

Building Permit Activity in Durham – January to December

Table 1
Total value of building permits by area municipality (\$ millions)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	\$236.6	14.5	\$245.5	12.5	3.8
Brock	\$16.2	1.0	\$71.1	3.6	340.2
Clarington	\$340.5	20.9	\$378.1	19.3	11.0
Oshawa	\$455.0	27.9	\$614.3	31.3	35.0
Pickering	\$206.1	12.6	\$283.3	14.5	37.5
Scugog	\$18.0	1.1	\$30.6	1.6	69.8
Uxbridge	\$78.2	4.8	\$38.8	2.0	-50.4
Whitby	\$279.1	17.1	\$299.0	15.2	7.1
Total	\$1,629.6	100%	\$1,960.7	100%	20.3%

Table 2
Total value of building permits by type (\$ millions)

Permit type	2016	2016 %	2017	2017 %	% change
Residential	\$1,268.1	77.8	\$1,378.1	70.3	8.7
Non-Residential	\$361.6	22.2	\$582.6	29.7	61.1

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 3
Value of residential permits by area municipality (\$ millions)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	\$188.6	14.9	\$149.7	10.9	-20.6
Brock	\$10.0	0.8	\$65.4	4.7	552.9
Clarington	\$319.5	25.2	\$329.4	23.9	3.1
Oshawa	\$332.3	26.2	\$483.6	35.1	45.5
Pickering	\$170.8	13.5	\$189.0	13.7	10.6
Scugog	\$13.2	1.0	\$28.0	2.0	112.5
Uxbridge	\$53.1	4.2	\$23.6	1.7	-55.6
Whitby	\$180.6	14.2	\$109.4	7.9	-39.4
Total	\$1,268.1	100%	\$1,378.1	100%	8.7%

Table 4
Total value of residential permits by construction type (\$ millions)

Construction type	2016	2016 %	2017	2017 %	% change
New residential units	\$1,184.6	93.4	\$1,254.1	91.0	5.9
Renovations, additions and improvements	\$83.5	6.6	\$123.9	9.0	48.4

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 5
Permits issued for new residential units by unit type (# of units)

Unit type	2016	2016 %	2017	2017 %	% change
Single	1,689	43.9	1,538	34.4	-8.9
Semi	92	2.4	161	3.6	75.0
Town	970	25.2	1,625	36.4	67.5
Apartment	1,094	28.5	1,144	25.6	4.6
Total	3,845	100%	4,468	100%	16.2%

Table 6
Permits issued for new residential units by area municipality (# of units)

Municipality	2016 #	2016 %	2017 #	2017 %	% change
Ajax	805	20.9	438	9.8	-45.6
Brock	14	0.4	132	3.0	842.9
Clarington	994	25.9	976	21.8	-1.8
Oshawa	903	23.5	1,736	38.9	92.2
Pickering	347	9.0	540	12.1	55.6
Scugog	21	0.5	48	1.1	128.6
Uxbridge	93	2.4	27	0.6	-71.0
Whitby	668	17.4	571	12.8	-14.5
Total	3,845	100%	4,468	100%	16.2%

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 7
Permits issued for new residential units by urban/rural area (# of units)

Area	2016	2016 %	2017	2017 %	% change
Urban	3,704	96.3	3,751	84.0	1.3
Rural	141	3.7	717	16.0	408.5
Total	3,845	100%	4,468	100%	16.2%

Table 8
Value of non-residential building permits by sector (\$ millions)

Sector	2016	2016 %	2017	2017 %	% change
Commercial	\$145.8	40.3	\$162.6	27.9	11.5
Industrial	\$42.9	11.9	\$84.6	14.5	97.3
Agricultural	\$10.5	2.9	\$12.4	2.1	18.1
Institutional	\$134.6	37.2	\$140.3	24.1	4.2
Governmental	\$27.8	7.7	\$182.7	31.4	558.4
Total	\$361.6	100%	\$582.6	100%	61.1%

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 9
Value of non-residential building permits by area municipality (\$ millions)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	\$48.0	13.3	\$95.7	16.4	99.6
Brock	\$6.1	1.7	\$5.7	1.0	-6.7
Clarington	\$21.0	5.8	\$48.7	8.4	131.7
Oshawa	\$122.7	33.9	\$130.8	22.4	6.6
Pickering	\$35.2	9.7	\$94.3	16.2	167.7
Scugog	\$4.8	1.3	\$2.6	0.4	-46.4
Uxbridge	\$25.2	7.0	\$15.2	2.6	-39.6
Whitby	\$98.5	27.2	\$189.5	32.5	92.4
Total	\$361.6	100%	\$582.6	100%	61.1%

Table 10
Non-residential floor space by sector (thousand sq. ft.)

Sector	2016	2016 %	2017	2017 %	% change
Commercial	405.8	21.2	526.2	21.2	29.7
Industrial	451.2	23.6	710.6	28.6	57.5
Agricultural	435.7	22.8	618.6	24.9	42.0
Institutional	534.0	27.9	490.2	19.7	-8.2
Governmental	85.5	4.5	142.0	5.7	66.1
Total	1,912.2	100%	2,487.7	100%	30.1%

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 11
Non-residential floor space by municipality (thousand sq. ft.)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	246.7	12.9	362.1	14.6	46.8
Brock	111.3	5.8	174.2	7.0	56.5
Clarington	262.2	13.7	401.1	16.1	53.0
Oshawa	281.2	14.7	304.1	12.2	8.1
Pickering	96.3	5.0	298.7	12.0	210.2
Scugog	131.2	6.9	106.3	4.3	-19.0
Uxbridge	233.7	12.2	329.3	13.2	40.9
Whitby	549.6	28.7	512.0	20.6	-6.9
Total	1,912.2	100%	2,487.7	100%	30.1%

Note: All figures rounded

Source: Durham Region Planning Division Building Permit Summaries

Table 12
Total value of building permits issued (\$ millions)

Municipality	2016	2017	% change	2016 %	2017 %
GTHA	19,404.5	100.0	22,017.9	100.0	13.5
Durham	1,629.6	8.4	1,960.7	8.9	20.3
Halton	2,142.7	11.0	3,052.4	13.9	42.5
Peel	3,495.2	18.0	2,838.7	12.9	-18.8
Toronto	7,255.7	37.4	8,835.4	40.1	21.8
York	3,825.1	19.7	3,966.5	18.0	3.7
Hamilton	1,056.2	5.4	1,364.1	6.2	29.2

Table 13
Total value of residential building permits issued (\$ millions)

Municipality	2016	2017	% change	2016 %	2017 %
GTHA	13,507.8	100.0	13,035.3	100.0	-3.5
Durham	1,268.1	9.4	1,378.1	10.6	8.7
Halton	1,310.2	9.7	2,242.0	17.2	71.1
Peel	2,404.9	17.8	1,650.9	12.7	-31.4
Toronto	4,090.3	30.3	4,437.6	34.0	8.5
York	3,694.6	27.4	2,522.9	19.4	-31.7
Hamilton	739.7	5.5	803.8	6.2	8.7

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 14
New residential units in the Greater Toronto and Hamilton Area (GTHA)
by type (# of units)

Municipality	Type	2016	2017	% change	2016 %	2017 %
GTHA	Total	41,378	100.0	38,572	100.0	-6.8
GTHA	Single	12,056	29.1	9,614	24.9	-20.3
GTHA	Semi	1,132	2.7	1,187	3.1	4.9
GTHA	Town	7,858	19.0	9,321	24.2	18.6
GTHA	Apartment	20,332	49.1	18,450	47.8	-9.3
Durham	Total	3,845	9.3	4,468	11.6	16.2
Durham	Single	1,689	14.0	1,538	16.0	-8.9
Durham	Semi	92	8.1	161	13.6	75.0
Durham	Town	970	12.3	1,625	17.4	67.5
Durham	Apartment	1,094	5.4	1,144	6.2	4.6
Halton	Total	3,961	9.6	5,948	15.4	50.2
Halton	Single	1,120	9.3	2,032	21.1	81.4
Halton	Semi	190	16.8	252	21.2	32.6
Halton	Town	800	10.2	1,849	19.8	131.1
Halton	Apartment	1,851	9.1	1,815	9.8	-1.9

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Municipality	Type	2016	2017	% change	2016 %	2017 %
Peel	Total	6,786	16.4	4,715	12.2	-30.5
Peel	Single	2,731	22.7	1,609	16.7	-41.1
Peel	Semi	332	29.3	294	24.8	-11.4
Peel	Town	1,453	18.5	849	9.1	-41.6
Peel	Apartment	2,270	11.2	1,963	10.6	-13.5
Toronto	Total	13,571	32.8	15,091	39.1	11.2
Toronto	Single	1,317	10.9	1,283	13.3	-2.6
Toronto	Semi	78	6.9	111	9.4	42.3
Toronto	Town	1,038	13.2	1,896	20.3	82.7
Toronto	Apartment	11,138	54.8	11,801	64.0	6.0
York	Total	10,926	26.4	5,934	15.4	-45.7
York	Single	4,259	35.3	2,590	26.9	-39.2
York	Semi	338	29.9	230	19.4	-32.0
York	Town	2,598	33.1	2,112	22.7	-18.7
York	Apartment	3,731	18.4	1,002	5.4	-73.1
Hamilton	Total	2,289	5.5	2,416	6.3	5.5
Hamilton	Single	940	7.8	562	5.8	-40.2
Hamilton	Semi	102	0.8	139	11.7	36.3
Hamilton	Town	999	8.3	990	10.6	-0.9
Hamilton	Apartment	248	2.1	725	3.9	192.3

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 15
Total value of non-residential building permits issued (\$ millions)

Municipality	2016	2016%	2017	2017 %	% change
GTHA	6,719.5	100.0	8,982.6	100.0	33.7
Durham	361.6	5.4	582.6	6.5	61.1
Halton	832.5	12.4	810.4	9.0	-2.7
Peel	1,090.3	16.2	1,187.9	13.2	8.9
Toronto	3,165.3	47.1	4,397.8	49.0	38.9
York	953.3	14.2	1,443.6	16.1	51.4
Hamilton	316.5	4.7%	560.4	6.2%	77.1%

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 16
Housing supply (# of units)

Key Indicator	2016	2017	% change
Total Supply*	5,083	5,314	4.5
Starts	3,111	4,550	46.3
Completions	2,405	3,494	45.3
Absorbed **	1,550	2,926	88.8

Table 17
Total supply by unit type (# of units)

By unit type	2016	2016 %	2017	2017 %	% change
Single	1,737	34.2	1,767	33.3	1.7
Semi	76	1.5	126	2.4	65.8
Row/Town	1,173	23.1	1,421	26.7	21.1
Apartment	2,097	41.3	2,000	37.6	-4.6
Total Supply	5,083	100%	5,314	100%	4.5%

* Total supply refers to the total number of unoccupied units within the Region that are not legally owned.

** An absorbed unit is a housing unit that has been sold and completed. Housing absorptions are a leading indicator, reflecting housing market demand.

Table 18
Total supply by area municipality (# of units)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	773	15.2	585	11.0	-24.3
Brock	81	1.6	160	3.0	97.5
Clarington	1,207	23.7	1,232	23.2	2.1
Oshawa	1,551	30.5	1,789	33.7	15.3
Pickering	494	9.7	797	15.0	61.3
Scugog	38	0.7	55	1.0	44.7
Uxbridge	151	3.0	81	1.5	-46.4
Whitby	788	15.5	615	11.6	-22.0
Total	5,083	100%	5,314	100%	4.5%

Table 19
Absorptions by unit type (# of units)

By unit type	2016	2016 %	2017	2017 %	% change
Single	1,132	73.0	1,474	50.4	30.2
Semi	32	2.1	96	3.3	200.0
Row/Town	295	19.0	840	28.7	184.7
Apartment	91	5.9	516	17.6	467.0
Total Supply	1,550	100%	2,926	100%	88.8

Table 20
Absorptions by area municipality (# of units)

Municipality	2016	2016 %	2017	2017 %	% change
Ajax	154	9.9	377	12.9	144.8
Brock	8	0.5	52	1.8	550.0
Clarington	481	31.0	652	22.3	35.6
Oshawa	535	34.5	658	22.5	23.0
Pickering	123	7.9	474	16.2	285.4
Scugog	14	0.9	11	0.4	-21.4
Uxbridge	43	2.8	99	3.4	130.2
Whitby	192	12.4	603	20.6	214.1
Total	1,550	100%	2,926	100%	88.8%

Source: Canada Mortgage & Housing Corporation (CMHC),
Local Housing Market Tables, 2016/17

Table 21
Average interest rates (%)

Conventional Mortgage Rates	2016	2017	% change
1 Year Term	3.15	3.16	0.2
3 Year Term	3.46	3.49	0.7
5 Year Term	4.76	4.78	0.4
Bank Rate (%):	0.93	0.96	2.8

Sources: Bank of Canada website: <http://www.bankofcanada.ca/rates/>
CMHC, Housing Now - Greater Toronto Area, June 2016/17
Toronto Real Estate Board - Market Watch, January - June 2016/17

Table 22
Average cost of a new single detached dwelling

Municipality	2016	2017	% change
Ajax	\$633,762	\$672,956	6.2
Brock *	--	--	--
Clarington	\$517,743	\$536,039	3.5
Oshawa	\$508,941	\$585,041	15.0
Pickering	\$689,383	\$851,520	23.5
Scugog *	--	--	--
Uxbridge	\$477,943	\$422,906	-11.5
Whitby	\$604,549	\$793,000	31.2
Durham Region	\$548,268	\$626,256	14.2
City of Toronto	\$1,976,205	\$1,846,322	-6.6
York Region	\$1,058,989	\$1,255,448	18.6
Peel Region	\$745,457	\$728,633	-2.3
Halton Region	\$976,877	\$1,282,893	31.3
Hamilton	\$552,712	\$622,853	12.7%

* Data can be suppressed where sales are relatively low due to privacy concerns.

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning

Table 23
Resale housing market in Durham

Key Indicator	2016	2017	% change
Number of Sales	12,654	11,136	-12.0
Number of New Listings	15,623	21,160	35.4
Average Price (all dwelling types)	\$533,828	\$628,005	17.6%

Note: May contain estimated values by Statistics Canada and are subject to change
Source: Statistics Canada (Halton, Peel, Toronto, York, Hamilton) and Durham Region Planning