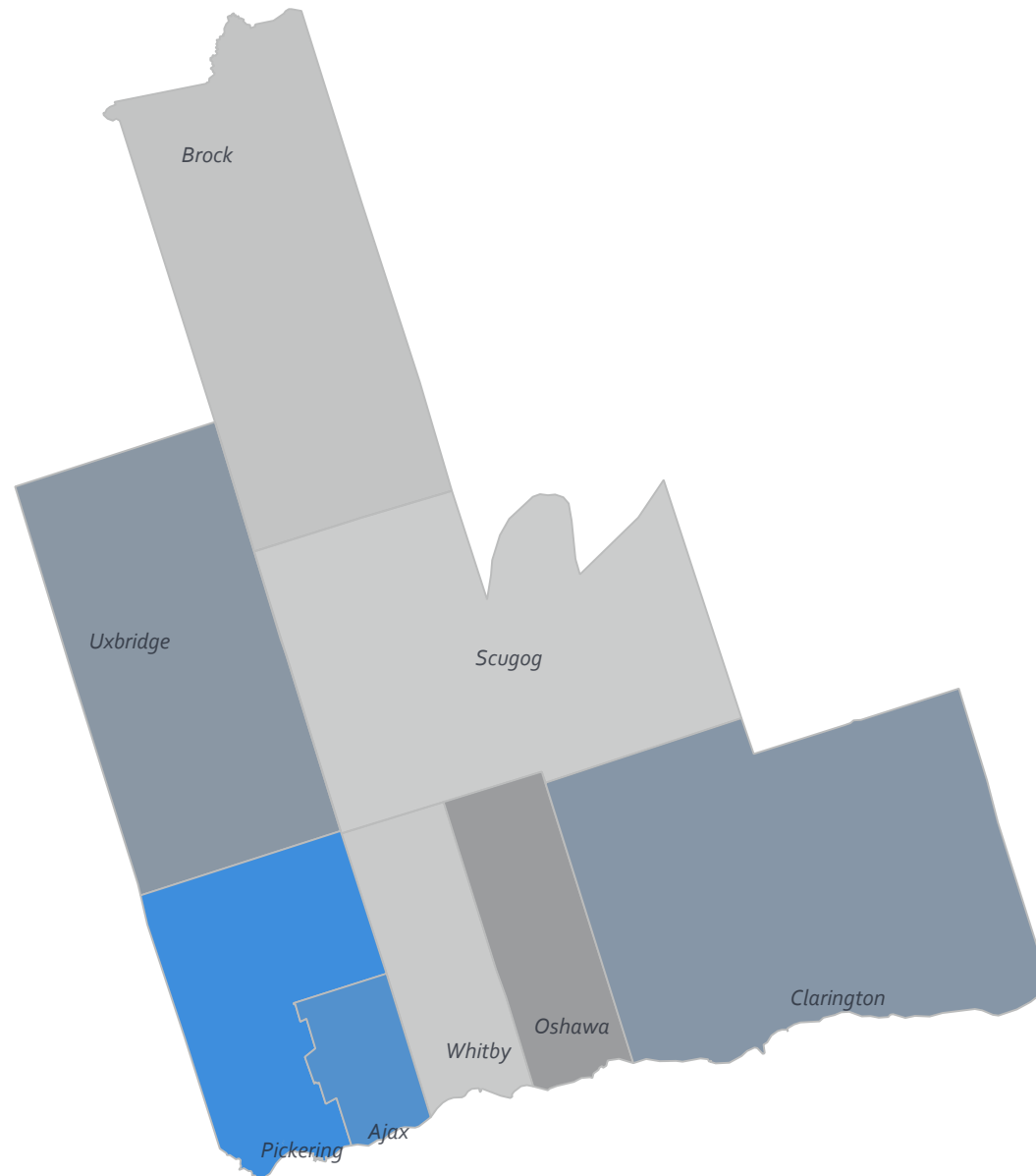




DURHAM – April 2025



Economic Indicators

Real GDP Growth¹
Q4 2024 ▲ 2.6%

Inflation (Yr./Yr. CPI Growth)²
March 2025 ▼ 2.3%

Bank of Canada Overnight Rate³
April 2025 — 2.8%

Prime Rate⁴
March 2025 — 5.0%

Mortgage Rates (Oct 2024)

Chartered Bank Fixed Rates

1 year ▼ 6.09%
3 year — 6.54%
5 year — 6.49%

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, rate from most recently completed month

Top 10 Key Words on REALTOR.ca

Bungalow	Waterfront
Suite	Walkout Basement
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

Central lakes Association of REALTORS® Report March Housing Statistics

May 7, 2025 – The Central Lakes Association of REALTORS® (CLAR) President Christine Riley, reported the latest real estate statistics for CLAR's Regional area.

"Sales are trending upward across all areas of our Region, which is indicative of a spring market," said CLAR President Christine Riley. "We are also seeing an increase in the number of active listings, which is providing buyers with more options. This greater supply is contributing to lower average prices across our markets compared to last year".

In Durham Region, there were 769 sales reported in April 2025, with an average sales price of \$913,500. While these figures represent a decline from April 2024, which saw 948 sales and an average sales price of \$943,840, market activity is supported by a 58% increase in active listings and a 16% rise in new listings, expanding options for prospective buyers.

The Hastings Region realized a year-over-year increase in sales, rising from 198 in April 2024 to 209 in April 2025. The average sales price showed a modest decline, moving from \$568,610 reported in April 2024, to \$552,265. Encouragingly, homes sold slightly faster this April, with average days on market decreasing from 32 to 30.

Kawartha Lakes recorded 77 sales in April 2025, with an average price of \$731,313. This compares to 121 sales and an average price of \$744,722 in April of the previous year. However, active listings rose by 4.8%, from 433 to 454, indicating increased inventory for buyers entering the market.

In Northumberland County, the average sales price saw an increase year-over-year, rising from \$714,424 to \$726,817. While sales decreased from 142 to 124, the number of active listings grew 17% from 511 to 600, enhancing buyer choice.

Peterborough experienced a slight dip in sales, with 174 transactions reported in April 2025 compared to 179 in the same month last year. The average sales price declined from \$711,194 reported in April 2024 to \$673,403. Active listings continued to trend upward, growing 20% year-over-year from 473 to 569, reflecting an expanding market.

Prince Edward County reported 29 sales in April 2025, with a notable 26% increase in the average sales price reported in April 2024, climbing from \$704,938 to \$887,993, highlighting continued demand in the area.

"With the recent federal election, we extend our congratulations to Prime Minister Carney and to all Members of Parliament elected within our Region," stated CLAR Chief Executive Officer Wendy Giroux. "We look forward to working collaboratively with all levels of government to continue advocating for buyers, sellers, and our communities. Ensuring housing attainability across the Central Lakes Region remains a key priority."



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/Townhouse	Condo Apt.	Link	Attached Row
Durham	\$913,500	\$1,008,530	\$771,730	\$647,433	\$545,852	\$823,826	\$829,145
Ajax	\$945,603	\$1,043,907	\$851,783	\$677,167	\$485,417	\$783,100	\$807,388
Brock	\$665,233	\$665,233	--	--	--	--	--
Clarington	\$855,858	\$909,791	\$695,000	\$673,750	\$502,200	\$824,194	\$728,033
Oshawa	\$796,574	\$872,599	\$664,596	\$596,500	\$477,450	\$770,000	\$752,045
Pickering	\$1,016,851	\$1,246,542	\$876,763	\$665,769	\$605,706	\$860,000	\$922,867
Scugog	\$1,060,992	\$1,107,947	\$757,000	--	--	--	\$825,000
Uxbridge	\$1,321,060	\$1,427,500	--	\$900,000	\$699,000	--	\$1,193,333
Whitby	\$941,442	\$1,064,283	\$925,600	\$637,808	\$578,857	\$869,333	\$815,531





CLAR

Central Lakes Association of REALTORS®

Housing Statistics for Durham Region - April 2025

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	2,135	2,445	6,619	5,431	22%	769	2,495	3,087	-19%	\$702,481,131	\$2,264,942,678	\$2,863,647,606	-21%	\$913,500	\$907,793	\$927,647	-2%	\$855,000	\$850,000	3.2	36.0%	19	101%
Ajax	289	303	866	689	26%	120	360	398	-10%	\$113,472,407	\$337,481,732	\$392,346,437	-14%	\$945,603	\$937,449	\$985,795	-5%	\$880,000	\$881,000	2.5	41.5%	16	101%
Brock	54	71	134	111	21%	15	39	54	-28%	\$9,978,494	\$28,422,882	\$40,834,300	-30%	\$665,233	\$728,792	\$756,191	-4%	\$656,494	\$695,000	4.7	27.8%	28	98%
Clarington	353	367	1,065	912	17%	114	397	568	-30%	\$97,567,829	\$347,898,567	\$484,882,116	-28%	\$855,858	\$876,319	\$853,666	3%	\$827,500	\$830,000	3.2	32.3%	16	102%
Oshawa	550	641	1,810	1,494	21%	204	711	889	-20%	\$162,501,023	\$554,731,561	\$717,100,016	-23%	\$796,574	\$780,213	\$806,637	-3%	\$780,500	\$762,500	3.1	37.1%	18	102%
Pickering	353	442	1,130	872	30%	116	390	433	-10%	\$117,954,700	\$378,470,831	\$435,574,008	-13%	\$1,016,851	\$970,438	\$1,005,945	-4%	\$950,000	\$893,500	3.8	32.9%	19	100%
Scugog	56	85	193	185	4%	27	66	80	-18%	\$28,646,788	\$70,810,788	\$84,438,924	-16%	\$1,060,992	\$1,072,891	\$1,055,487	2%	\$988,000	\$989,000	3.1	48.2%	39	98%
Uxbridge	77	103	219	171	28%	25	76	84	-10%	\$33,026,500	\$95,984,900	\$102,747,500	-7%	\$1,321,060	\$1,262,959	\$1,223,185	3%	\$1,205,000	\$1,137,000	4.1	32.5%	37	97%
Whitby	403	433	1,202	997	21%	148	456	581	-22%	\$139,333,390	\$451,141,417	\$605,724,305	-26%	\$941,442	\$989,345	\$1,042,555	-5%	\$891,000	\$920,000	2.9	36.7%	18	102%

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)

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	769	\$702,481,131	\$913,500	\$855,000	2,135	2,445	101%	19
Detached	502	\$506,282,197	\$1,008,530	\$940,000	1,415	1,565	101%	18
Semi-Detached	51	\$39,358,218	\$771,730	\$770,000	121	107	106%	13
Condo Townhouse	45	\$29,134,500	\$647,433	\$637,500	144	190	101%	21
Condo Apartment	48	\$26,200,901	\$545,852	\$526,000	173	258	99%	26
Link	17	\$14,005,050	\$823,826	\$812,000	31	21	104%	10
Att/Row/Townhouse	105	\$87,060,265	\$829,145	\$800,000	250	301	101%	25
Co-Op Apartment	1	\$440,000	\$440,000	\$440,000	0	0	98%	19
Detached Condo	0				1	3		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	2,495	\$2,264,942,678	\$907,793	\$850,000	6,619	101%	21
Detached	1,550	\$1,572,402,350	\$1,014,453	\$950,000	4,171	101%	20
Semi-Detached	185	\$144,393,572	\$780,506	\$752,000	373	104%	14
Condo Townhouse	187	\$123,776,238	\$661,905	\$659,000	510	101%	26
Condo Apartment	172	\$95,738,677	\$556,620	\$532,000	578	99%	29
Link	48	\$38,702,550	\$806,303	\$807,500	90	105%	11
Att/Row/Townhouse	351	\$288,764,291	\$822,690	\$810,000	891	101%	24
Co-Op Apartment	1	\$440,000	\$440,000	\$440,000	1	98%	19
Detached Condo	1	\$725,000	\$725,000	\$725,000	5	112%	9
Co-Ownership Apartment	0				0		

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

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	120	\$113,472,407	\$945,603	\$880,000	289	303	101%	16
Detached	78	\$81,424,721	\$1,043,907	\$980,000	176	178	101%	16
Semi-Detached	12	\$10,221,399	\$851,783	\$843,500	30	19	104%	14
Condo Townhouse	3	\$2,031,500	\$677,167	\$650,000	13	22	106%	26
Condo Apartment	6	\$2,912,501	\$485,417	\$495,000	12	19	103%	12
Link	3	\$2,349,300	\$783,100	\$798,500	3	2	100%	14
Att/Row/Townhouse	18	\$14,532,986	\$807,388	\$832,500	54	60	100%	20
Co-Op Apartment	0				0	0		
Detached Condo	0				1	3		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	360	\$337,481,732	\$937,449	\$881,000	866	102%	19
Detached	215	\$224,548,432	\$1,044,411	\$1,000,000	519	102%	19
Semi-Detached	38	\$32,754,598	\$861,963	\$857,500	70	102%	18
Condo Townhouse	14	\$9,718,400	\$694,171	\$697,500	49	104%	18
Condo Apartment	21	\$11,216,327	\$534,111	\$522,501	45	100%	22
Link	6	\$4,749,300	\$791,550	\$801,750	10	103%	11
Att/Row/Townhouse	65	\$53,769,675	\$827,226	\$822,000	168	101%	17
Co-Op Apartment	0				0		
Detached Condo	1	\$725,000	\$725,000	\$725,000	5	112%	9
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$9,978,494	\$665,233	\$656,494	54	71	98%	28
Detached	15	\$9,978,494	\$665,233	\$656,494	51	67	98%	28
Semi-Detached	0				1	2		
Condo Townhouse	0				2	2		
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 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	39	\$28,422,882	\$728,792	\$695,000	134	98%	29
Detached	38	\$27,832,882	\$732,444	\$697,500	128	98%	30
Semi-Detached	1	\$590,000	\$590,000	\$590,000	3	98%	8
Condo Townhouse	0				3		
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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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	114	\$97,567,829	\$855,858	\$827,500	353	367	102%	16
Detached	83	\$75,512,679	\$909,791	\$850,000	238	236	101%	17
Semi-Detached	1	\$695,000	\$695,000	\$695,000	12	9	116%	6
Condo Townhouse	4	\$2,695,000	\$673,750	\$572,500	21	26	98%	36
Condo Apartment	5	\$2,511,000	\$502,200	\$500,000	30	51	99%	27
Link	9	\$7,417,750	\$824,194	\$810,000	19	9	106%	9
Att/Row/Townhouse	12	\$8,736,400	\$728,033	\$727,000	33	36	104%	11
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	397	\$347,898,567	\$876,319	\$830,000	1,065	101%	19
Detached	276	\$261,233,006	\$946,496	\$875,000	705	101%	18
Semi-Detached	13	\$8,734,075	\$671,852	\$692,000	32	104%	11
Condo Townhouse	12	\$9,200,000	\$766,667	\$665,000	56	99%	27
Condo Apartment	25	\$14,099,250	\$563,970	\$530,000	112	99%	38
Link	25	\$20,117,750	\$804,710	\$810,000	49	106%	10
Att/Row/Townhouse	46	\$34,514,486	\$750,315	\$732,250	111	103%	19
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	204	\$162,501,023	\$796,574	\$780,500	550	641	102%	18
Detached	136	\$118,673,504	\$872,599	\$827,900	370	402	102%	17
Semi-Detached	23	\$15,285,719	\$664,596	\$680,000	47	40	106%	15
Condo Townhouse	11	\$6,561,500	\$596,500	\$620,000	40	63	103%	21
Condo Apartment	12	\$5,729,400	\$477,450	\$414,950	50	77	99%	23
Link	1	\$770,000	\$770,000	\$770,000	1	2	110%	7
Att/Row/Townhouse	20	\$15,040,900	\$752,045	\$767,500	42	57	100%	25
Co-Op Apartment	1	\$440,000	\$440,000	\$440,000	0	0	98%	19
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	711	\$554,731,561	\$780,213	\$762,500	1,810	102%	21
Detached	456	\$387,532,881	\$849,853	\$820,000	1,177	102%	21
Semi-Detached	76	\$51,823,299	\$681,886	\$689,990	135	105%	12
Condo Townhouse	61	\$36,181,400	\$593,138	\$620,000	171	102%	24
Condo Apartment	32	\$14,140,400	\$441,888	\$408,500	149	99%	36
Link	8	\$5,866,500	\$733,313	\$739,500	10	106%	16
Att/Row/Townhouse	77	\$58,747,081	\$762,949	\$772,500	167	101%	28
Co-Op Apartment	1	\$440,000	\$440,000	\$440,000	1	98%	19
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	116	\$117,954,700	\$1,016,851	\$950,000	353	442	100%	19
Detached	62	\$77,285,601	\$1,246,542	\$1,102,500	190	232	100%	18
Semi-Detached	8	\$7,014,100	\$876,763	\$868,500	19	23	108%	10
Condo Townhouse	13	\$8,655,000	\$665,769	\$640,000	43	57	101%	18
Condo Apartment	17	\$10,297,000	\$605,706	\$597,000	60	73	98%	28
Link	1	\$860,000	\$860,000	\$860,000	1	0	98%	15
Att/Row/Townhouse	15	\$13,842,999	\$922,867	\$890,000	40	57	101%	17
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	390	\$378,470,831	\$970,438	\$893,500	1,130	101%	21
Detached	185	\$226,634,144	\$1,225,049	\$1,159,000	562	101%	19
Semi-Detached	31	\$27,522,100	\$887,810	\$885,100	68	102%	14
Condo Townhouse	56	\$38,577,338	\$688,881	\$662,944	145	100%	29
Condo Apartment	66	\$39,210,800	\$594,103	\$562,500	193	99%	26
Link	2	\$1,910,000	\$955,000	\$955,000	2	99%	12
Att/Row/Townhouse	50	\$44,616,449	\$892,329	\$875,050	160	101%	20
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	27	\$28,646,788	\$1,060,992	\$988,000	56	85	98%	39
Detached	23	\$25,482,788	\$1,107,947	\$1,065,000	54	82	98%	37
Semi-Detached	2	\$1,514,000	\$757,000	\$757,000	2	1	108%	5
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	2	\$1,650,000	\$825,000	\$825,000	0	2	100%	89
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	66	\$70,810,788	\$1,072,891	\$989,000	193	98%	38
Detached	56	\$63,041,788	\$1,125,746	\$1,066,500	175	97%	41
Semi-Detached	5	\$3,789,000	\$757,800	\$750,000	7	103%	5
Condo Townhouse	0				0		
Condo Apartment	2	\$1,530,000	\$765,000	\$765,000	2	105%	7
Link	0				0		
Att/Row/Townhouse	3	\$2,450,000	\$816,667	\$800,000	9	100%	61
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	25	\$33,026,500	\$1,321,060	\$1,205,000	77	103	97%	37
Detached	17	\$24,267,500	\$1,427,500	\$1,300,000	57	82	97%	26
Semi-Detached	0				2	3		
Condo Townhouse	1	\$900,000	\$900,000	\$900,000	3	2	97%	63
Condo Apartment	1	\$699,000	\$699,000	\$699,000	4	5	96%	34
Link	0				0	0		
Att/Row/Townhouse	6	\$7,160,000	\$1,193,333	\$1,187,500	11	11	97%	66
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	76	\$95,984,900	\$1,262,959	\$1,137,000	219	97%	28
Detached	53	\$73,783,400	\$1,392,140	\$1,260,000	163	97%	24
Semi-Detached	2	\$1,828,000	\$914,000	\$914,000	9	98%	30
Condo Townhouse	4	\$3,242,000	\$810,500	\$892,500	8	99%	37
Condo Apartment	3	\$1,901,000	\$633,667	\$699,000	7	96%	44
Link	1	\$830,000	\$830,000	\$830,000	1	104%	1
Att/Row/Townhouse	13	\$14,400,500	\$1,107,731	\$990,000	31	98%	42
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	148	\$139,333,390	\$941,442	\$891,000	403	433	102%	18
Detached	88	\$93,656,910	\$1,064,283	\$997,500	279	286	101%	15
Semi-Detached	5	\$4,628,000	\$925,600	\$901,000	8	10	105%	16
Condo Townhouse	13	\$8,291,500	\$637,808	\$635,000	22	18	102%	14
Condo Apartment	7	\$4,052,000	\$578,857	\$537,000	17	33	100%	32
Link	3	\$2,608,000	\$869,333	\$860,000	7	8	104%	10
Att/Row/Townhouse	32	\$26,096,980	\$815,531	\$802,500	70	78	103%	24
Co-Op Apartment	0				0	0		
Detached Condo	0				0	0		
Co-Ownership Apartment	0				0	0		

Year-to-Date 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Avg. SPLP	Avg. LDOM
All Home Types	456	\$451,141,417	\$989,345	\$920,000	1,202	101%	21
Detached	271	\$307,795,817	\$1,135,778	\$1,090,000	742	100%	18
Semi-Detached	19	\$17,352,500	\$913,289	\$925,000	49	103%	18
Condo Townhouse	40	\$26,857,100	\$671,428	\$672,000	78	101%	26
Condo Apartment	23	\$13,640,900	\$593,083	\$590,000	70	99%	25
Link	6	\$5,229,000	\$871,500	\$867,000	18	103%	7
Att/Row/Townhouse	97	\$80,266,100	\$827,486	\$824,000	245	102%	25
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

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2025 Durham Region Statistics		
Month	Sales	Avg. Price (\$)
January	489	\$896,611
February	555	\$897,759
March	671	\$911,396
April	769	\$913,500
May		
June		
July		
August		
September		
October		
November		
December		
YTD	2,495	\$907,793

10-Year Historical Statistics		
Year	Sales	Avg. Price (\$)
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
2024	9,012	\$922,161

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).

