



2019

# ANNUAL BUILDING ACTIVITY REVIEW



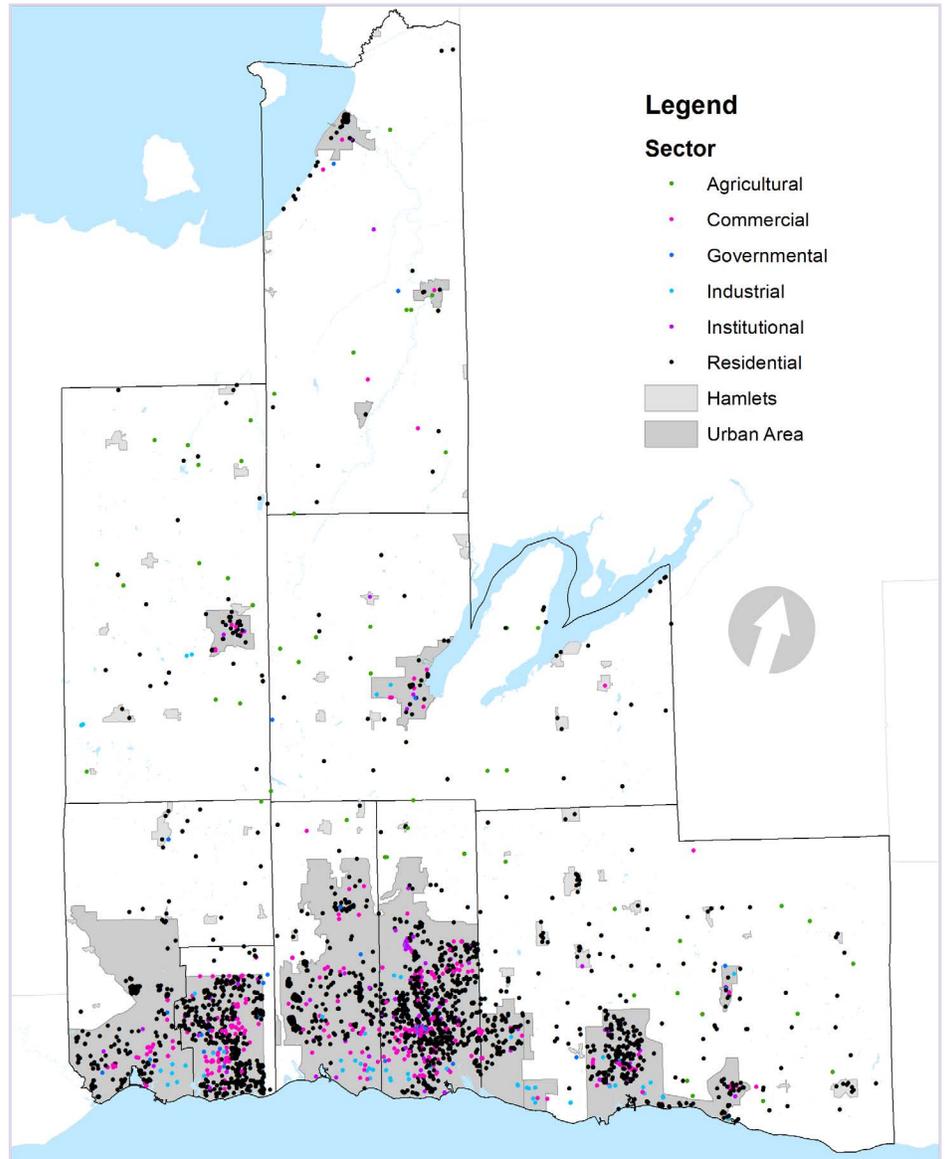
In 2019, Durham's residential sector experienced a decrease in the value of building permits (-29.5%) as well as a decrease in the number of permits for new residential units (-33.8%) compared to 2018. Other Regions within the Greater Toronto and Hamilton Area (GTHA) have also experienced a similar trend in 2019.

The value of non-residential building permits increased in Durham (+54.9%) compared to 2018.

Durham has experienced positive growth in the first half of 2020. Regional staff will be monitoring the impact of the COVID-19 pandemic on building activity over the course of the year.

The Planning and Economic Development Department conducts ongoing monitoring activities to assess the effectiveness of the Durham Regional Official Plan and other Regional policies.

Building activity is also an indicator of regional housing and employment activity, the level of local investment and economic performance.



# 2019 HIGHLIGHTS



**\$1,974,249,367** <sup>-4.1%</sup>

**Total value** of building permits issued



**\$899,258,182** <sup>+54.9%</sup>

Total value of non-residential permits



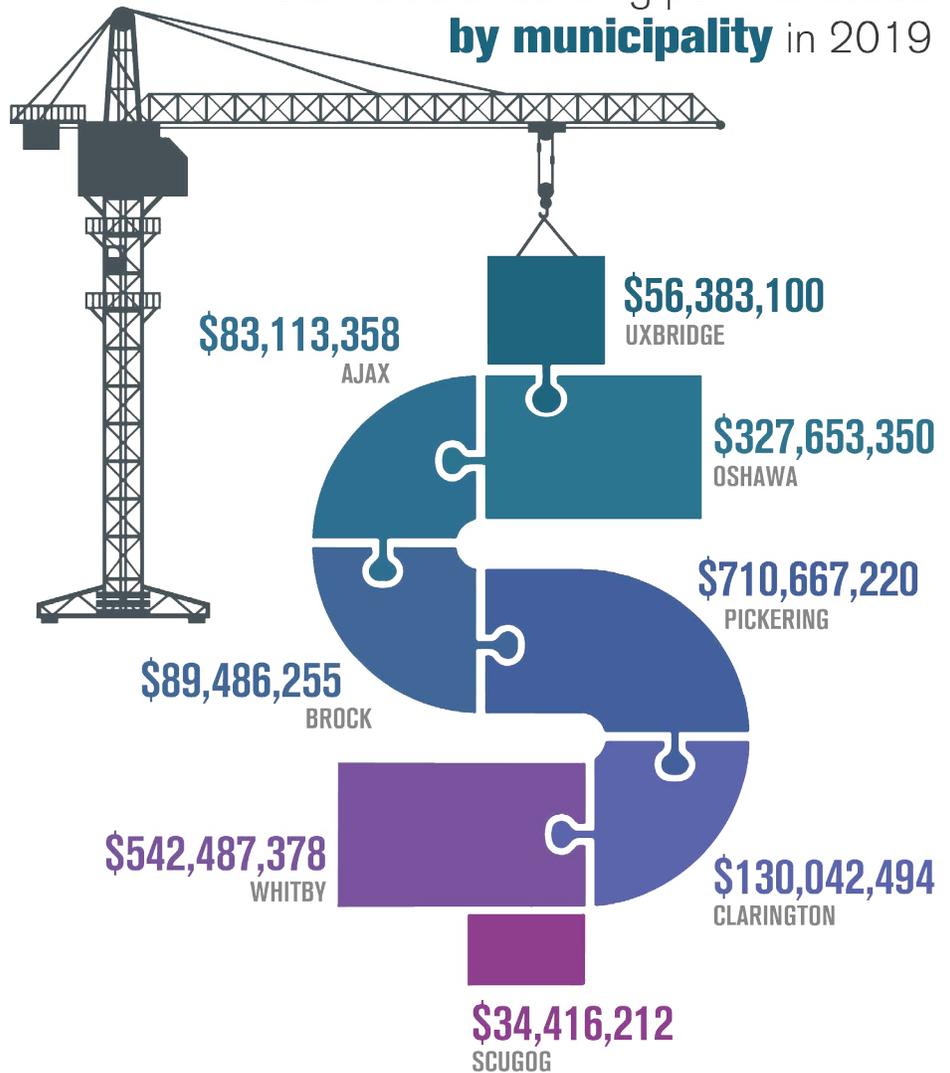
**\$1,074,991,185** <sup>-27.3%</sup>

Total value of residential permits issued



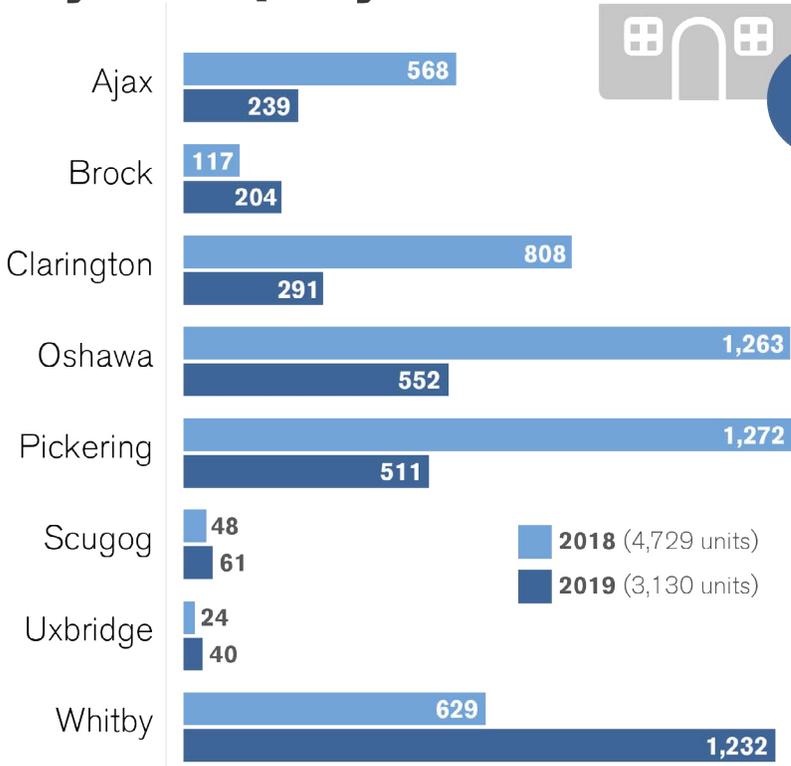
Permits issued for new residential units **3,130** <sup>-33.8%</sup>

Total value of building permits issued **by municipality** in 2019



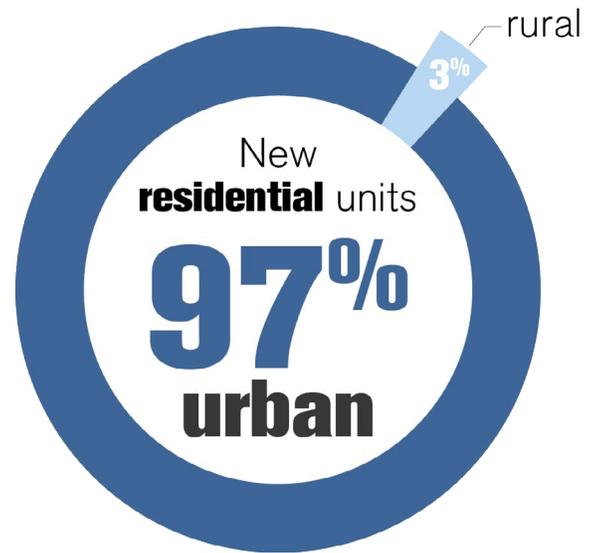
# RESIDENTIAL

## New residential units by municipality



**\$1.07 billion**

of residential investment in Durham last year



## New residential units by type



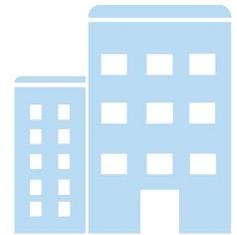
**44.6%** single detached house



**1.7%** semi detached house



**32%** town house

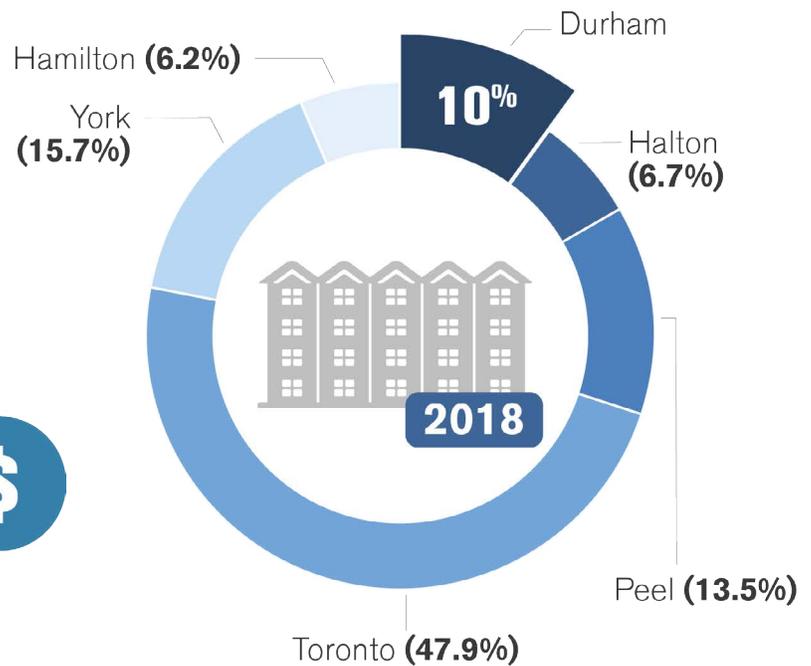
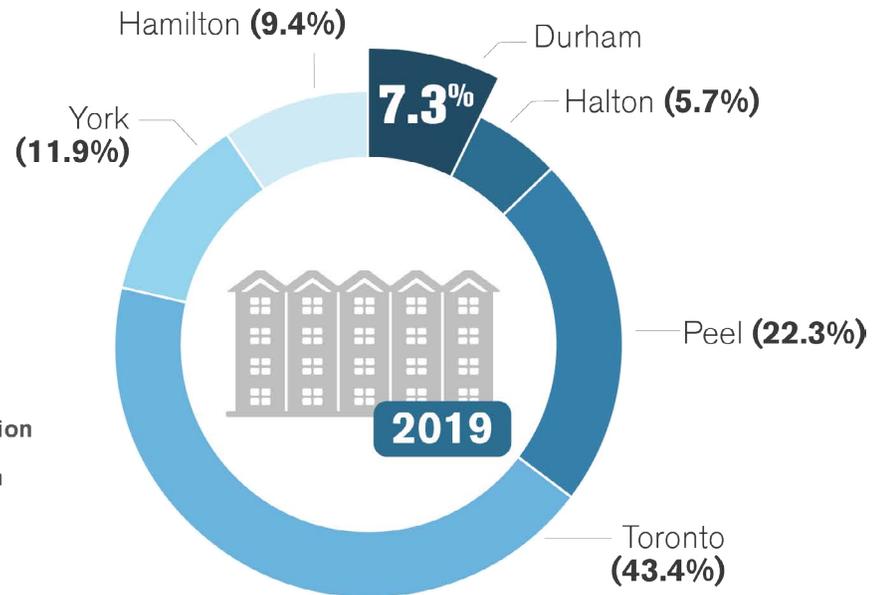
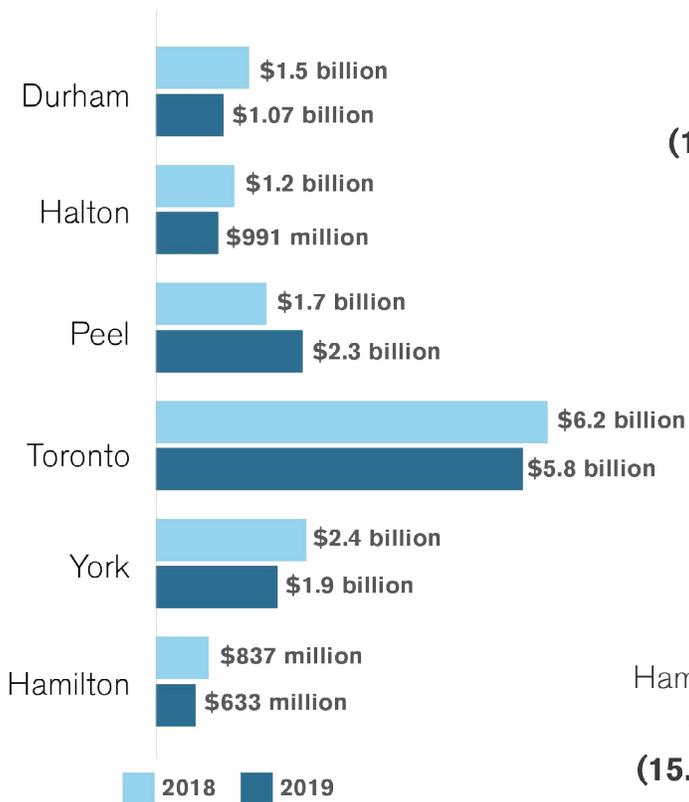


**21.8%** apartment



## New residential units **by region**

### Residential permit value **by region**



**\$12.7 billion**    
of residential investment  
in the GTHA last year



# NON-RESIDENTIAL



**\$899.3 million**

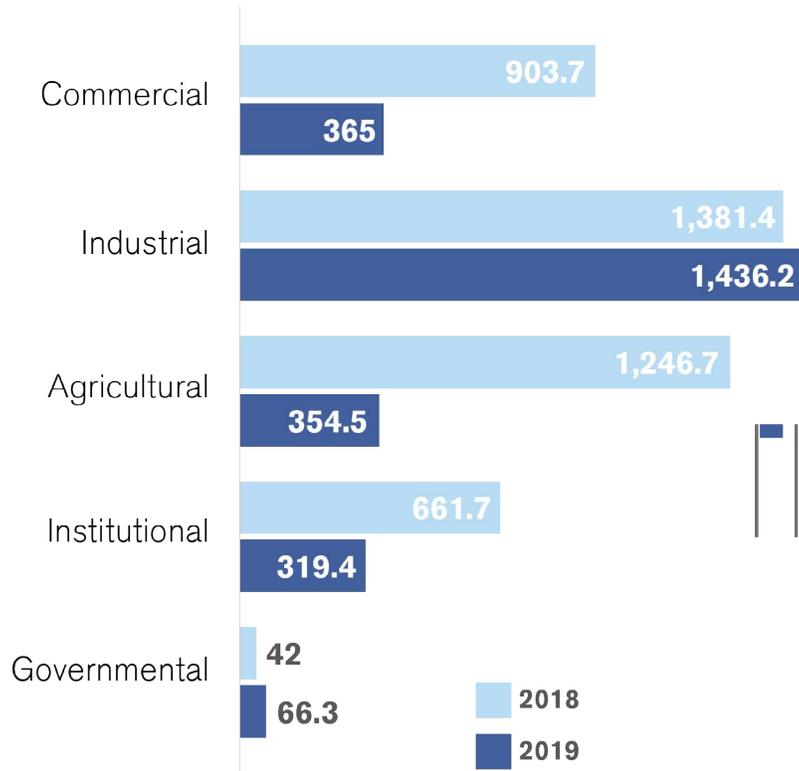
**\$** of non-residential investment in Durham last year

Non-residential investment **by sector**



**68.5%**  
commercial +211%

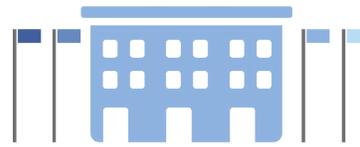
Non-residential **floorspace**  
(<sup>'000</sup> square feet)



**17.5%**  
industrial +0.8%



**11.4%**  
institutional -50.9%

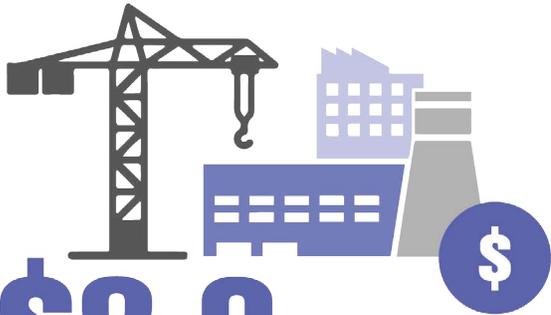


**1.6%**  
governmental -42.3%



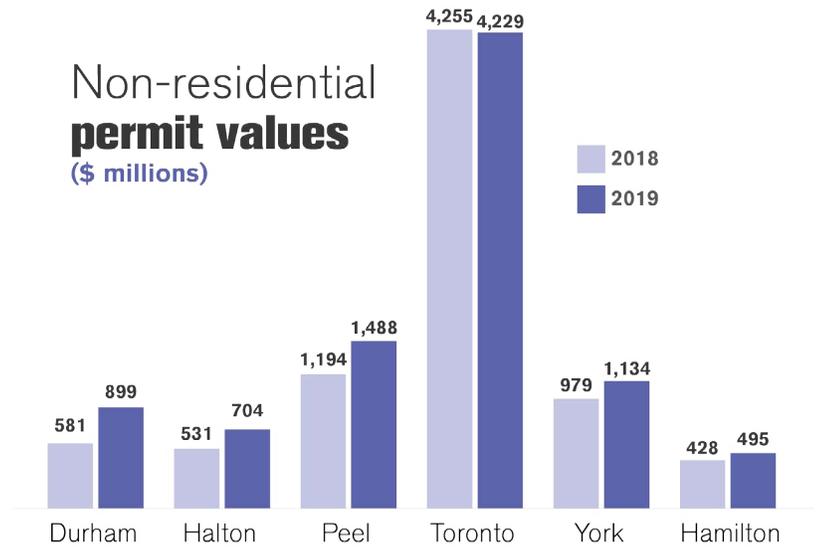
**1.1%**  
agricultural -51.3%



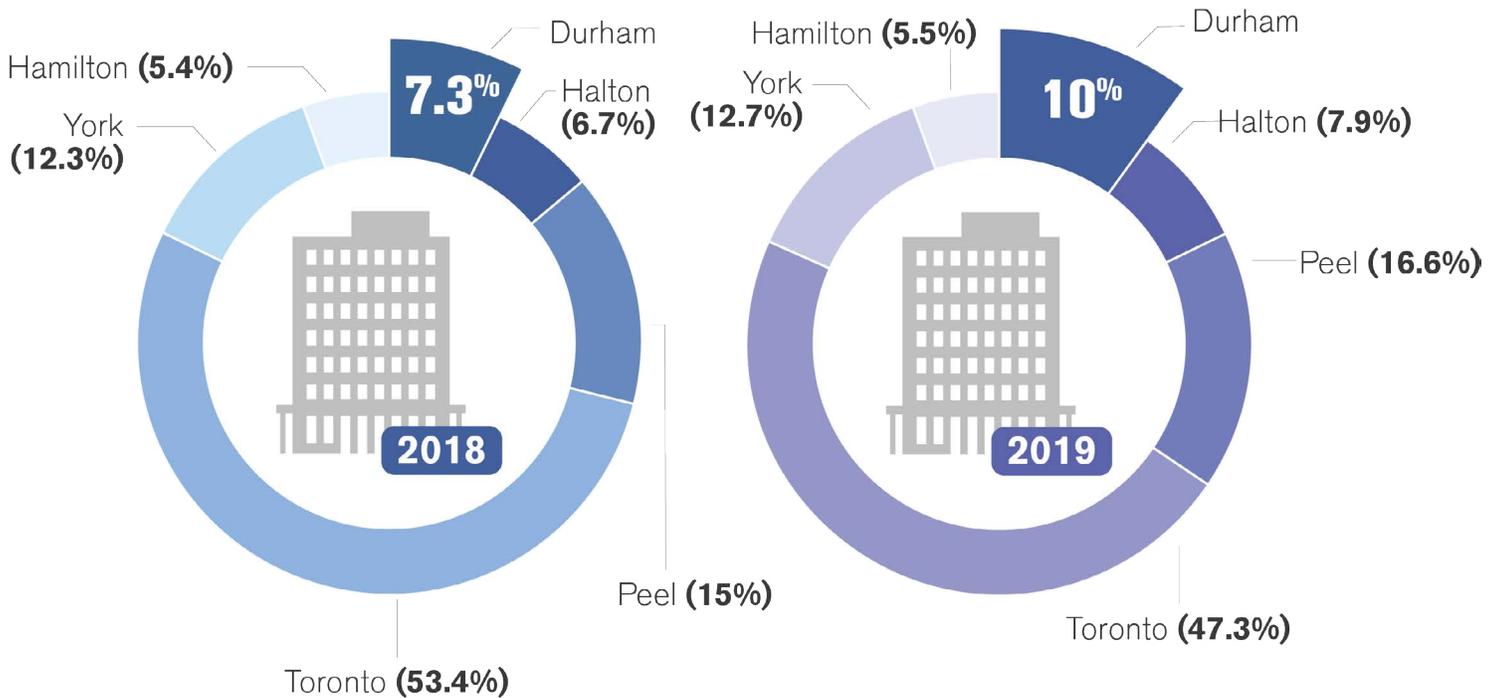


**\$8.9 billion** of non-residential investment in the GTHA last year

## Non-residential permit values (\$ millions)

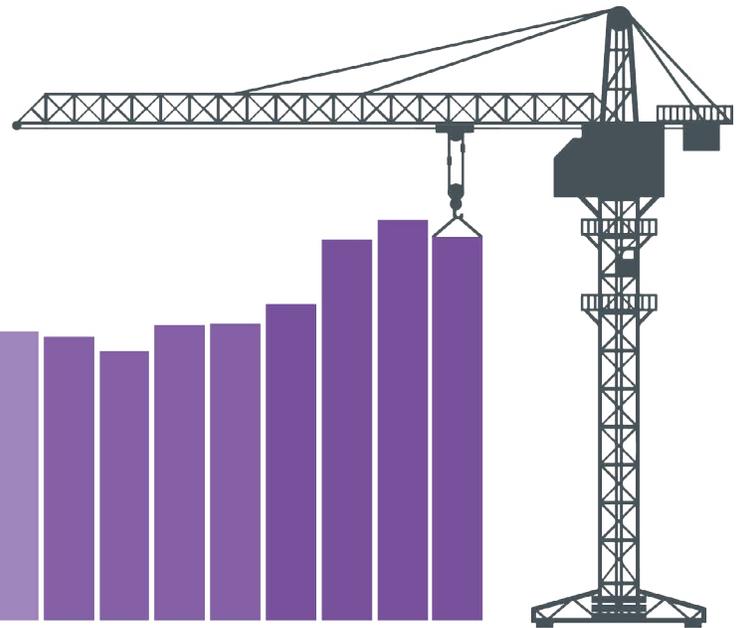
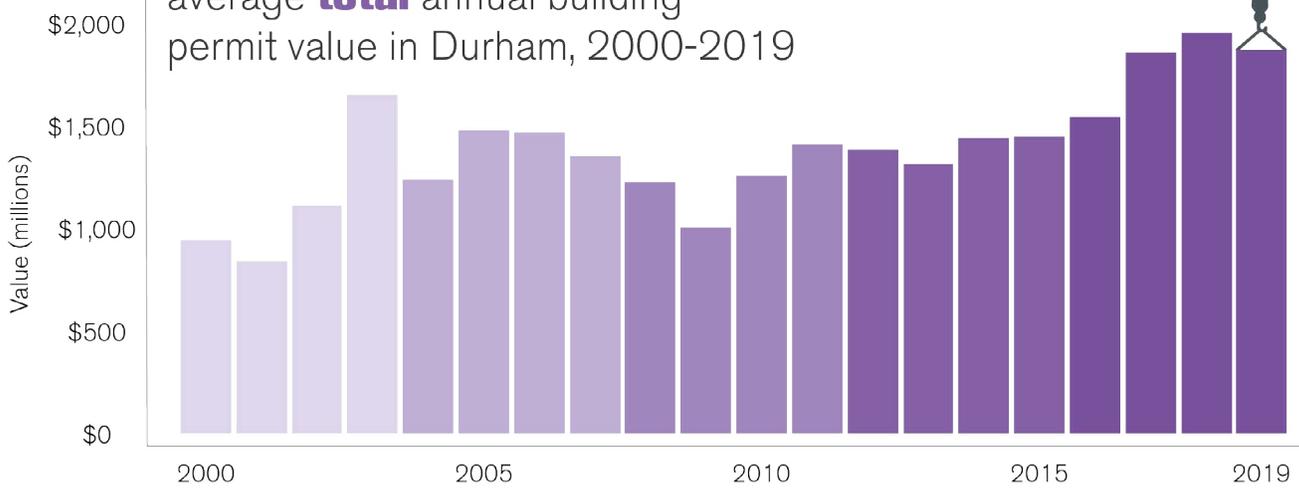


## Non-residential investment by region



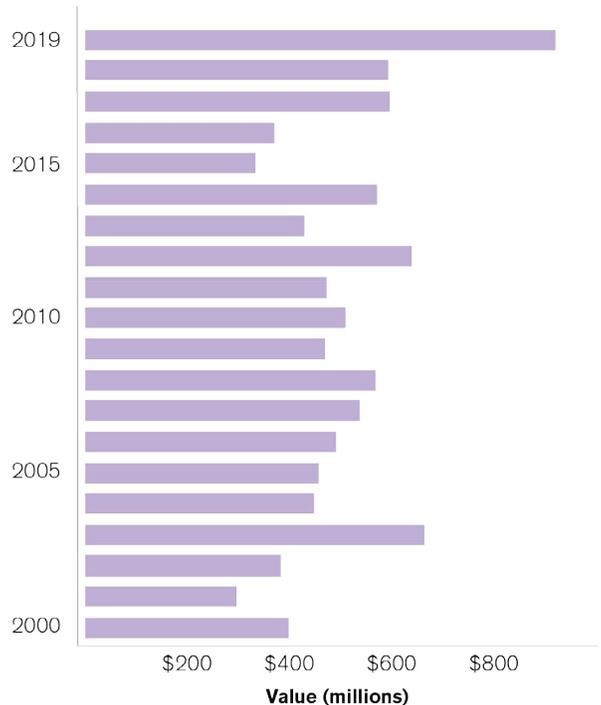
# \$1.47 billion

average **total** annual building permit value in Durham, 2000-2019



# \$496 million

average **non-residential** investment in Durham 2000-2019

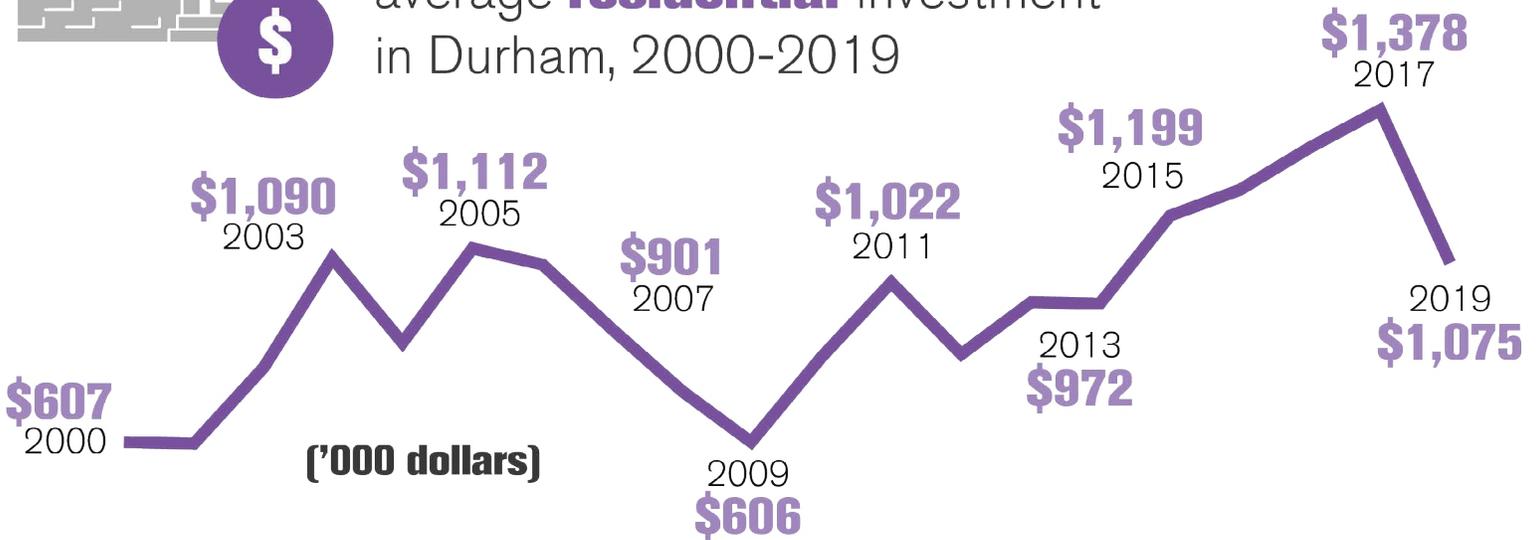


# TRENDS



## \$970.6 million

average **residential** investment  
in Durham, 2000-2019



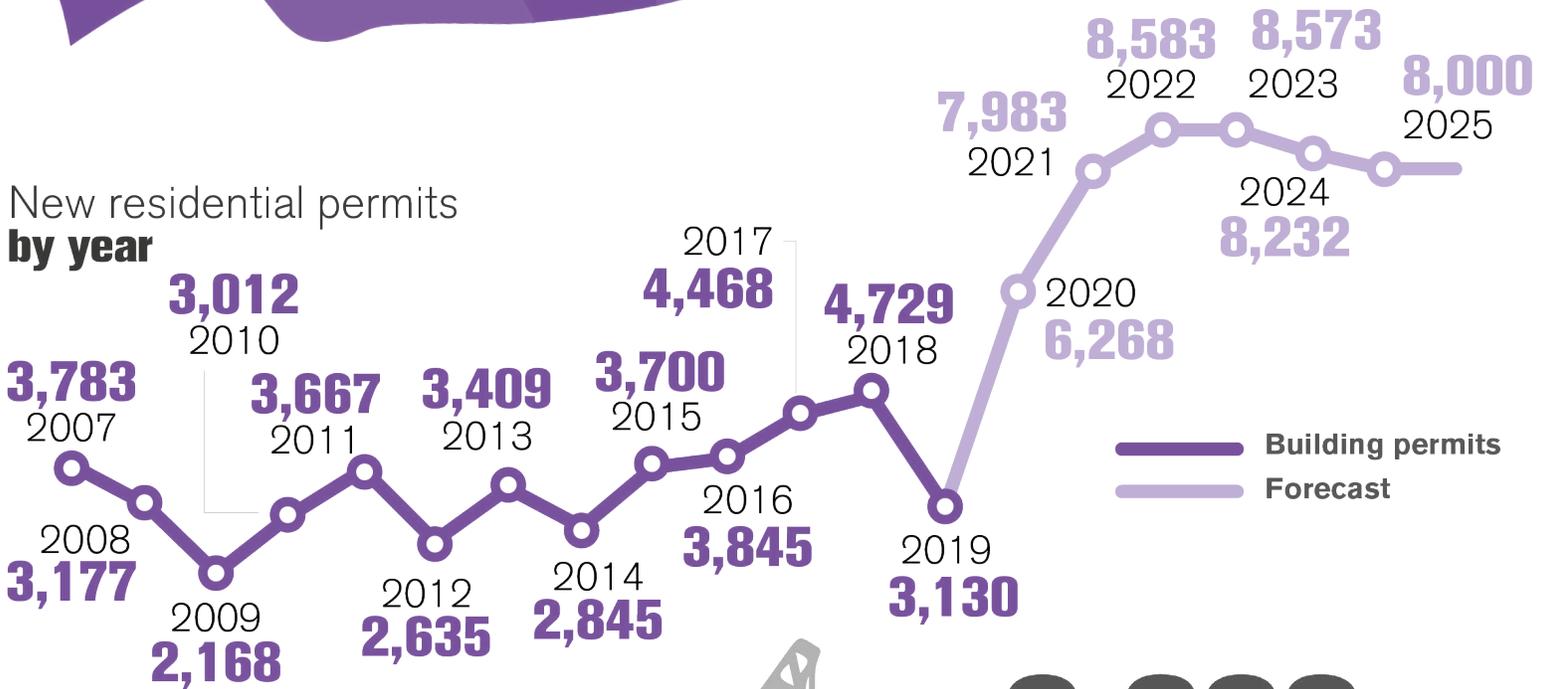
## 4,034



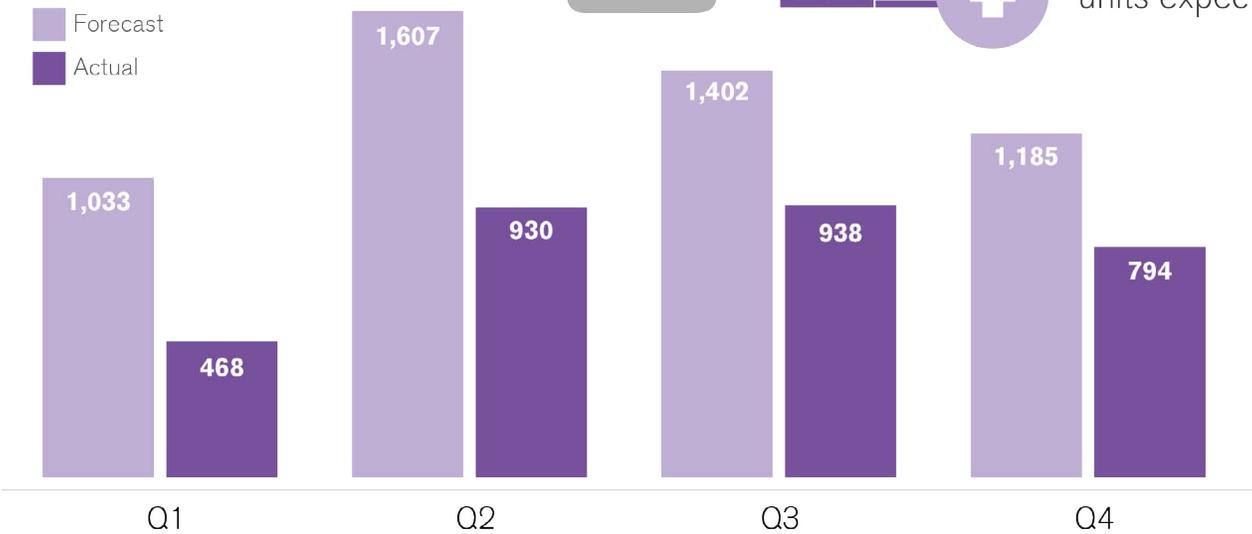
Average **new residential units** approved  
for construction, 2000-2019



# FORECAST



## 2019 building permits forecast vs. actual



# 6,268

Permits for new residential units expected in 2020

**Note:** The building permit forecasts are based on achieving Durham's overall population forecast of 960,000 to 2031 as identified in the current Regional Official Plan, which is based on the 2006 Growth Plan. The population forecasts will be updated to 2051 upon the completion of the municipal comprehensive review, which is currently underway.



# HOUSING MARKET

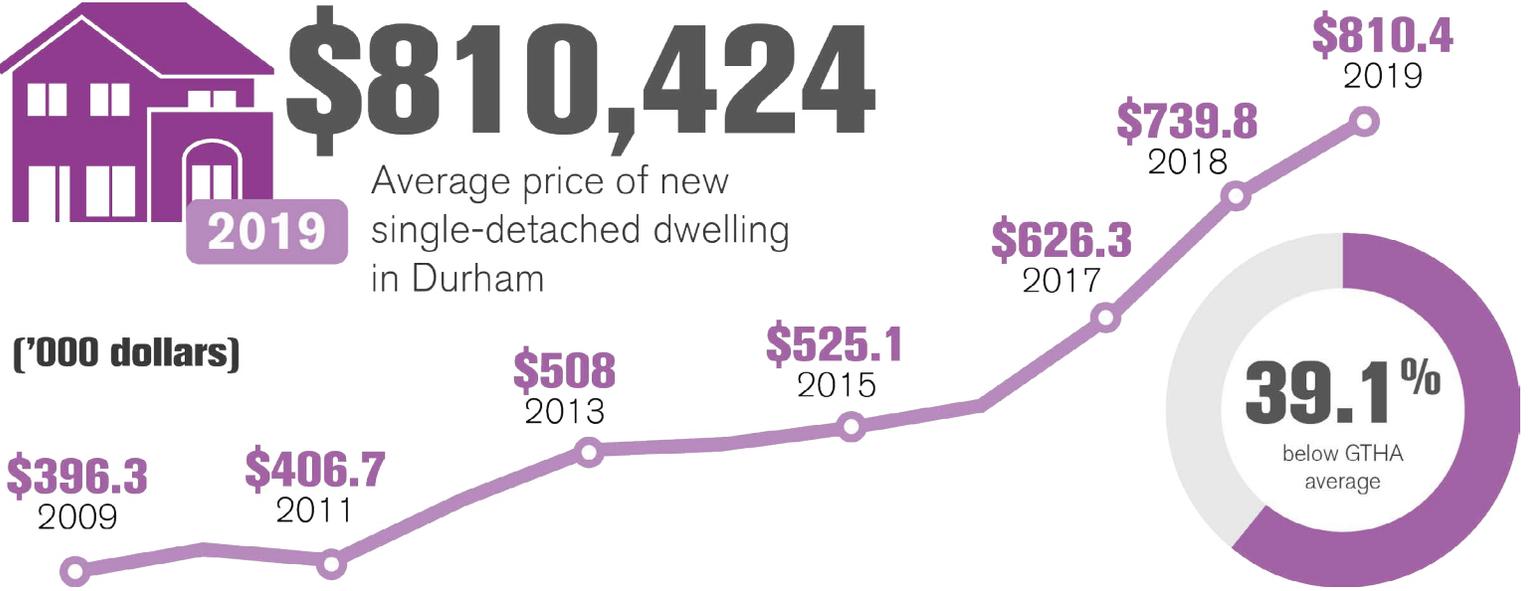


## \$810,424

2019

Average price of new single-detached dwelling in Durham

('000 dollars)



## \$611,342

2019

Average price of resale home in Durham (all dwelling types)

('000 dollars)





**The Regional Municipality of Durham**

Planning & Economic Development Department

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**[www.durham.ca](http://www.durham.ca)**

If this information is required in an accessible format,  
please contact 1-800-372-1102 ext. 2546.