Absorption Rates for Oshawa/Whitby/Clarington

December 2022: A Sellers Market

We have many people asking the same questions: from the gal at the garden center, the teller at the bank, cycling buddies, lawyers we know and other real estate agents – "what is the market doing in my area and in my price range?" Real estate is driven by supply and demand; in order to better educate our clients, we have created what is call an "Absorption Graph or Chart."

One of the most popular pages on our website is our absorption chart. It is a breakdown of all monthly sales in our area. This chart is used to determine how fast things are selling in a particular price range. It also shows how many homes are on the market which allows us to see how many sellers are attempting to sell in a given price range. The months of inventory area shows how long it would take to sell all of the homes currently on the market if no others were listed. This allows us to determine if we are in "seller's market, buyer's market" or somewhere in-between.

0-2 Months inventory:

Active Seller Market: high appreciation increases & multiple offers.

2-3 Months inventory:

Normal Seller Market: moderate appreciation.

3-4 Months inventory:

Balanced Market: flat, little increase in values.

4-5 Months inventory:

Flat Market: buyers more in control, pressure on declining prices.

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$ 950,001.00	-	$ 1,000,000.00	3	8	2.67
$ 1,000,001.00	-	$ 1,050,000.00	1	5	5.00
$1,050,001.00	-	$ 1,100,000.00	5	7	1.40
$ 1,100,001.00	-	$ 1,150,000.00	3	3	1.00
$1,150,001.00	-	$ 1,200,000.00	8	7	0.88
$ 1,200,001.00	-	$ 1,250,000.00	2	4	2.00
1250001 +			9	55	6.11
Total			58	108	1.86

$ 950,001.00	-	$1,000,000.00	6	8	1.33
$ 1,000,001.00	-	$ 1,050,000.00	4	5	1.25
$1,050,001.00	-	$1,100,000.00	4	5	1.25
$ 1,100,001.00	-	$ 1,150,000.00	4	3	0.75
$1,150,001.00	-	$1,200,000.00	3	4	1.33
$ 1,200,001.00	-	$ 1,250,000.00	2	3	1.50
1250001 +			6	32	5.33
Total			66	103	1.56

Whitby

Price Range			Sales	Active Listings	Months of Supply
$ -	-	$ 600,000.00	0	1	N/A
$ 600,001.00	-	$ 650,000.00	0	0	N/A
$ 650,001.00	-	$ 700,000.00	4	2	0.50
$ 700,001.00	-	$ 750,000.00	3	1	0.33
$ 750,001.00		$ 800,000.00	7	12	1.71
$ 800,001.00	-	$ 850,000.00	11	6	0.55
$ 850,001.00	-	$ 900,000.00	7	13	1.86
$ 900,001.00	-	$ 950,000.00	11	7	0.64
$ 950,001.00	-	$ 1,000,000.00	4	17	4.25
$ 1,000,001.00	-	$ 1,050,000.00	5	4	0.80
$1,050,001.00	-	$ 1,100,000.00	6	7	1.17
$ 1,100,001.00	-	$ 1,150,000.00	5	2	0.40
$1,150,001.00	-	$ 1,200,000.00	4	8	2.00
$ 1,200,001.00	-	$ 1,250,000.00	3	5	1.67
1250001 +			12	61	5.08
Total			82	146	1.78

Oshawa

Price Range			Sales	Active Listings	Months of Supply
$ -	-	$ 600,000.00	11	23	2.09
$ 600,001.00	-	$ 650,000.00	20	8	0.40
$ 650,001.00	-	$ 700,000.00	16	17	1.06
$ 700,001.00	-	$ 750,000.00	25	19	0.76
$ 750,001.00		$ 800,000.00	19	33	1.74
$ 800,001.00	-	$ 850,000.00	13	22	1.69
$ 850,001.00	-	$ 900,000.00	7	14	2.00
$ 900,001.00	-	$ 950,000.00	9	8	0.89
$ 950,001.00	-	$1,000,000.00	4	15	3.75
$ 1,000,001.00	-	$ 1,050,000.00	4	4	1.00
$1,050,001.00	-	$1,100,000.00	3	10	3.33
$ 1,100,001.00	-	$ 1,150,000.00	4	8	2.00
$1,150,001.00	-	$1,200,000.00	3	9	3.00
$ 1,200,001.00	-	$ 1,250,000.00	4	3	N/A
1250001 +			8	36	4.50
Total			150	229	1.53

Absorption Rate: The time it would take to sell the current homes listed for sale

Absorption Rates - November 2022

As of December 4, 2022

Courtice

Price Range			Sales	Active Listings	Months of Supply
$ -	-	$ 600,000.00	0	0	N/A
$ 600,001.00	-	$ 650,000.00	0	0	N/A
$ 650,001.00	-	$ 700,000.00	2	4	2.00
$ 700,001.00	-	$ 750,000.00	3	0	N/A
$ 750,001.00		$ 800,000.00	5	3	0.60
$ 800,001.00	-	$ 850,000.00	4	8	2.00
$ 850,001.00	-	$ 900,000.00	5	6	1.20
$ 900,001.00	-	$ 950,000.00	0	2	N/A
$ 950,001.00	-	$ 1,000,000.00	3	1	0.33
$ 1,000,001.00	-	$ 1,050,000.00	1	0	N/A
$1,050,001.00	-	$ 1,100,000.00	1	1	1.00
$ 1,100,001.00	-	$ 1,150,000.00	0	2	N/A
$1,150,001.00	-	$ 1,200,000.00	0	3	N/A
$ 1,200,001.00	-	$ 1,250,000.00	0	0	N/A
1250001 +			2	6	3.00
Total			26	36	1.38

Bowmanville

Price Range			Sales	Active Listings	Months of Supply
$ -	-	$ 600,000.00	1	2	2.00
$ 600,001.00	-	$ 650,000.00	4	1	0.25
$ 650,001.00	-	$ 700,000.00	3	7	2.33
$ 700,001.00	-	$ 750,000.00	10	4	0.40
$ 750,001.00		$ 800,000.00	10	9	0.90
$ 800,001.00	-	$ 850,000.00	7	5	0.71
$ 850,001.00	-	$ 900,000.00	3	4	1.33
$ 900,001.00	-	$ 950,000.00	1	0	N/A
$ 950,001.00	-	$1,000,000.00	5	6	1.20
$ 1,000,001.00	-	$ 1,050,000.00	0	3	N/A
$1,050,001.00	-	$1,100,000.00	3	4	1.33
$ 1,100,001.00	-	$ 1,150,000.00	2	1	0.50
$1,150,001.00	-	$1,200,000.00	0	2	N/A
$ 1,200,001.00	-	$ 1,250,000.00	0	3	N/A
1250001 +			2	19	9.50
Total			51	70	1.37

Total

Price Range			Sales	Active Listings	Months of Supply
$ -	-	$ 600,000.00	13	28	2.15
$ 600,001.00	-	$ 650,000.00	25	10	0.40
$ 650,001.00	-	$ 700,000.00	29	33	1.14
$ 700,001.00	-	$ 750,000.00	49	31	0.63
$ 750,001.00		$ 800,000.00	55	75	1.36
$ 800,001.00	-	$ 850,000.00	46	46	1.00
$ 850,001.00	-	$ 900,000.00	34	53	1.56
$ 900,001.00	-	$ 950,000.00	34	27	0.79
$ 950,001.00	-	$ 1,000,000.00	25	55	2.20
$ 1,000,001.00	-	$ 1,050,000.00	15	21	1.40
$1,050,001.00	-	$ 1,100,000.00	22	34	1.55
$ 1,100,001.00	-	$ 1,150,000.00	18	19	1.06
$1,150,001.00	-	$ 1,200,000.00	18	33	1.83
$ 1,200,001.00	-	$ 1,250,000.00	11	18	1.64
1250001 +			39	209	5.36
Total			433	692	1.60

Absorption Rate: The time it would take to sell the current homes listed for sale