

Attachment 2
Building Permit Activity in Durham - January to December

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

Key Indicators	2022		2023		% change
	#	%	#	%	
Total value of building permits (\$ millions)	2,887.3	100%	2,874.9	100%	-0.4
a) By area municipality:					
Ajax	308.1	10.7	542.0	18.9	76.0
Brock	49.3	1.7	41.5	1.4	-15.8
Clarington	309.3	10.7	433.6	15.1	40.2
Oshawa	902.3	31.3	639.5	22.2	-29.1
Pickering	471.0	16.3	732.9	25.5	55.6
Scugog	35.8	1.2	32.3	1.1	-9.8
Uxbridge	91.7	3.2	72.6	2.5	-20.8
Whitby	719.8	24.9	380.5	13.2	-47.1
b) By permit type:					
Residential	2,170.7	75.2	1,645.0	57.2	-24.2
Non-Residential	716.6	24.8	1,229.9	42.8	71.6

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

Key Indicators	2022		2023		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	2,170.7	100%	1,645.0	100%	-24.2
a) By area municipality:					
Ajax	199.4	9.2	75.9	4.6	-61.9
Brock	34.9	1.6	13.2	0.8	-62.1
Clarington	196.2	9.0	312.7	19.0	59.4
Oshawa	762.5	35.1	375.0	22.8	-50.8
Pickering	374.3	17.2	621.0	37.8	65.9
Scugog	31.0	1.4	24.5	1.5	-21.1
Uxbridge	75.8	3.5	58.9	3.6	-22.3
Whitby	496.5	22.9	163.7	10.0	-67.0
b) By construction type:					
New residential units	1,999.4	92.1	1,504.9	91.5	-24.7
Renovations, additions and improvements	170.7	7.9	140.1	8.5	-18.0

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2022		2023		%
	#	%	#	%	Change
Permits issued for new residential units	6,530	100%	5,869	100%	-10.1
a) By unit type:					
Single	1,365	20.9	1,189	20.3	-12.9
Semi	199	3.0	101	1.7	-49.2
Town	2,320	35.5	1,069	18.2	-53.9
Apartment	2,646	40.5	3,510	59.8	32.7
b) By area municipality:					
Ajax	1,085	16.6	381	6.5	-64.9
Brock	69	1.1	18	0.3	-73.9
Clarington	595	9.1	813	13.9	36.6
Oshawa	2,141	32.8	1,205	20.5	-43.7
Pickering	1,023	15.7	2,686	45.8	162.6
Scugog	62	0.9	39	0.7	-37.1
Uxbridge	171	2.6	86	1.5	-49.7
Whitby	1,384	21.2	641	10.9	-53.7
c) By urban/rural area:					
Urban	6,446	98.7	5,780	98.5	-10.3
Rural	84	1.3	89	1.5	6.0
d) By average dwelling size (square feet):					
Single	2,651		2,576		-2.8
Semi	1,743		1,879		7.8
Town	1,709		1,698		-0.6
Apartment*	1,019		786		-22.9

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2022		2023		%
	#	%	#	%	Change
Value of non-residential building permits	716.6	100%	1229.9	100%	71.6
a) By sector:					
Commercial	206.9	28.9	244.5	19.9	18.2
Industrial	411.5	57.4	722.6	58.8	75.6
Agricultural	10.0	1.4	15.7	1.3	56.8
Institutional	36.9	5.1	200.0	16.3	442.6
Governmental	51.4	7.2	47.1	3.8	-8.3
b) By area municipality:					
Ajax	108.6	15.2	466.1	37.9	329.1
Brock	14.4	2.0	28.3	2.3	96.4
Clarington	113.1	15.8	120.8	9.8	6.9
Oshawa	139.8	19.5	264.5	21.5	89.1
Pickering	96.7	13.5	111.8	9.1	15.6
Scugog	4.8	0.7	7.9	0.6	63.8
Uxbridge	15.8	2.2	13.7	1.1	-13.8
Whitby	223.3	31.2	216.9	17.6	-2.9
c) Commercial, industrial, and agricultural sectors:	628.4	100.0	982.8	100.0	56.4
Value Associated with New Construction	400.0	63.7	753.6	76.7	88.4
Value of Renovations, Additions and Improvements	228.4	36.3	229.2	23.3	0.4
d) Institutional and governmental sectors:	88.2	100.0	247.1	100.0	180.1
Value Associated with New Construction	14.7	16.7	135.8	55.0	821.3
Value of Renovations, Additions and Improvements	73.5	83.3	111.3	45.0	51.4

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

Key Indicators	2022		2023		%
	#	%	#	%	Change
Non-residential floorspace (thousand sq. ft.)	5,610.3	100%	8,486.0	100%	51.3
a) By sector:					
Commercial	963.5	17.2	1,437.4	16.9	49.2
Industrial	3,824.0	68.2	5,894.5	69.5	54.1
Agricultural	362.9	6.5	286.2	3.4	-21.1
Institutional	214.0	3.8	629.2	7.4	194.0
Governmental	245.9	4.4	238.7	2.8	-2.9
b) By area municipality:					
Ajax	815.5	14.5	3,738.9	44.1	358.4
Brock	118.8	2.1	154.6	1.8	30.1
Clarington	1,226.9	21.9	1,048.5	12.4	-14.5
Oshawa	320.6	5.7	756.1	8.9	135.9
Pickering	657.3	11.7	423.9	5.0	-35.5
Scugog	130.1	2.3	123.5	1.5	-5.1
Uxbridge	173.5	3.1	157.7	1.9	-9.1
Whitby	2,167.7	38.6	2,082.8	24.5	-3.9

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		2022	2023	% Change	
1. Durham's share of GTHA building permit activity (%)					
Total Value	9.7	9.2	-0.5		
Residential Value	11.6	8.7	-2.8		
Residential Units	11.0	9.4	-1.6		
Non-Residential Value	6.6	10.0	3.4		
		2022	2022	2023	2023
		#	%	#	%
% Change					
2. Total value of building permits issued (\$ millions)					
GTHA	29,640.1	100.0%	31,150.9	100.0%	5.1%
Durham	2,887.3	9.7%	2,874.9	9.2%	-0.4%
Halton	2,989.4	10.1%	2,953.4	9.5%	-1.2%
Peel	5,598.0	18.9%	4,932.5	15.8%	-11.9%
Toronto	11,681.2	39.4%	12,410.8	39.8%	6.2%
York	4,501.2	15.2%	5,452.7	17.5%	21.1%
Hamilton	1,983.0	6.7%	2,526.6	8.1%	27.4%
3. Value of residential building permits issued (\$ millions)					
GTHA	18,749.4	100.0%	18,800.7	100.0%	0.3%
Durham	2,170.7	11.6%	1,645.0	8.7%	-24.2%
Halton	2,349.9	12.5%	1,834.7	9.8%	-21.9%
Peel	3,970.6	21.2%	2,984.0	15.9%	-24.8%
Toronto	6,375.9	34.0%	6,535.7	34.8%	2.5%
York	2,723.8	14.5%	4,123.2	21.9%	51.4%
Hamilton	1,158.5	6.2%	1,678.2	8.9%	44.9%

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	2022 #	2022 %	2023 #	2023 %	% Change
GTHA	59,634	100.0%	62,629	100.0%	5.0%
Single	7,307	12.3%	5,337	8.5%	-27.0%
Semi	667	1.1%	470	0.8%	-29.5%
Town	7,680	12.9%	6,322	10.1%	-17.7%
Apartment	43,980	73.7%	50,500	80.6%	14.8%
Durham	6,530	11.0%	5,869	9.4%	-10.1%
Single	1,365	18.7%	1,189	22.3%	-12.9%
Semi	199	29.8%	101	21.5%	-49.2%
Town	2,320	30.2%	1,069	16.9%	-53.9%
Apartment	2,646	6.0%	3,510	7.0%	32.7%
Halton	5,941	10.0%	5,155	8.2%	-13.2%
Single	1,075	14.7%	536	10.0%	-50.1%
Semi	32	4.8%	97	20.6%	203.1%
Town	753	9.8%	1,381	21.8%	83.4%
Apartment	4,081	9.3%	3,141	6.2%	-23.0%
Peel	21,068	35.3%	15,502	24.8%	-26.4%
Single	1,606	22.0%	677	12.7%	-57.8%
Semi	169	25.3%	22	4.7%	-87.0%
Town	1,080	14.1%	929	14.7%	-14.0%
Apartment	18,213	41.4%	13,874	27.5%	-23.8%
Toronto	15,494	26.0%	18,000	28.7%	16.2%
Single	879	12.0%	857	16.1%	-2.5%
Semi	46	6.9%	70	14.9%	52.2%
Town	539	7.0%	592	9.4%	9.8%
Apartment	14,030	31.9%	16,481	32.6%	17.5%
York	7,361	12.3%	12,353	19.7%	67.8%
Single	1,834	25.1%	1,778	33.3%	-3.1%
Semi	137	20.5%	131	27.9%	-4.4%
Town	1,957	25.5%	2,047	32.4%	4.6%
Apartment	3,433	7.8%	8,397	16.6%	144.6%
Hamilton	3,240	5.4%	5,750	9.2%	77.5%
Single	548	7.5%	300	5.6%	-45.3%
Semi	84	1.1%	49	10.4%	-41.7%
Town	1,031	14.1%	304	4.8%	-70.5%
Apartment	1,577	21.6%	5,097	10.1%	223.2%

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

Key indicators	2022 #	2022 %	2023 #	2023 %	% Change
GTHA	10,890.7	100.0%	12,350.2	100.0%	13.4%
Durham	716.6	6.6%	1,229.9	10.0%	71.6%
Halton	639.5	5.9%	1,118.7	9.1%	74.9%
Peel	1,627.4	14.9%	1,948.5	15.8%	19.7%
Toronto	5,305.2	48.7%	5,875.1	47.6%	10.7%
York	1,777.5	16.3%	1,329.6	10.8%	-25.2%
Hamilton	824.5	7.6%	848.4	6.9%	2.9%

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	2022		2023		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	11,432	100%	10,330	100%	-9.6
Pending Starts	2,514	22.0	2,496	24.2	-0.7
Under Construction	8,891	77.8	7,827	75.8	-12.0
Completed & Not Absorbed	27	0.2	7	0.1	-74.1
b) Starts	5,797		3,864		-33.3
c) Completions	3,828		4,904		28.1
2. Total Supply	11,432	100%	10,330	100%	-9.6
a) By unit type:					
Single	2,629	23.0	2,180	21.1	-17.1
Semi	279	2.4	208	2.0	-25.4
Town	3,613	31.6	2,210	21.4	-38.8
Apartment	4,911	43.0	5,732	55.5	16.7
3. Absorptions	3,769	100%	4,651	100%	23.4
a) By unit type:					
Single	1,276	306.0	1,582	90.6	24.0
Semi	266	63.8	164	9.4	-38.3
Town	1,443	346.0	2,208	126.5	53.0
Apartment	784	188.0	697	39.9	-11.1
b) By area municipality:					
Ajax	292	70.0	233	13.3	-20.2
Brock	0	0.0	0	0.0	0.0
Clarington	629	150.8	398	22.8	-36.7
Oshawa	1104	264.7	1,299	74.4	17.7
Pickering	417	100.0	1,746	100.0	318.7
Scugog	0	0.0	0	0.0	0.0
Uxbridge	71	17.0	88	5.0	23.9
Whitby	1256	301.2	887	50.8	-29.4

Source: Canada Mortgage & Housing Corporation (CMHC) - Local Housing Market Tables, 2022/23 and Housing Market Information Portal

Table 10
Housing Market Indicators - January to December

	Key Indicators	2022	2023	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	4.46	7.15	60.4
	3 Year Term	4.90	6.61	34.9
	5 Year Term	5.65	6.68	18.3
	Bank Rate (%):	2.42	5.02	107.4
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$993,940	\$1,211,552	21.9
	Ajax	\$1,658,181	\$1,295,925	-21.8
	Brock	--	--	--
	Clarington	\$924,469	\$1,177,541	27.4
	Oshawa	\$895,504	\$1,199,216	33.9
	Pickering	\$1,236,773	\$1,232,638	-0.3
	Scugog	--	--	--
	Uxbridge	--	\$1,534,682	--
	Whitby	\$959,566	\$1,172,438	22.2
	City of Toronto	\$2,075,673	\$2,064,866	-0.5
	York Region	\$1,531,070	\$1,629,377	6.4
	Peel Region	\$1,210,599	\$1,172,823	-3.1
	Halton Region	\$1,060,496	\$1,192,312	12.4
	Hamilton	\$622,445	\$710,968	14.2
3.	Resale Housing Market in Durham³			
	Number of Sales	9,875	8,487	-14.1
	Number of New Listings	18,164	16,389	-9.8
	Average Price (all dwelling types)	\$1,024,570	\$936,023	-8.6
	Average Price (single-detached dwelling)	\$1,130,814	\$1,036,698	-8.3

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>
2. CMHC, Housing Now - Greater Toronto Area, December 2022/2023 and Housing Market Information Portal. Prices rounded.
3. Toronto Regional Real Estate Board - Market Watch, December 2022/2023. Prices rounded.