

TRREB: 80 Per Cent of Durham Residents Say Municipalities Are Not Doing Enough to Make Housing Affordable

New Ipsos polling shows rising frustration as housing construction declines across Durham Region

DURHAM REGION, ON — January 29, 2026 A recent Ipsos survey conducted for the Toronto Regional Real Estate Board (TRREB) reveals that four in five Durham Region residents believe municipalities are not doing enough to make housing more affordable, highlighting growing public concern at the same time that local housing construction is falling sharply.

The survey shows affordability concerns in Durham have intensified over the past year, with 90 per cent of residents saying they are worried the next generation will not be able to afford a home in the region, and 93 per cent saying more must be done at every level of government to improve housing affordability.

“The data paints an obvious picture,” said Daniel Steinfeld, TRREB President. “Durham residents are not seeing enough action to address affordability, and they are increasingly concerned about the future of homeownership for their children.”

Survey Findings

The Ipsos polling illustrates deepening anxiety in Durham Region, and rising expectations on governments:

- **80 per cent of Durham residents say municipalities are not doing enough to make housing more affordable;**
- **94 per cent of Durham residents support better aligning Canada’s immigration strategy with our capacity to build housing;**
- **90 per cent of Durham residents are worried about the next generation’s ability to afford a home;**
- **93 per cent of Durham residents agree we need to do everything we can to make housing more affordable; and,**
- **Only 3 in 10 Durham residents agree that governments are doing a good job addressing housing affordability, among the lowest in the GTA.**

“Young families and individuals are telling us, very clearly, that we need to do more to tackle housing affordability and give people hope when it comes to the Canadian dream of home ownership,” said John DiMichele, TRREB CEO. “This poll should come as a call to action for local and regional governments who have the power to lower costs for new housing and speed up construction by cutting red tape.”

Durham Housing Starts

According to new CMHC data, housing construction in Durham Region has fallen sharply since 2022, the region’s strongest recent year of homebuilding. Both 2024 and 2025 saw a steep contraction.

The decline did not begin in 2025. New construction softened in 2023 and then fell further in 2024. Current data indicate that 2025 is on track to become Durham’s weakest annual output in several years.

Durham’s Housing Policy Response

Across Durham Region, individual municipalities including Oshawa, Whitby, Clarington, Ajax and Pickering have taken concrete steps to accelerate new housing supply and increase affordability, though residents clearly do not believe these actions are sufficient.

Building More Housing Families and Individuals Can Afford in Durham

To help address these concerns, TRREB is calling on municipal and regional governments to prioritize three core areas of action:

1. Lower Development Charges and Government Fees That Increase the Cost of Housing

Residents strongly believe that government fees and charges contribute directly to higher home prices. The Ipsos polling shows 89 per cent of Durham residents support cutting DCs for new homes. In some Durham municipalities, DCs can add over \$100,000 to the cost of a new home.

2. Expand Missing-Middle and Family-Sized Housing Options Across Durham

The survey indicates that many residents believe the current mix of housing being built does not reflect the needs of families in Durham Region, with the strongest concerns focused on affordability and choice. Notably, the poll found that 48 per cent of Durham residents believe the region has too many high-rise condos, while 45 per cent think there are not enough missing-middle housing, such as duplexes or triplexes. In response, the Region and local

municipalities should take additional steps to boost missing-middle housing, such as ending exclusionary zoning and permitting four units as-of-right on all residential lots.

3. Speed Up Approvals and Improve Municipal Efficiency to Get Homes Built Faster

Residents strongly associate affordability challenges with government inaction and slow approvals. The Ipsos polling shows deep concern about the pace at which homes are being approved and delivered, and strong agreement that governments must be more proactive in fixing bottlenecks in the approvals process. Improving efficiency is one of the most critical actions local governments can take to help address the affordability crisis.

About the Poll

These are some of the findings of an Ipsos poll conducted between Oct 17 – 30, 2025, on behalf of TRREB. For this survey, a sample of 2,000 GTA residents aged 18 years. The poll is accurate to within ± 2.7 percentage points, 19 times out of 20.

The [Durham Ipsos poll factum](#) is available here for review.

Media Inquiries:

For all media inquiries, please email media@trreb.ca.

About TRREB:

The [Toronto Regional Real Estate Board](#) is Canada's largest real estate board, with over 70,000 residential and commercial professionals connecting people, property, and communities.