



# 2021 ANNUAL BUILDING ACTIVITY R E V I E W



Planning &  
Economic  
Development  
Department

June 2022

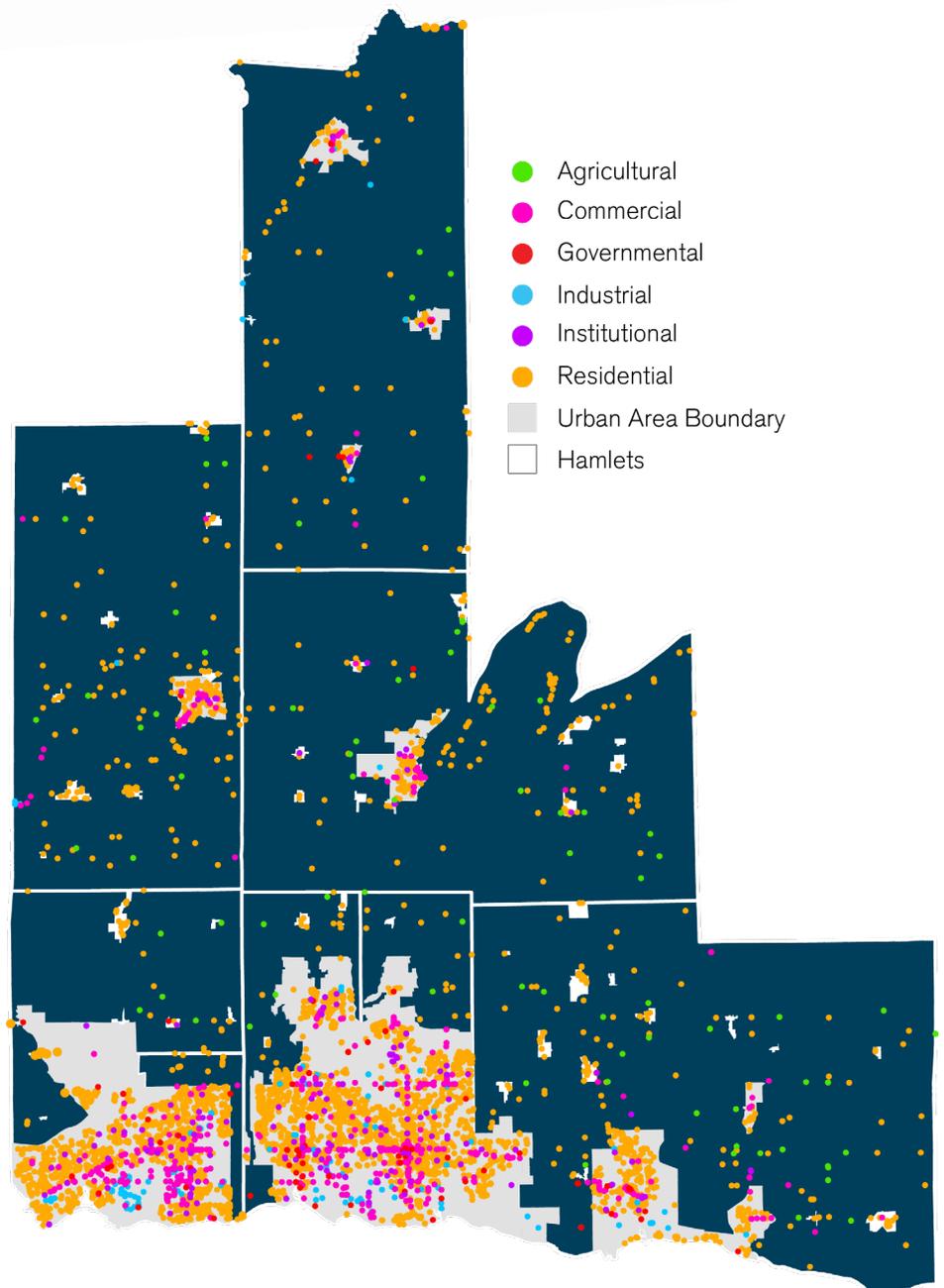
In 2021 Durham's residential sector experienced an increase in both the value (+19%) and number (+17%) of permits for new residential units compared to 2020.

The value of non-residential building permits decreased in Durham (-22%) compared to 2020.

Regional staff will continue to monitor the impact of the COVID-19 pandemic on building activity over the course of 2022.

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.



# 2021 HIGHLIGHTS



**\$2,980,106,465** <sup>+3.9%</sup>

**Total value** of building permits issued



**\$819,646,654** <sup>-22%</sup>

Total value of non-residential permits



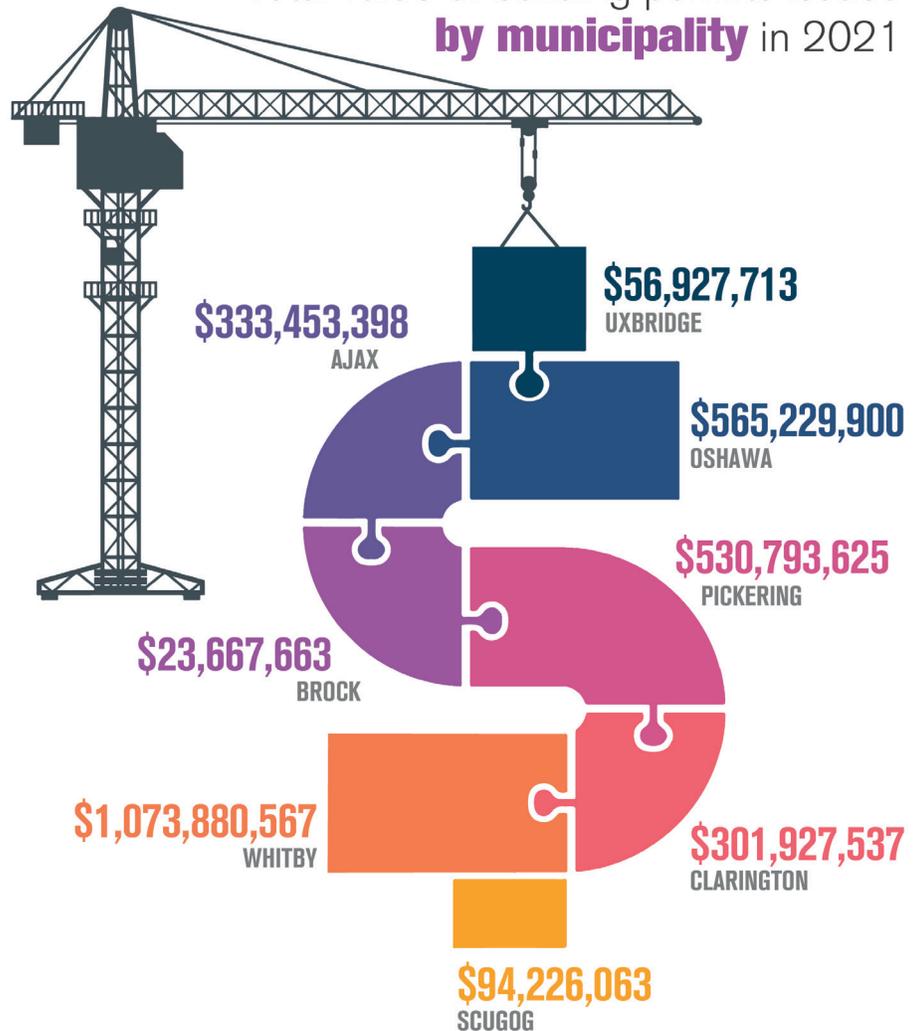
**\$2,160,459,811** <sup>+19%</sup>

Total value of residential permits issued



Permits issued for new residential units **6,290** <sup>+17%</sup>

Total value of building permits issued **by municipality** in 2021



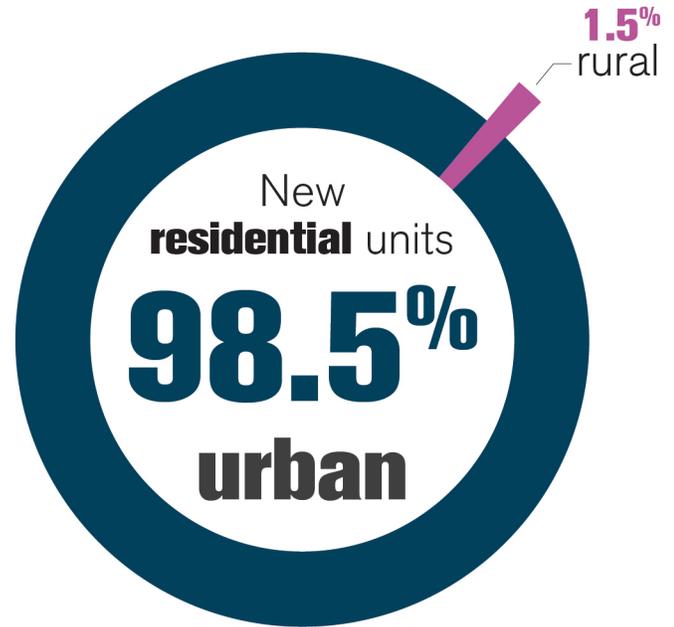
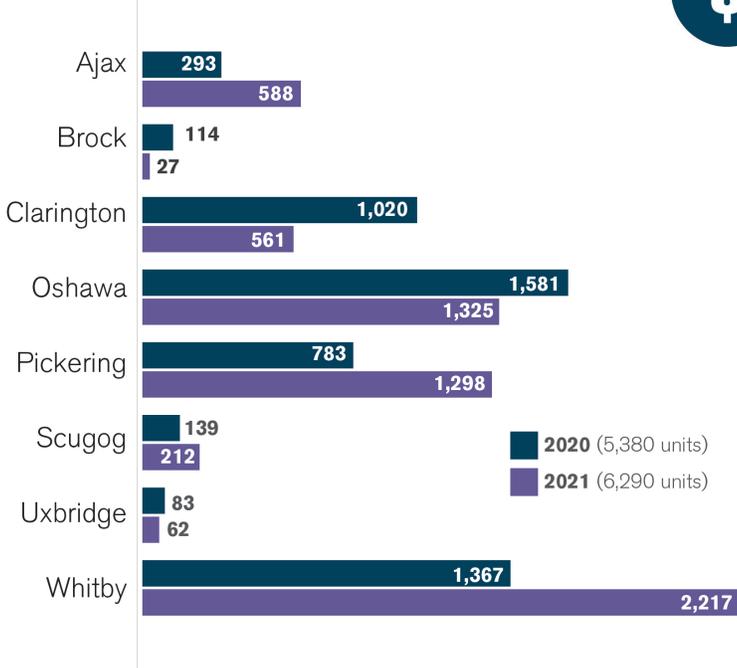
# RESIDENTIAL



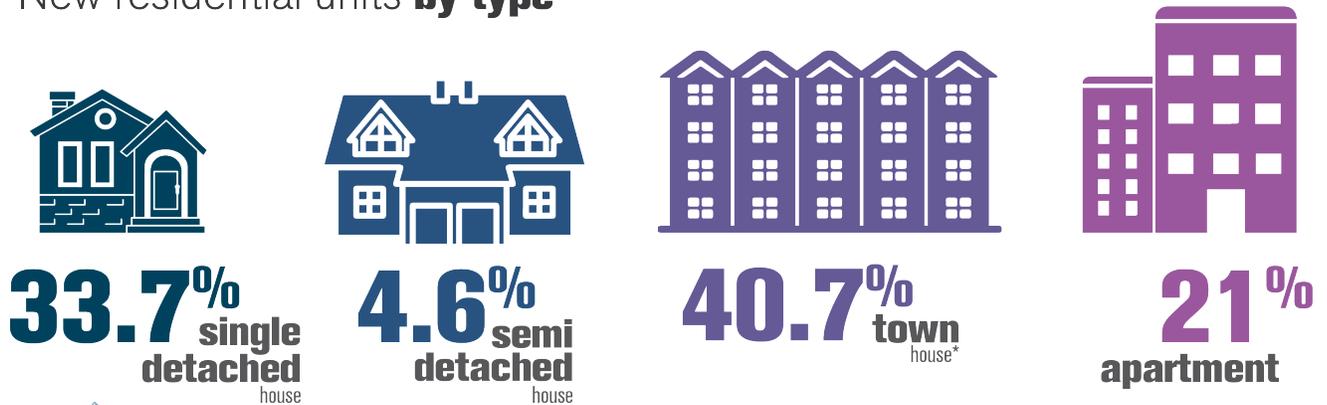
**\$2.16 billion**

of **residential investment** in Durham last year

New residential units **by municipality**

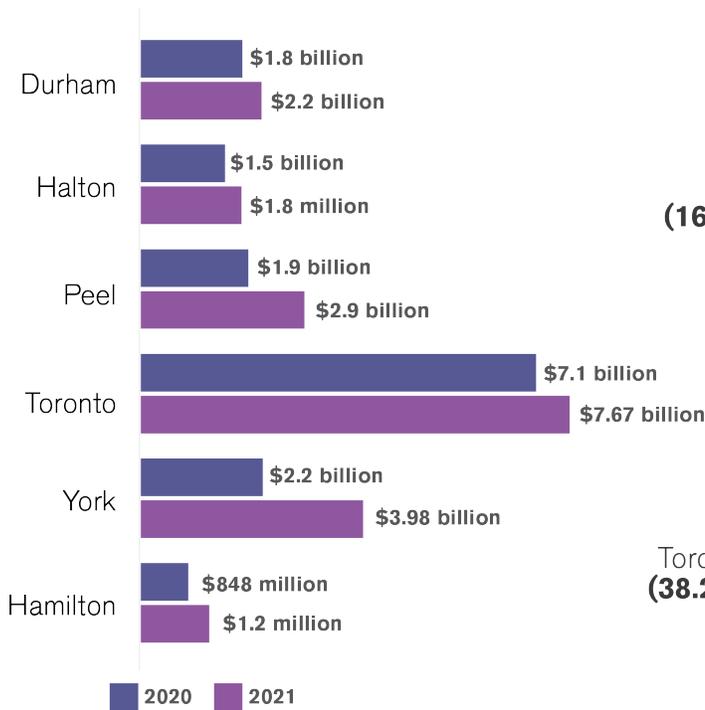


New residential units **by type**

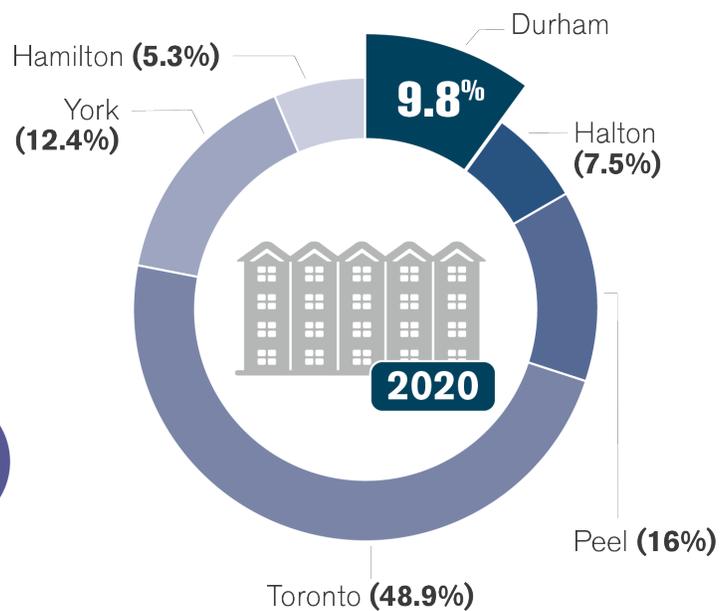
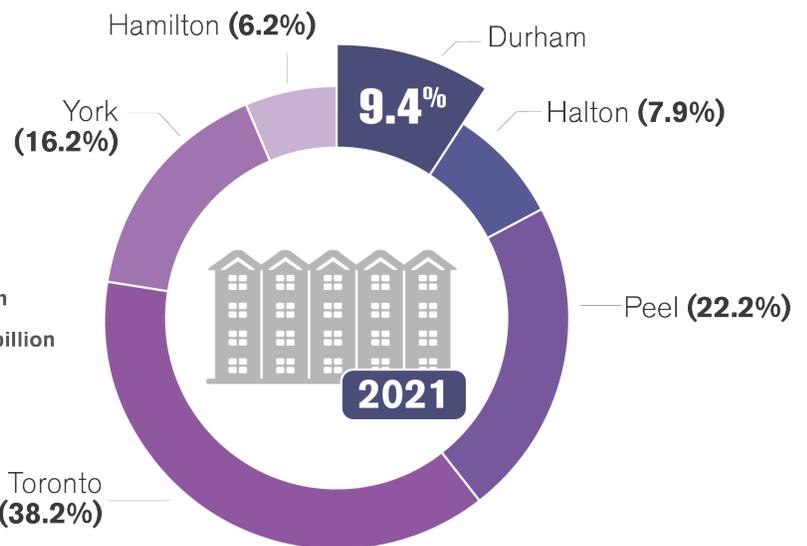


\* Includes all forms of town houses, including stacked townhomes and row housing.

## Residential permit value by region



## New residential units by region



**\$19.8 billion** of residential investment in the GTHA last year



# NON-RESIDENTIAL



**\$819.6 million**

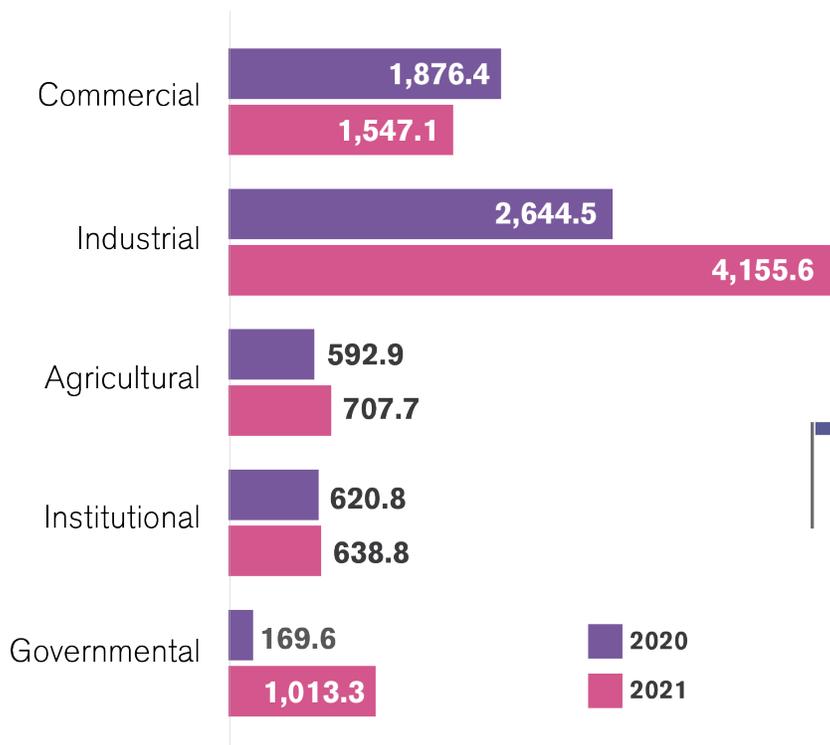
of **non-residential investment** in Durham last year

Non-residential investment **by sector**



**22.3%**  
commercial -52.1%

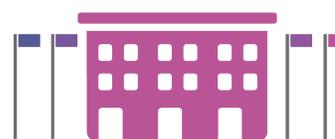
Non-residential **floorspace**  
(‘000 square feet)



**50.9%**  
industrial +5.7%



**6.2%**  
institutional -66.7%

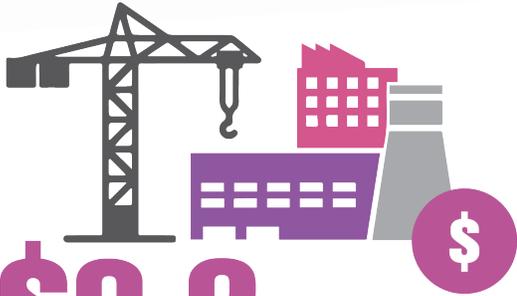


**18.3%**  
governmental +32.7%



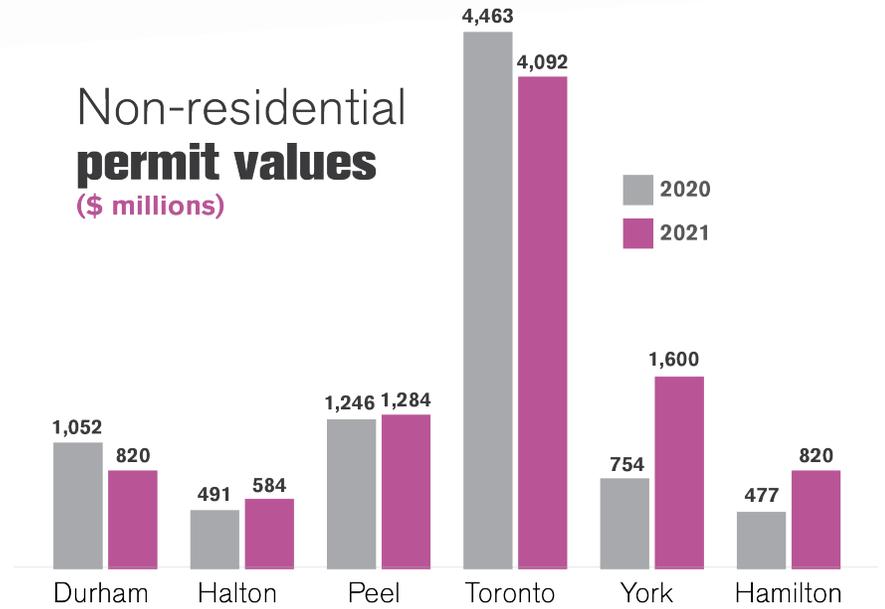
**2.3%**  
agricultural +85%



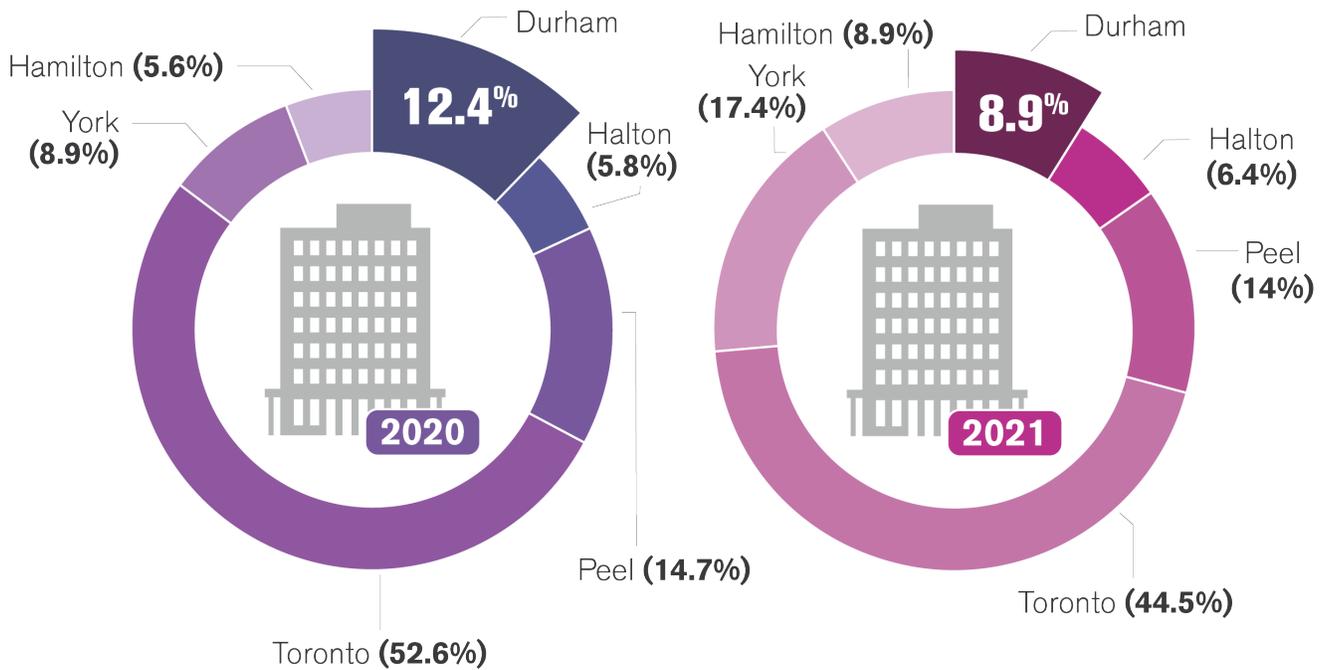


**\$9.2 billion** of  
**non-residential investment**  
 in the GTHA last year

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

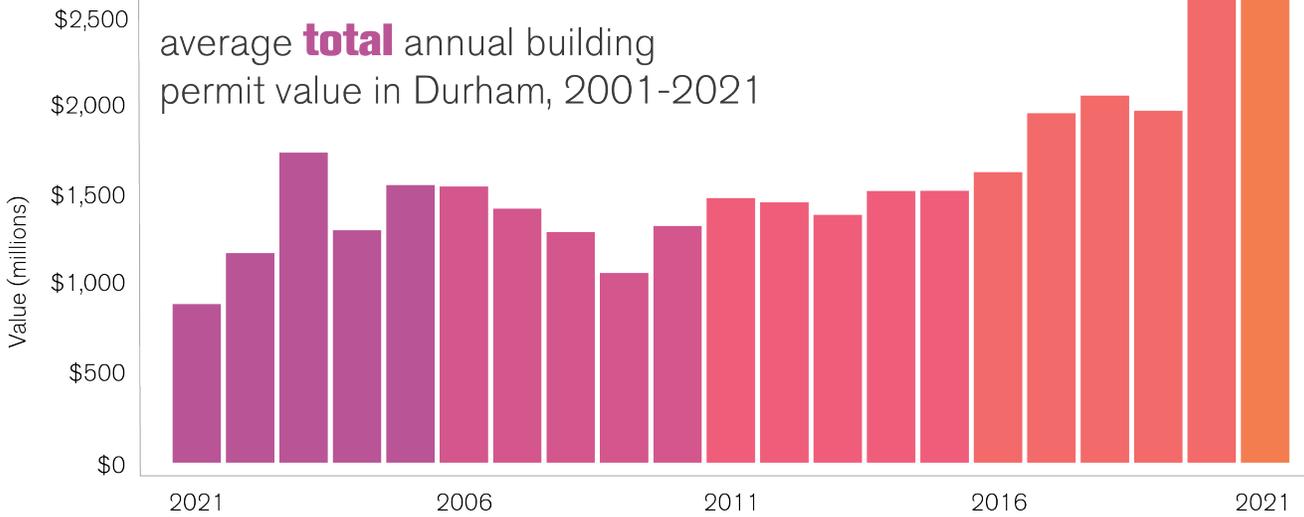


## Non-residential investment by region



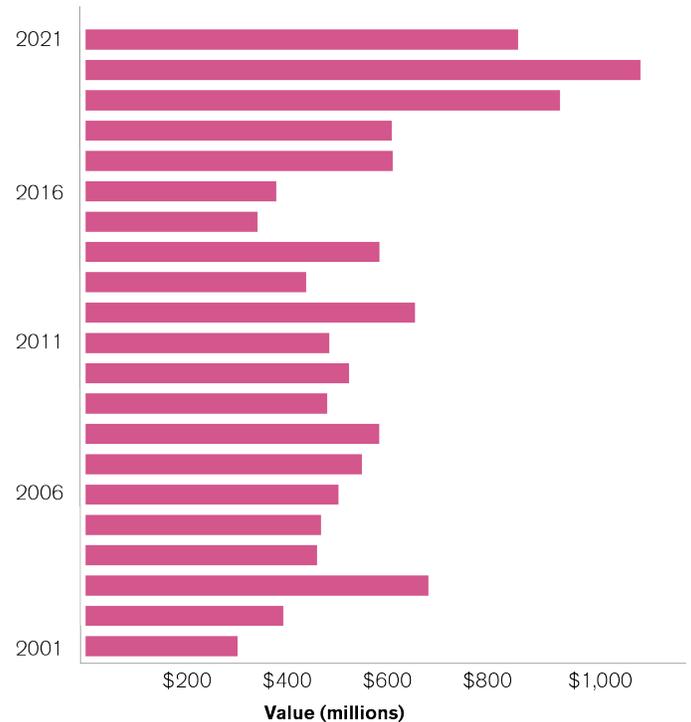
# \$1.63 billion

average **total** annual building permit value in Durham, 2001-2021



# \$543 million

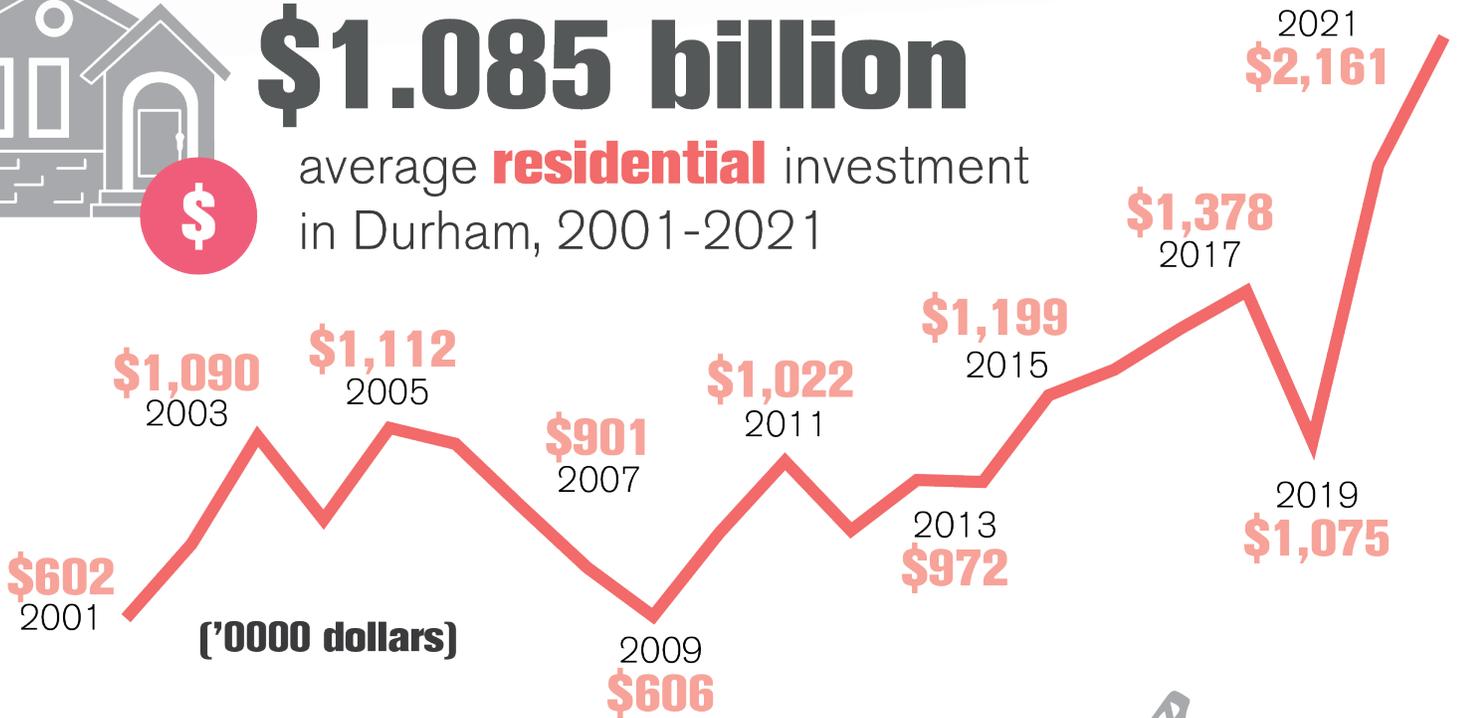
average **non-residential** investment in Durham 2001-2021





## \$1.085 billion

average **residential** investment in Durham, 2001-2021



## 4,183

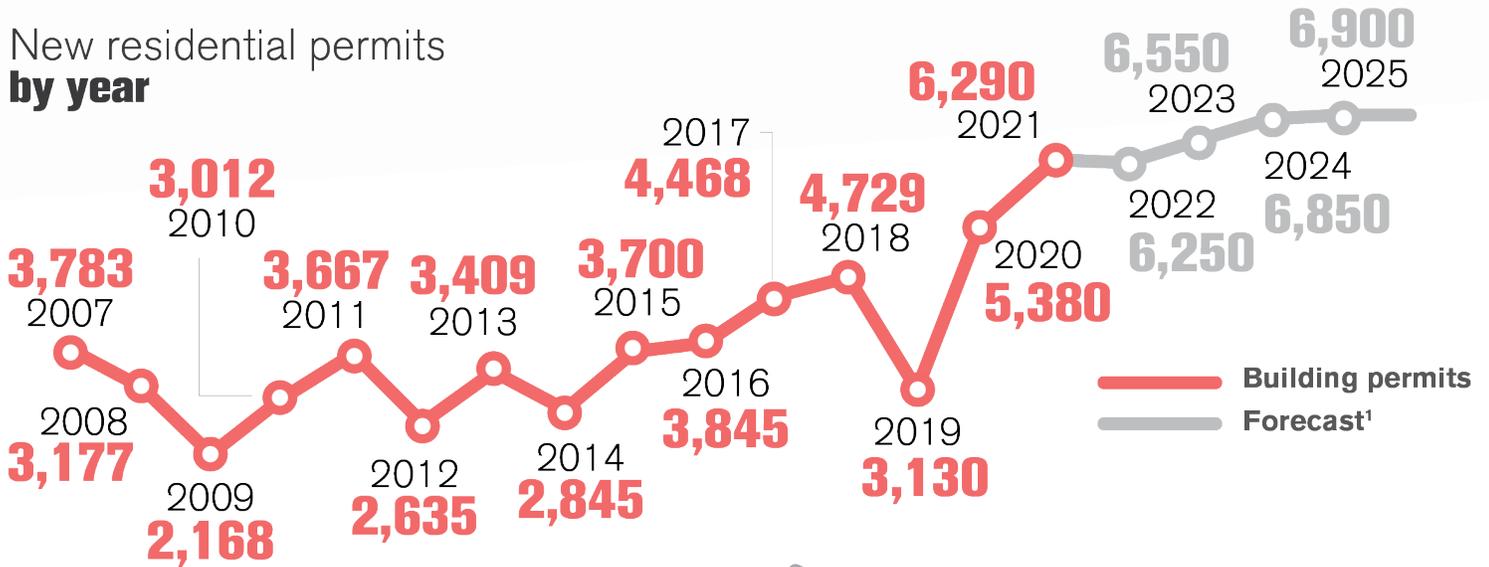


Average **new residential units** approved for construction, 2001-2021



# FORECAST

## New residential permits by year

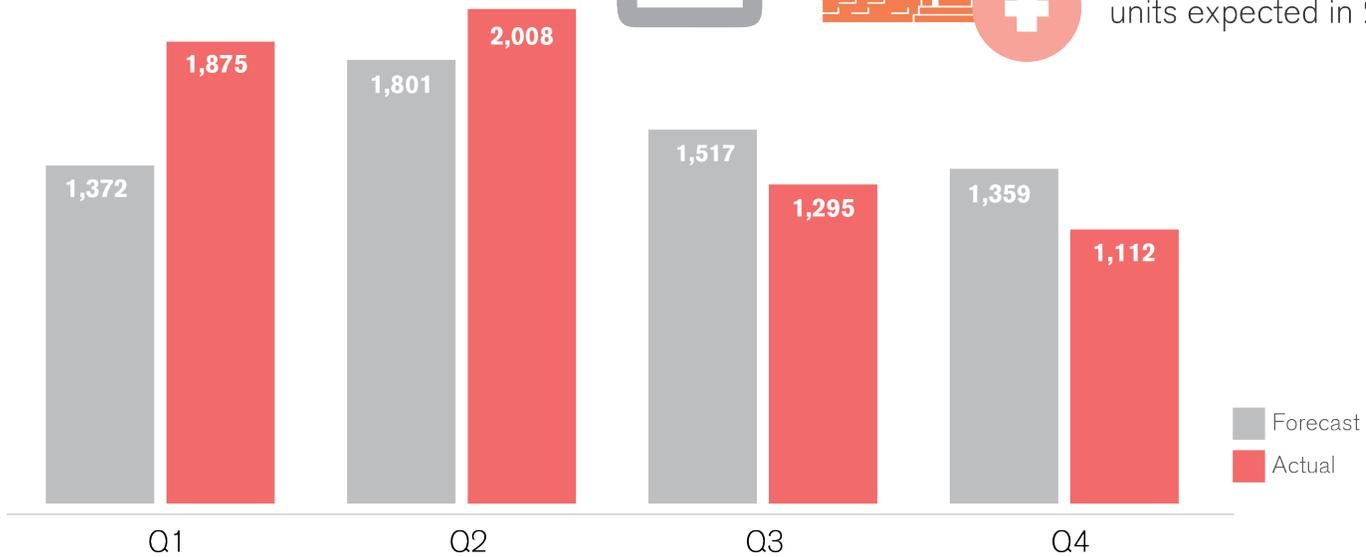


## 2021 building permits forecast vs. actual



# 6,250

Permits for new residential units expected in 2022



<sup>1</sup> Durham Region Planning & Economic Development Department - Growth Forecasts

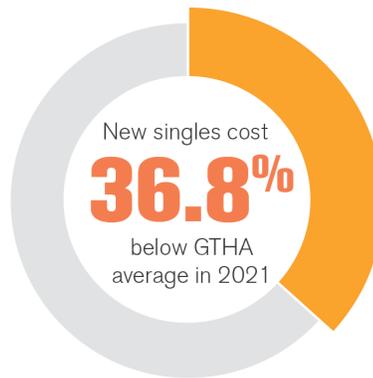
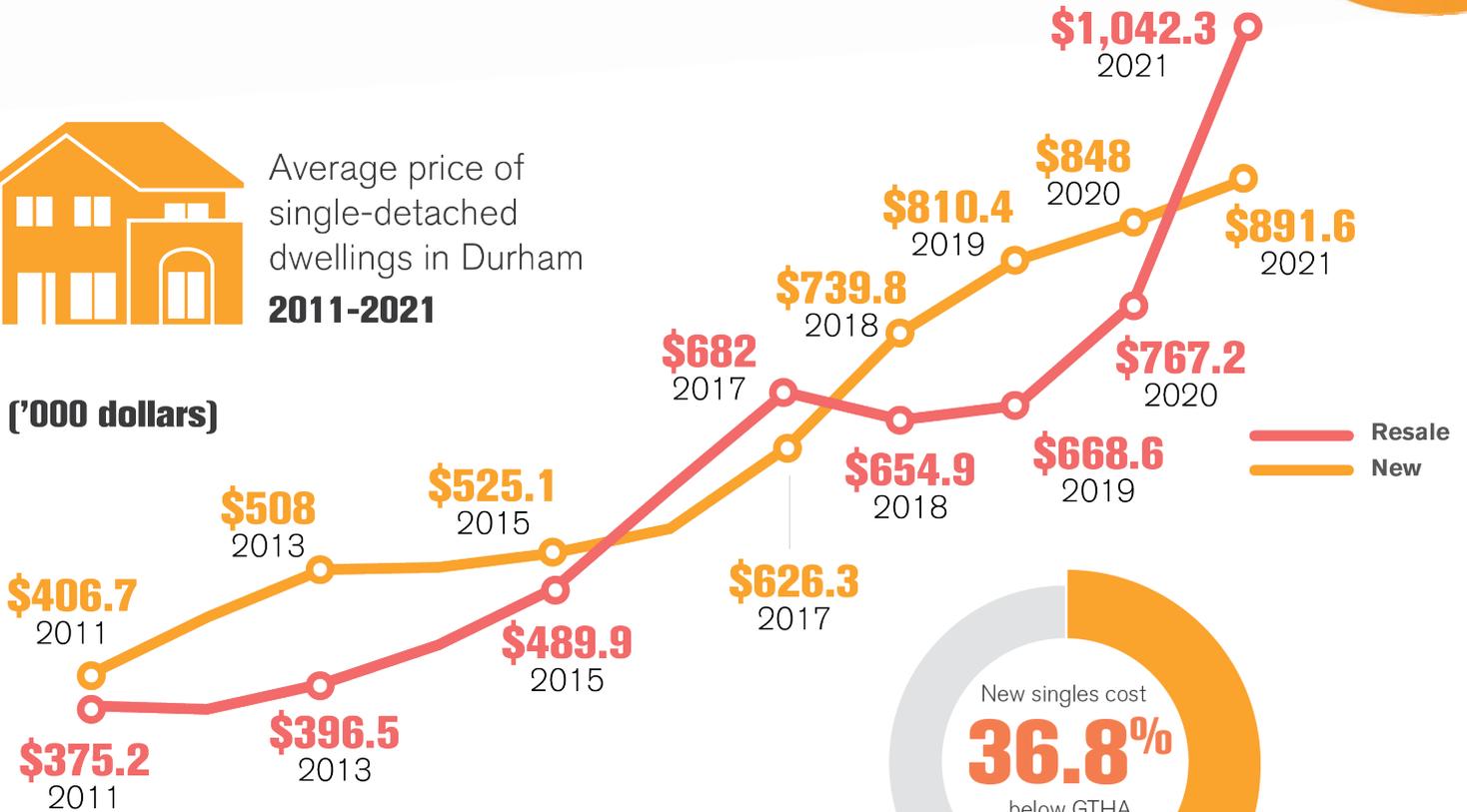
**Note:** The building permit forecasts are based on achieving Durham's overall population forecast of 960,000 to 2031 as identified in the current Regional Official Plan, which is based on the 2006 Growth Plan. The population forecasts will be updated to 2051 upon the completion of the municipal comprehensive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

# HOUSING MARKET



Average price of single-detached dwellings in Durham  
**2011-2021**

(‘000 dollars)

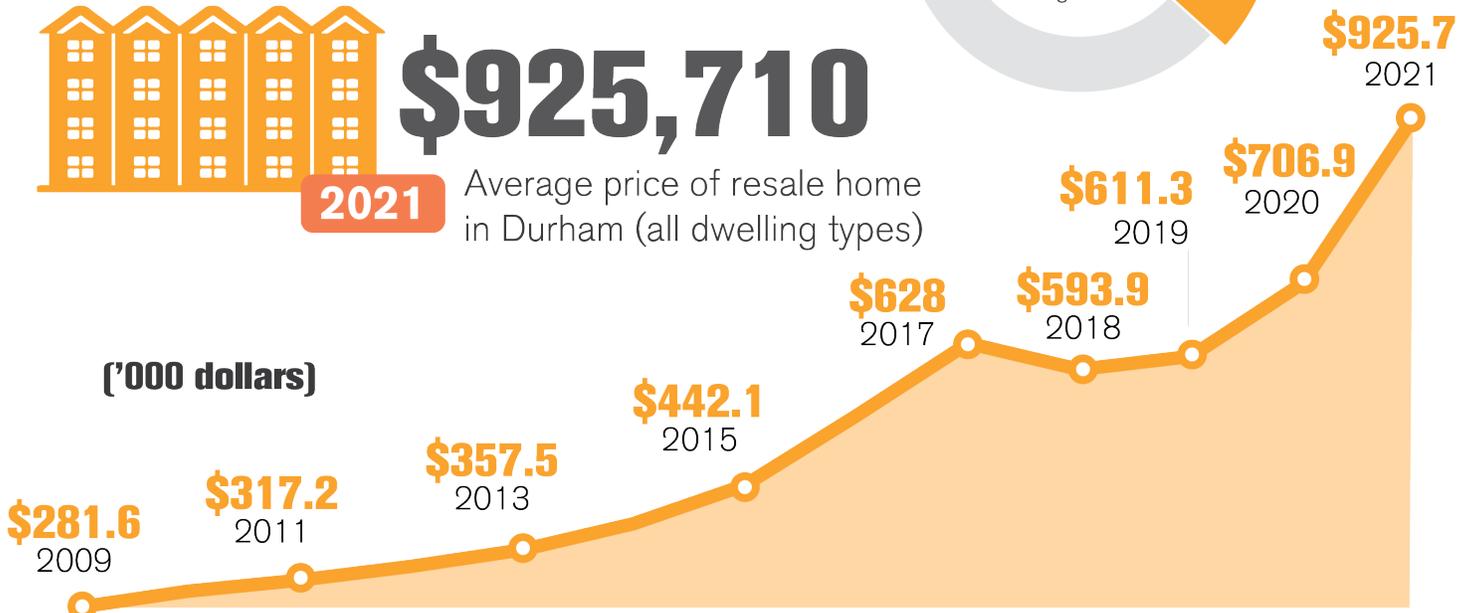


**\$925,710**

**2021**

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.

