

TEMPO

NOVEMBER

RE/MAX Jazz Market Report

November: Time to Remember, Lest We Forget!

November may be a dreary month, but we Durham Region residents more than make up for that by cramming the 11th month of the year full of amazing community festivities! We've included a huge array of family friendly local events that you can take part in this month to get you in that holiday spirit! From Uxbridge to Newtonville, our municipalities, business associations and community service groups work together to put on wonderful celebrations, occasions and events, making our region a popular destination for tourists, as well as a fabulous place to live, work and play. It's just one of the many reasons why we are so proud to call the Durham Region our home and our place of business, and why we endorse our community event calendar so heartily.

In economic news, the story is a cautiously optimistic one. A recent study by the Conference Board of Canada compared 16

Canadian municipalities, one of which was the Oshawa Municipality (which included Oshawa, Whitby and Clarington as a whole). Oshawa Municipality showed a decreased unemployment rate, an increased average household income, and a predicted growth in gross domestic product (GDP) that outperformed the 16 other municipalities in the study. Retail trade topped the list for the highest percentage of jobs here, followed by construction, public schools, and food and beverage services. It is forecasted that 12,000 new jobs will be created through to the end of 2019, many of which are being sourced from non-residential projects like the GO expansion, Darlington Nuclear's multi-billion dollar refurbishment and Bell Canada's \$100 million fibre optic investment into the area. Housing starts should be in the area of 2,400 units for 2019 -- up a bit from the 2,339 of this year but still a modest number in contrast

to the 2,835 housing starts of 2017, indicative of the slower housing market. The only real negative in the report was the sobering reality that our manufacturing segment had declined 3.4%, the deepest dip since the recession of 2008-2009, resulting in a manufacturing employment decline of 8.3% or 1540 job losses in 2017. Manufacturing was the only industry to show regression in 2018. (Source: Dave Flaherty/The Oshawa Express)

It is a privilege to guide clients through the largest investment they will ever make and to inform and educate them on that investment's performance for life. It is our hope that this monthly newsletter meets that goal and exceeds your expectations. For any questions you have regarding the state of our local marketplace and its impact on your value, never hesitate to call. And THANK YOU for sending business our way.

NOVEMBER DATES TO REMEMBER

November 4: Daylight Saving Time - Fall Back
November 11: Remembrance Day

November 13: World Kindness Day
November 14: World Diabetes Day

November 15: National Philanthropy Day
November 4: Cyber Monday

In Flanders

In Flanders fields the poppies blow
Between the crosses, row on row.
That mark our place; and in the sky,
The larks, still bravely singing, fly
Scarce heard amid the guns below.

We are the Dead. Short days ago
We lived, felt dawn, saw sunset glow,
Loved and were loved, and now we lie
In Flanders fields.

Take up our quarrel with the foe:
To you, from failing hands, we throw
The torch; be yours to hold it high.
If ye break faith with us who die
We shall not sleep, though poppies grow
In Flanders fields.

Composed by Lieutenant Colonel John McCrae, a Canadian soldier, at the battlefield on May 3, 1915 during the second battle of Ypres, Belgium, after losing his close friend and former student Alexis Helmer, who had been killed by a German shell the day before.

Source: Wikipedia

REMEMBRANCE DAY CEREMONIES

OSHAWA REMEMBRANCE DAY PARADE & CEREMONY
November 11, 10:25am-12pm, Memorial Park

BOWMANVILLE REMEMBRANCE DAY CEREMONY
November 11, 10:25am-11:30am, Bowmanville Cenotaph

NEWCASTLE REMEMBRANCE DAY CEREMONY
November 11, 10:30am, Newcastle Cenotaph

PORT PERRY REMEMBRANCE DAY SERVICE
November 11, 11am, Municipal Building

WHITBY REMEMBRANCE SERVICE
November 11, 11am, Whitby Cenotaph



Sales Representatives

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SANTA CLAUS PARADES AROUND DURHAM

BOWMANVILLE SANTA CLAUS PARADE November 17, 10:30am
UXBRIDGE SANTA CLAUS PARADE November 17, 11am
SANTA'S PARADE OF LIGHTS OSHAWA November 17, 6pm
NEWCASTLE SANTA PARADE November 18, 5:30pm
PICKERING'S SANTA CLAUS PARADE November 24, 10am
SANTA'S MAGICAL PARADE OF LIGHTS AJAX November 24, 6pm
WHITBY SANTA CLAUS PARADE December 1, 10am
SCUGOG SANTA CLAUS PARADE December 1, 5pm

Family Fun Around Durham

Autumn Art Festival: November 10-11, 10am-4pm
 Scout Hall Port Perry

The annual show and sale with 20 local artists. Demos and refreshments.

Oshawa's Bright and Merry Market:
 November 16-17, 5pm-9pm, City Hall & Memorial Park area
 Holiday music, entertainment, refreshments, crafts, vendors,
 annual tree lighting and a huge line up of activities!

Brooklin's Christmas in the Village:
 November 23, 6pm-8pm, Grass Park
 The weekend that celebrates Olde Time Christmas!

Whitby's Annual Christmas Tree Lighting:
 November 30, 6pm-8pm, Celebration Square
 Hot cocoa, cookies, local entertainment and of course, a visit
 from Santa!

Clarington Community Christmas Party:
 November 25, 1pm-3pm, Clarington Beech Centre,
 26 Beech Ave., Bowmanville
 Caroling, crafts, festive activities, and a visit from Santa!

Sunday Funday Letters to Santa:
 November 4, 12pm-4pm, Oshawa Museum, Lakeview Park
 Creative writing and a nostalgic trip to the Victorian era for
 children of all ages.

CHRISTMAS BAZAARS AROUND IN DURHAM

ST. MATTHEW'S POINSETTIA BAZAAR

November 3, 10am-2pm, 135 Wilson Rd. N., Oshawa

ST. THERESA CATHOLIC CHURCH BAZAAR

November 3, 10am-2pm, 3800 Courtice Rd. N., Courtice

SNOWFLAKE CHRISTMAS MARKET -- Pickering Village United Church, November 3, 10am-3pm, 300 Church St. N., Ajax

ANNUAL FALL BAZAAR -- Durham Christian Homes

November 3, 9am-1pm, 200 Glen Hill Dr. S., Whitby

ST. MARY'S 3RD ANNUAL CRAFT AND CHRISTMAS FAIR

November 3, 10am-3pm, 1918 Whites Rd., Pickering

SOUTH PICKERING SENIORS CLUB ANNUAL BAZAAR

November 3, 9am-1pm, East Shore Community Centre,
 910 Liverpool Rd., Pickering

REACHVIEW VILLAGE CHRISTMAS BAZAAR

November 3, 9am-4pm, 130 Reach St., Uxbridge

HOLY FAMILY CWL CHRISTMAS BAZAAR

November 10, 9am-6pm & November 11, 9am-1pm,
 91 Ribblesdale Dr., Whitby

8TH ANNUAL CHRISTMAS CRAFT SALE

November 18, 10am-3pm, Royal Canadian Legion,
 117 Byron St., S, Whitby

2ND ANNUAL YULETIDE BAZAAR

November 25, 11am-4pm, Lake Vista Community Centre,
 450 Emerald Ave., Oshawa

HEYDENSORE CHRISTMAS MARKET

November 25, 10am-4pm, 589 Water St., Whitby

INDUSTRY STATS

SEPTEMBER 2018 AVERAGE SELLING PRICES

Average selling price in the Durham Region: \$587,009

Average selling price in Oshawa: \$491,290

Average selling price in Clarington: \$576,286

Average selling price in Whitby: \$615,949

Average selling price in Scugog: \$644,029

Average selling price in Ajax: \$638,387

Average selling price in Pickering: \$694,685

Average selling price in Uxbridge: \$667,985



Source: DRAR

The HIGHS AND LOWS AND OOHHS OF THE MARKET

In September, the Durham Region Association of REALTORS reported 773 residential sales in the Durham Region, representing a decrease of 70 units from the 843 sold in August, and down 62 units from September 2017 when the volume of reported sales was 835 units.

The amount of new listing inventory between August 2018 and September 2018 jumped by 357 units in the Durham Region, finishing at 1,823 new listings compared to 1,466 the previous month.

The average selling price in Durham for the month of September was \$587,009, a drop of \$3,697 from August, when the average was \$590,706, but an increase of 1.5% over September 2017 when the average price in Durham Region was \$578,666. Homes continue to sell well in an average of 27 days.

Year-To-Date (as of the September stats) the

average price for 2018 is \$595,270, with 6,980 reported residential sales thus far in the Durham Region. In 2017, the year finished with 11,136 sales, the 3rd highest year in volume, following 11,848 in 2015 and the all time high 12,654 set in 2016. (Source: DRAR)

As always, I have included below a snapshot of performance of the overall market in the Durham Region. For a more specific look at your community, your neighbourhood and your housing style, just call me. I am always available to update you personally on current statistics and inventory, and how they are affecting YOUR home.

Here's how that average price breaks down for last month:

The average detached dwelling sold for

\$647,933 and sold for 98% of list price in 29 days. 494 units were sold.

The average semi-detached dwelling sold for \$470,615 and sold for 100% of list price in 16 days. 53 units were sold.

The average link dwelling sold for \$535,398 and sold for 98% of list price in 22 days. 42 units were sold.

The average freehold townhouse sold for \$521,270 and sold for 99% of list price in 21 days. 94 units were sold.

The average condominium apartment sold for \$400,042 and sold for 98% of list price in 31 days. 38 units were sold.

The average condominium townhouse sold for \$424,013 and sold for 98% of list price in 27 days. 52 units were sold.

Source: DRAR



RE/MAX Jazz is proud to announce the fulfillment of their \$150,000 pledge to Lakeridge Health Oshawa's Neonatal Unit. Our next mission is a \$125,000 commitment to build the pediatric wing at Hearth Place Cancer Support Centre in Oshawa. A sincere thank you to all Jazz agents who donate a portion of their commission off every transaction to reach these worthy goals!

