	15	99%	11
Condominium Townhouse	10	\$3,639,400	\$363,940	\$351,750	14	100%	18
Condominium Apartment	20	\$6,662,800	\$333,140	\$328,750	42	99%	17
Link	20	\$9,704,400	\$485,220	\$493,000	37	100%	14
Att/Row/Townhouse	42	\$19,156,500	\$456,107	\$448,700	67	99%	23
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	232	\$114,469,810	\$493,404	\$475,000	436	435	99%	20
Detached	149	\$83,340,260	\$559,331	\$544,000	327	338	99%	20
Semi-Detached	25	\$10,058,300	\$402,332	\$408,000	36	29	99%	11
Condominium Townhouse	22	\$7,548,550	\$343,116	\$354,500	28	25	99%	28
Condominium Apartment	16	\$4,079,800	\$254,988	\$220,000	18	14	98%	19
Link	1	\$410,000	\$410,000	\$410,000	3	3	98%	11
Att/Row/Townhouse	19	\$9,032,900	\$475,416	\$478,000	24	26	100%	18
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Oshawa

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	538	\$262,248,644	\$487,451	\$467,750	1,068	99%	24
Detached	350	\$191,397,505	\$546,850	\$530,450	766	98%	23
Semi-Detached	58	\$23,616,500	\$407,181	\$409,250	94	99%	16
Condominium Townhouse	48	\$15,618,550	\$325,386	\$315,500	78	98%	31
Condominium Apartment	29	\$7,111,300	\$245,217	\$230,000	39	97%	32
Link	8	\$3,694,600	\$461,825	\$455,850	10	99%	26
Att/Row/Townhouse	45	\$20,810,189	\$462,449	\$463,000	81	100%	22
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	108	\$76,307,749	\$706,553	\$660,000	208	227	99%	18
Detached	62	\$53,445,899	\$862,031	\$796,450	133	162	99%	21
Semi-Detached	7	\$4,306,000	\$615,143	\$624,000	14	11	99%	7
Condominium Townhouse	10	\$4,865,000	\$486,500	\$475,000	22	22	99%	15
Condominium Apartment	16	\$6,580,750	\$411,297	\$412,500	17	18	98%	22
Link	2	\$1,395,500	\$697,750	\$697,750	1	0	98%	17
Att/Row/Townhouse	11	\$5,714,600	\$519,509	\$542,500	21	14	101%	11
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Pickering

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	227	\$154,308,448	\$679,773	\$638,000	471	99%	22
Detached	114	\$96,608,798	\$847,446	\$787,500	290	99%	22
Semi-Detached	22	\$13,232,900	\$601,495	\$597,450	32	98%	25
Condominium Townhouse	30	\$13,977,000	\$465,900	\$439,500	46	99%	25
Condominium Apartment	31	\$13,210,150	\$426,134	\$415,000	55	98%	26
Link	4	\$2,798,000	\$699,500	\$701,250	5	100%	12
Att/Row/Townhouse	26	\$14,481,600	\$556,985	\$573,000	43	99%	13
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	21	\$12,864,850	\$612,612	\$596,250	37	74	97%	48
Detached	20	\$12,407,850	\$620,393	\$598,125	36	73	97%	49
Semi-Detached	1	\$457,000	\$457,000	\$457,000	0	0	97%	28
Condominium Townhouse	0	-	-	-	0	0	-	-
Condominium Apartment	0	-	-	-	0	0	-	-
Link	0	-	-	-	1	1	-	-
Att/Row/Townhouse	0	-	-	-	0	0	-	-
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Scugog

YEAR-TO-DATE 2019

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	54	\$36,848,250	\$682,375	\$600,500	108	96%	48
Detached	53	\$36,391,250	\$686,627	\$601,000	106	96%	48
Semi-Detached	1	\$457,000	\$457,000	\$457,000	1	97%	28
Condominium Townhouse	0	-	-	-	0	-	-
Condominium Apartment	0	-	-	-	0	-	-
Link	0	-	-	-	1	-	-
Att/Row/Townhouse	0	-	-	-	0	-	-
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	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.

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	23	\$23,879,100	\$1,038,222	\$703,500	50	106	95%	41
Detached	17	\$21,318,400	\$1,254,024	\$787,500	44	90	95%	50
Semi-Detached	0	-	-	-	0	1	-	-
Condominium Townhouse	2	\$660,900	\$330,450	\$330,450	2	6	98%	22
Condominium Apartment	2	\$709,900	\$354,950	\$354,950	2	2	97%	15
Link	0	-	-	-	1	1	-	-
Att/Row/Townhouse	2	\$1,189,900	\$594,950	\$594,950	1	6	98%	17
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	62	\$53,783,099	\$867,469	\$688,750	145	96%	47
Detached	47	\$46,690,900	\$993,423	\$785,000	117	95%	54
Semi-Detached	0	-	-	-	1	-	-
Condominium Townhouse	4	\$1,344,900	\$336,225	\$336,000	9	98%	14
Condominium Apartment	5	\$2,043,399	\$408,680	\$389,999	6	100%	20
Link	1	\$570,000	\$570,000	\$570,000	1	95%	91
Att/Row/Townhouse	5	\$3,133,900	\$626,780	\$600,000	11	99%	30
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

NOTES

- 1 - Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® system between the first and last day of the month/period being reported.
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Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Active Listings	Avg SP/LP	Avg DOM
All Home Types	155	\$101,618,980	\$655,606	\$627,500	314	303	99%	22
Detached	101	\$73,251,400	\$725,261	\$697,000	230	230	98%	23
Semi-Detached	6	\$3,363,000	\$560,500	\$575,000	6	2	101%	15
Condominium Townhouse	5	\$2,201,530	\$440,306	\$399,630	12	13	99%	16
Condominium Apartment	8	\$3,500,000	\$437,500	\$388,500	11	15	98%	36
Link	3	\$1,730,000	\$576,667	\$595,000	7	7	99%	18
Att/Row/Townhouse	32	\$17,573,050	\$549,158	\$545,000	48	36	100%	20
Co-Operative Apartment	0	-	-	-	0	0	-	-
Detached Condominium	0	-	-	-	0	0	-	-
Co-Ownership Apartment	0	-	-	-	0	0	-	-

Types	Sales	Dollar Amount	Average Price	Median Price	New Listings	Avg SP/LP	Avg DOM
All Home Types	339	\$213,488,180	\$629,759	\$599,500	718	98%	24
Detached	213	\$149,088,300	\$699,945	\$670,000	509	98%	26
Semi-Detached	14	\$7,622,100	\$544,436	\$550,000	16	99%	18
Condominium Townhouse	12	\$5,108,530	\$425,711	\$397,315	22	99%	20
Condominium Apartment	22	\$9,198,300	\$418,105	\$410,500	34	98%	29
Link	8	\$4,587,500	\$573,438	\$577,750	16	99%	22
Att/Row/Townhouse	70	\$37,883,450	\$541,192	\$541,500	121	99%	20
Co-Operative Apartment	0	-	-	-	0	-	-
Detached Condominium	0	-	-	-	0	-	-
Co-Ownership Apartment	0	-	-	-	0	-	-

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2019 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	508	577,935
February	585	580,743
March	839	604,796
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD	1,925	590,492

10-Year Historical Statistics

Year	Sales	Avg. Price (\$)
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
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

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).

