



Planning &
Economic
Development
Department



2022 ANNUAL BUILDING ACTIVITY R E V I E W



REVISED JULY 2023

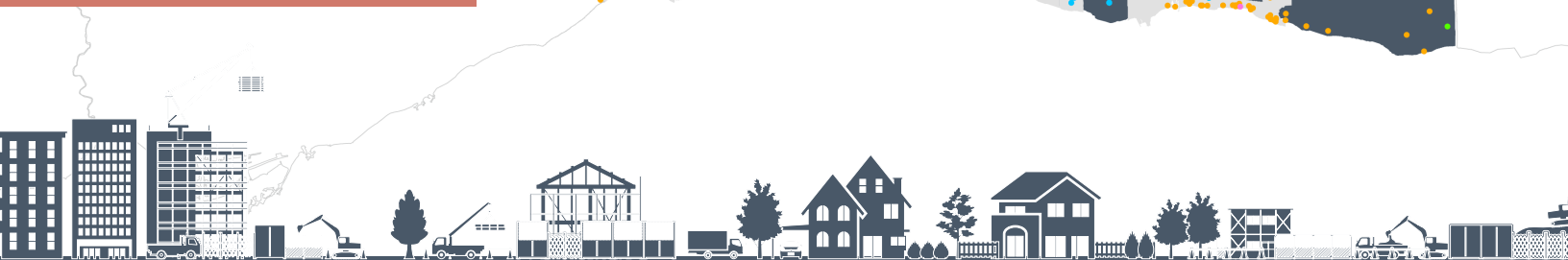
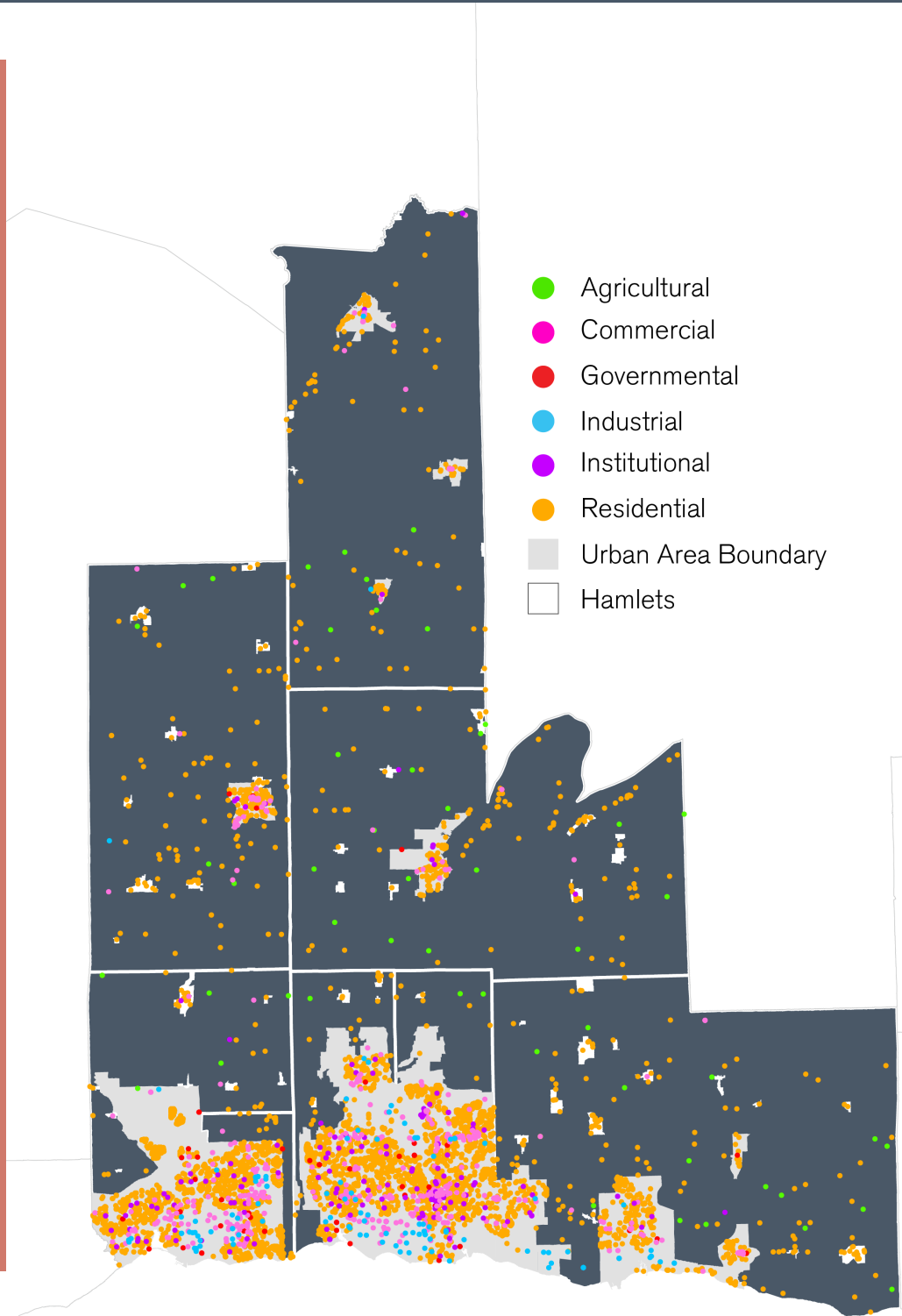
In 2022, Durham's residential sector experienced an increase both in the number of permits for new residential units (+3.8%) and the value (+0.5%) of permits overall, compared to 2021.

The value of non-residential building permits decreased in Durham (-12.6%) compared to 2021.

Regional staff continue to monitor the impact of market-based shifts and inflationary pressures on building activity over the course of 2023.

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.

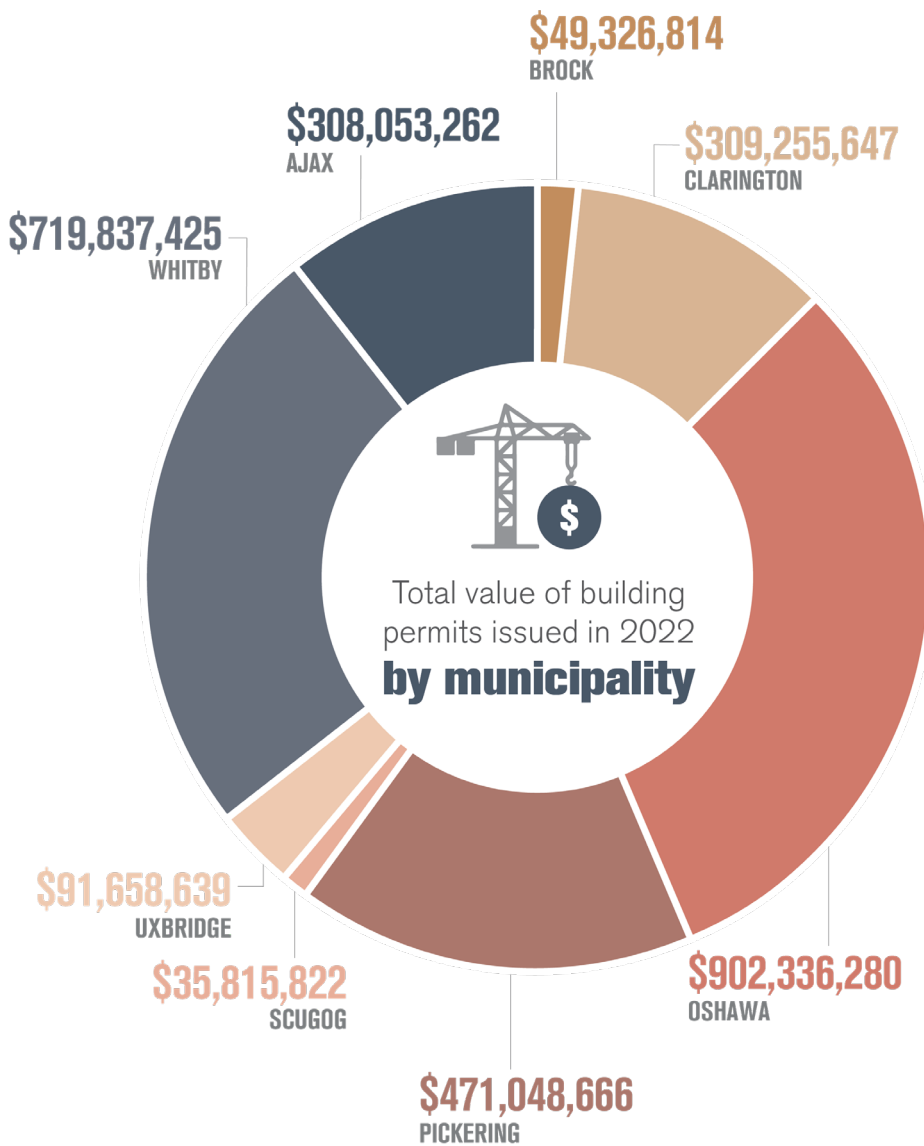


2022 HIGHLIGHTS



\$2,887,332,554 ^{-3.1%}

Total value of building permits issued



\$716,596,591 ^{-12.6%}

Total value of non-residential permits



\$2,170,735,964 ^{+0.5%}

Total value of residential permits issued



Permits issued for **new** residential units **6,530** ^{+3.8%}



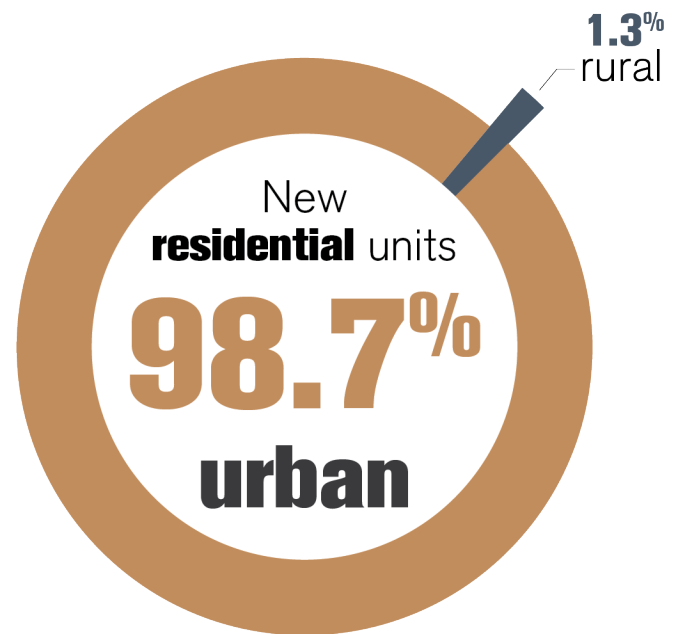
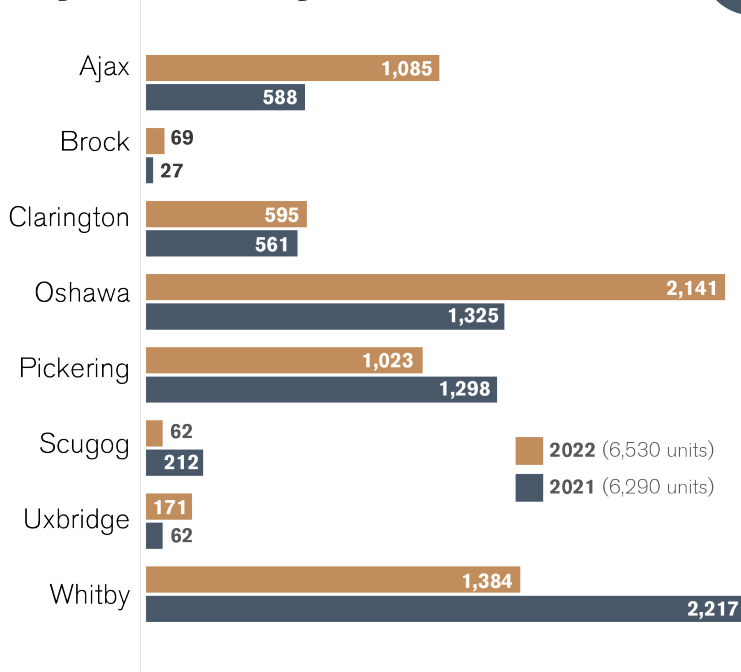
RESIDENTIAL



\$2.17 billion

of residential investment in Durham last year

New residential units by municipality



New residential units by type



21% single detached house



3% semi detached house



35.5% town house*

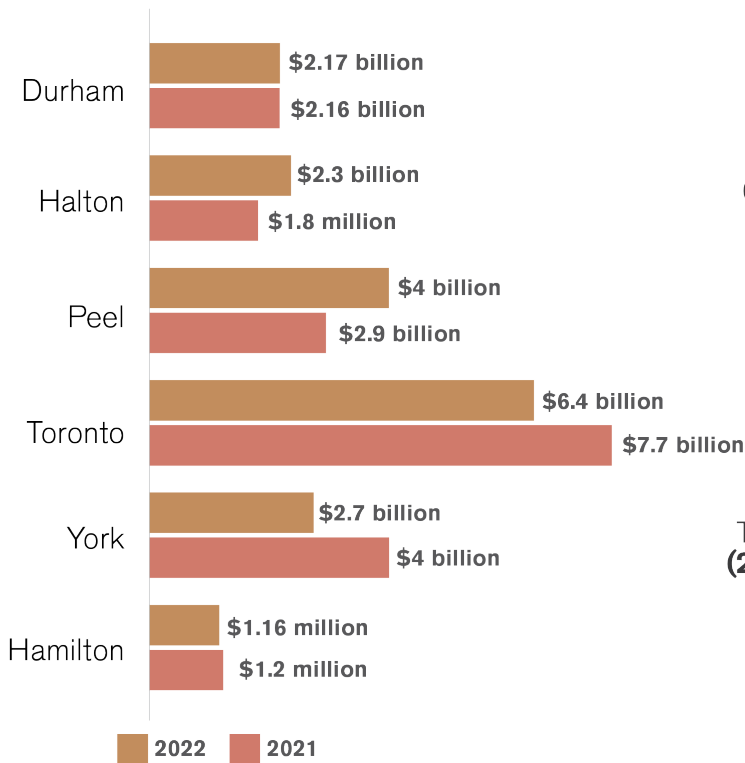


40.5% apartment

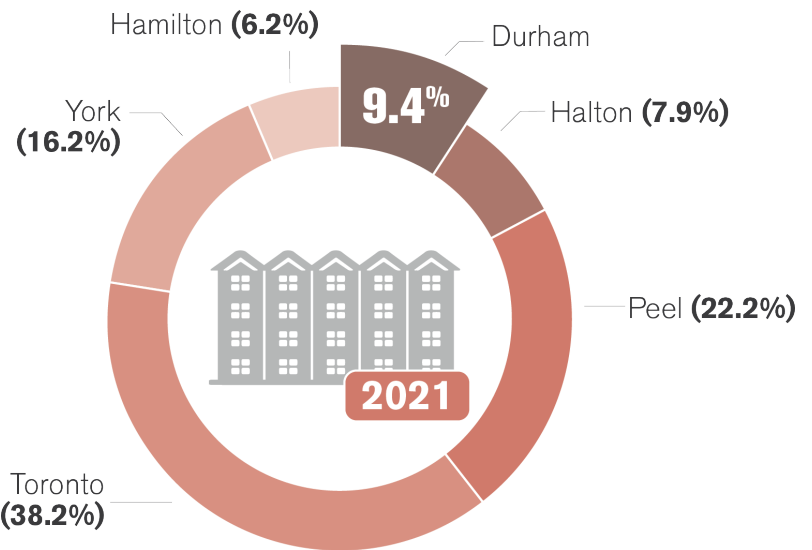
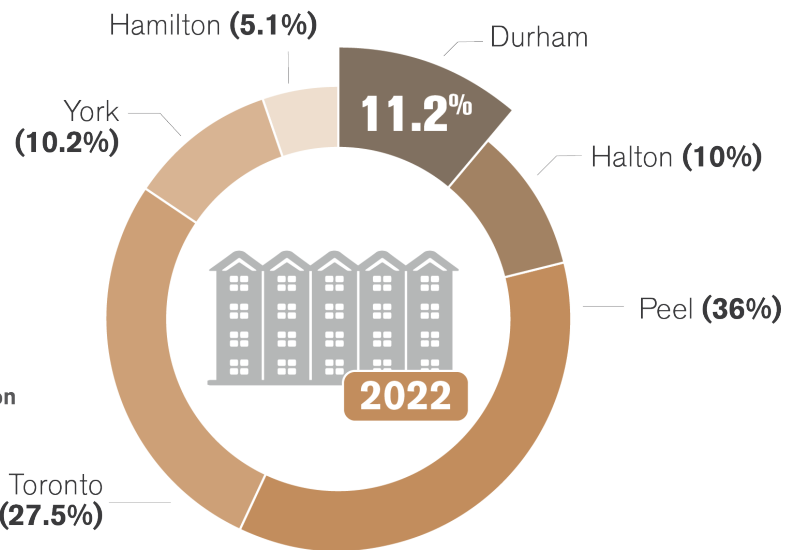
*Includes all forms of town houses, including stacked townhomes and row housing.



Residential permit value by region



New residential units by region



\$18.7 billion of residential investment in the GTHA last year



NON-RESIDENTIAL



\$716.6 million

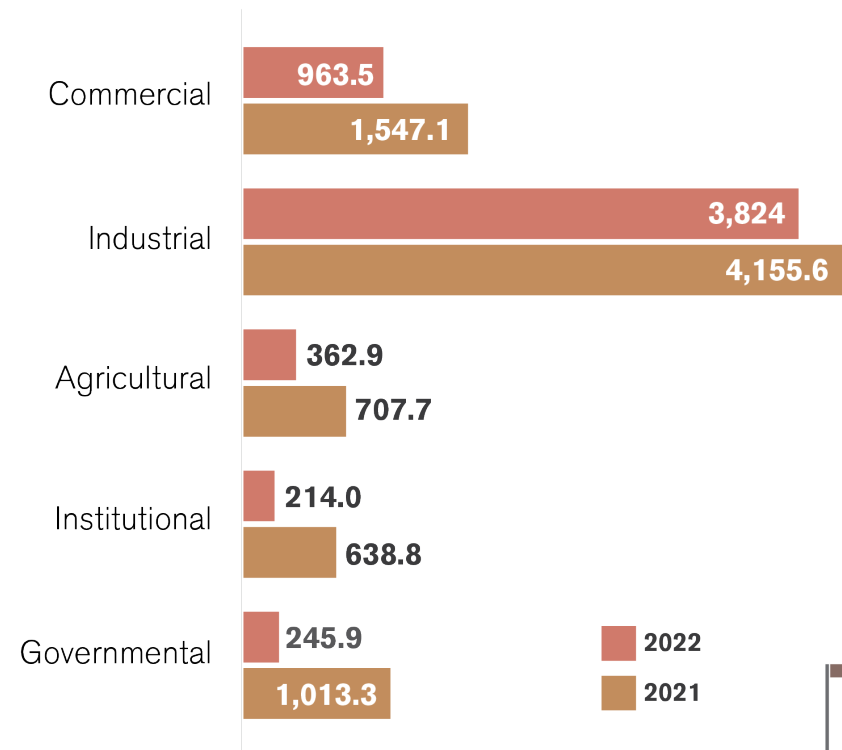
of non-residential investment in Durham last year

Non-residential investment **by sector**



28.9%
commercial +12.9%

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



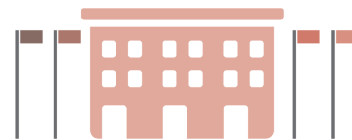
57.4%
industrial -1.4%



1.4%
agricultural -47.2%



5.1%
institutional -27%



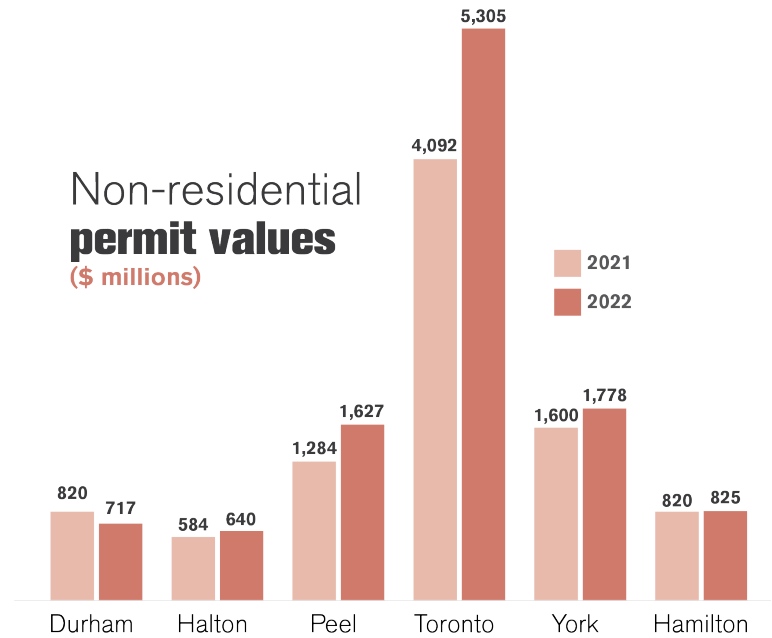
7.2%
governmental -65.7%



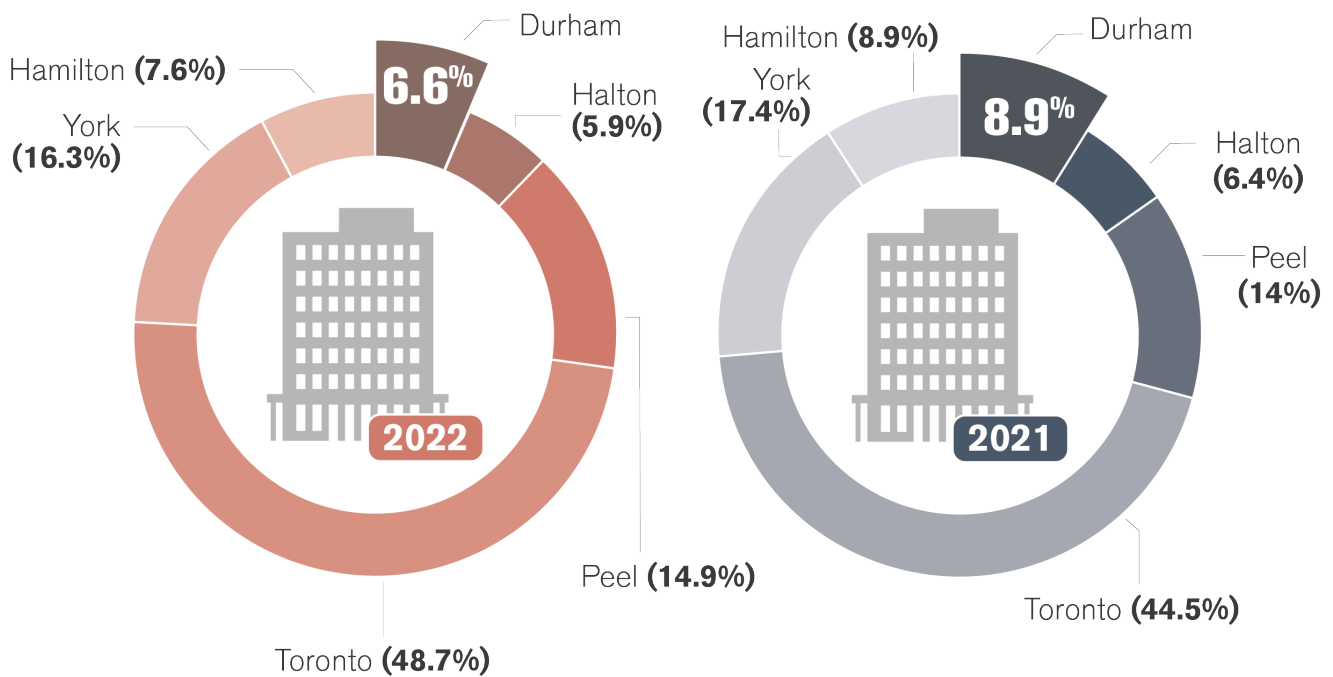


\$10.9 billion of
non-residential investment
in the GTHA last year

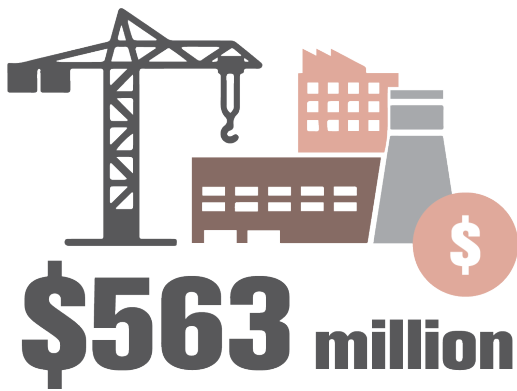
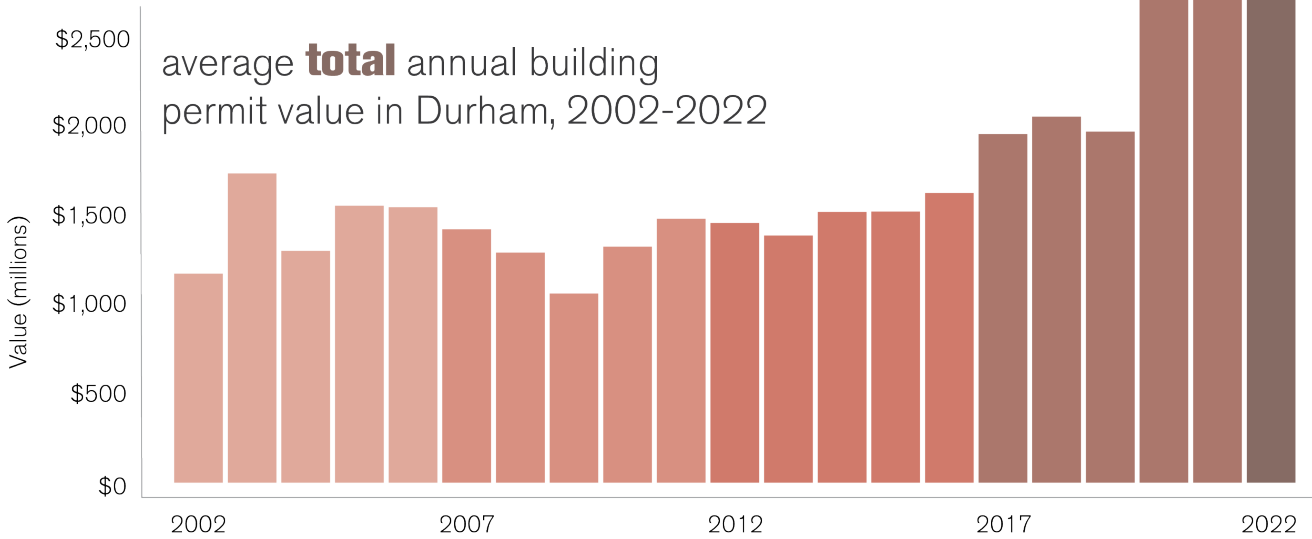
Non-residential permit values (\$ millions)



Non-residential investment by region

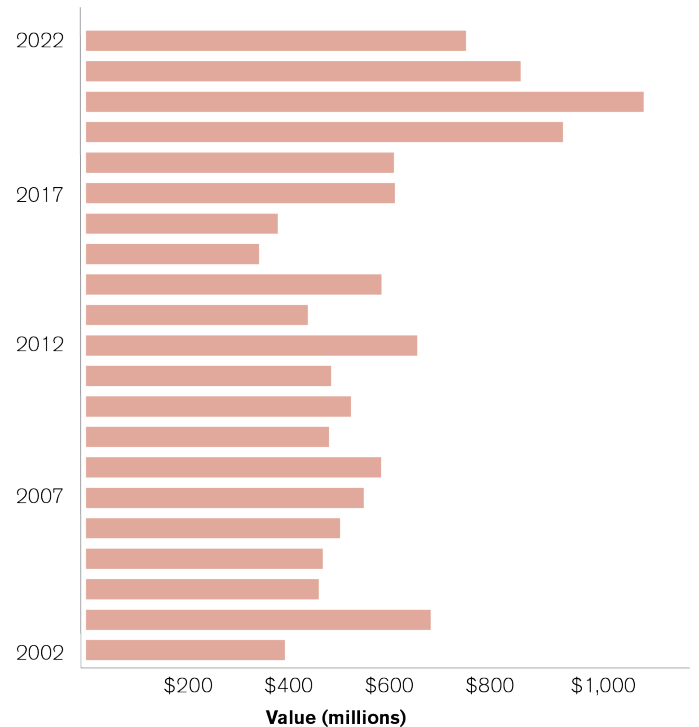


\$1.72 billion



\$563 million

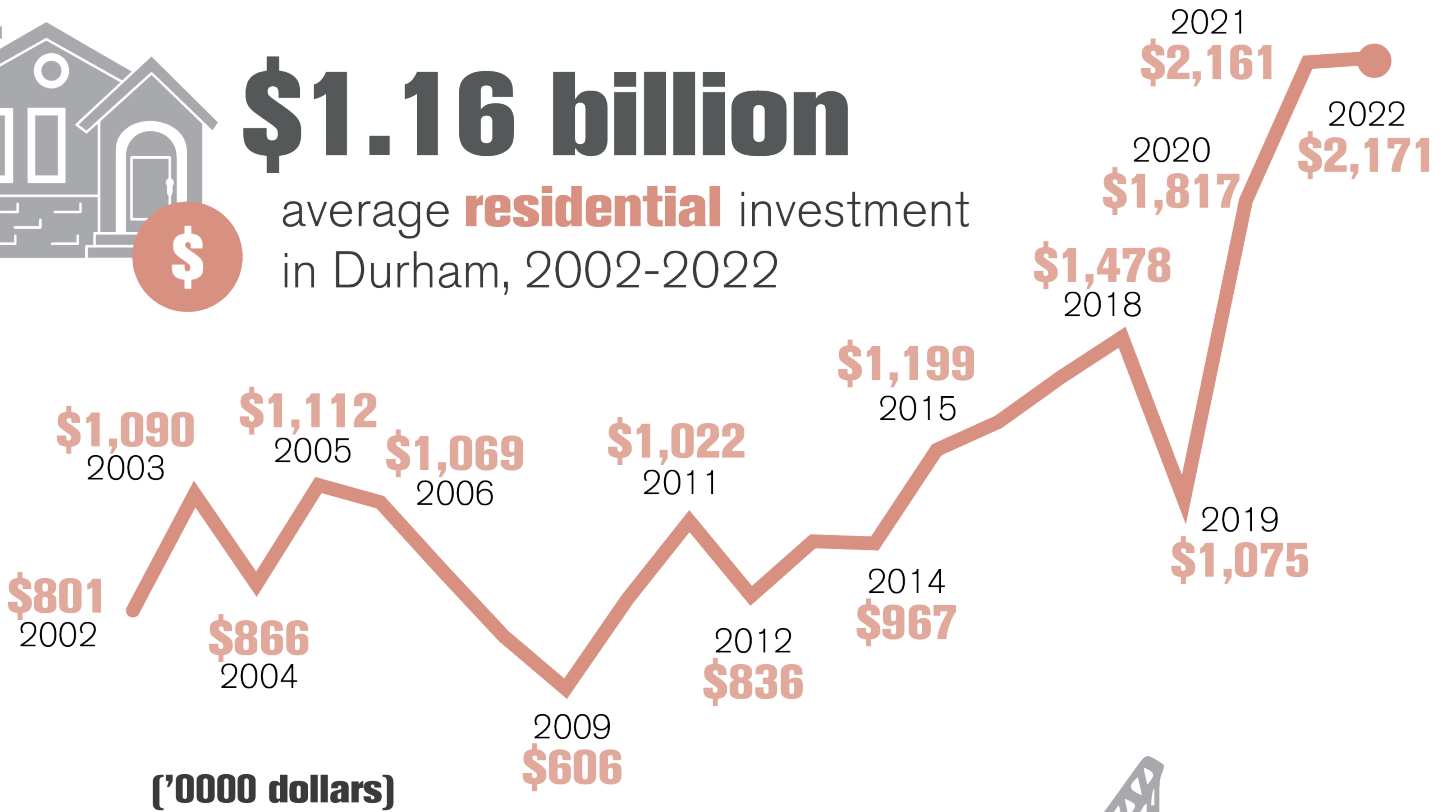
average **non-residential** investment in Durham 2002-2022





\$1.16 billion

average **residential** investment in Durham, 2002-2022

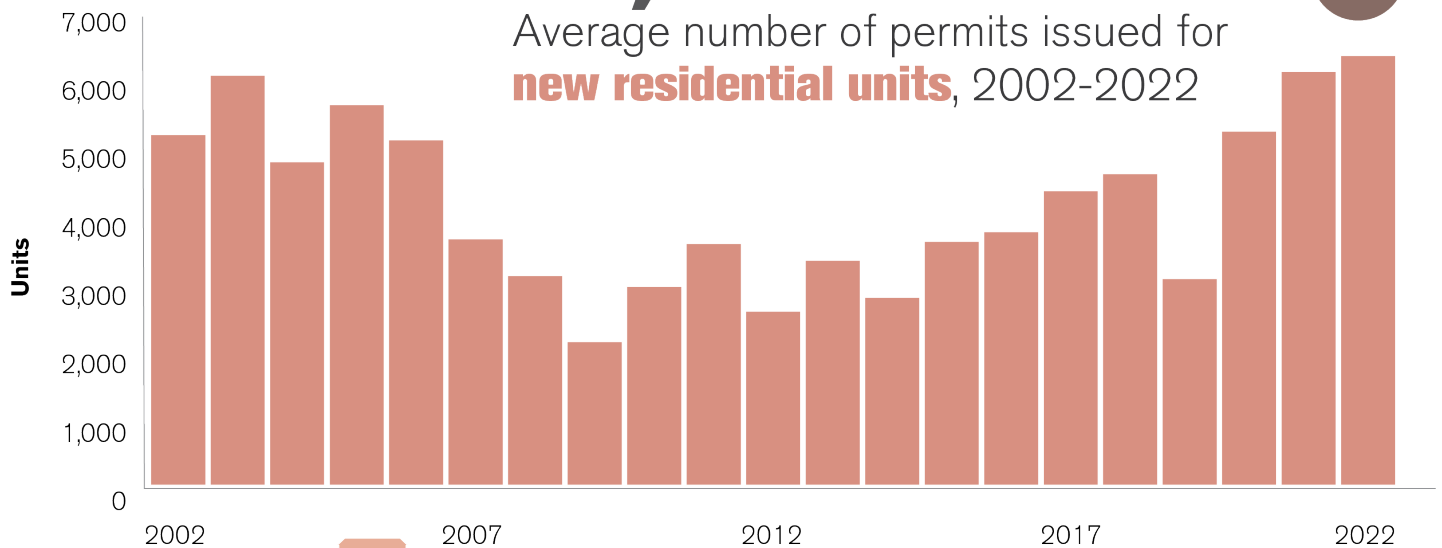


(**'0000 dollars**)

4,296

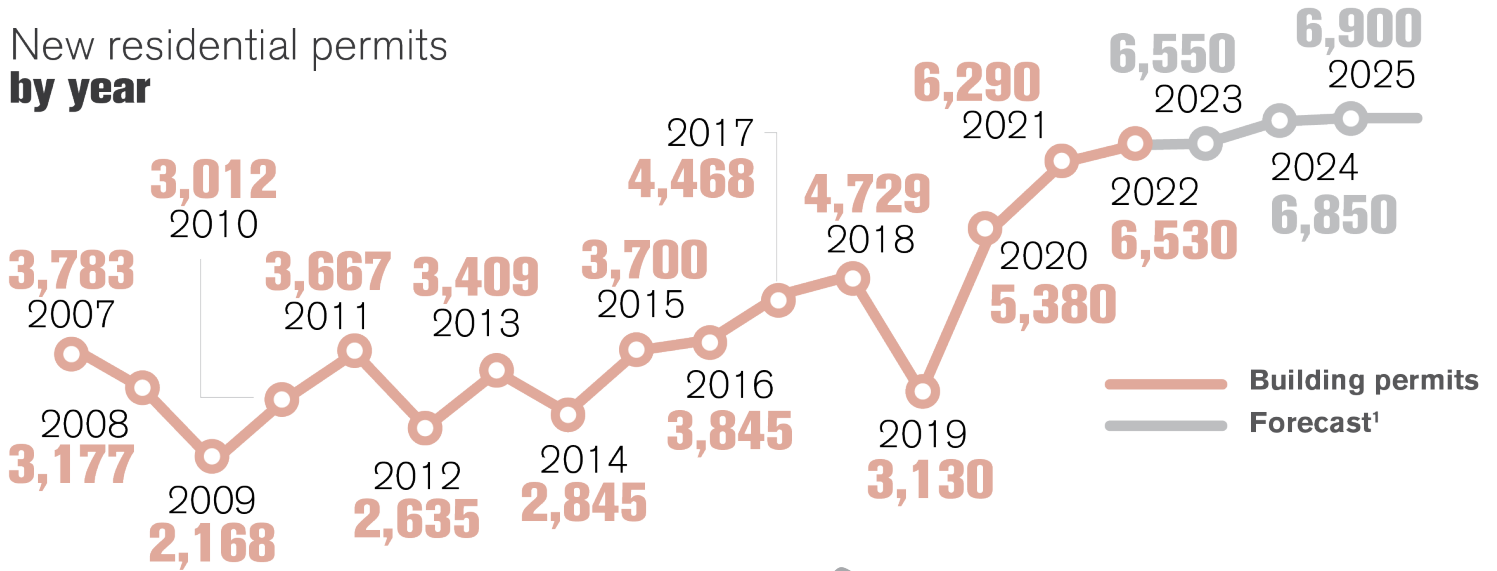


Average number of permits issued for **new residential units**, 2002-2022

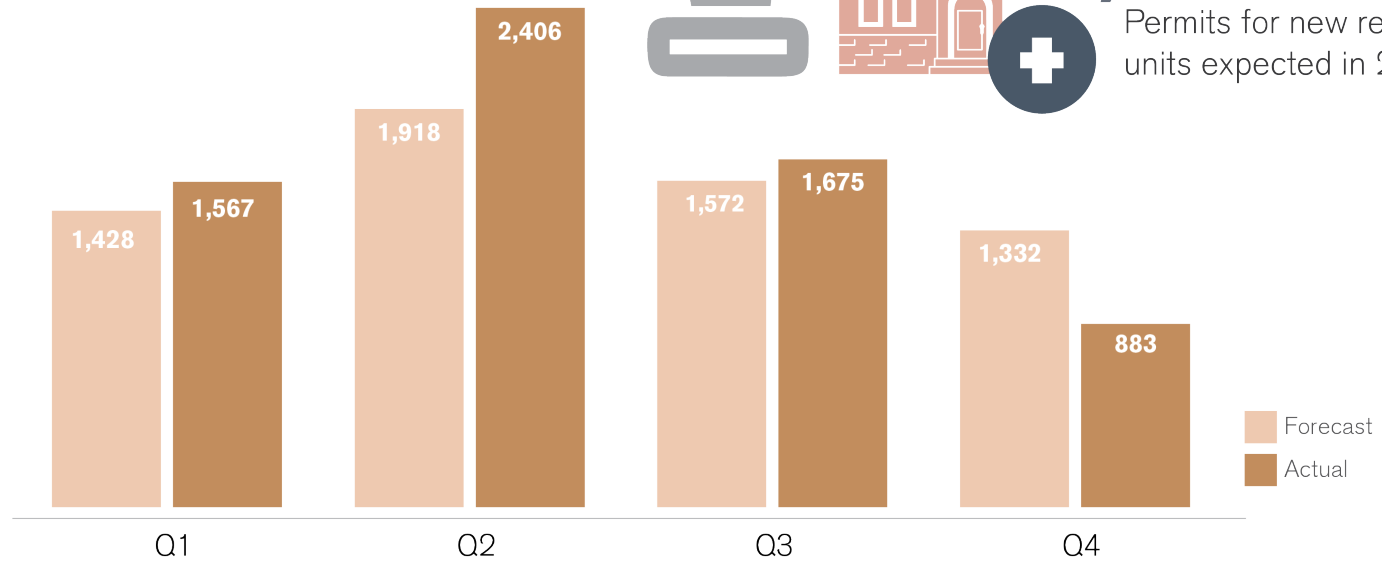


FORECAST

New residential permits by year



2022 building permits forecast vs. actual



6,550

Permits for new residential units expected in 2023

¹ Durham Region Planning & Economic Development Department - Residential growth forecasts for infrastructure planning, Summer 2022.

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.

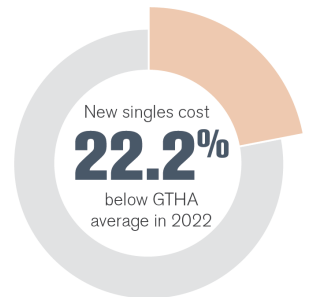
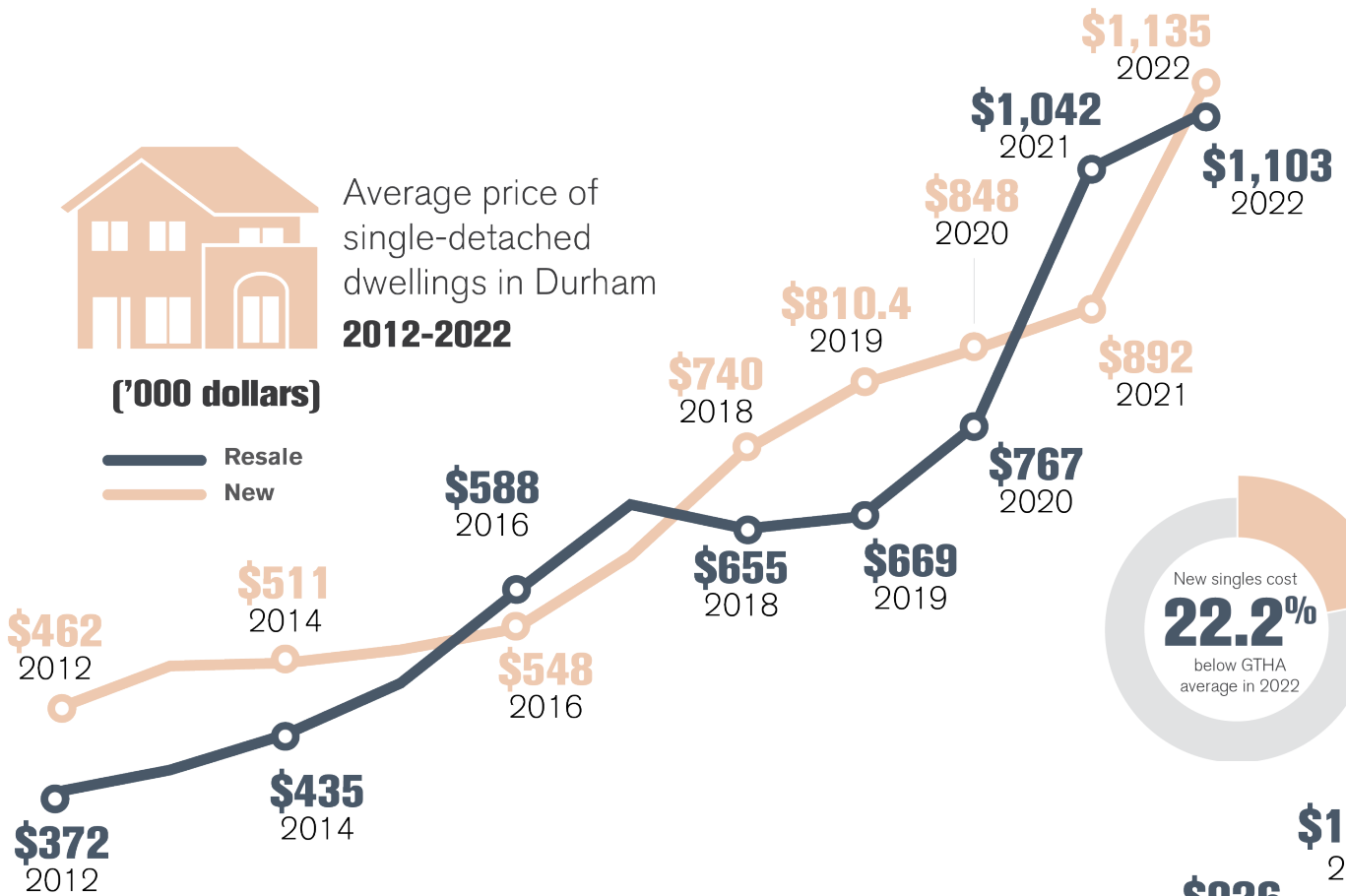
HOUSING MARKET



Average price of single-detached dwellings in Durham
2012-2022

(‘000 dollars)

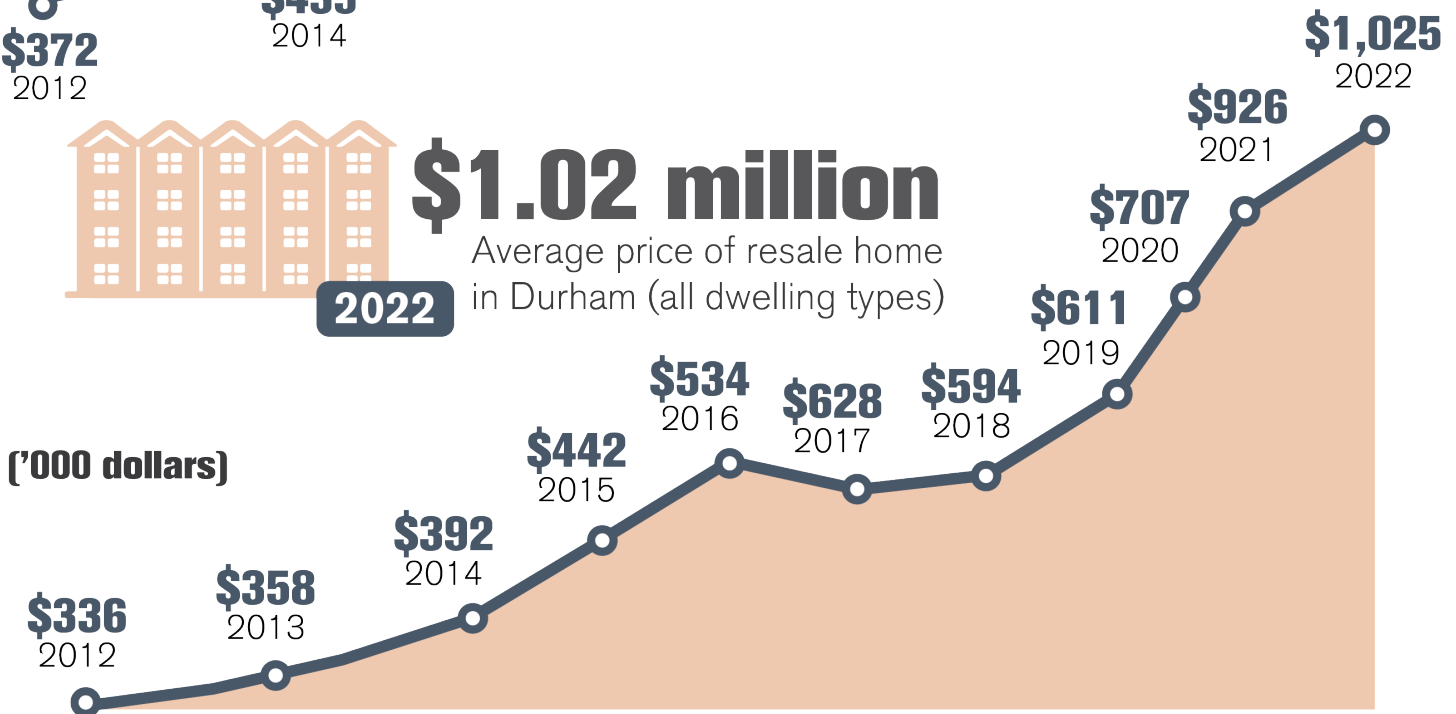
— Resale
— New



\$1.02 million

Average price of resale home in Durham (all dwelling types)
2022

(‘000 dollars)





The Regional Municipality of Durham
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905-668-7711 or 1-800-372-1102
www.durham.ca

If this information is required in an accessible format,
please contact 1-800-372-1102 ext. 2546.

