



2020

ANNUAL BUILDING ACTIVITY R E V I E W

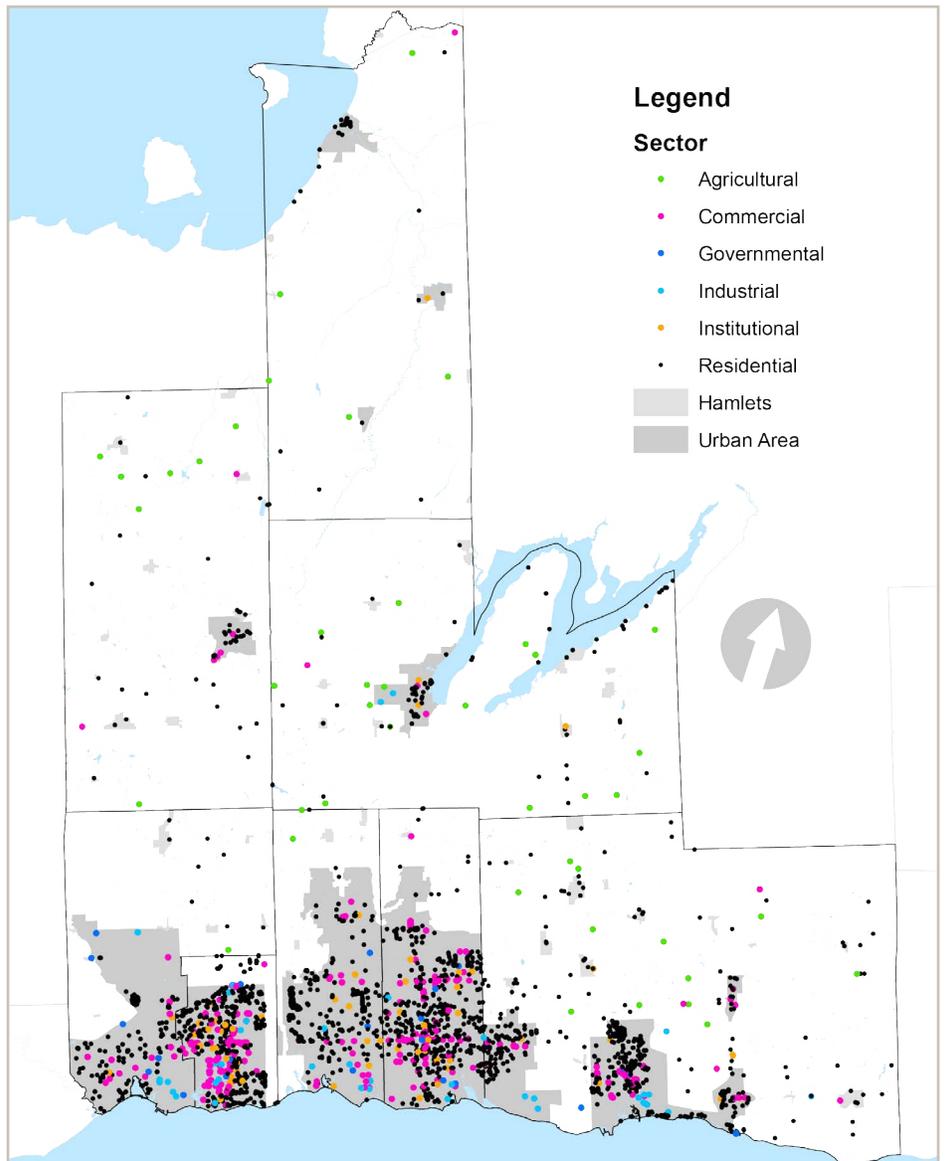
In 2020 Durham's residential sector experienced a dramatic increase in both the value (+69%) and number (+71.9%) of permits for new residential units compared to 2019.

The value of non-residential building permits also increased in Durham (+17%) compared to 2019.

Regional staff will be monitoring the impact of the COVID-19 pandemic on building activity over the course of 2021.

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.



2020 HIGHLIGHTS



\$2,868,395,235 +45.3%

Total value of building permits issued



\$1,051,937,236 +17%

Total value of non-residential permits



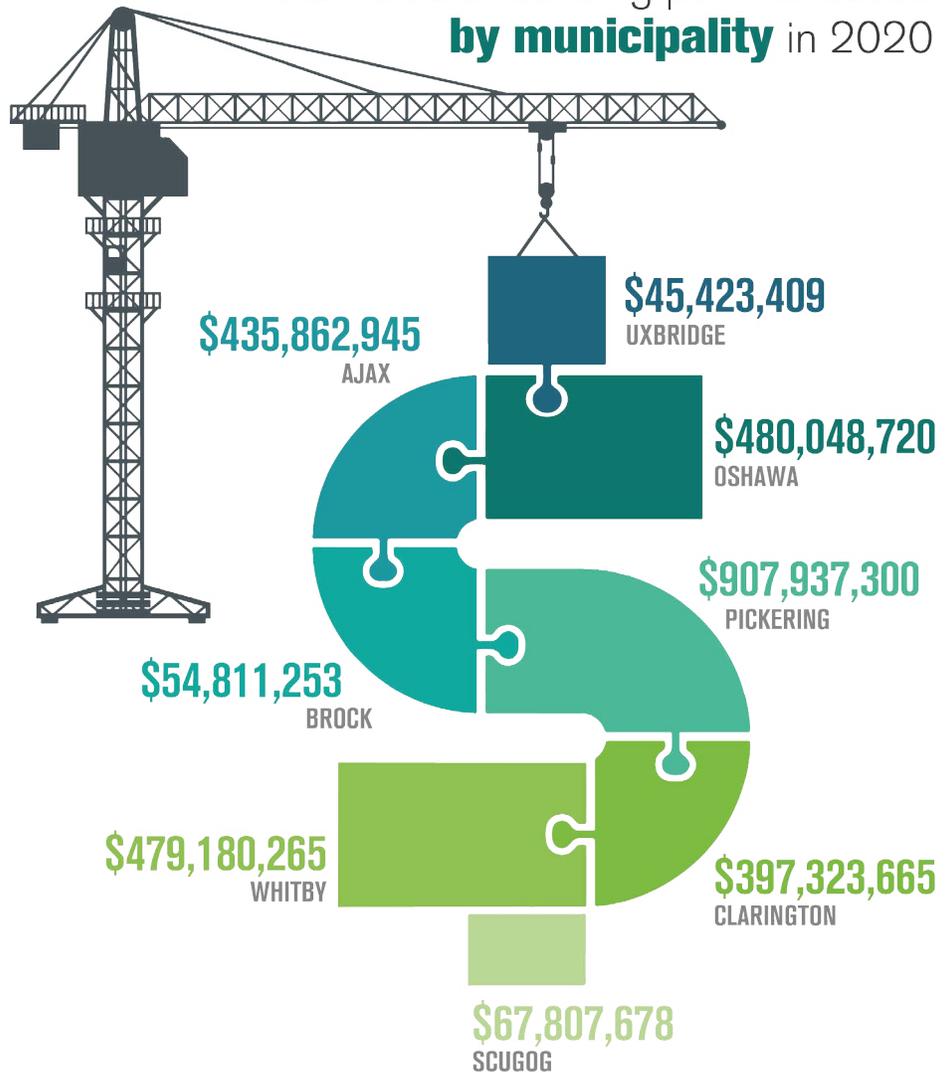
\$1,816,457,999 +69%

Total value of residential permits issued



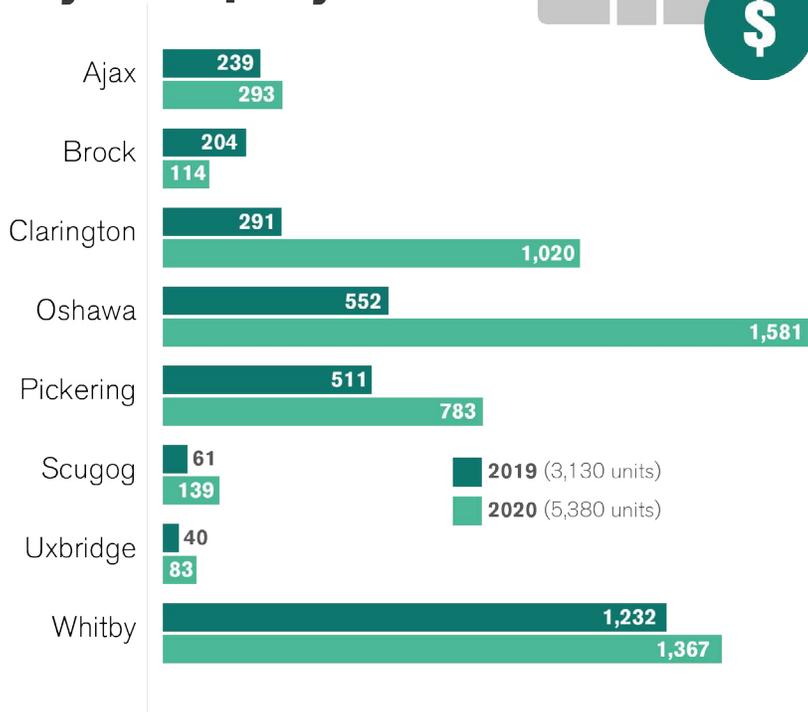
Permits issued for new residential units **5,380** +71.9%

Total value of building permits issued **by municipality** in 2020



RESIDENTIAL

New residential units by municipality



\$1.82 billion of residential investment in Durham last year



New residential units by type



26.5% single detached house



5.9% semi detached house



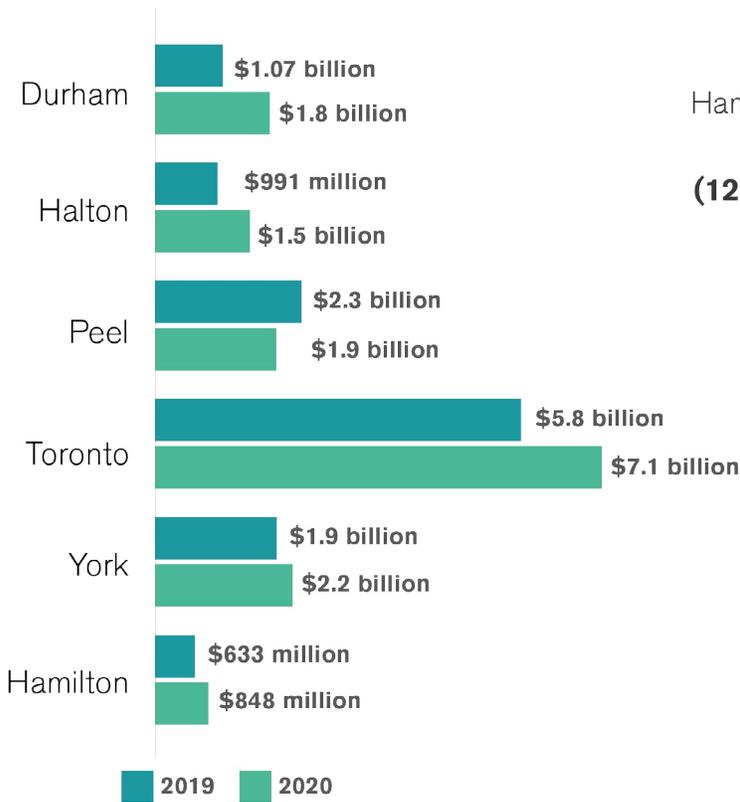
26.4% town house



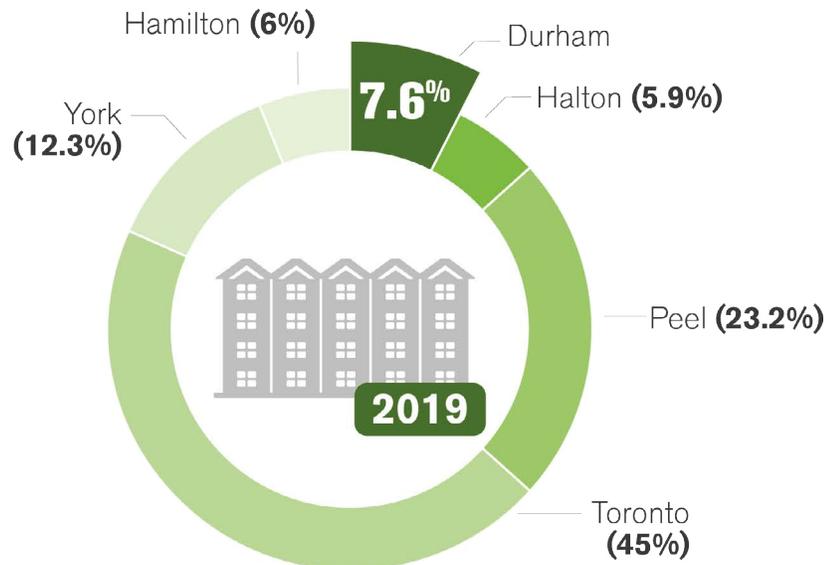
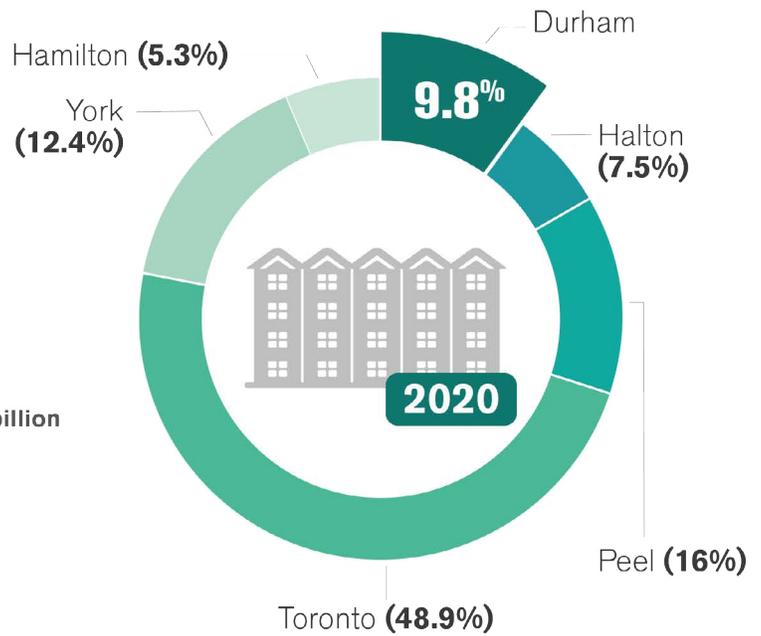
41.1% apartment



Residential permit value by region



New residential units by region



\$15.3 billion of residential investment in the GTHA last year



NON-RESIDENTIAL



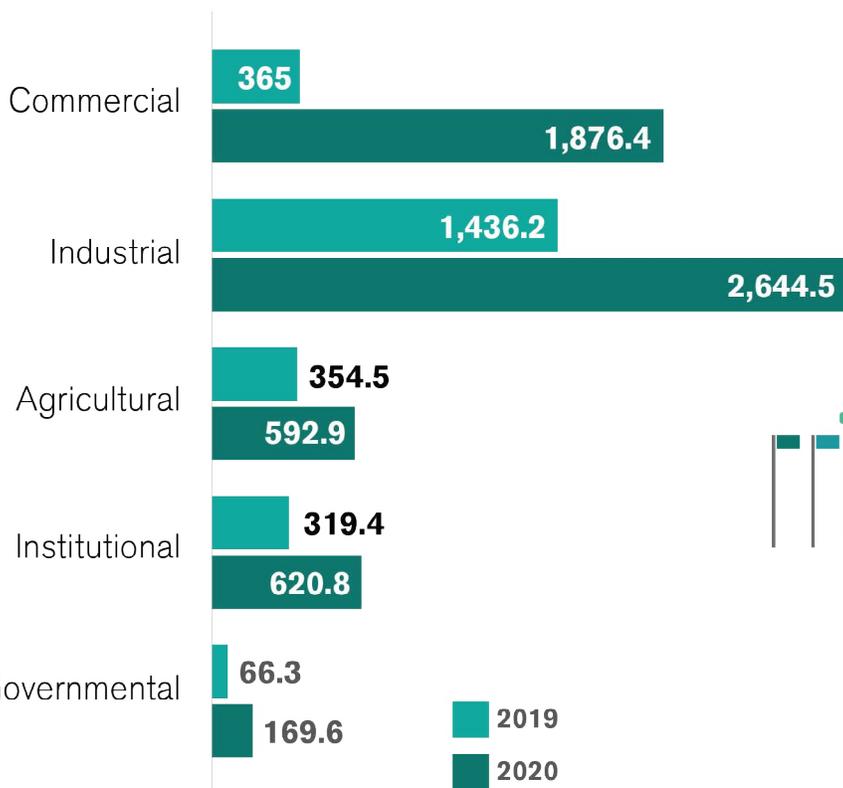
\$1.05 billion
of non-residential investment
in Durham last year

Non-residential investment **by sector**



36.3%
commercial
-38%

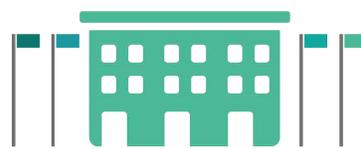
Non-residential **floorspace**
('000 square feet)



37.5%
industrial
+151%



14.4%
institutional
+49%



10.7%
governmental
+696%



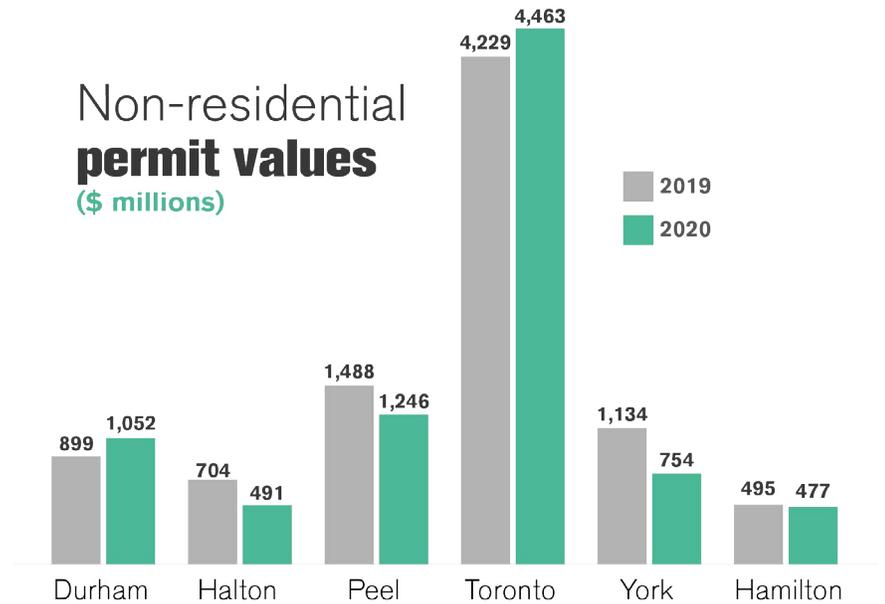
1%
agricultural
+5%



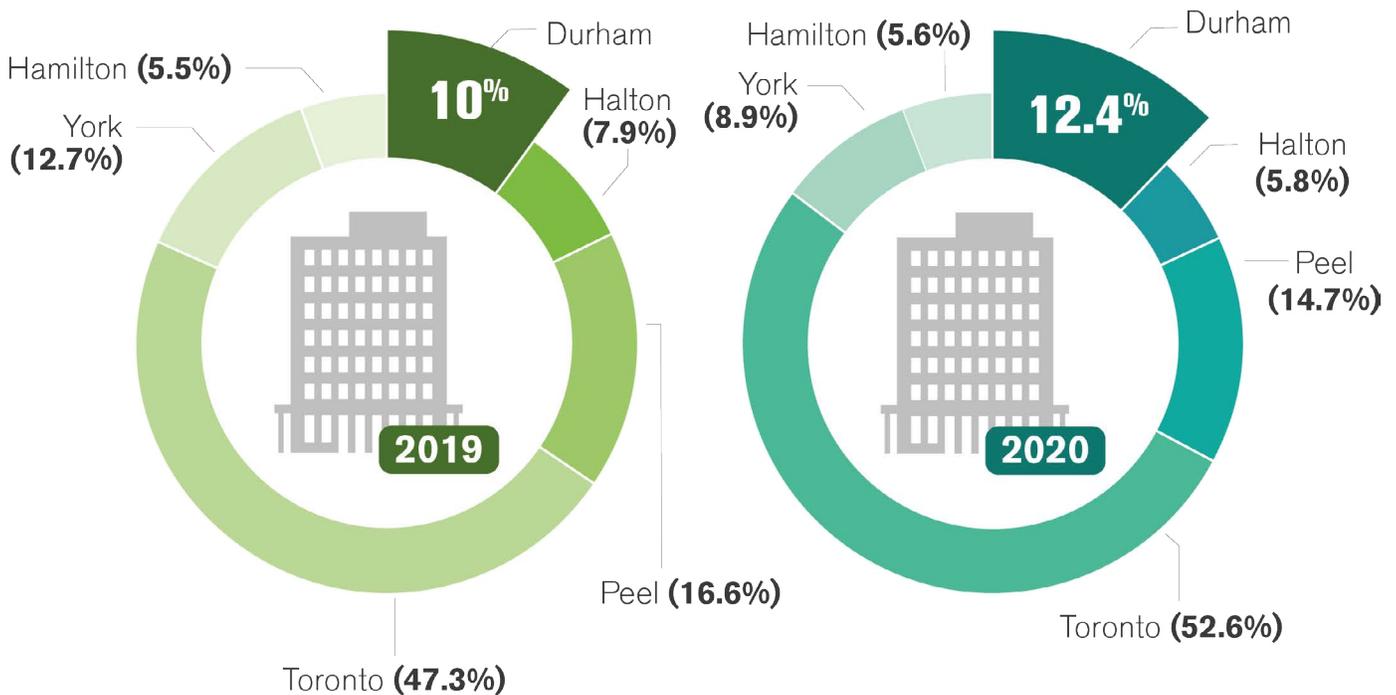


\$8.5 billion of
non-residential investment
 in the GTHA last year

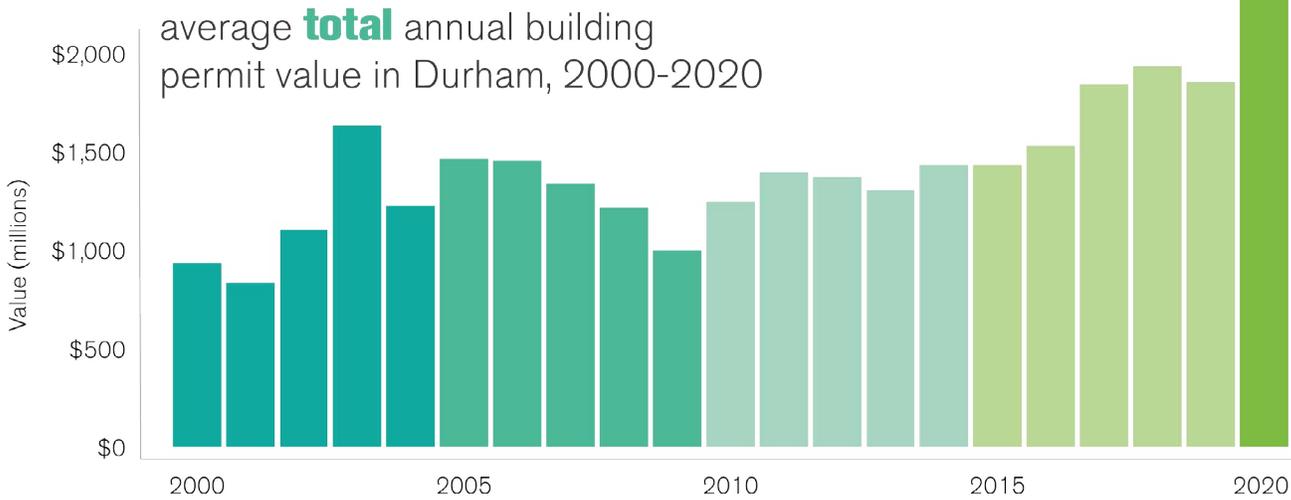
Non-residential permit values (\$ millions)



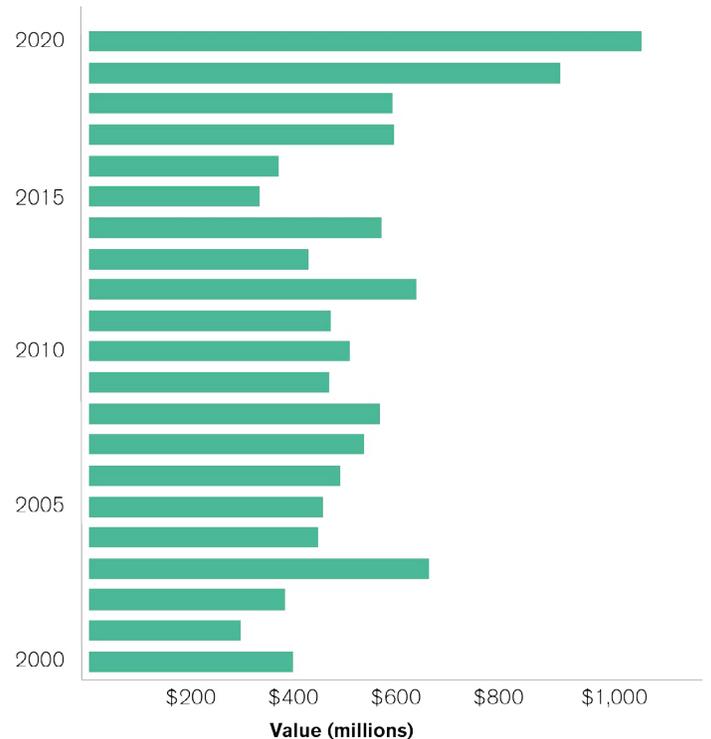
Non-residential investment by region



\$1.53 billion



\$522.5 million
 average **non-residential**
 investment in Durham
 2000-2020

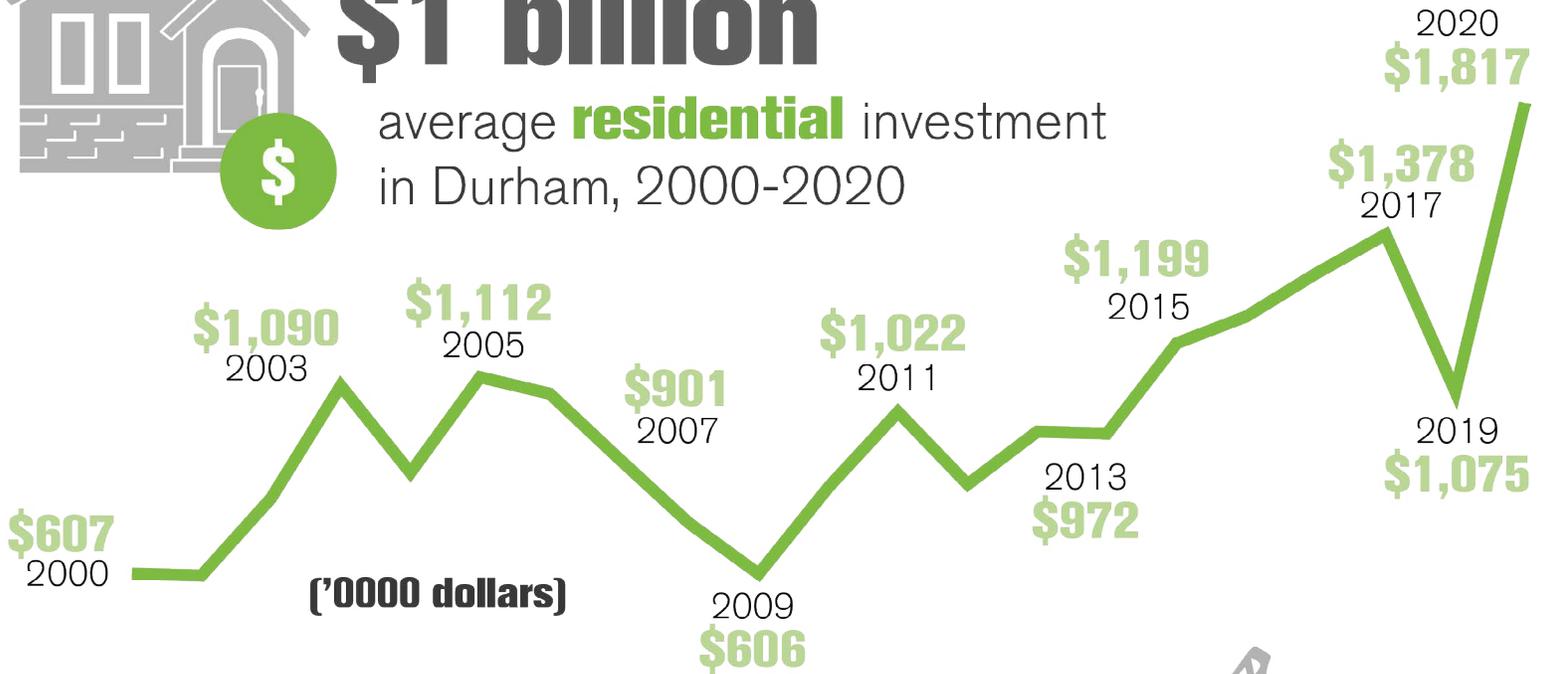


TRENDS



\$1 billion

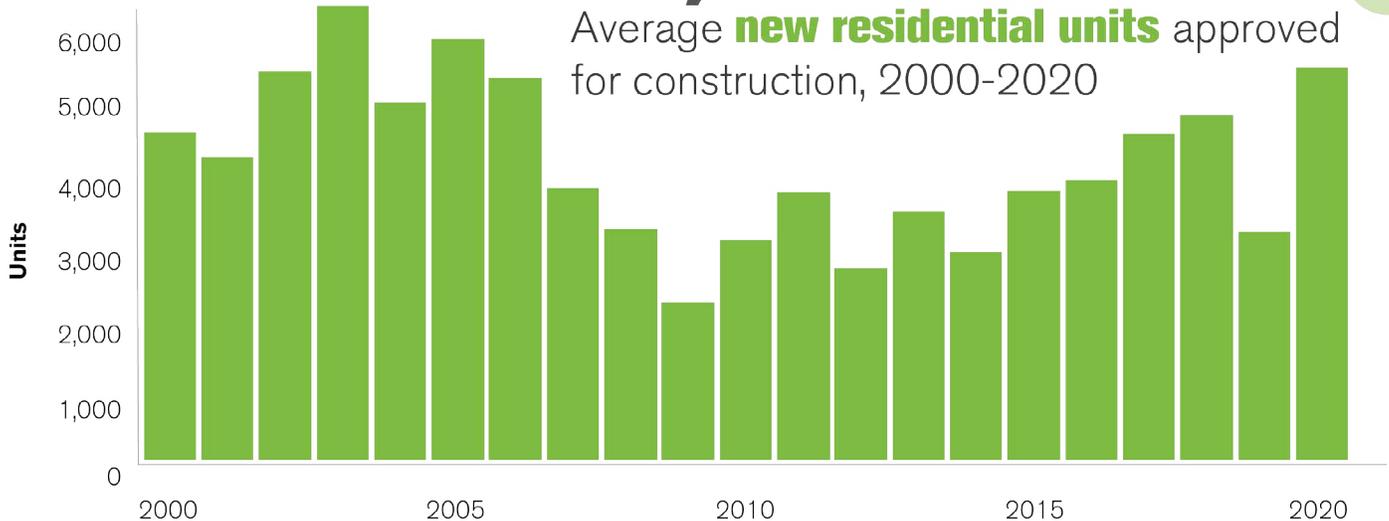
average **residential** investment in Durham, 2000-2020



4,097

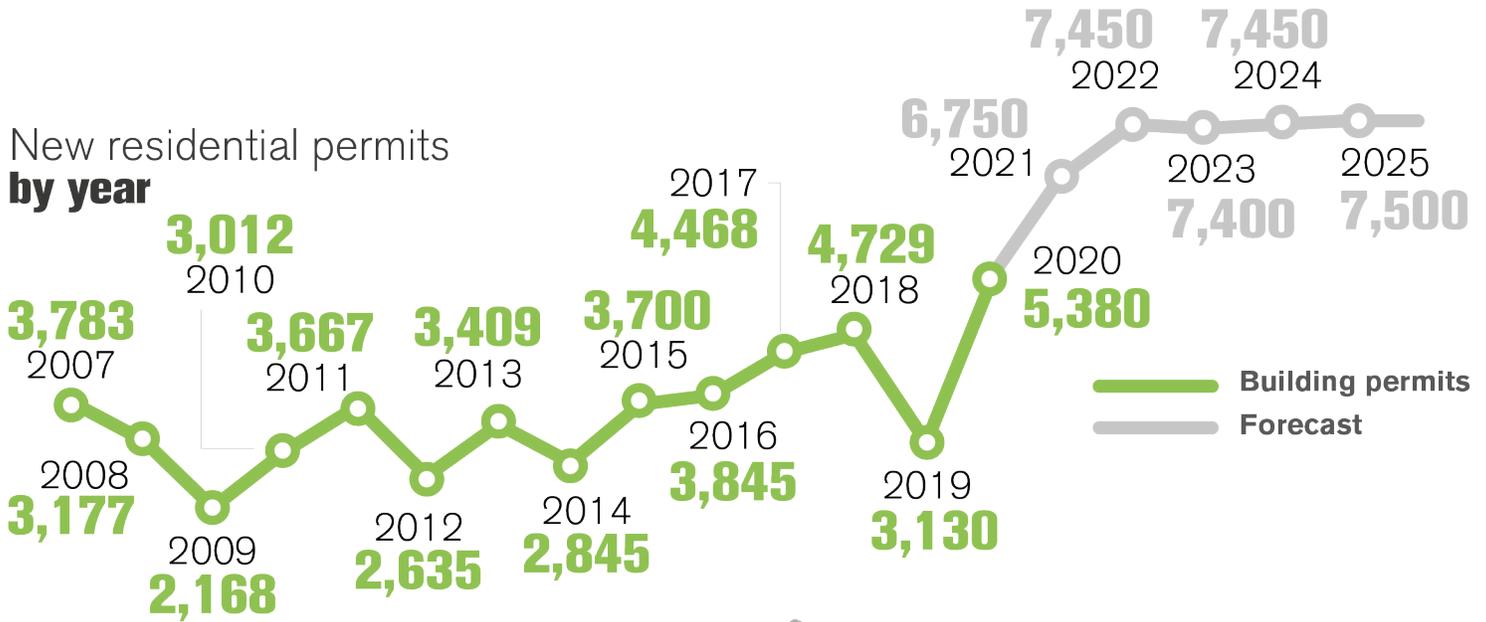


Average **new residential units** approved for construction, 2000-2020

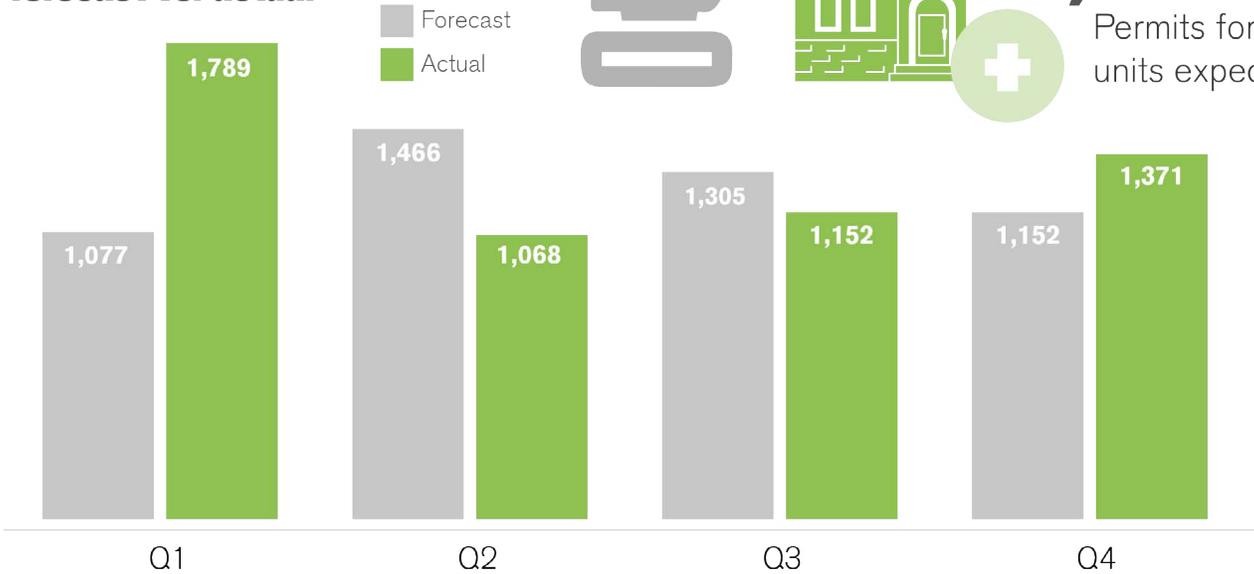


FORECAST

New residential permits by year



2020 building permits forecast vs. actual



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

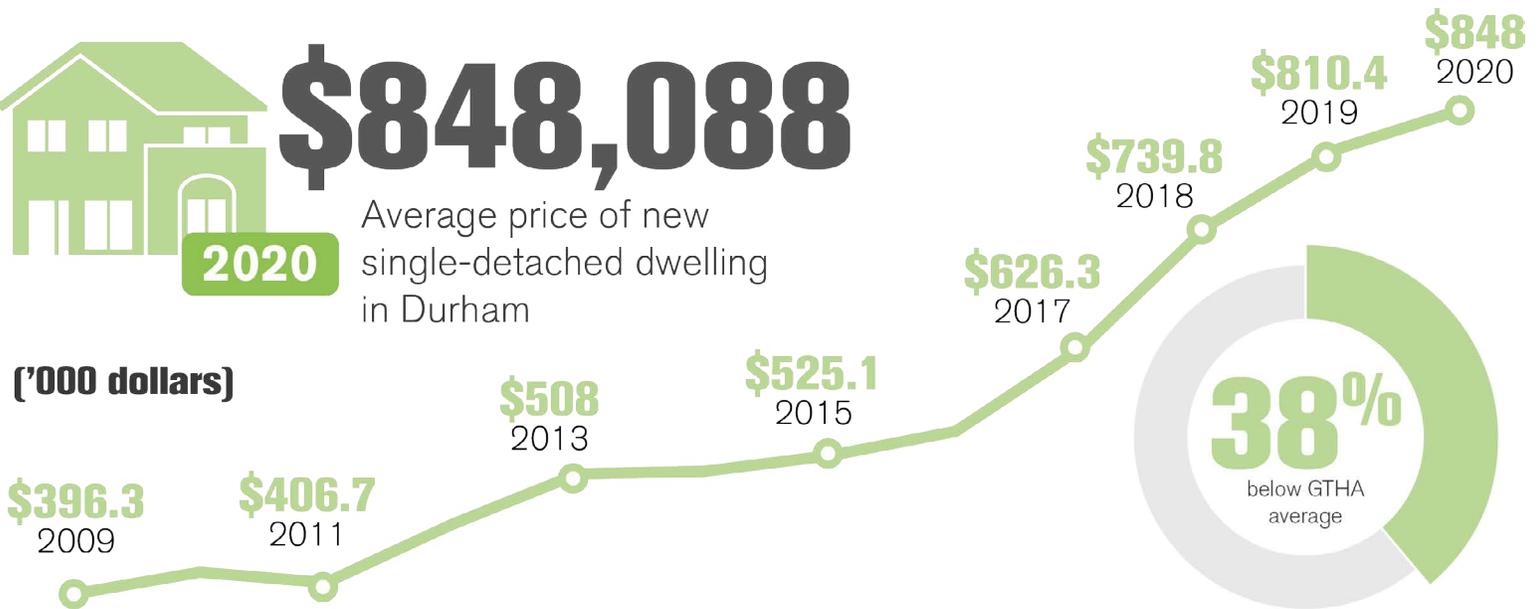


\$848,088

Average price of new single-detached dwelling in Durham

2020

(‘000 dollars)

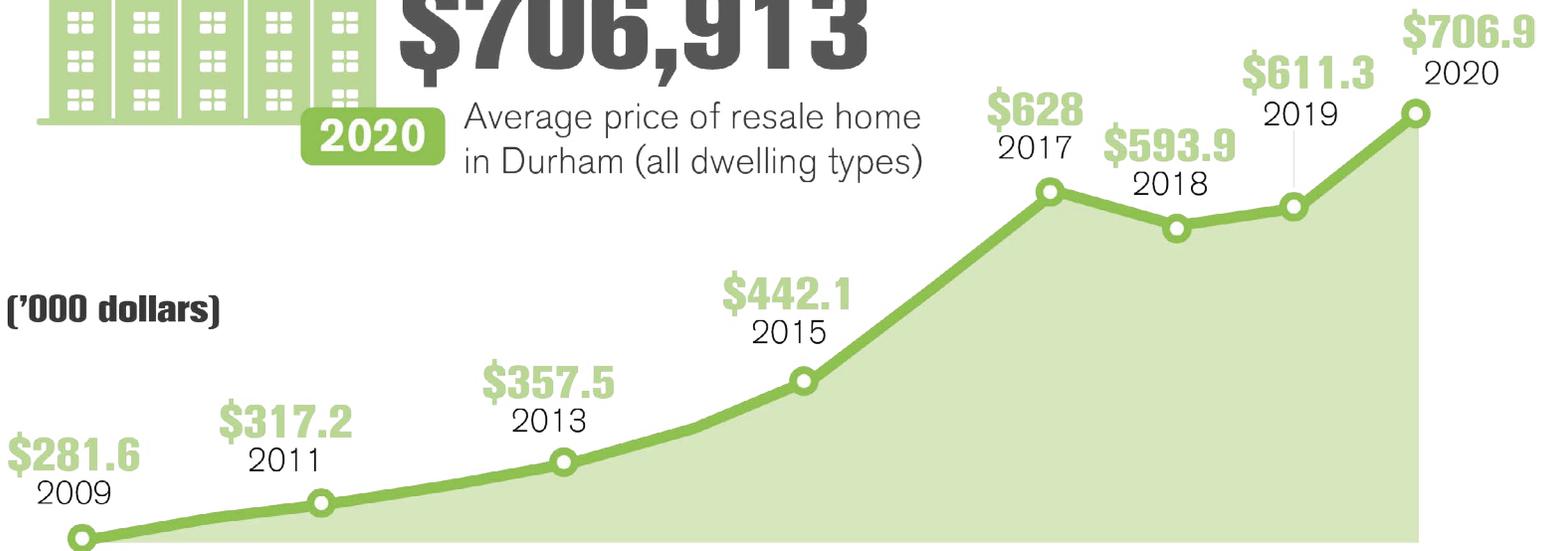


\$706,913

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

2020

(‘000 dollars)





The Regional Municipality of Durham

Planning & Economic Development Department

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www.durham.ca

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