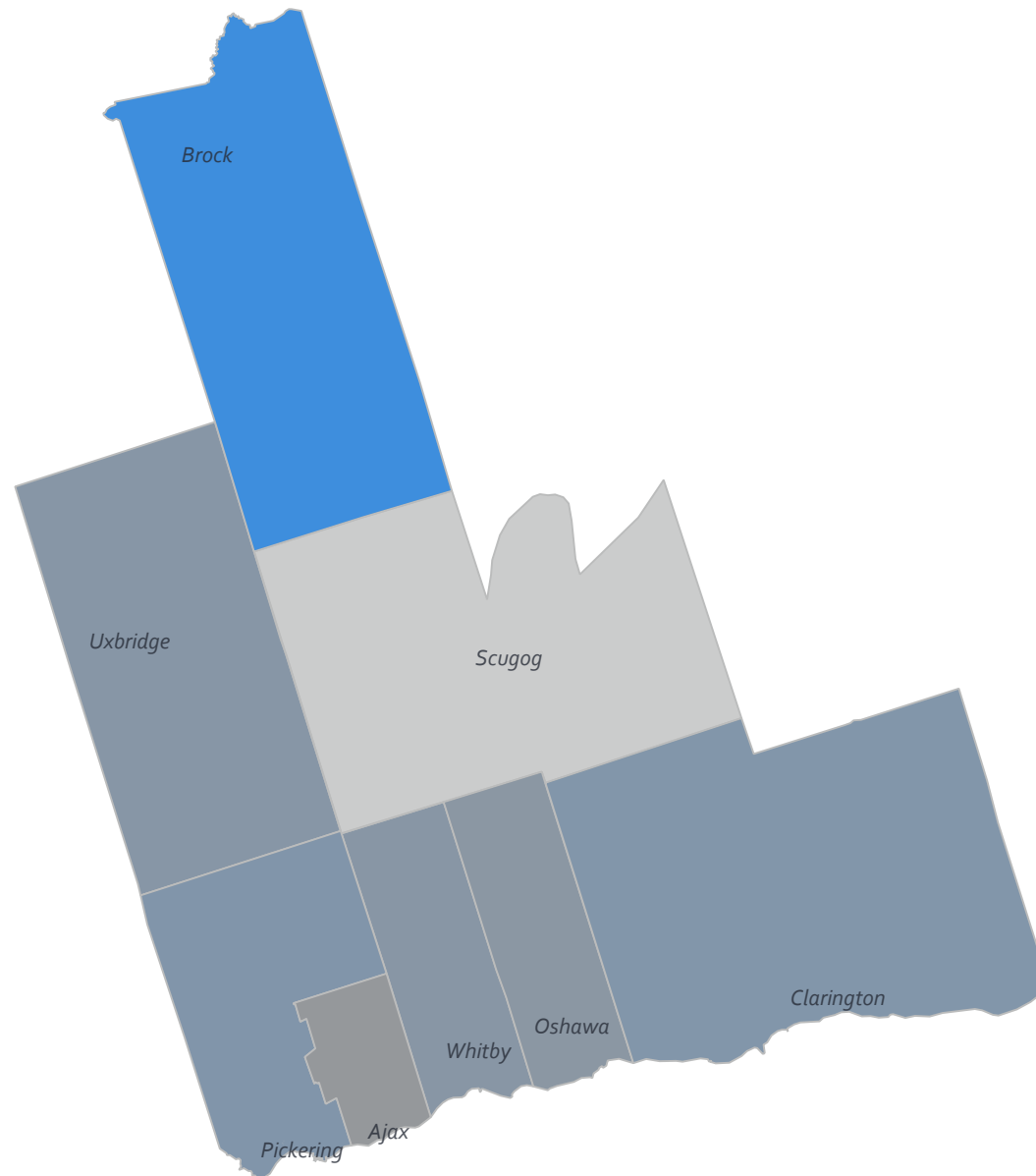


DURHAM – May 2024



Economic Indicators

Real GDP Growth¹

Q4 2023 ▲ 1.0%

Inflation (Yr./Yr. CPI Growth)²

Apr 2024 ▼ 2.7%

Bank of Canada Overnight Rate³

May 2024 — 5.0%

Prime Rate⁴

May 2024 — 7.2%

Mortgage Rates (May 2024)

Chartered Bank Fixed Rates

1 Year — 7.84%

3 Year — 6.99%

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 MAY HOUSING STATISTICS

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

Vicki Sweeney, CLAR President noted, "As we come to the end of spring, we are still seeing an active market. Average prices are on the rise across all regions, and there is a noticeable increase in active listings, indicating a growing interest among homeowners to sell their properties."

In May 2024, the Durham Region recorded an average price of \$954,942, slightly down from \$989,331 in May of 2023. However, there was a significant uptick in activity, with an 84% increase in active listings and a 24% increase in new listings during the same period.

Hastings County saw properties spending an average of 14 days on the market, with an average price of \$572,707, slightly lower than the previous years average price of \$590,727. Active listings increased from 680 to 772 over the same timeframe.

The Kawartha Lakes region experienced a 9% increase in average price, reaching \$852,273 compared to \$781,873 in May 2023. Active and new listings also saw an increase from 261 to 549 and 293 to 341 respectively.

Northumberland County witnessed an increase in average price from \$719,535 in May 2023 to \$747,359 in May of 2024. Additionally, the number of active listings increased by 70% from 340 to 579 from May 2023 to May 2024.

Peterborough Region observed a 24% increase in sales, rising from 162 in May 2023 to 201 in May 2024, coupled with a slight price increase from \$723,155 to \$737,942 during the same period.

Prince Edward County reported 31 sales with an increase in average price of \$802,749 in May 2024 compared to an average price of \$755,005 in May of 2023. Active listings also increased from 232 to 315 over the same timeframe.

"CLAR is optimistic about the agreement between the Federal and Provincial governments on a revised action plan that will unlock \$357 million of federal funding under the National Housing Strategy. Solving the housing crisis in Canada will require a team effort at all levels and CLAR will continue to lobby the government to prioritize housing," stated CLAR CEO Wendy Giroux.

CLAR REALTORS® continue to support their communities with our upcoming Central Region Charity Golf Tournament, on Thursday June 13th, in support of Feed the Need in Durham. The tournament will take place at Royal Ashburn Golf Club in Whitby. Registration is open to the public, visit www.clar-mls.ca to register!



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	\$954,942	\$1,059,756	\$806,719	\$674,376	\$569,142	\$817,250	\$835,275
Ajax	\$1,002,821	\$1,118,873	\$908,500	\$744,451	\$565,000	-	\$856,078
Brock	\$757,333	\$757,333	-	-	-	-	-
Clarington	\$913,086	\$969,489	\$625,833	\$625,667	\$523,625	\$795,500	\$761,722
Oshawa	\$813,004	\$906,705	\$722,617	\$590,682	\$508,163	\$775,000	\$768,194
Pickering	\$1,019,367	\$1,280,750	\$916,962	\$711,315	\$590,143	-	\$892,666
Scugog	\$1,044,101	\$1,064,980	-	-	-	-	\$804,000
Uxbridge	\$1,398,709	\$1,523,535	\$1,000,000	\$1,004,500	-	-	\$955,667
Whitby	\$1,038,152	\$1,140,537	\$914,900	\$742,083	\$692,843	\$990,000	\$853,964





Housing Statistics for Durham Region - May 2024

Area	Number of Listings					Number of Sales				Dollar Volume				Average Price				Median Price		MOI	SNLR	DOM	SP/LP
	New	Active	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	PYTD	% +/-	Mth	YTD	Mth	Mth	Mth	Mth
Durham	2,082	1,886	7,477	6,020	24%	907	3,983	3,811	5%	\$866,132,672	\$3,718,389,777	\$3,584,191,094	4%	\$954,942	\$933,565	\$940,486	-1%	\$885,000	\$875,000	2.1	43.6%	14	104%
Ajax	247	219	930	798	17%	132	528	538	-2%	\$132,372,410	\$522,695,847	\$543,987,736	-4%	\$1,002,821	\$989,954	\$1,011,130	-2%	\$950,000	\$951,000	1.7	53.4%	15	104%
Brock	35	55	144	156	-8%	12	64	67	-4%	\$9,088,000	\$48,197,300	\$49,839,400	-3%	\$757,333	\$753,083	\$743,872	1%	\$712,500	\$746,450	4.6	34.3%	19	97%
Clarington	364	300	1,268	998	27%	153	718	655	10%	\$139,702,199	\$621,995,315	\$576,612,024	8%	\$913,086	\$866,289	\$880,324	-2%	\$851,000	\$825,000	2.0	42.0%	12	105%
Oshawa	557	490	2,045	1,746	17%	240	1,127	1,086	4%	\$195,121,010	\$910,623,526	\$889,803,219	2%	\$813,004	\$808,007	\$819,340	-1%	\$775,000	\$780,000	2.0	43.1%	13	106%
Pickering	307	298	1,173	794	48%	125	559	516	8%	\$127,420,910	\$563,633,918	\$517,113,748	9%	\$1,019,367	\$1,008,290	\$1,002,158	1%	\$945,000	\$945,000	2.4	40.7%	14	103%
Scugog	73	101	256	206	24%	25	103	113	-9%	\$26,102,533	\$107,041,457	\$109,878,119	-3%	\$1,044,101	\$1,039,237	\$972,373	7%	\$930,000	\$949,900	4.0	34.2%	13	100%
Uxbridge	57	81	225	200	13%	22	106	105	1%	\$30,771,600	\$134,114,100	\$129,965,982	3%	\$1,398,709	\$1,265,227	\$1,237,771	2%	\$1,277,500	\$1,045,000	3.7	38.6%	45	97%
Whitby	442	341	1,435	1,076	33%	198	778	731	6%	\$205,554,010	\$810,088,315	\$766,990,866	6%	\$1,038,152	\$1,041,245	\$1,049,235	-1%	\$950,500	\$975,000	1.7	44.8%	12	104%

Notes:

1. 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.
2. Average Price is calculated by dividing the dollar volume by the number of sales.
3. Median represents the middle number in the ranking of homes sold from lowest to highest price.
4. As of July 2011 Durham Region statistics figures include the municipalities of Uxbridge and Brock.
5. Due to changes to service areas, caution should be exercised when making historical comparisons.
6. Past monthly and Year-to-Date figures are revised on a monthly basis.
7. All statistical information obtained from the Toronto Real Estate Board's Market Watch.
8. SNLR is Sales to New Listing Ratio (Below 40% is Buyer's Market, 40%-60% is Balanced market, Above 60% is Sellers Market)

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	907	\$866,132,672	\$954,942	\$885,000	2,082	1,885	104%	14
Detached	597	\$632,674,137	\$1,059,756	\$980,000	1,348	1,189	104%	13
Semi-Detached	59	\$47,596,400	\$806,719	\$790,000	98	75	108%	12
Condo Townhouse	56	\$37,765,060	\$674,376	\$652,500	165	170	102%	22
Condo Apartment	55	\$31,302,799	\$569,142	\$550,000	140	161	100%	22
Link	8	\$6,538,000	\$817,250	\$803,500	23	13	108%	10
Att/Row/Townhouse	132	\$110,256,276	\$835,275	\$830,000	305	275	106%	13
Co-Op Apartment	0				0	0		
Detached Condo	0				3	2		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	3,983	\$3,718,389,777	\$933,565	\$875,000	7,476	103%	18
Detached	2,548	\$2,648,822,254	\$1,039,569	\$980,000	4,687	103%	17
Semi-Detached	234	\$187,100,999	\$799,577	\$766,500	384	107%	13
Condo Townhouse	276	\$187,353,683	\$678,818	\$674,000	586	101%	24
Condo Apartment	281	\$157,252,234	\$559,616	\$538,000	548	99%	28
Link	43	\$34,553,499	\$803,570	\$795,000	67	107%	11
Att/Row/Townhouse	600	\$502,667,109	\$837,779	\$835,000	1,200	105%	17
Co-Op Apartment	0				0		
Detached Condo	1	\$640,000	\$640,000	\$640,000	4	107%	2
Co-Ownership Apartment	0				0		

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6. Past monthly and year-to-date figures are revised on a monthly basis.

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	132	\$132,372,410	\$1,002,821	\$950,000	247	219	104%	15
Detached	79	\$88,390,950	\$1,118,873	\$1,087,500	143	120	105%	14
Semi-Detached	8	\$7,268,000	\$908,500	\$912,500	22	21	108%	11
Condo Townhouse	11	\$8,188,960	\$744,451	\$745,000	17	18	101%	29
Condo Apartment	2	\$1,130,000	\$565,000	\$565,000	12	20	97%	17
Link	0				2	2		
Att/Row/Townhouse	32	\$27,394,500	\$856,078	\$862,500	48	36	104%	13
Co-Op Apartment	0				0	0		
Detached Condo	0				3	2		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	528	\$522,695,847	\$989,954	\$951,000	930	104%	17
Detached	331	\$360,690,808	\$1,089,700	\$1,072,000	533	104%	16
Semi-Detached	32	\$28,397,499	\$887,422	\$892,500	67	108%	10
Condo Townhouse	36	\$26,252,460	\$729,235	\$737,500	66	101%	29
Condo Apartment	13	\$7,080,900	\$544,685	\$525,000	42	99%	27
Link	4	\$3,337,000	\$834,250	\$814,500	6	102%	7
Att/Row/Townhouse	111	\$96,297,180	\$867,542	\$850,000	212	104%	19
Co-Op Apartment	0				0		
Detached Condo	1	\$640,000	\$640,000	\$640,000	4	107%	2
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	12	\$9,088,000	\$757,333	\$712,500	35	55	97%	19
Detached	12	\$9,088,000	\$757,333	\$712,500	35	53	97%	19
Semi-Detached	0				0	1		
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 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	64	\$48,197,300	\$753,083	\$746,450	144	97%	38
Detached	61	\$46,528,300	\$762,759	\$755,000	138	97%	37
Semi-Detached	0				2		
Condo Townhouse	3	\$1,669,000	\$556,333	\$490,000	4	97%	59
Condo Apartment	0				0		
Link	0				0		
Att/Row/Townhouse	0				0		
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	153	\$139,702,199	\$913,086	\$851,000	364	300	105%	12
Detached	119	\$115,369,199	\$969,489	\$890,000	249	205	104%	12
Semi-Detached	3	\$1,877,500	\$625,833	\$550,000	7	6	97%	7
Condo Townhouse	3	\$1,877,000	\$625,667	\$642,000	11	10	98%	25
Condo Apartment	4	\$2,094,500	\$523,625	\$518,500	40	38	97%	14
Link	6	\$4,773,000	\$795,500	\$803,500	10	5	107%	10
Att/Row/Townhouse	18	\$13,711,000	\$761,722	\$757,500	47	36	111%	9
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	Avg. SPLP	Avg. LDOM
All Home Types	718	\$621,995,315	\$866,289	\$825,000	1,268	104%	18
Detached	491	\$463,179,785	\$943,340	\$895,000	864	104%	17
Semi-Detached	24	\$17,068,654	\$711,194	\$722,500	37	107%	9
Condo Townhouse	23	\$14,216,480	\$618,108	\$640,000	35	100%	29
Condo Apartment	54	\$29,822,026	\$552,260	\$535,000	117	99%	33
Link	27	\$21,289,500	\$788,500	\$785,000	33	107%	12
Att/Row/Townhouse	99	\$76,418,870	\$771,908	\$757,000	182	107%	16
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	240	\$195,121,010	\$813,004	\$775,000	557	490	106%	13
Detached	151	\$136,912,511	\$906,705	\$841,300	370	300	106%	11
Semi-Detached	29	\$20,955,900	\$722,617	\$725,000	31	13	111%	11
Condo Townhouse	22	\$12,995,000	\$590,682	\$614,750	67	65	104%	19
Condo Apartment	19	\$9,655,099	\$508,163	\$440,000	29	43	99%	31
Link	1	\$775,000	\$775,000	\$775,000	4	3	111%	7
Att/Row/Townhouse	18	\$13,827,500	\$768,194	\$792,500	56	66	106%	14
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	Avg. SPLP	Avg. LDOM
All Home Types	1,127	\$910,623,526	\$808,007	\$780,000	2,045	104%	17
Detached	712	\$638,981,316	\$897,446	\$845,750	1,307	104%	15
Semi-Detached	103	\$73,005,638	\$708,793	\$700,000	133	108%	14
Condo Townhouse	100	\$61,918,454	\$619,185	\$619,000	229	101%	22
Condo Apartment	88	\$41,460,119	\$471,138	\$459,750	139	99%	33
Link	6	\$4,514,499	\$752,417	\$758,000	11	105%	9
Att/Row/Townhouse	118	\$90,743,500	\$769,013	\$780,000	226	104%	19
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	125	\$127,420,910	\$1,019,367	\$945,000	307	298	103%	14
Detached	64	\$81,968,020	\$1,280,750	\$1,200,000	148	134	103%	12
Semi-Detached	13	\$11,920,500	\$916,962	\$895,000	17	12	107%	13
Condo Townhouse	13	\$9,247,100	\$711,315	\$720,000	50	59	101%	17
Condo Apartment	23	\$13,573,300	\$590,143	\$589,900	40	42	100%	19
Link	0				1	0		
Att/Row/Townhouse	12	\$10,711,990	\$892,666	\$873,000	51	51	103%	17
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	Avg. SPLP	Avg. LDOM
All Home Types	559	\$563,633,918	\$1,008,290	\$945,000	1,173	102%	18
Detached	257	\$327,838,793	\$1,275,637	\$1,206,000	523	103%	17
Semi-Detached	44	\$41,098,188	\$934,050	\$913,500	72	104%	12
Condo Townhouse	85	\$62,042,589	\$729,913	\$700,000	185	101%	25
Condo Apartment	86	\$53,433,589	\$621,321	\$580,000	178	100%	22
Link	0				1		
Att/Row/Townhouse	87	\$79,220,759	\$910,583	\$915,000	214	102%	16
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	25	\$26,102,533	\$1,044,101	\$930,000	73	101	100%	13
Detached	23	\$24,494,533	\$1,064,980	\$947,000	70	98	99%	13
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	1		
Att/Row/Townhouse	2	\$1,608,000	\$804,000	\$804,000	2	2	107%	10
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	Avg. SPLP	Avg. LDOM
All Home Types	103	\$107,041,457	\$1,039,237	\$949,900	256	99%	23
Detached	97	\$102,497,457	\$1,056,675	\$965,000	240	99%	24
Semi-Detached	3	\$2,096,000	\$698,667	\$705,000	3	103%	6
Condo Townhouse	1	\$840,000	\$840,000	\$840,000	1	99%	10
Condo Apartment	0				0		
Link	0				3		
Att/Row/Townhouse	2	\$1,608,000	\$804,000	\$804,000	9	107%	10
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$30,771,600	\$1,398,709	\$1,277,500	57	81	97%	45
Detached	17	\$25,900,100	\$1,523,535	\$1,350,000	40	61	97%	50
Semi-Detached	1	\$1,000,000	\$1,000,000	\$1,000,000	6	5	111%	2
Condo Townhouse	1	\$1,004,500	\$1,004,500	\$1,004,500	3	5	97%	91
Condo Apartment	0				1	2		
Link	0				0	0		
Att/Row/Townhouse	3	\$2,867,000	\$955,667	\$850,000	7	8	100%	14
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	Avg. SPLP	Avg. LDOM
All Home Types	106	\$134,114,100	\$1,265,227	\$1,045,000	225	98%	31
Detached	77	\$108,925,800	\$1,414,621	\$1,305,000	161	97%	34
Semi-Detached	5	\$4,482,000	\$896,400	\$887,000	11	106%	5
Condo Townhouse	7	\$5,144,400	\$734,914	\$750,000	12	98%	40
Condo Apartment	4	\$2,821,900	\$705,475	\$652,450	9	107%	34
Link	1	\$860,000	\$860,000	\$860,000	1	108%	6
Att/Row/Townhouse	12	\$11,880,000	\$990,000	\$929,000	31	104%	15
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	198	\$205,554,010	\$1,038,152	\$950,500	442	341	104%	12
Detached	132	\$150,550,824	\$1,140,537	\$1,060,000	293	218	104%	12
Semi-Detached	5	\$4,574,500	\$914,900	\$950,000	15	17	103%	22
Condo Townhouse	6	\$4,452,500	\$742,083	\$753,750	17	12	105%	11
Condo Apartment	7	\$4,849,900	\$692,843	\$635,000	18	16	100%	11
Link	1	\$990,000	\$990,000	\$990,000	5	2	110%	8
Att/Row/Townhouse	47	\$40,136,286	\$853,964	\$838,000	94	76	107%	13
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	Avg. SPLP	Avg. LDOM
All Home Types	778	\$810,088,315	\$1,041,245	\$975,000	1,435	104%	15
Detached	522	\$600,179,995	\$1,149,770	\$1,082,250	921	103%	15
Semi-Detached	23	\$20,953,020	\$911,001	\$895,420	59	106%	20
Condo Townhouse	21	\$15,270,300	\$727,157	\$740,000	54	106%	11
Condo Apartment	36	\$22,633,700	\$628,714	\$625,000	63	100%	23
Link	5	\$4,552,500	\$910,500	\$907,500	12	113%	7
Att/Row/Townhouse	171	\$146,498,800	\$856,718	\$860,000	326	106%	14
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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2024 Durham Region Statistics

Month	Sales	Avg. Price (\$)
January	539	894,825
February	745	919,017
March	859	936,166
April	948	943,840
May	907	954,942
June		
July		
August		
September		
October		
November		
December		
YTD	3998	929,758

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).

