

DURHAM REGION ASSOCIATION OF REALTORS®

Housing Report

MAY 2010

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May Sales Remain High for Durham Resale Housing Market

DURHAM REGION – June 4, 2010 – The Durham Region Association of REALTORS® reported 1,027 sales through the Multiple Listing Service® (MLS®) during the month of May which is at par with last year's 1,026 sales for the same month, but reflects a decrease from the high sales totals seen in both March and April of this year.

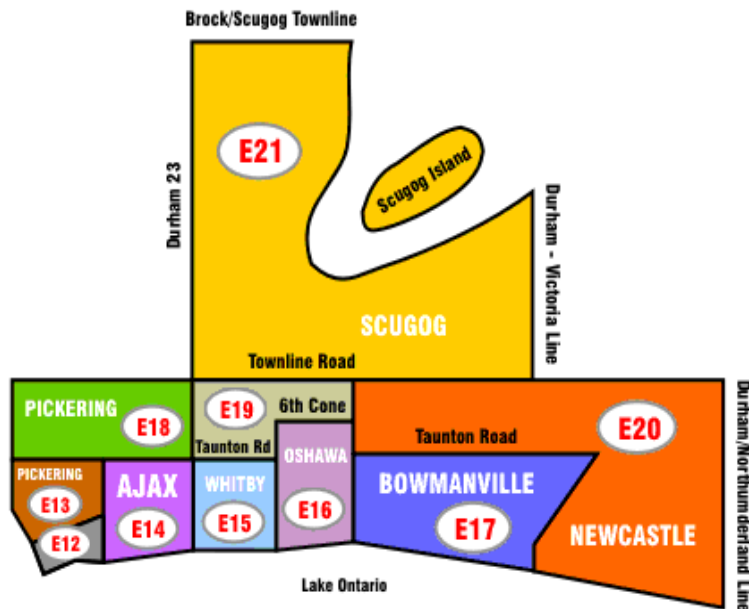
Meanwhile, active listings remain on the rise with May offering up 2,600 available resale home listings, 1% higher than May of 2009 and the highest amount seen so far this year.

"We can now see the forecasted trend of increased available listings coinciding with a decrease in the substantial sales of the prior few months. With an anticipated increase in mortgage rates, many buyers purchased their homes earlier than is the norm this year" explains Dierdre Mullen, President of the Durham Region Association of REALTORS®.

The average selling price in May was \$301,568, an increase of 8 per cent over last year's May average of \$278,592, but also less than the highs seen over the previous months of 2010.

"After such a fast pace for the beginning of 2010, the Durham resale housing market is now balancing out and will continue to do so in the months to come. With so many options now available for buyers, the annual rate of price growth will continue to slow in the second half of the year."

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.



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. The map (shown left) identifies the location of each area specified in the table below. These statistics are for information purposes only.

AVERAGE SELLING PRICE BY HOUSING TYPE (\$)

| AREA | NAME | AVG. SELL. PRICE | SINGLE DETACHED | SEMI-DETACHED | CONDO/TOWNHOUSE | CONDO APT. | LINK | ATTACHED ROW |
|------|-------------------------------|------------------|-----------------|---------------|-----------------|------------|---------|--------------|
| E12 | South Pickering | 368,389 | 444,467 | 268,375 | 212,750 | 195,000 | -- | -- |
| E13 | North Pickering | 356,178 | 428,977 | 321,070 | 224,313 | 223,667 | 250,000 | 294,500 |
| E14 | Ajax | 328,416 | 371,979 | 291,700 | 219,867 | 199,680 | 262,656 | 270,117 |
| E15 | Whitby | 316,156 | 348,654 | 252,333 | 211,415 | 226,488 | 245,400 | 262,331 |
| E16 | Oshawa | 227,841 | 254,176 | 180,675 | 138,321 | 135,071 | 207,125 | 188,650 |
| E17 | Bowmanville/Courtice | 269,622 | 302,404 | 196,550 | 170,167 | 169,980 | 234,643 | 212,444 |
| E18 | Whitevale, Claremont | 584,929 | 584,929 | -- | -- | -- | -- | -- |
| E19 | North Whitby/ North Oshawa | 388,485 | 423,094 | -- | -- | -- | 292,667 | 257,583 |
| E20 | Newcastle | 287,214 | 287,148 | -- | 290,000 | -- | -- | -- |
| E21 | Scugog | 350,562 | 355,588 | 227,000 | -- | 258,000 | -- | -- |



| LEGEND | |
|-------------|---|
| T/M | Total Active for Month |
| YTD | Year to Date (accumulation of new listings to date) |
| PYTD | Past Year to Date (accumulation of listings to date for previous year) |
| %+/- | Year Over Year Percentage Differential |

Number of Listings

| AREA | NEW | T/M | YTD | PYTD | %+/- |
|---------------|------|------|------|------|-------|
| E12 | 63 | 72 | 225 | 165 | 36.4% |
| E13 | 236 | 280 | 944 | 781 | 20.9% |
| E14 | 340 | 390 | 1589 | 1097 | 44.8% |
| E15 | 324 | 367 | 1426 | 1156 | 23.4% |
| E16 | 492 | 719 | 2222 | 1816 | 22.4% |
| E17 | 206 | 305 | 1024 | 1036 | -1.2% |
| E18 | 11 | 36 | 67 | 44 | 52.3% |
| E19 | 69 | 106 | 375 | 356 | 5.3% |
| E20 | 57 | 145 | 285 | 294 | -3.1% |
| E21 | 81 | 180 | 391 | 383 | 2.1% |
| TOTALS | 1879 | 2600 | 8548 | 7128 | 19.9% |

Number of Sales

| AREA | NEW | YTD | PYTD | %+/- |
|---------------|------|------|------|--------|
| E12 | 28 | 114 | 75 | 52.0% |
| E13 | 107 | 487 | 372 | 30.9% |
| E14 | 202 | 909 | 557 | 63.2% |
| E15 | 178 | 807 | 643 | 25.5% |
| E16 | 257 | 1133 | 819 | 38.3% |
| E17 | 120 | 592 | 508 | 16.5% |
| E18 | 7 | 23 | 6 | 283.3% |
| E19 | 40 | 204 | 167 | 22.2% |
| E20 | 43 | 127 | 86 | 47.7% |
| E21 | 45 | 181 | 137 | 32.1% |
| TOTALS | 1027 | 4577 | 3370 | 35.8% |



Dollar Volume (\$)

| AREA | NEW | YTD | PYTD | %+/- |
|---------------|--------------------|----------------------|--------------------|--------------|
| E12 | 10,314,900 | 37,119,233 | 22,203,600 | 67.2% |
| E13 | 38,111,000 | 171,215,073 | 118,063,158 | 45.0% |
| E14 | 66,340,069 | 302,100,879 | 164,565,547 | 83.6% |
| E15 | 56,275,726 | 256,285,524 | 183,122,906 | 40.0% |
| E16 | 58,555,122 | 260,306,517 | 173,748,360 | 49.8% |
| E17 | 32,354,625 | 154,393,283 | 121,880,888 | 26.7% |
| E18 | 4,094,500 | 13,375,900 | 2,692,000 | 396.9% |
| E19 | 15,539,400 | 77,663,169 | 55,475,885 | 40.0% |
| E20 | 12,350,200 | 38,304,400 | 24,256,150 | 57.9% |
| E21 | 15,775,299 | 60,140,534 | 40,154,542 | 49.8% |
| TOTALS | 309,710,841 | 1,370,904,512 | 906,163,036 | 51.3% |

Average Selling Price (\$)

| AREA | NEW | YTD | PYTD | %+/- |
|---------------|----------------|----------------|----------------|--------------|
| E12 | 368,389 | 325,607 | 296,048 | 10.0% |
| E13 | 356,178 | 351,571 | 317,374 | 10.8% |
| E14 | 328,416 | 332,344 | 295,450 | 12.5% |
| E15 | 316,156 | 317,578 | 284,795 | 11.5% |
| E16 | 227,841 | 229,750 | 212,147 | 8.3% |
| E17 | 269,622 | 260,799 | 239,923 | 8.7% |
| E18 | 584,929 | 581,561 | 448,667 | 29.6% |
| E19 | 388,485 | 380,702 | 332,191 | 14.6% |
| E20 | 287,214 | 301,609 | 282,048 | 6.9% |
| E21 | 350,562 | 332,268 | 293,099 | 13.4% |
| TOTALS | 301,568 | 299,520 | 268,891 | 11.4% |

