

Attachment 2
Building Permit Activity in Durham - January to December

Table 1
Total value of building permits (\$ million)

Key Indicators	2018		2019		% change
	#	%	#	%	
Total value of building permits (\$ millions)	2,058.7	100%	1,974.2	100%	-4.1
a) By area municipality:					
Ajax	174.4	8.5	83.1	4.2	-52.3
Brock	43.5	2.1	89.5	4.5	105.8
Clarington	381.0	18.5	130.0	6.6	-65.9
Oshawa	426.9	20.7	327.7	16.6	-23.2
Pickering	446.9	21.7	710.7	36.0	59.0
Scugog	38.4	1.9	34.4	1.7	-10.4
Uxbridge	56.1	2.7	56.4	2.9	0.6
Whitby	491.6	23.9	542.5	27.5	10.4
b) By permit type:					
Residential	1,478.0	71.8	1,075.0	54.5	-27.3
Non-Residential	580.6	28.2	899.3	45.5	54.9

Table 2
Total value of residential building permits (\$ million)

Key Indicators	2018		2019		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	1,478.0	100%	1,075.0	100%	-27.3
a) By area municipality:					
Ajax	100.2	6.8	69.0	6.4	-31.1
Brock	37.1	2.5	84.8	7.9	128.6
Clarington	343.5	23.2	90.1	8.4	-73.8
Oshawa	308.6	20.9	154.0	14.3	-50.1
Pickering	365.0	24.7	175.7	16.3	-51.9
Scugog	24.4	1.6	23.3	2.2	-4.3
Uxbridge	26.0	1.8	31.6	2.9	21.5
Whitby	273.3	18.5	446.5	41.5	63.4
b) By construction type:					
New residential units	1,369.8	92.7	965.8	89.8	-29.5
Renovations, additions and improvements	108.2	7.3	109.2	10.2	0.9

Note: All figures rounded
Source: Durham Region Planning Division building permit summaries.

Table 3
Permits issued for new residential units (# of units)

Key Indicators	2018		2019		%
	#	%	#	%	Change
Permits issued for new residential units	4,729	100%	3,130	100%	-33.8
a) By unit type:					
Single	1,683	35.6	1,395	44.6	-17.1
Semi	115	2.4	53	1.7	-53.9
Town	1,354	28.6	1,001	32.0	-26.1
Apartment	1,577	33.3	681	21.8	-56.8
b) By area municipality:					
Ajax	568	12.0	239	7.6	-57.9
Brock	117	2.5	204	6.5	74.4
Clarington	808	17.1	291	9.3	-64.0
Oshawa	1,263	26.7	552	17.6	-56.3
Pickering	1,272	26.9	511	16.3	-59.8
Scugog	48	1.0	61	1.9	27.1
Uxbridge	24	0.5	40	1.3	66.7
Whitby	629	13.3	1,232	39.4	95.9
c) By urban/rural area:					
Urban	4,583	96.9	3,036	97.0	-33.8
Rural	146	3.1	94	3.0	-35.6
d) By average dwelling size (square feet):					
Singles	2,771		2,589		-6.6
Semis	1,864		1,909		2.4
Rows/Towns	2,117		1,727		-18.4
Apartments*	964		1,012		5.0

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

Table 4
Value of non-residential building permits (\$ millions)

Key Indicators	2018		2019		% Change
	#	%	#	%	
Value of non-residential building permits	580.6	100%	899.3	100%	54.9
a) By sector:					
Commercial	198.3	34.2	615.6	68.5	210.5
Industrial	156.1	26.9	157.4	17.5	0.8
Agricultural	19.9	3.4	9.8	1.1	-50.9
Institutional	177.3	30.5	102.3	11.4	-42.3
Governmental	29.1	5.0	14.2	1.6	-51.3
b) By area municipality:					
Ajax	74.2	12.8	14.1	1.6	-81.0
Brock	6.4	1.1	4.7	0.5	-26.8
Clarington	37.6	6.5	40.0	4.4	6.4
Oshawa	118.2	20.4	173.7	19.3	46.9
Pickering	81.9	14.1	535.0	59.5	553.2
Scugog	14.0	2.4	11.1	1.2	-21.0
Uxbridge	30.1	5.2	24.8	2.8	-17.5
Whitby	218.3	37.6	96.0	10.7	-56.0
c) Commercial, industrial, and agricultural sectors:	374.3	100.0	782.8	100.0	109.1
Value Associated with New Construction	229.4	61.3	666.4	85.1	190.5
Value of Renovations, Additions and Improvements	144.9	38.7	116.4	14.9	-19.7
d) Institutional and governmental sectors:	206.4	100.0	116.5	100.0	-43.5
Value Associated with New Construction	122.7	59.4	84.8	72.8	-30.9
Value of Renovations, Additions and Improvements	83.7	40.6	31.7	27.2	-62.1

Table 5
Non-residential floor space (thousand sq. ft.)

Key Indicators	2018		2019		% Change
	#	%	#	%	
Non-residential floorspace (thousand sq. ft.)	4,235.5	100%	2,541.4	100%	-40.0
a) By sector:					
Commercial	903.7	21.3	365.0	14.4	-59.6
Industrial	1,381.4	32.6	1,436.2	56.5	4.0
Agricultural	1,246.7	29.4	354.5	13.9	-71.6
Institutional	661.7	15.6	319.4	12.6	-51.7
Governmental	42.0	1.0	66.3	2.6	57.9
b) By area municipality:					
Ajax	358.1	8.5	33.2	1.3	-90.7
Brock	661.9	15.6	77.1	3.0	-88.4
Clarington	801.4	18.9	393.6	15.5	-50.9
Oshawa	538.0	12.7	894.3	35.2	66.2
Pickering	262.6	6.2	102.4	4.0	-61.0
Scugog	350.1	8.3	133.0	5.2	-62.0
Uxbridge	257.6	6.1	249.7	9.8	-3.1
Whitby	1,005.8	23.7	658.1	25.9	-34.6

Note: All figures rounded
Source: Durham Region Planning Division building permit summaries.

Table 6
Building permit activity in the Greater Toronto and Hamilton Area (GTHA)

Key indicators	2018	2019	% Change		
1. Durham's share of GTHA building permit activity (%)					
Total Value	9.4	9.1	-0.3		
Residential Value	10.7	8.4	-2.2		
Residential Units	10.0	7.3	-2.7		
Non-Residential Value	7.3	10.0	2.8		
	2018	2018	2019	2019	%
	#	%	#	%	Change
2. Total value of building permits issued (\$ millions)					
GTHA	21,832.8	100.0%	21,685.3	100.0%	-0.7%
Durham	2,058.7	9.4%	1,974.2	9.1%	-4.1%
Halton	1,773.5	8.1%	1,695.1	7.8%	-4.4%
Peel	2,943.4	13.5%	3,809.1	17.6%	29.4%
Toronto	10,436.2	47.8%	10,018.8	46.2%	-4.0%
York	3,356.4	15.4%	3,060.7	14.1%	-8.8%
Hamilton	1,264.8	5.8%	1,127.4	5.2%	-10.9%
3. Value of residential building permits issued (\$ millions)					
GTHA	13,865.8	100.0%	12,736.3	100.0%	-8.1%
Durham	1,478.0	10.7%	1,075.0	8.4%	-27.3%
Halton	1,242.2	9.0%	991.2	7.8%	-20.2%
Peel	1,749.8	12.6%	2,320.7	18.2%	32.6%
Toronto	6,181.0	44.6%	5,790.2	45.5%	-6.3%
York	2,377.8	17.1%	1,926.5	15.1%	-19.0%
Hamilton	837.0	6.0%	632.8	5.0%	-24.4%

Note: This data may contain estimated values by Statistics Canada. As such, this data is subject to change

Sources: Statistics Canada (Halton, Peel, Toronto, York), City of Hamilton, and Durham Region Planning / Area municipal building permit records

Table 7
Permits issued for new residential unit types in the GTHA

Key indicators	2018	2018	2019	2019	%
	#	%	#	%	Change
GTHA	47,425	100.0%	42,845	100.0%	-9.7%
Single	7,487	15.8%	6,338	14.8%	-15.3%
Semi	919	1.9%	761	1.8%	-17.2%
Town	7,019	14.8%	6,410	15.0%	-8.7%
Apartment	32,000	67.5%	29,336	68.5%	-8.3%
Durham	4,729	10.0%	3,130	7.3%	-33.8%
Single	1,683	22.5%	1,395	22.0%	-17.1%
Semi	115	12.5%	53	7.0%	-53.9%
Town	1,354	19.3%	1,001	15.6%	-26.1%
Apartment	1,577	4.9%	681	2.3%	-56.8%
Halton	3,160	6.7%	2,455	5.7%	-22.3%
Single	994	13.3%	845	13.3%	-15.0%
Semi	131	14.3%	6	0.8%	-95.4%
Town	965	13.7%	997	15.6%	3.3%
Apartment	1,070	3.3%	607	2.1%	-43.3%
Peel	6,424	13.5%	9,574	22.3%	49.0%
Single	1,214	16.2%	1,221	19.3%	0.6%
Semi	138	15.0%	390	51.2%	182.6%
Town	760	10.8%	1,266	19.8%	66.6%
Apartment	4,312	13.5%	6,697	22.8%	55.3%
Toronto	22,714	47.9%	18,575	43.4%	-18.2%
Single	1,316	17.6%	1,039	16.4%	-21.0%
Semi	91	9.9%	62	8.1%	-31.9%
Town	934	13.3%	1,122	17.5%	20.1%
Apartment	20,373	63.7%	16,352	55.7%	-19.7%
York	7,440	15.7%	5,087	11.9%	-31.6%
Single	1,641	21.9%	1,385	21.9%	-15.6%
Semi	286	31.1%	71	9.3%	-75.2%
Town	2,063	29.4%	1,107	17.3%	-46.3%
Apartment	3,450	10.8%	2,524	8.6%	-26.8%
Hamilton	2,958	6.2%	4,024	9.4%	36.0%
Single	639	8.5%	453	7.1%	-29.1%
Semi	158	2.1%	179	23.5%	13.3%
Town	943	12.6%	917	14.3%	-2.8%
Apartment	1,218	16.3%	2,475	8.4%	103.2%

Table 8
Value of non-residential building permits issued in the GTHA (\$ millions)

Key indicators	2018	2018	2019	2019	%
	#	%	#	%	Change
GTHA	7,967.1	100.0%	8,948.9	100.0%	12.3%
Durham	580.6	7.3%	899.3	10.0%	54.9%
Halton	531.3	6.7%	703.9	7.9%	32.5%
Peel	1,193.6	15.0%	1,488.4	16.6%	24.7%
Toronto	4,255.2	53.4%	4,228.6	47.3%	-0.6%
York	978.6	12.3%	1,134.2	12.7%	15.9%
Hamilton	427.8	5.4%	494.6	5.5%	15.6%

Note: This data may contain estimated values by Statistics Canada. As such, this data is subject to change
Sources: Statistics Canada (Halton, Peel, Toronto, York), City of Hamilton, and Durham Region Planning / Area municipal building permit records

Table 9
Housing Market Supply of New Units in Durham - January to December

Key Indicators	2018		2019		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	6,231	100%	5,777	100%	-7.3
Pending Starts	749	12.0	768	13.3	2.5
Under Construction	5,455	87.5	4,949	85.7	-9.3
Completed & Not Absorbed	27	0.4	60	1.0	122.2
b) Starts	4,540		2,659		-41.4
c) Completions	3,590		3,171		-11.7
2. Total Supply	6,231	100%	5,777	100%	-7.3
a) By unit type:					
Single	2,145	34.4	2,078	36.0	-3.1
Semi	120	1.9	98	1.7	-18.3
Row/Town	1,550	24.9	1,588	27.5	2.5
Apartment	2,416	38.8	2,013	34.8	-16.7

Source: Canada Mortgage & Housing Corporation (CMHC), - Local Housing Market Tables, 2018/19

Table 10
Housing Market Indicators - January to December

	Key Indicators	2018	2019	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	3.48	3.64	4.6
	3 Year Term	4.25	4.17	-1.9
	5 Year Term	5.27	5.27	0.0
	Bank Rate (%):	1.69	2.00	18.3
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$739,821	\$810,424	9.5
	Ajax	\$751,099	\$1,222,907	62.8
	Brock	--	--	--
	Clarington	\$649,114	\$735,765	13.3
	Oshawa	\$745,060	\$868,935	16.6
	Pickering	\$815,201	\$845,534	3.7
	Scugog	--	--	--
	Uxbridge	--	--	--
	Whitby	\$922,588	\$906,034	-1.8
	City of Toronto	\$1,990,584	\$1,889,558	-5.1
	York Region	\$1,246,262	\$1,697,226	36.2
	Peel Region	\$790,546	\$1,373,328	73.7
	Halton Region	\$1,273,853	\$1,638,655	28.6
	Hamilton	\$726,866	\$575,657	-20.8
3.	Resale Housing Market in Durham³			
	Number of Sales	8,941	10,634	18.9
	Number of New Listings	18,233	18,656	2.3
	Average Price (all dwelling types)	\$593,902	\$611,342	2.9

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>

2. CMHC, Housing Now - Greater Toronto Area, December 2018/2019. Prices rounded.

3. Toronto Real Estate Board - Market Watch, December 2018/2019. Prices rounded.