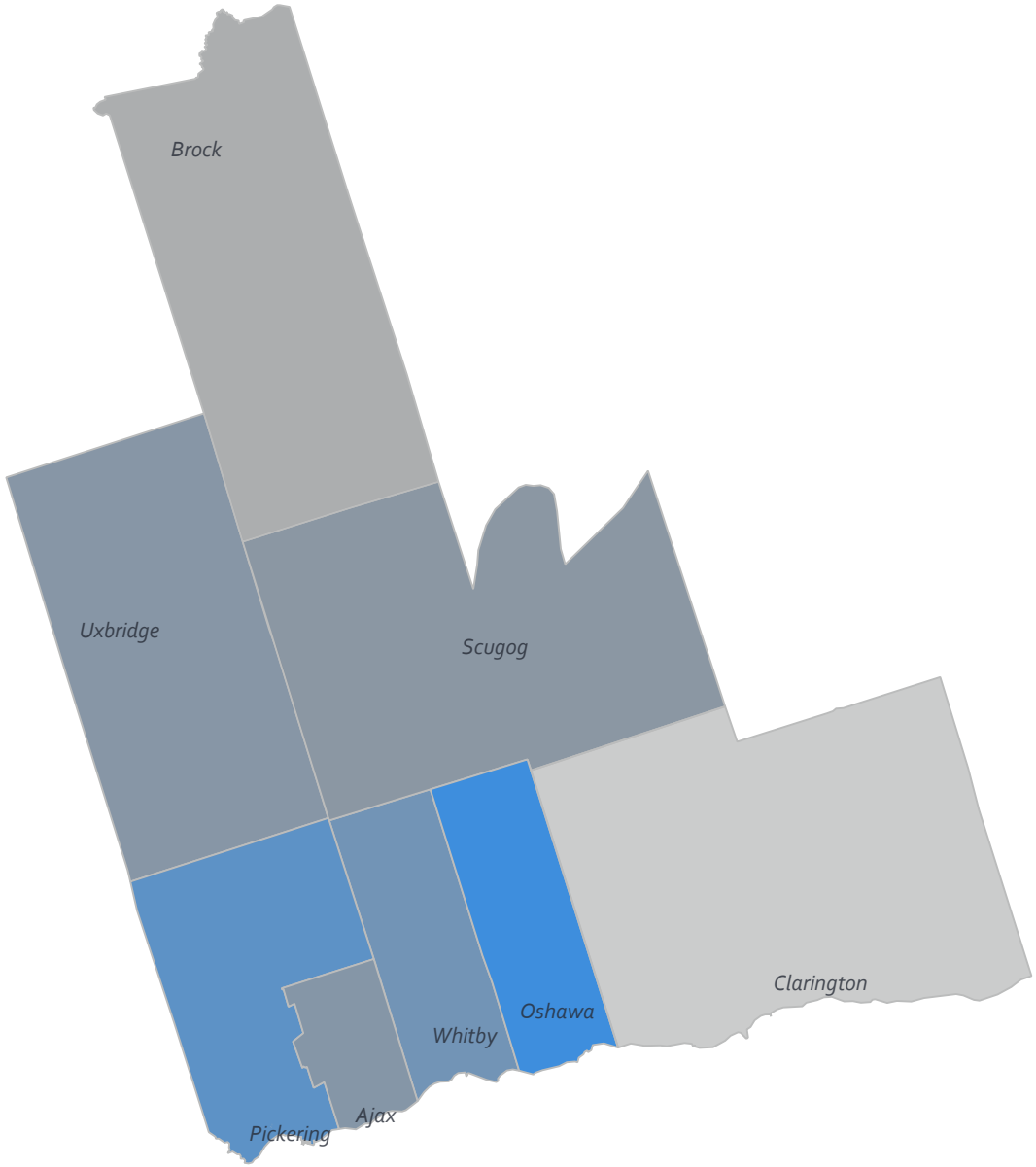
REGIONAL HOUSING MARKET REPORT

CLAR
Central Lakes Association of REALTORS®

DURHAM – December 2024



© 2025 Mapbox © OpenStreetMap

Central lakes Association of REALTORS® Report
December Housing Statistics

Economic Indicators

Real GDP Growth [1]
Q3 2024 ▼ 1.0%

Inflation (Yr./Yr. CPI Growth) [2]
November 2024 ▼ 1.9%

Bank of Canada Overnight Rate [3]
December 2024 ▼ 3.3%

Prime Rate [4]
December 2024 ▼ 5.5%

Mortgage Rates (Oct 2024)
Chartered Bank Fixed Rates

1 year	7.24%
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 Basment
Parking	Finished Basement
Inlaw Suite	Loft
Basement Suite	Workshop

January 7, 2024 – The Central Lakes Association of REALTORS® (CLAR) President Vicki Sweeney, reported the latest real estate statistics for CLAR's regional area.

"As is typical for the holiday season, we observed a decrease in the number of sales across all our regions compared to the previous month," said CLAR President Vicki Sweeney. "However, both new and active listings saw month-over-month increases in all areas. With the interest rate cuts implemented in the latter half of the year and the introduction of new mortgage rules in Canada, we're beginning to see more individuals enter the market."

In Durham Region, 404 sales were reported in December 2024, with an average price of $930,207. While this represents an 8% increase in average price compared to December 2023, the number of sales decreased by 13% from 464 sales in the same period last year.

Hastings County recorded an average price of $503,154 with 64 sales in December 2024. Both the average price and the number of sales declined compared to December 2023, which saw 95 sales and an average price of $521,903. However, active listings in Hastings County surged by 93% year-over-year.

Kawartha Lakes experienced a significant 67% increase in the number of sales, rising from 40 in December 2023 to 67 in December 2024. Despite this increase, the average price decreased from $739,395 to $668,358 during the same timeframe.

Northumberland County reported 68 sales in December 2024, marking a 33% increase from 51 sales in December 2023. The average price also rose by 5%, climbing from $680,374 to $712,432 over the same period.

Peterborough saw modest growth in sales, with the number rising from 80 in December 2023 to 85 in December 2024. The average price increased by 11%, from $602,630 to $671,214 over the same period.

Prince Edward County reported an 8.2% increase in average price, from $675,773 in December 2023 to $731,634 in December 2024. The number of sales remained relatively stable, decreasing slightly from 21 to 20.

Reflecting on the past year, CLAR Chief Executive Officer Wendy Giroux shared her thoughts on the Association's progress and the opportunities ahead. "This past year has been transformative for our Association, characterized by growth, collaboration, and a renewed focus on supporting our members and their communities. As we enter 2025, we remain committed to fostering excellence in real estate and driving positive change in the industry. Wishing everyone a successful and prosperous New Year!"

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	$930,207	$1,051,746	$740,703	$662,276	$518,878	$788,625	$815,306
Ajax	$915,709	$1,067,224	$804,900	$729,167	$509,375	--	$893,500
Brock	$832,833	$832,833	--	--	--	--	--
Clarington	$889,461	$971,257	$795,000	--	$496,633	$820,500	$735,000
Oshawa	$769,082	$856,338	$660,625	$627,900	$402,500	$642,500	$703,500
Pickering	$984,991	$1,185,855	$812,750	$666,554	$576,700	--	$863,000
Scugog	$946,643	$946,643	--	--	--	--	--
Uxbridge	$1,186,833	$1,347,500	--	$505,000	$435,000	--	$1,020,000
Whitby	$1,107,785	$1,238,693	$868,002	$682,667	$759,950	$871,000	$831,181

CLAR
Central Lakes Association of REALTORS®

Housing Statistics for Durham Region - December 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	486	1,242	18,769	16,419	14%	404	9,012	8,473	6%	$375,803,805	$8,310,516,520	$7,930,950,660	5%	$930,207	$922,161	$936,026	-1%	$855,000	$860,000	3.1	83.1%	30	100%
Ajax	65	133	2,382	2,191	9%	53	1,193	1,161	3%	$48,532,599	$1,151,936,238	$1,159,169,894	-1%	$915,709	$965,579	$998,424	-3%	$872,000	$924,000	2.5	81.5%	31	100%
Brock	5	44	376	393	-4%	6	148	173	-14%	$4,997,000	$111,332,200	$133,198,150	-16%	$832,833	$752,245	$769,932	-2%	$621,000	$700,000	7.3	120.0%	43	96%
Clarington	52	176	3,099	2,734	13%	42	1,579	1,491	6%	$37,357,355	$1,362,605,151	$1,313,836,272	4%	$889,461	$862,954	$881,178	-2%	$822,500	$820,000	4.2	80.8%	29	100%
Oshawa	181	363	5,163	4,704	10%	122	2,446	2,376	3%	$93,828,000	$1,943,008,371	$1,916,492,663	1%	$769,082	$794,362	$806,605	-2%	$728,750	$765,000	3.0	67.4%	28	100%
Pickering	81	206	2,990	2,318	29%	68	1,339	1,168	15%	$66,979,390	$1,327,135,615	$1,179,397,190	13%	$984,991	$991,139	$1,009,758	-2%	$936,750	$930,000	3.0	84.0%	32	99%
Scugog	14	49	622	526	18%	14	291	270	8%	$13,253,000	$300,822,587	$270,522,439	11%	$946,643	$1,033,755	$1,001,935	3%	$900,000	$950,000	3.5	100.0%	37	97%
Uxbridge	7	57	549	502	9%	15	244	246	-1%	$17,802,500	$305,288,713	$315,183,888	-3%	$1,186,833	$1,251,183	$1,281,235	-2%	$1,090,000	$1,033,500	3.8	214.3%	53	96%
Whitby	81	214	3,588	3,002	20%	84	1,772	1,588	12%	$93,053,961	$1,808,387,646	$1,643,150,164	10%	$1,107,785	$1,020,535	$1,034,729	-1%	$987,500	$950,000	2.5	103.7%	24	100%

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)

DURHAM REGION

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**404**	**$375,803,805**	**$930,207**	**$855,000**	**486**	**1,242**	**100%**	**30**
Detached	255	$268,195,222	$1,051,746	$995,000	294	746	99%	30
Semi-Detached	32	$23,702,506	$740,703	$732,500	31	61	101%	20
Condo Townhouse	29	$19,205,990	$662,276	$653,000	43	92	100%	38
Condo Apartment	23	$11,934,200	$518,878	$510,000	41	145	98%	32
Link	4	$3,154,500	$788,625	$820,500	2	3	102%	13
Att/Row/Townhouse	60	$48,918,387	$815,306	$811,000	74	194	101%	32
Co-Op Apartment	0				0	0		
Detached Condo	1	$693,000	$693,000	$693,000	1	1	95%	30
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	**9,012**	**$8,310,516,520**	**$922,161**	**$860,000**	**18,769**	**102%**	**20**
Detached	5,784	$5,939,115,823	$1,026,818	$965,000	11,854	101%	19
Semi-Detached	560	$439,570,646	$784,948	$760,000	1,006	105%	16
Condo Townhouse	636	$421,546,861	$662,810	$660,000	1,465	101%	25
Condo Apartment	593	$325,888,153	$549,558	$530,000	1,304	99%	29
Link	98	$78,347,589	$799,465	$785,500	153	104%	15
Att/Row/Townhouse	1,335	$1,101,956,447	$825,436	$820,000	2,979	103%	19
Co-Op Apartment	0				0		
Detached Condo	6	$4,091,000	$681,833	$686,500	8	100%	25
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Ajax

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**53**	**$48,532,599**	**$915,709**	**$872,000**	**65**	**133**	**100%**	**31**
Detached	25	$26,680,600	$1,067,224	$1,085,000	34	76	99%	35
Semi-Detached	5	$4,024,500	$804,900	$803,500	6	16	99%	16
Condo Townhouse	6	$4,375,000	$729,167	$732,500	5	4	105%	14
Condo Apartment	4	$2,037,500	$509,375	$501,250	6	12	97%	35
Link	0				0	0		
Att/Row/Townhouse	12	$10,721,999	$893,500	$839,500	13	24	101%	38
Co-Op Apartment	0				0	0		
Detached Condo	1	$693,000	$693,000	$693,000	1	1	95%	30
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	**1,193**	**$1,151,936,238**	**$965,579**	**$924,000**	**2,382**	**102%**	**19**
Detached	726	$776,723,305	$1,069,867	$1,050,000	1,379	102%	18
Semi-Detached	84	$72,475,798	$862,807	$860,000	178	105%	14
Condo Townhouse	77	$55,778,248	$724,393	$729,500	158	102%	24
Condo Apartment	48	$27,062,400	$563,800	$532,500	110	98%	27
Link	8	$6,867,000	$858,375	$860,000	13	103%	11
Att/Row/Townhouse	244	$208,938,487	$856,305	$841,245	536	103%	21
Co-Op Apartment	0				0		
Detached Condo	6	$4,091,000	$681,833	$686,500	8	100%	25
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Brock

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**6**	**$4,997,000**	**$832,833**	**$621,000**	**5**	**44**	**96%**	**43**
Detached	6	$4,997,000	$832,833	$621,000	5	43	96%	43
Semi-Detached	0				0	0		
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	**148**	**$111,332,200**	**$752,245**	**$700,000**	**376**	**97%**	**36**
Detached	140	$106,388,200	$759,916	$717,500	361	97%	36
Semi-Detached	1	$625,000	$625,000	$625,000	5	98%	42
Condo Townhouse	5	$3,074,000	$614,800	$645,000	8	97%	40
Condo Apartment	0				0		
Link	0				0		
Att/Row/Townhouse	2	$1,245,000	$622,500	$622,500	2	101%	8
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Clarington

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**42**	**$37,357,355**	**$889,461**	**$822,500**	**52**	**176**	**100%**	**29**
Detached	29	$28,166,455	$971,257	$945,000	35	115	99%	29
Semi-Detached	3	$2,385,000	$795,000	$790,000	0	2	98%	26
Condo Townhouse	0				4	7		
Condo Apartment	3	$1,489,900	$496,633	$499,900	3	25	99%	36
Link	2	$1,641,000	$820,500	$820,500	1	1	106%	18
Att/Row/Townhouse	5	$3,675,000	$735,000	$720,000	9	26	104%	27
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	**1,579**	**$1,362,605,151**	**$862,954**	**$820,000**	**3,099**	**103%**	**18**
Detached	1,097	$1,027,758,445	$936,881	$875,000	2,172	102%	18
Semi-Detached	51	$37,419,591	$733,717	$735,000	83	106%	13
Condo Townhouse	52	$33,186,380	$638,200	$639,500	110	100%	26
Condo Apartment	108	$58,793,825	$544,387	$523,250	252	99%	30
Link	54	$42,030,990	$778,352	$777,500	74	105%	15
Att/Row/Townhouse	217	$163,415,920	$753,069	$745,000	408	105%	16
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Oshawa

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**122**	**$93,828,000**	**$769,082**	**$728,750**	**181**	**363**	**100%**	**28**
Detached	74	$63,369,000	$856,338	$805,500	114	207	100%	23
Semi-Detached	16	$10,570,000	$660,625	$670,250	15	19	103%	19
Condo Townhouse	10	$6,279,000	$627,900	$644,000	15	37	98%	56
Condo Apartment	6	$2,415,000	$402,500	$412,500	15	44	97%	43
Link	1	$642,500	$642,500	$642,500	1	1	99%	7
Att/Row/Townhouse	15	$10,552,500	$703,500	$705,000	21	55	99%	37
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	**2,446**	**$1,943,008,371**	**$794,362**	**$765,000**	**5,163**	**103%**	**19**
Detached	1,567	$1,376,896,095	$878,683	$835,000	3,297	103%	17
Semi-Detached	240	$163,635,636	$681,815	$684,750	385	106%	16
Condo Townhouse	221	$132,399,054	$599,091	$602,000	525	101%	25
Condo Apartment	154	$68,588,417	$445,379	$439,000	343	98%	35
Link	15	$11,001,999	$733,467	$747,000	24	104%	11
Att/Row/Townhouse	249	$190,487,170	$765,009	$775,000	589	102%	22
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Pickering

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**68**	**$66,979,390**	**$984,991**	**$936,750**	**81**	**206**	**99%**	**32**
Detached	38	$45,062,500	$1,185,855	$1,165,000	36	93	99%	33
Semi-Detached	4	$3,251,000	$812,750	$811,500	6	11	99%	26
Condo Townhouse	9	$5,998,990	$666,554	$649,990	15	32	99%	32
Condo Apartment	7	$4,036,900	$576,700	$552,000	13	36	98%	21
Link	0				0	0		
Att/Row/Townhouse	10	$8,630,000	$863,000	$866,000	11	34	101%	40
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	**1,339**	**$1,327,135,615**	**$991,139**	**$930,000**	**2,990**	**101%**	**22**
Detached	642	$797,505,218	$1,242,220	$1,190,000	1,399	101%	19
Semi-Detached	98	$89,539,505	$913,668	$899,500	171	103%	16
Condo Townhouse	201	$141,305,079	$703,010	$690,000	499	100%	26
Condo Apartment	191	$114,428,611	$599,103	$569,000	399	100%	25
Link	1	$939,000	$939,000	$939,000	5	99%	11
Att/Row/Townhouse	206	$183,418,201	$890,380	$890,000	517	102%	24
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Scugog

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**14**	**$13,253,000**	**$946,643**	**$900,000**	**14**	**49**	**97%**	**37**
Detached	14	$13,253,000	$946,643	$900,000	12	46	97%	37
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				2	3		
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	**291**	**$300,822,587**	**$1,033,755**	**$950,000**	**622**	**98%**	**27**
Detached	280	$291,996,587	$1,042,845	$958,516	594	98%	28
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	2	$1,835,000	$917,500	$917,500	5	94%	6
Att/Row/Townhouse	5	$4,055,000	$811,000	$820,000	19	103%	23
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Uxbridge

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**15**	**$17,802,500**	**$1,186,833**	**$1,090,000**	**7**	**57**	**96%**	**53**
Detached	11	$14,822,500	$1,347,500	$1,380,000	6	42	96%	60
Semi-Detached	0				0	4		
Condo Townhouse	1	$505,000	$505,000	$505,000	0	0	99%	31
Condo Apartment	1	$435,000	$435,000	$435,000	0	2	93%	28
Link	0				0	0		
Att/Row/Townhouse	2	$2,040,000	$1,020,000	$1,020,000	1	9	98%	39
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	**244**	**$305,288,713**	**$1,251,183**	**$1,033,500**	**549**	**97%**	**35**
Detached	183	$256,201,713	$1,400,009	$1,267,500	400	96%	37
Semi-Detached	10	$8,916,800	$891,680	$917,000	22	104%	21
Condo Townhouse	17	$12,023,900	$707,288	$725,000	21	98%	44
Condo Apartment	13	$7,801,400	$600,108	$515,000	26	99%	42
Link	1	$860,000	$860,000	$860,000	1	108%	6
Att/Row/Townhouse	20	$19,484,900	$974,245	$954,000	79	103%	20
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

Whitby

CLAR
Central Lakes Association of REALTORS®

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	**84**	**$93,053,961**	**$1,107,785**	**$987,500**	**81**	**214**	**100%**	**24**
Detached	58	$71,844,167	$1,238,693	$1,145,000	52	124	100%	26
Semi-Detached	4	$3,472,006	$868,002	$858,503	4	9	99%	16
Condo Townhouse	3	$2,048,000	$682,667	$625,000	4	11	98%	45
Condo Apartment	2	$1,519,900	$759,950	$759,950	4	26	101%	26
Link	1	$871,000	$871,000	$871,000	0	1	96%	10
Att/Row/Townhouse	16	$13,298,888	$831,181	$841,250	17	43	104%	19
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	**1,772**	**$1,808,387,646**	**$1,020,535**	**$950,000**	**3,588**	**102%**	**17**
Detached	1,149	$1,305,646,261	$1,136,333	$1,061,000	2,252	101%	17
Semi-Detached	73	$64,862,316	$888,525	$895,420	159	103%	21
Condo Townhouse	62	$42,940,200	$692,584	$695,000	143	103%	19
Condo Apartment	79	$49,213,500	$622,956	$611,000	174	99%	23
Link	17	$14,813,600	$871,388	$900,100	31	106%	20
Att/Row/Townhouse	392	$330,911,769	$844,163	$836,550	829	104%	15
Co-Op Apartment	0				0		
Detached Condo	0				0		
Co-Ownership Apartment	0				0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the TRREB MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the TRREB MLS® System between the first and last day of the month/period being reported.
6. Past monthly and year-to-date figures are revised on a monthly basis.

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	877	956,428
July	779	915,636
August	709	907,997
September	672	894,499
October	888	888,914
November	739	904,226
December	404	930,207
YTD	9,066	920,558

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).