

Attachment 2
Building Permit Activity in Durham - January to December

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

Key Indicators	2021		2022		% change
	#	%	#	%	
Total value of building permits (\$ millions)	2,980.1	100%	2,887.3	100%	-3.1
a) By area municipality:					
Ajax	333.5	11.2	308.1	10.7	-7.6
Brock	23.7	0.8	49.3	1.7	108.4
Clarington	301.9	10.1	309.3	10.7	2.4
Oshawa	565.2	19.0	902.3	31.3	59.6
Pickering	530.8	17.8	471.0	16.3	-11.3
Scugog	94.2	3.2	35.8	1.2	-62.0
Uxbridge	56.9	1.9	91.7	3.2	61.0
Whitby	1073.9	36.0	719.8	24.9	-33.0
b) By permit type:					
Residential	2,160.5	72.5	2,170.7	75.2	0.5
Non-Residential	819.6	27.5	716.6	24.8	-12.6

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

Key Indicators	2021		2022		% change
	#	%	#	%	
Total value of residential building permits (\$ millions)	2,160.5	100%	2,170.7	100%	0.5
a) By area municipality:					
Ajax	124.3	5.8	199.4	9.2	60.5
Brock	16.8	0.8	34.9	1.6	108.1
Clarington	201.3	9.3	196.2	9.0	-2.5
Oshawa	468.9	21.7	762.5	35.1	62.6
Pickering	394.2	18.2	374.3	17.2	-5.0
Scugog	77.3	3.6	31.0	1.4	-59.9
Uxbridge	49.0	2.3	75.8	3.5	54.7
Whitby	828.7	38.4	496.5	22.9	-40.1
b) By construction type:					
New residential units	1,996.3	92.4	1,999.4	92.1	0.2
Renovations, additions and improvements	164.2	7.6	170.7	7.9	4.0

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2021		2022		%
	#	%	#	%	Change
Permits issued for new residential units	6,290	100%	6,530	100%	3.8
a) By unit type:					
Single	2,120	33.7	1,365	20.9	-35.6
Semi	289	4.6	199	3.0	-31.1
Town	2,557	40.7	2,320	35.5	-9.3
Apartment	1,324	21.0	2,646	40.5	99.8
b) By area municipality:					
Ajax	588	9.3	1,085	16.6	84.5
Brock	27	0.4	69	1.1	155.6
Clarington	561	8.9	595	9.1	6.1
Oshawa	1,325	21.1	2,141	32.8	61.6
Pickering	1,298	20.6	1,023	15.7	-21.2
Scugog	212	3.4	62	0.9	-70.8
Uxbridge	62	1.0	171	2.6	175.8
Whitby	2,217	35.2	1,384	21.2	-37.6
c) By urban/rural area:					
Urban	6,194	98.5	6,446	98.7	4.1
Rural	96	1.5	84	1.3	-12.6
d) By average dwelling size (square feet):					
Single	2,727		2,651		-2.8
Semi	2,039		1,743		-14.5
Town	2,322		1,709		-26.4
Apartment*	1,028		1,019		-0.8

Note: All figures rounded

Source: Durham Region Planning Division building permit summaries.

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

Key Indicators	2021		2022		% Change
	#	%	#	%	
Value of non-residential building permits	819.6	100%	716.6	100%	-12.6
a) By sector:					
Commercial	183.2	22.3	206.9	28.9	12.9
Industrial	417.3	50.9	411.5	57.4	-1.4
Agricultural	19.0	2.3	10.0	1.4	-47.2
Institutional	50.5	6.2	36.9	5.1	-27.0
Governmental	149.7	18.3	51.4	7.2	-65.7
b) By area municipality:					
Ajax	209.2	25.5	108.6	15.2	-48.1
Brock	6.9	0.8	14.4	2.0	109.2
Clarington	100.6	12.3	113.1	15.8	12.3
Oshawa	96.4	11.8	139.8	19.5	45.1
Pickering	136.6	16.7	96.7	13.5	-29.2
Scugog	16.9	2.1	4.8	0.7	-71.7
Uxbridge	7.9	1.0	15.8	2.2	100.0
Whitby	245.1	29.9	223.3	31.2	-8.9
c) Commercial, industrial, and agricultural sectors:	619.4	100.0	628.4	100.0	1.4
Value Associated with New Construction	434.5	70.1	400.0	63.7	-7.9
Value of Renovations, Additions and Improvements	184.9	29.9	228.4	36.3	23.5
d) Institutional and governmental sectors:	200.2	100.0	88.2	100.0	-55.9
Value Associated with New Construction	96.6	48.2	14.7	16.7	-84.7
Value of Renovations, Additions and Improvements	103.6	51.8	73.5	83.3	-29.1

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

Key Indicators	2021		2022		% Change
	#	%	#	%	
Non-residential floorspace (thousand sq. ft.)	716,596.6	100%	5,610.3	100%	-99.2
a) By sector:					
Commercial	206,896.9	28.9	963.5	17.2	-99.5
Industrial	411,479.8	57.4	3,824.0	68.2	-99.1
Agricultural	10,004.7	1.4	362.9	6.5	-96.4
Institutional	36,864.2	5.1	214.0	3.8	-99.4
Governmental	51,350.9	7.2	245.9	4.4	-99.5
b) By area municipality:					
Ajax	108,612.4	15.2	815.5	14.5	-99.2
Brock	14,408.6	2.0	118.8	2.1	-99.2
Clarington	113,057.2	15.8	1,226.9	21.9	-98.9
Oshawa	139,844.0	19.5	320.6	5.7	-99.8
Pickering	96,740.0	13.5	657.3	11.7	-99.3
Scugog	4,794.3	0.7	130.1	2.3	-97.3
Uxbridge	15,834.5	2.2	173.5	3.1	-98.9
Whitby	223,305.6	31.2	2,167.7	38.6	-99.0

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	2021	2022	% Change		
1. Durham's share of GTHA building permit activity (%)					
Total Value	10.3	9.7	-0.6		
Residential Value	10.9	11.6	0.6		
Residential Units	9.4	11.2	1.8		
Non-Residential Value	8.9	6.6	-2.3		
	2021	2021	2022	2022	%
	#	%	#	%	Change
2. Total value of building permits issued (\$ millions)					
GTHA	28,951.9	100.0%	29,640.1	100.0%	2.4%
Durham	2,980.1	10.3%	2,887.3	9.7%	-3.1%
Halton	2,386.7	8.2%	2,989.4	10.1%	25.3%
Peel	4,210.6	14.5%	5,598.0	18.9%	32.9%
Toronto	11,757.6	40.6%	11,681.2	39.4%	-0.7%
York	5,574.0	19.3%	4,501.2	15.2%	-19.2%
Hamilton	2,042.8	7.1%	1,983.0	6.7%	-2.9%
3. Value of residential building permits issued (\$ millions)					
GTHA	19,751.4	100.0%	18,749.4	100.0%	-5.1%
Durham	2,160.5	10.9%	2,170.7	11.6%	0.5%
Halton	1,802.3	9.1%	2,349.9	12.5%	30.4%
Peel	2,926.3	14.8%	3,970.6	21.2%	35.7%
Toronto	7,665.9	38.8%	6,375.9	34.0%	-16.8%
York	3,973.9	20.1%	2,723.8	14.5%	-31.5%
Hamilton	1,222.6	6.2%	1,158.5	6.2%	-5.2%

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), 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	2021	2021	2022	2022	%
	#	%	#	%	Change
GTHA	66,929	100.0%	58,316	100.0%	-12.9%
Single	10,240	15.3%	7,307	12.5%	-28.6%
Semi	1,097	1.6%	667	1.1%	-39.2%
Town	8,015	12.0%	6,472	11.1%	-19.3%
Apartment	47,577	71.1%	43,870	75.2%	-7.8%
Durham	6,290	9.4%	6,530	11.2%	3.8%
Single	2,120	20.7%	1,365	18.7%	-35.6%
Semi	289	26.3%	199	29.8%	-31.1%
Town	2,557	31.9%	2,320	35.8%	-9.3%
Apartment	1,324	2.8%	2,646	6.0%	99.8%
Halton	5,297	7.9%	5,831	10.0%	10.1%
Single	1,410	13.8%	1,075	14.7%	-23.8%
Semi	82	7.5%	32	4.8%	-61.0%
Town	444	5.5%	753	11.6%	69.6%
Apartment	3,361	7.1%	3,971	9.1%	18.1%
Peel	14,841	22.2%	21,019	36.0%	41.6%
Single	1,685	16.5%	1,606	22.0%	-4.7%
Semi	140	12.8%	169	25.3%	20.7%
Town	1,379	17.2%	1,031	15.9%	-25.2%
Apartment	11,637	24.5%	18,213	41.5%	56.5%
Toronto	25,540	38.2%	16,035	27.5%	-37.2%
Single	979	9.6%	879	12.0%	-10.2%
Semi	53	4.8%	46	6.9%	-13.2%
Town	326	4.1%	1,080	16.7%	231.3%
Apartment	24,182	50.8%	14,030	32.0%	-42.0%
York	10,817	16.2%	5,943	10.2%	-45.1%
Single	3,306	32.3%	1,834	25.1%	-44.5%
Semi	351	32.0%	137	20.5%	-61.0%
Town	2,641	33.0%	539	8.3%	-79.6%
Apartment	4,519	9.5%	3,433	7.8%	-24.0%
Hamilton	4,144	6.2%	2,958	5.1%	-28.6%
Single	740	7.2%	548	7.5%	-25.9%
Semi	182	1.8%	84	12.6%	-53.8%
Town	668	6.5%	749	11.6%	12.1%
Apartment	2,554	24.9%	1,577	3.6%	-38.3%

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

Key indicators	2021	2021	2022	2022	%
	#	%	#	%	Change
GTHA	9,200.4	100.0%	10,890.7	100.0%	18.4%
Durham	819.6	8.9%	716.6	6.6%	-12.6%
Halton	584.4	6.4%	639.5	5.9%	9.4%
Peel	1,284.4	14.0%	1,627.4	14.9%	26.7%
Toronto	4,091.7	44.5%	5,305.2	48.7%	29.7%
York	1,600.1	17.4%	1,777.5	16.3%	11.1%
Hamilton	820.2	8.9%	824.5	7.6%	0.5%

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	2021		2022		%
	#	%	#	%	Change
1. Housing Supply					
a) Total Supply	8,822	100%	11,432	100%	29.6
Pending Starts	1,818	20.6	2,514	22.0	38.3
Under Construction	6,942	78.7	8,891	77.8	28.1
Completed & Not Absorbed	62	0.7	27	0.2	-56.5
b) Starts	5,325		5,797		8.9
c) Completions	3,241		3,828		18.1
2. Total Supply	8,822	100%	11,432	100%	29.6
a) By unit type:					
Single	2,435	27.6	2,629	23.0	8.0
Semi	344	3.9	279	2.4	-18.9
Town	2,950	33.4	3,613	31.6	22.5
Apartment	3,093	35.1	4,911	43.0	58.8
3. Absorptions	3,024	100%	3,769	100%	24.6
a) By unit type:					
Single	1,544	292.4	1,276	306.0	-17.4
Semi	226	42.8	266	63.8	17.7
Town	1,193	225.9	1,443	346.0	21.0
Apartment	61	11.6	784	188.0	1,185.2
b) By area municipality:					
Ajax	159	30.1	292	70.0	83.6
Brock	0	0.0	0	0.0	0.0
Clarington	718	136.0	629	150.8	-12.4
Oshawa	403	76.3	1,104	264.7	173.9
Pickering	528	100.0	417	100.0	-21.0
Scugog	0	0.0	0	0.0	0.0
Uxbridge	41	7.8	71	17.0	73.2
Whitby	1175	222.5	1,256	301.2	6.9

Source: Canada Mortgage & Housing Corporation (CMHC) - Local Housing Market Tables, 2021/22 and Housing Market Information Portal

Table 10
Housing Market Indicators - January to December

Key Indicators		2021	2022	% Change
1.	Average Interest Rates¹			
	Conventional Mortgage Rates (%):			
	1 Year Term	2.80	4.46	59.4
	3 Year Term	4.79	4.90	2.3
	5 Year Term	3.49	5.65	61.9
	Bank Rate (%):	0.50	2.42	384.0
2.	Average Cost of a New Single Detached Dwelling²			
	Durham Region:	\$891,557	\$1,134,899	27.3
	Ajax	\$905,611	\$1,658,181	83.1
	Brock	--	--	--
	Clarington	\$829,369	\$924,469	11.5
	Oshawa	\$821,885	\$895,504	9.0
	Pickering	\$1,146,884	\$1,236,773	7.8
	Scugog	--	--	--
	Uxbridge	--	--	--
	Whitby	\$880,474	\$959,566	9.0
	City of Toronto	\$2,035,975	\$2,075,673	1.9
	York Region	\$1,498,036	\$1,486,985	-0.7
	Peel Region	\$1,720,519	\$1,934,311	12.4
	Halton Region	\$1,713,445	\$1,500,592	-12.4
	Hamilton	\$609,069	\$622,445	2.2
3.	Resale Housing Market in Durham³			
	Number of Sales	14,717	9,875	-32.9
	Number of New Listings	18,309	18,164	-0.8
	Average Price (all dwelling types)	\$925,710	\$1,024,570	10.7
	Average Price (single-detached dwelling)	\$1,042,290	\$1,103,043	5.8

Sources: 1. Bank of Canada Website: <http://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>
2. CMHC, Housing Now - Greater Toronto Area, December 2021/2022 and Housing Market Information Portal. Prices rounded.
3. Toronto Regional Real Estate Board - Market Watch, December 2021/2022. Prices rounded.