

Attachment 2
Building Permit Activity in Durham - January to December

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

Key Indicators	2019		2020		% change
	#	%	#	%	
Total value of building permits (\$ millions)	1,974.2	100%	2,868.4	100%	45.3
a) By area municipality:					
Ajax	83.1	4.2	435.9	15.2	424.4
Brock	89.5	4.5	54.8	1.9	-38.7
Clarington	130.0	6.6	397.3	13.9	205.5
Oshawa	327.7	16.6	480.0	16.7	46.5
Pickering	710.7	36.0	907.9	31.7	27.8
Scugog	34.4	1.7	67.8	2.4	97.0
Uxbridge	56.4	2.9	45.4	1.6	-19.4
Whitby	542.5	27.5	479.2	16.7	-11.7
b) By permit type:					
Residential	1,075.0	54.5	1,816.5	63.3	69.0
Non-Residential	899.3	45.5	1,051.9	36.7	17.0

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

Key Indicators	2019		2020		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	1,075.0	100%	1,816.5	100%	69.0
a) By area municipality:					
Ajax	69.0	6.4	84.7	4.7	22.7
Brock	84.8	7.9	52.9	2.9	-37.6
Clarington	90.1	8.4	303.6	16.7	237.1
Oshawa	154.0	14.3	363.5	20.0	136.1
Pickering	175.7	16.3	485.0	26.7	176.0
Scugog	23.3	2.2	52.9	2.9	126.8
Uxbridge	31.6	2.9	40.6	2.2	28.6
Whitby	446.5	41.5	433.2	23.8	-3.0
b) By construction type:					
New residential units	965.8	89.8	1,453.4	80.0	50.5
Renovations, additions and improvements	109.2	10.2	363.1	20.0	232.6

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2019		2020		%
	#	%	#	%	Change
Permits issued for new residential units	3,130	100%	5,380	100%	71.9
a) By unit type:					
Single	1,395	44.6	1,430	26.6	2.5
Semi	53	1.7	318	5.9	500.0
Town	1,001	32.0	1,423	26.4	42.2
Apartment	681	21.8	2,209	41.1	224.4
b) By area municipality:					
Ajax	239	7.6	293	5.4	22.6
Brock	204	6.5	114	2.1	-44.1
Clarington	291	9.3	1,020	19.0	250.5
Oshawa	552	17.6	1,581	29.4	186.4
Pickering	511	16.3	783	14.6	53.2
Scugog	61	1.9	139	2.6	127.9
Uxbridge	40	1.3	83	1.5	107.5
Whitby	1,232	39.4	1,367	25.4	11.0
c) By urban/rural area:					
Urban	3,036	97.0	5,318	98.8	75.2
Rural	94	3.0	62	1.2	-34.0
d) By average dwelling size (square feet):					
Singles	2,589		2,631		1.6
Semis	1,909		1,828		-4.2
Rows/Towns	1,727		1,714		-0.7
Apartments*	1,012		1,031		1.9

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2019		2020		% Change
	#	%	#	%	
Value of non-residential building permits	899.3	100%	1051.9	100%	17.0
a) By sector:					
Commercial	615.6	68.5	382.2	36.3	-37.9
Industrial	157.4	17.5	394.7	37.5	150.8
Agricultural	9.8	1.1	10.2	1.0	5.1
Institutional	102.3	11.4	152.0	14.4	48.5
Governmental	14.2	1.6	112.8	10.7	695.5
b) By area municipality:					
Ajax	14.1	1.6	351.2	33.4	2388.0
Brock	4.7	0.5	1.9	0.2	-59.4
Clarington	40.0	4.4	93.7	8.9	134.3
Oshawa	173.7	19.3	116.6	11.1	-32.9
Pickering	535.0	59.5	422.9	40.2	-20.9
Scugog	11.1	1.2	14.9	1.4	34.4
Uxbridge	24.8	2.8	4.8	0.5	-80.7
Whitby	96.0	10.7	46.0	4.4	-52.1
c) Commercial, industrial, and agricultural sectors:	782.8	100.0	787.2	100.0	0.6
Value Associated with New Construction	666.4	85.1	716.6	91.0	7.5
Value of Renovations, Additions and Improvements	116.4	14.9	70.6	9.0	-39.3
d) Institutional and governmental sectors:	116.5	100.0	264.7	100.0	127.2
Value Associated with New Construction	84.8	72.8	175.2	66.2	106.5
Value of Renovations, Additions and Improvements	31.7	27.2	89.5	33.8	182.6

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

Key Indicators	2019		2020		% Change
	#	%	#	%	
Non-residential floorspace (thousand sq. ft.)	2,541.4	100%	5,904.1	100%	132.3
a) By sector:					
Commercial	365.0	14.4	1,876.4	31.8	414.1
Industrial	1,436.2	56.5	2,644.5	44.8	84.1
Agricultural	354.5	13.9	592.9	10.0	67.2
Institutional	319.4	12.6	620.8	10.5	94.3
Governmental	66.3	2.6	169.6	2.9	155.7
b) By area municipality:					
Ajax	33.2	1.3	1,935.6	32.8	5722.6
Brock	77.1	3.0	42.2	0.7	-45.2
Clarington	393.6	15.5	397.2	6.7	0.9
Oshawa	894.3	35.2	722.6	12.2	-19.2
Pickering	102.4	4.0	1,512.8	25.6	1377.5
Scugog	133.0	5.2	398.4	6.7	199.6
Uxbridge	249.7	9.8	103.4	1.8	-58.6
Whitby	658.1	25.9	791.9	13.4	20.3

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	2019	2020	% Change		
1. Durham's share of GTHA building permit activity (%)					
Total Value	9.1	12.0	2.9		
Residential Value	8.4	11.8	3.4		
Residential Units	7.6	9.8	2.2		
Non-Residential Value	10.0	12.4	2.4		
	2019	2019	2020	2020	% Change
	#	%	#	%	
2. Total value of building permits issued (\$ millions)					
GTHA	21,685.3	100.0%	23,817.5	100.0%	9.8%
Durham	1,974.2	9.1%	2,868.4	12.0%	45.3%
Halton	1,695.1	7.8%	1,994.0	8.4%	17.6%
Peel	3,809.1	17.6%	3,168.0	13.3%	-16.8%
Toronto	10,018.8	46.2%	11,529.5	48.4%	15.1%
York	3,060.7	14.1%	2,933.1	12.3%	-4.2%
Hamilton	1,127.4	5.2%	1,324.5	5.6%	17.5%
3. Value of residential building permits issued (\$ millions)					
GTHA	12,736.3	100.0%	15,334.5	100.0%	20.4%
Durham	1,075.0	8.4%	1,816.5	11.8%	69.0%
Halton	991.2	7.8%	1,502.8	9.8%	51.6%
Peel	2,320.7	18.2%	1,922.1	12.5%	-17.2%
Toronto	5,790.2	45.5%	7,066.6	46.1%	22.0%
York	1,926.5	15.1%	2,178.6	14.2%	13.1%
Hamilton	632.8	5.0%	847.9	5.5%	34.0%

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	2019	2019	2020	2020	%
	#	%	#	%	Change
GTHA	41,293	100.0%	54,869	100.0%	32.9%
Single	6,338	15.3%	7,291	13.3%	15.0%
Semi	761	1.8%	1,283	2.3%	68.6%
Town	6,410	15.5%	5,975	10.9%	-6.8%
Apartment	27,784	67.3%	40,320	73.5%	45.1%
Durham	3,130	7.6%	5,380	9.8%	71.9%
Single	1,395	22.0%	1,430	19.6%	2.5%
Semi	53	7.0%	318	24.8%	500.0%
Town	1,001	15.6%	1,423	23.8%	42.2%
Apartment	681	2.5%	2,209	5.5%	224.4%
Halton	2,455	5.9%	4,120	7.5%	67.8%
Single	845	13.3%	1,201	16.5%	42.1%
Semi	6	0.8%	130	10.1%	2066.7%
Town	997	15.6%	774	13.0%	-22.4%
Apartment	607	2.2%	2,015	5.0%	232.0%
Peel	9,574	23.2%	8,769	16.0%	-8.4%
Single	1,221	19.3%	1,134	15.6%	-7.1%
Semi	390	51.2%	196	15.3%	-49.7%
Town	1,266	19.8%	858	14.4%	-32.2%
Apartment	6,697	24.1%	6,581	16.3%	-1.7%
Toronto	18,575	45.0%	26,841	48.9%	44.5%
Single	1,039	16.4%	825	11.3%	-20.6%
Semi	62	8.1%	99	7.7%	59.7%
Town	1,122	17.5%	1,003	16.8%	-10.6%
Apartment	16,352	58.9%	24,914	61.8%	52.4%
York	5,087	12.3%	6,829	12.4%	34.2%
Single	1,385	21.9%	2,170	29.8%	56.7%
Semi	71	9.3%	278	21.7%	291.5%
Town	1,107	17.3%	1,318	22.1%	19.1%
Apartment	2,524	9.1%	3,063	7.6%	21.4%
Hamilton	2,472	6.0%	2,930	5.3%	18.5%
Single	453	7.1%	531	7.3%	17.2%
Semi	179	2.8%	262	20.4%	46.4%
Town	917	14.5%	599	10.0%	-34.7%
Apartment	923	14.6%	1,538	3.8%	66.6%

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

Key indicators	2019	2019	2020	2020	%
	#	%	#	%	Change
GTHA	8,948.9	100.0%	8,483.1	100.0%	-5.2%
Durham	899.3	10.0%	1,051.9	12.4%	17.0%
Halton	703.9	7.9%	491.3	5.8%	-30.2%
Peel	1,488.4	16.6%	1,245.9	14.7%	-16.3%
Toronto	4,228.6	47.3%	4,462.9	52.6%	5.5%
York	1,134.2	12.7%	754.4	8.9%	-33.5%
Hamilton	494.6	5.5%	476.6	5.6%	-3.6%

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	2019		2020		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	5,777	100%	6,598	100%	14.2
Pending Starts	768	13.3	1,702	25.8	121.6
Under Construction	4,949	85.7	4,853	73.6	-1.9
Completed & Not Absorbed	60	1.0	43	0.7	-28.3
b) Starts	2,659		4,211		58.4
c) Completions	3,171		4,255		34.2
2. Total Supply	5,777	100%	6,598	100%	14.2
a) By unit type:					
Single	2,078	36.0	1,871	28.4	-10.0
Semi	98	1.7	300	4.5	206.1
Row/Town	1,588	27.5	1,678	25.4	5.7
Apartment	2,013	34.8	2,749	41.7	36.6
3. Absorptions	2,958	100%	3,230	100%	9.2
a) By unit type:					
Single	1,278	198.1	1,330	135.0	4.1
Semi	66	10.2	72	7.3	9.1
Row/Town	941	145.9	1,153	117.1	22.5
Apartment	673	104.3	675	68.5	0.3
b) By area municipality:					
Ajax	247	38.3	191	19.4	-22.7
Brock	0	0.0	0	0.0	0.0
Clarington	720	111.6	546	55.4	-24.2
Oshawa	821	127.3	262	26.6	-68.1
Pickering	645	100.0	985	100.0	52.7
Scugog	0	0.0	0	0.0	0.0
Uxbridge	19	2.9	37	3.8	94.7
Whitby	506	78.4	1,209	122.7	138.9

Source: Canada Mortgage & Housing Corporation (CMHC) - Local Housing Market Tables, 2019/20 and Housing Market Information Portal

Table 10
Housing Market Indicators - January to December

	Key Indicators	2019	2020	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	3.64	3.25	-10.8
	3 Year Term	4.17	4.95	18.7
	5 Year Term	5.27	3.79	-28.1
	Bank Rate (%):	2.00	0.81	-59.5
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$810,424	\$848,088	4.6
	Ajax	\$1,222,907	\$776,198	-36.5
	Brock	--	--	--
	Clarington	\$735,765	\$902,362	22.6
	Oshawa	\$868,935	\$836,520	-3.7
	Pickering	\$845,534	\$1,012,386	19.7
	Scugog	--	--	--
	Uxbridge	--	--	--
	Whitby	\$906,034	\$900,679	-0.6
	City of Toronto	\$1,889,558	\$1,914,339	1.3
	York Region	\$1,697,226	\$1,602,363	-5.6
	Peel Region	\$1,373,328	\$1,580,391	15.1
	Halton Region	\$1,638,655	\$1,755,434	7.1
	Hamilton	\$575,657	\$636,226	10.5
3.	Resale Housing Market in Durham³			
	Number of Sales	10,634	12,917	21.5
	Number of New Listings	18,656	16,879	-9.5
	Average Price (all dwelling types)	\$611,342	\$706,913	15.6

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>
2. CMHC, Housing Now - Greater Toronto Area, December 2019/2020 and Housing Market Information Portal. Prices rounded.
3. Toronto Regional Real Estate Board - Market Watch, December 2019/2020. Prices rounded.