

# DURHAM ONTARIO



**SELLER'S MARKET**

## 2021 MARKET OUTLOOK:

**ESTIMATED AVERAGE RESIDENTIAL  
SALES PRICE IN 2021:**

**↑ 3%**

2020 (Jan-Oct): **\$696,351**  
2021 (Forecast): **\$717,241**

- An expected influx of immigration, continued work-from-home mandates, and the growing infrastructure of the region are expected to be some of the most prominent factors impacting average sale price in 2021.
- A balanced market is anticipated for 2021.
- Days on market are expected to increase if inventory grows as expected.

**DRIVING  
DEMAND**



Move-over homebuyers

**POPULAR  
PROPERTY**



Two-storey detached & townhomes

**HOTTEST  
NEIGHBOURHOODS**



- Oshawa
- Clarington
- Whitby

## 2020 MARKET OVERVIEW:

**AVERAGE RESIDENTIAL  
SALES PRICE:**

**↑ 14%**

2019 (full year): **\$611,342**  
2020 (Jan-Oct): **\$696,351**

- Demand is currently outpacing supply, which has had an impact on average home prices across the region.
- There is currently 1.1 months of housing supply available.
- An influx of buyers from outside the region was a prominent trend of 2020, with most seeking larger properties, more space.

**ENTRY-LEVEL MARKET**



**Typical Buyer:** Young couple  
**Typical Property:** Townhome  
**Average Price:** \$600K

**LUXURY MARKET**



**Typical Buyer:** Family  
**Starting Price:** \$1.5M

**CONDO MARKET**



**Typical Buyer:** Retiree/Downsizer  
**Average Price in 2020:** \$422,919

RE/MAX 2021 Canadian Housing Market Outlook

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\*Source: Historical values are sourced from CREA or Local Board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.