

Attachment 2
Building Permit Activity in Durham - January to December

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

Key Indicators	2020		2021		% change
	#	%	#	%	
Total value of building permits (\$ millions)	2,868.4	100%	2,980.1	100%	3.9
a) By area municipality:					
Ajax	435.9	15.2	333.5	11.2	-23.5
Brock	54.8	1.9	23.7	0.8	-56.8
Clarington	397.3	13.9	301.9	10.1	-24.0
Oshawa	480.0	16.7	565.2	19.0	17.7
Pickering	907.9	31.7	530.8	17.8	-41.5
Scugog	67.8	2.4	94.2	3.2	39.0
Uxbridge	45.4	1.6	56.9	1.9	25.3
Whitby	479.2	16.7	1073.9	36.0	124.1
b) By permit type:					
Residential	1,816.5	63.3	2,160.5	72.5	18.9
Non-Residential	1,051.9	36.7	819.6	27.5	-22.1

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

Key Indicators	2020		2021		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	1,816.5	100%	2,160.5	100%	18.9
a) By area municipality:					
Ajax	84.7	4.7	124.3	5.8	46.8
Brock	52.9	2.9	16.8	0.8	-68.3
Clarington	303.6	16.7	201.3	9.3	-33.7
Oshawa	363.5	20.0	468.9	21.7	29.0
Pickering	485.0	26.7	394.2	18.2	-18.7
Scugog	52.9	2.9	77.3	3.6	46.1
Uxbridge	40.6	2.2	49.0	2.3	20.6
Whitby	433.2	23.8	828.7	38.4	91.3
b) By construction type:					
New residential units	1,453.4	80.0	1,996.3	92.4	37.4
Renovations, additions and improvements	363.1	20.0	164.2	7.6	-54.8

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2020		2021		%
	#	%	#	%	Change
Permits issued for new residential units	5,380	100%	6,290	100%	16.9
a) By unit type:					
Single	1,430	26.6	2,120	33.7	48.3
Semi	318	5.9	289	4.6	-9.1
Town	1,423	26.4	2,557	40.7	79.7
Apartment	2,209	41.1	1,324	21.0	-40.1
b) By area municipality:					
Ajax	293	5.4	588	9.3	100.7
Brock	114	2.1	27	0.4	-76.3
Clarington	1,020	19.0	561	8.9	-45.0
Oshawa	1,581	29.4	1,325	21.1	-16.2
Pickering	783	14.6	1,298	20.6	65.8
Scugog	139	2.6	212	3.4	52.5
Uxbridge	83	1.5	62	1.0	-25.3
Whitby	1,367	25.4	2,217	35.2	62.2
c) By urban/rural area:					
Urban	5,318	98.8	6,194	98.5	16.5
Rural	62	1.2	96	1.5	55.0
d) By average dwelling size (square feet):					
Single	2,631		2,727		3.6
Semi	1,828		2,039		11.5
Town	1,714		2,322		35.4
Apartment*	1,031		1,028		-0.3

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2020		2021		% Change
	#	%	#	%	
Value of non-residential building permits	1051.9	100%	819.6	100%	-22.1
a) By sector:					
Commercial	382.2	36.3	183.2	22.3	-52.1
Industrial	394.7	37.5	417.3	50.9	5.7
Agricultural	10.2	1.0	19.0	2.3	84.9
Institutional	152.0	14.4	50.5	6.2	-66.7
Governmental	112.8	10.7	149.7	18.3	32.7
b) By area municipality:					
Ajax	351.2	33.4	209.2	25.5	-40.4
Brock	1.9	0.2	6.9	0.8	264.9
Clarington	93.7	8.9	100.6	12.3	7.4
Oshawa	116.6	11.1	96.4	11.8	-17.3
Pickering	422.9	40.2	136.6	16.7	-67.7
Scugog	14.9	1.4	16.9	2.1	13.5
Uxbridge	4.8	0.5	7.9	1.0	65.2
Whitby	46.0	4.4	245.1	29.9	433.0
c) Commercial, industrial, and agricultural sectors:	787.2	100.0	619.4	100.0	-21.3
Value Associated with New Construction	716.6	91.0	434.5	70.1	-39.4
Value of Renovations, Additions and Improvements	70.6	9.0	184.9	29.9	161.9
d) Institutional and governmental sectors:	264.7	100.0	200.2	100.0	-24.4
Value Associated with New Construction	175.2	66.2	96.6	48.2	-44.9
Value of Renovations, Additions and Improvements	89.5	33.8	103.6	51.8	15.7

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

Key Indicators	2020		2021		% Change
	#	%	#	%	
Non-residential floorspace (thousand sq. ft.)	5,904.1	100%	8,062.6	100%	36.6
a) By sector:					
Commercial	1,876.4	31.8	1,547.1	19.2	-17.5
Industrial	2,644.5	44.8	4,155.6	51.5	57.1
Agricultural	592.9	10.0	707.7	8.8	19.4
Institutional	620.8	10.5	638.8	7.9	2.9
Governmental	169.6	2.9	1,013.3	12.6	497.6
b) By area municipality:					
Ajax	1,935.6	32.8	2,489.3	30.9	28.6
Brock	42.2	0.7	911.8	11.3	2059.2
Clarington	397.2	6.7	1,439.0	17.8	262.3
Oshawa	722.6	12.2	632.5	7.8	-12.5
Pickering	1,512.8	25.6	249.9	3.1	-83.5
Scugog	398.4	6.7	307.1	3.8	-22.9
Uxbridge	103.4	1.8	192.9	2.4	86.6
Whitby	791.9	13.4	1,840.1	22.8	132.4

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	2020	2021	% Change		
1. Durham's share of GTHA building permit activity (%)					
Total Value	12.0	10.3	-1.7		
Residential Value	11.8	10.9	-0.9		
Residential Units	9.8	9.4	-0.4		
Non-Residential Value	12.4	8.9	-3.5		
	2020	2020	2021	2021	% Change
	#	%	#	%	
2. Total value of building permits issued (\$ millions)					
GTHA	23,817.5	100.0%	28,951.9	100.0%	21.6%
Durham	2,868.4	12.0%	2,980.1	10.3%	3.9%
Halton	1,994.0	8.4%	2,386.7	8.2%	19.7%
Peel	3,168.0	13.3%	4,210.6	14.5%	32.9%
Toronto	11,529.5	48.4%	11,757.6	40.6%	2.0%
York	2,933.1	12.3%	5,574.0	19.3%	90.0%
Hamilton	1,324.5	5.6%	2,042.8	7.1%	54.2%
3. Value of residential building permits issued (\$ millions)					
GTHA	15,334.5	100.0%	19,751.4	100.0%	28.8%
Durham	1,816.5	11.8%	2,160.5	10.9%	18.9%
Halton	1,502.8	9.8%	1,802.3	9.1%	19.9%
Peel	1,922.1	12.5%	2,926.3	14.8%	52.2%
Toronto	7,066.6	46.1%	7,665.9	38.8%	8.5%
York	2,178.6	14.2%	3,973.9	20.1%	82.4%
Hamilton	847.9	5.5%	1,222.6	6.2%	44.2%

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, Hamilton), and Durham Region Planning / Area municipal building permit records

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

Key indicators	2020	2020	2021	2021	%
	#	%	#	%	Change
GTHA	54,869	100.0%	66,929	100.0%	22.0%
Single	7,291	13.3%	10,240	15.3%	40.4%
Semi	1,283	2.3%	1,097	1.6%	-14.5%
Town	5,975	10.9%	8,015	12.0%	34.1%
Apartment	40,320	73.5%	47,577	71.1%	18.0%
Durham	5,380	9.8%	6,290	9.4%	16.9%
Single	1,430	19.6%	2,120	20.7%	48.3%
Semi	318	24.8%	289	26.3%	-9.1%
Town	1,423	23.8%	2,557	31.9%	79.7%
Apartment	2,209	5.5%	1,324	2.8%	-40.1%
Halton	4,120	7.5%	5,297	7.9%	28.6%
Single	1,201	16.5%	1,410	13.8%	17.4%
Semi	130	10.1%	82	7.5%	-36.9%
Town	774	13.0%	444	5.5%	-42.6%
Apartment	2,015	5.0%	3,361	7.1%	66.8%
Peel	8,769	16.0%	14,841	22.2%	69.2%
Single	1,134	15.6%	1,685	16.5%	48.6%
Semi	196	15.3%	140	12.8%	-28.6%
Town	858	14.4%	1,379	17.2%	60.7%
Apartment	6,581	16.3%	11,637	24.5%	76.8%
Toronto	26,841	48.9%	25,540	38.2%	-4.8%
Single	825	11.3%	979	9.6%	18.7%
Semi	99	7.7%	53	4.8%	-46.5%
Town	1,003	16.8%	326	4.1%	-67.5%
Apartment	24,914	61.8%	24,182	50.8%	-2.9%
York	6,829	12.4%	10,817	16.2%	58.4%
Single	2,170	29.8%	3,306	32.3%	52.4%
Semi	278	21.7%	351	32.0%	26.3%
Town	1,318	22.1%	2,641	33.0%	100.4%
Apartment	3,063	7.6%	4,519	9.5%	47.5%
Hamilton	2,930	5.3%	4,144	6.2%	41.4%
Single	531	7.3%	740	7.2%	39.4%
Semi	262	3.6%	182	16.6%	-30.5%
Town	599	8.2%	668	8.3%	11.5%
Apartment	1,538	21.1%	2,554	5.4%	66.1%

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

Key indicators	2020	2020	2021	2021	%
	#	%	#	%	Change
GTHA	8,483.1	100.0%	9,200.4	100.0%	8.5%
Durham	1,051.9	12.4%	819.6	8.9%	-22.1%
Halton	491.3	5.8%	584.4	6.4%	19.0%
Peel	1,245.9	14.7%	1,284.4	14.0%	3.1%
Toronto	4,462.9	52.6%	4,091.7	44.5%	-8.3%
York	754.4	8.9%	1,600.1	17.4%	112.1%
Hamilton	476.6	5.6%	820.2	8.9%	72.1%

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, 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	2020		2021		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	6,598	100%	8,822	100%	33.7
Pending Starts	1,702	25.8	1,818	20.6	6.8
Under Construction	4,853	73.6	6,942	78.7	43.0
Completed & Not Absorbed	43	0.7	62	0.7	44.2
b) Starts	4,211		5,325		26.5
c) Completions	4,255		3,241		-23.8
2. Total Supply	6,598	100%	8,822	100%	33.7
a) By unit type:					
Single	1,871	28.4	2,435	27.6	30.1
Semi	300	4.5	344	3.9	14.7
Town	1,678	25.4	2,950	33.4	75.8
Apartment	2,749	41.7	3,093	35.1	12.5
3. Absorptions	3,230	100%	3,024	100%	-6.4
a) By unit type:					
Single	1,330	135.0	1,544	292.4	16.1
Semi	72	7.3	226	42.8	213.9
Town	1,153	117.1	1,193	225.9	3.5
Apartment	675	68.5	61	11.6	-91.0
b) By area municipality:					
Ajax	191	19.4	159	30.1	-16.8
Brock	0	0.0	0	0.0	0.0
Clarington	546	55.4	718	136.0	31.5
Oshawa	262	26.6	403	76.3	53.8
Pickering	985	100.0	528	100.0	-46.4
Scugog	0	0.0	0	0.0	0.0
Uxbridge	37	3.8	41	7.8	10.8
Whitby	1209	122.7	1,175	222.5	-2.8

Source: Canada Mortgage & Housing Corporation (CMHC) - Local Housing Market Tables, 2020/21 and Housing Market Information Portal

Table 10
Housing Market Indicators - January to December

Key Indicators		2020	2021	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	3.25	2.80	-13.9
	3 Year Term	4.95	4.79	-3.2
	5 Year Term	3.79	3.49	-7.9
	Bank Rate (%):	0.81	0.50	-38.3
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$848,088	\$891,557	5.1
	Ajax	\$776,198	\$905,611	16.7
	Brock	--	--	--
	Clarington	\$902,362	\$829,369	-8.1
	Oshawa	\$836,520	\$821,885	-1.7
	Pickering	\$1,012,386	\$1,146,884	13.3
	Scugog	--	--	--
	Uxbridge	--	--	--
	Whitby	\$900,679	\$880,474	-2.2
	City of Toronto	\$1,914,339	\$2,035,975	6.4
	York Region	\$1,602,363	\$1,498,036	-6.5
	Peel Region	\$1,580,391	\$1,720,519	8.9
	Halton Region	\$1,755,434	\$1,713,445	-2.4
	Hamilton	\$636,226	\$609,069	-4.3
3.	Resale Housing Market in Durham³			
	Number of Sales	12,917	14,717	13.9
	Number of New Listings	16,879	18,309	8.5
	Average Price (all dwelling types)	\$706,913	\$925,710	31.0
	Average Price (single-detached dwelling)	\$767,202	\$1,042,290	35.9

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>
2. CMHC, Housing Now - Greater Toronto Area, December 2020/2021 and Housing Market Information Portal. Prices rounded.
3. Toronto Regional Real Estate Board - Market Watch, December 2020/2021. Prices rounded.