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April 2012

# How's the housing market?

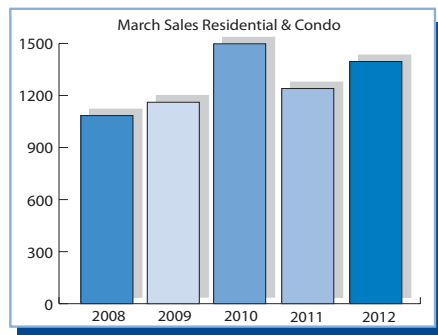
## Spring has sprung an increase in residential sales

**OTTAWA, April 4, 2012** - Members of the Ottawa Real Estate Board sold 1,396 residential properties in March through the Board's Multiple Listing Service® system, compared with 1,240 in March 2011, an increase of 12.6 per cent. The five-year average for March sales is 1,276.

March's sales included 277 in the condominium property class, and 1,119 in the residential property class. The condominium property class includes any property, regardless of style (i.e. detached, semi-detached, apartment, stacked etc.), which is registered as a condominium, as well as properties which are co-operatives, life leases and timeshares. The residential

property class includes all other residential properties.

"Along with the increasing temperatures and the arrival of spring, March saw a substantial increase in residential sales,"



notes Ansel Clarke, President of the Ottawa Real Estate Board. "With interest rates continuing to be low, it is no surprise that the market remains healthy and balanced."

The average sale price of residential properties, including condominiums, sold in March in the Ottawa area was \$353,684, an increase of 2.1 per cent over March 2011. The average sale price for a condominium-class property was \$267,308, an increase of 5.7 per cent over March 2011. The average sale price of a residential-class property was \$375,065, a slight decrease of 0.2 per cent over March 2011. The Board cautions that average sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold.

Media/public enquiries: Ansel Clarke, 613-225-2240

*The Ottawa Real Estate Board is an industry association of over 2,800 sales representatives and brokers in the Ottawa area. Members of the Board are also members of the Ontario and Canadian Real Estate Associations.*

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Ottawa Real Estate Board  
Residential and Condominium Sales  
for the Month of March - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	30	25	20.0	\$331,283	\$271,632	22.0
	2STOREY	690	569	21.3	\$386,431	\$393,635	-1.8
	3STOREY	46	35	31.4	\$506,111	\$515,309	-1.8
	BUNGLOW	244	216	13.0	\$348,286	\$340,779	2.2
	DBL-SXS	3	2	50.0	\$341,867	\$480,000	-28.8
	DUP-UD	4	11	-63.6	\$449,400	\$391,242	14.9
	HIRANCH	43	31	38.7	\$304,495	\$275,595	10.5
	MOBIL	7	5	40.0	\$62,986	\$80,400	-21.7
	SPLIT	50	44	13.6	\$360,184	\$354,168	1.7
	OTHER	2	4	-50.0	\$246,500	\$475,100	-48.1
		1,119	942	18.8	\$375,065	\$375,909	-0.2
CON	1LEVEL	152	154	-1.3	\$287,279	\$281,170	2.2
	2STOREY	103	120	-14.2	\$236,405	\$212,342	11.3
	3STOREY	14	18	-22.2	\$251,657	\$297,128	-15.3
	BUNGLOW	6	1	500.0	\$357,250	\$185,000	93.1
	SPLIT	0	2	-100.0	\$0	\$249,000	-100.0
	OTHER	2	3	-33.3	\$180,750	\$186,467	-3.1
			277	298	-7.0	\$267,308	\$252,926
		1,396	1,240	12.6	\$353,684	\$346,353	2.1

Ottawa Real Estate Board  
Residential and Condominium Sales  
Year-To-Date up to March - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	65	58	12.1	\$290,582	\$248,638	16.9
	2STOREY	1,482	1,313	12.9	\$385,834	\$382,635	0.8
	3STOREY	111	98	13.3	\$506,898	\$501,522	1.1
	BUNGLOW	527	499	5.6	\$354,083	\$332,265	6.6
	DBL-SXS	8	10	-20.0	\$296,075	\$453,050	-34.6
	DUP-UD	21	28	-25.0	\$406,071	\$408,395	-0.6
	HIRANCH	81	90	-10.0	\$301,154	\$281,003	7.2
	MOBIL	17	15	13.3	\$65,318	\$83,367	-21.7
	SPLIT	112	92	21.7	\$348,331	\$351,718	-1.0
	OTHER	5	6	-16.7	\$206,400	\$350,900	-41.2
		2,429	2,209	10.0	\$374,642	\$366,111	2.3
CON	1LEVEL	347	334	3.9	\$295,765	\$280,619	5.4
	2STOREY	265	259	2.3	\$228,561	\$214,117	6.7
	3STOREY	29	39	-25.6	\$256,145	\$270,869	-5.4
	BUNGLOW	12	6	100.0	\$321,708	\$272,000	18.3
	HIRANCH	1	2	-50.0	\$173,750	\$190,950	-9.0
	SPLIT	1	3	-66.7	\$141,000	\$231,367	-39.1
	OTHER	5	5	0.0	\$235,000	\$227,080	3.5
		660	648	1.9	\$266,633	\$252,454	5.6
		3,089	2,857	8.1	\$351,565	\$340,333	3.3

Ottawa Real Estate Board  
Sales - All Property Classes (\*)  
for the Month of March - 2012  
(\*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change
RES	1,119	942	18.8	\$419,698,186	\$354,106,341	18.5	\$375,065	\$375,909	-0.2	39	31	26.5
CON	277	298	-7.0	\$74,044,266	\$75,371,874	-1.8	\$267,308	\$252,926	5.7	43	30	40.3
LOT	27	40	-32.5	\$4,436,700	\$6,604,200	-32.8	\$164,322	\$165,105	-0.5	160	128	24.8
MUL	8	15	-46.7	\$2,872,433	\$7,054,900	-59.3	\$359,054	\$470,327	-23.7	39	40	-3.0
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
<b>Total</b>	<b>1,431</b>	<b>1,295</b>	<b>10.5</b>	<b>\$501,051,585</b>	<b>\$443,137,315</b>	<b>13.1</b>	<b>\$350,141</b>	<b>\$342,191</b>	<b>2.3</b>	<b>42</b>	<b>34</b>	<b>24.0</b>

Ottawa Real Estate Board  
Sales - All Property Classes (\*)  
Year-To-Date up to March - 2012  
(\*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change
RES	2,429	2,209	10.0	\$910,005,593	\$808,740,207	12.5	\$374,642	\$366,111	2.3	46	34	34.5
CON	660	648	1.9	\$175,977,542	\$163,590,513	7.6	\$266,633	\$252,454	5.6	48	36	33.4
LOT	75	93	-19.4	\$10,732,950	\$18,755,400	-42.8	\$143,106	\$201,671	-29.0	141	131	8.0
MUL	30	32	-6.3	\$10,320,133	\$11,678,700	-11.6	\$344,004	\$364,959	-5.7	67	71	-5.4
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
<b>Total</b>	<b>3,194</b>	<b>2,982</b>	<b>7.1</b>	<b>\$1,107,036,218</b>	<b>\$1,002,764,820</b>	<b>10.4</b>	<b>\$346,599</b>	<b>\$336,273</b>	<b>3.1</b>	<b>49</b>	<b>38</b>	<b>28.5</b>

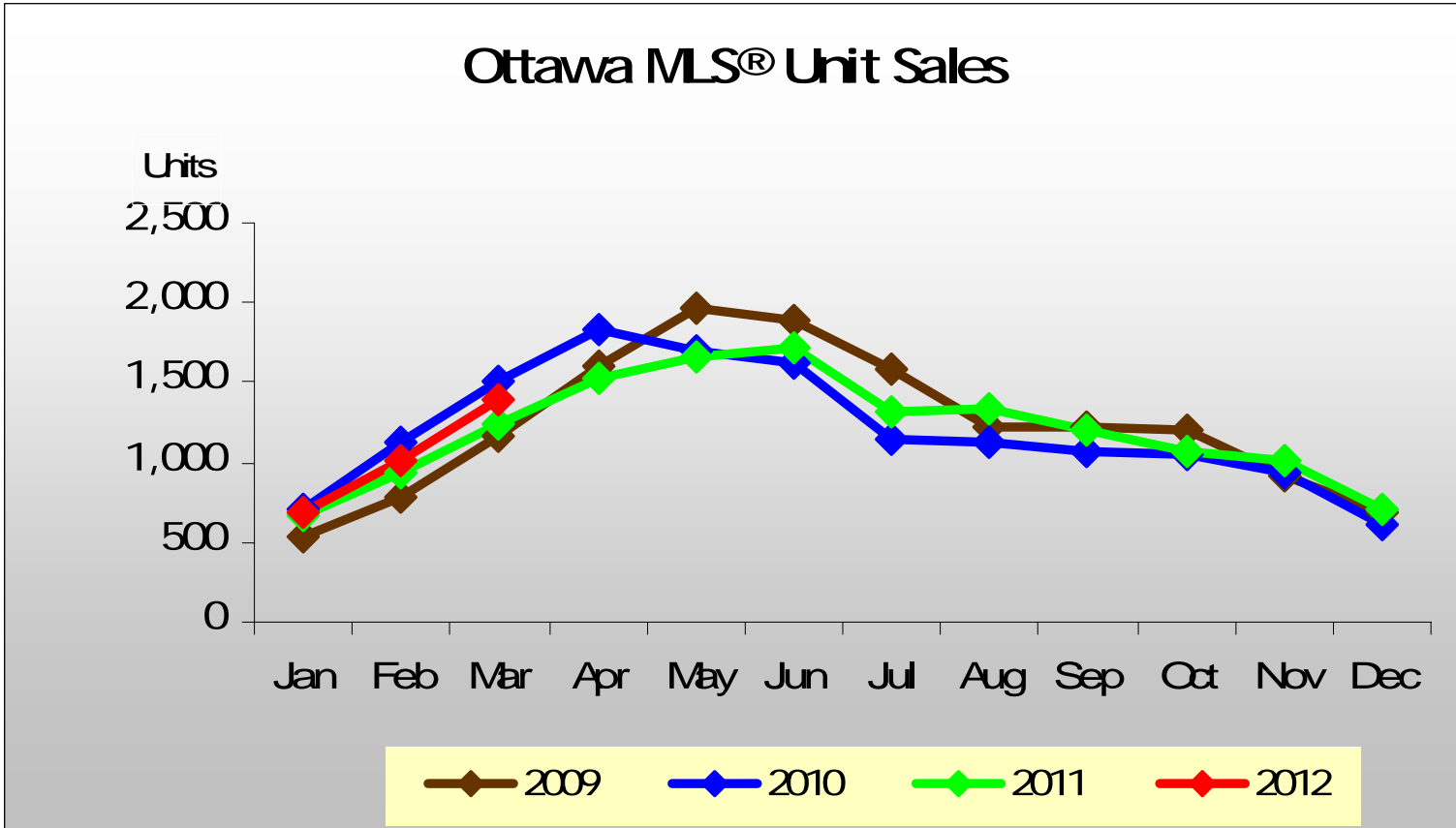
Ottawa Real Estate Board  
Residential, Condominium, and Combined RES & CON Sales by Price Range  
for the Month of March - 2012

	Residential						Condominium						Total					
	2012		2011		%Chg		2012		2011		%Chg		2012		2011		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	18	1.6	8	0.8	125.0	89.4	0	0.0	0	0.0	.	.	18	1.3	8	0.6	125.0	99.9
\$100000-\$124999	5	0.4	9	1.0	-44.4	-53.2	1	0.4	0	0.0	.	.	6	0.4	9	0.7	-33.3	-40.8
\$125000-\$149999	9	0.8	12	1.3	-25.0	-36.9	10	3.6	6	2.0	66.7	79.3	19	1.4	18	1.5	5.6	-6.2
\$150000-\$174999	21	1.9	23	2.4	-8.7	-23.1	13	4.7	28	9.4	-53.6	-50.1	34	2.4	51	4.1	-33.3	-40.8
\$175000-\$199999	29	2.6	21	2.2	38.1	16.3	38	13.7	65	21.8	-41.5	-37.1	67	4.8	86	6.9	-22.1	-30.8
\$200000-\$224999	34	3.0	21	2.2	61.9	36.3	50	18.1	65	21.8	-23.1	-17.2	84	6.0	86	6.9	-2.3	-13.2
\$225000-\$249999	50	4.5	43	4.6	16.3	-2.1	40	14.4	39	13.1	2.6	10.3	90	6.4	82	6.6	9.8	-2.5
\$250000-\$274999	76	6.8	75	8.0	1.3	-14.7	30	10.8	17	5.7	76.5	89.8	106	7.6	92	7.4	15.2	2.3
\$275000-\$299999	121	10.8	103	10.9	17.5	-1.1	25	9.0	16	5.4	56.3	68.1	146	10.5	119	9.6	22.7	9.0
\$300000-\$349000	230	20.6	198	21.0	16.2	-2.2	25	9.0	20	6.7	25.0	34.5	255	18.3	218	17.6	17.0	3.9
\$350000-\$399999	170	15.2	126	13.4	34.9	13.6	25	9.0	13	4.4	92.3	106.9	195	14.0	139	11.2	40.3	24.6
\$400000-\$449999	123	11.0	95	10.1	29.5	9.0	11	4.0	11	3.7	0.0	7.6	134	9.6	106	8.5	26.4	12.3
\$450000-\$499999	71	6.3	62	6.6	14.5	-3.6	2	0.7	8	2.7	-75.0	-73.1	73	5.2	70	5.6	4.3	-7.4
\$500000-\$749999	125	11.2	115	12.2	8.7	-8.5	5	1.8	8	2.7	-37.5	-32.8	130	9.3	123	9.9	5.7	-6.1
\$750000-\$1 Million	29	2.6	24	2.5	20.8	1.7	1	0.4	2	0.7	-50.0	-46.2	30	2.1	26	2.1	15.4	2.5
Over \$1 Million	8	0.7	7	0.7	14.3	-3.8	1	0.4	0	0.0	.	.	9	0.6	7	0.6	28.6	14.2
	1,119	100.0	942	100.0	18.8	-3.8	277	100.0	298	100.0	-7.0	.	1,396	100.0	1,240	100.0	12.6	14.2

Ottawa Real Estate Board  
Residential, Condominium, and Combined RES & CON Sales by Price Range  
Year-To-Date up to March - 2012

	Residential						Condominium						Total					
	2012		2011		%Chg		2012		2011		%Chg		2012		2011		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	38	1.6	28	1.3	35.7	23.4	0	0.0	1	0.2	-100.0	-100.0	38	1.2	29	1.0	31.0	21.2
\$100000-\$124999	17	0.7	19	0.9	-10.5	-18.6	3	0.5	2	0.3	50.0	47.3	20	0.6	21	0.7	-4.8	-11.9
\$125000-\$149999	27	1.1	43	1.9	-37.2	-42.9	17	2.6	13	2.0	30.8	28.4	44	1.4	56	2.0	-21.4	-27.3
\$150000-\$174999	49	2.0	48	2.2	2.1	-7.2	41	6.2	59	9.1	-30.5	-31.8	90	2.9	107	3.7	-15.9	-22.2
\$175000-\$199999	54	2.2	58	2.6	-6.9	-15.3	108	16.4	136	21.0	-20.6	-22.0	162	5.2	194	6.8	-16.5	-22.8
\$200000-\$224999	63	2.6	54	2.4	16.7	6.1	118	17.9	141	21.8	-16.3	-17.8	181	5.9	195	6.8	-7.2	-14.2
\$225000-\$249999	109	4.5	118	5.3	-7.6	-16.0	88	13.3	78	12.0	12.8	10.8	197	6.4	196	6.9	0.5	-7.0
\$250000-\$274999	183	7.5	197	8.9	-7.1	-15.5	66	10.0	45	6.9	46.7	44.0	249	8.1	242	8.5	2.9	-4.8
\$275000-\$299999	252	10.4	263	11.9	-4.2	-12.9	46	7.0	43	6.6	7.0	5.0	298	9.6	306	10.7	-2.6	-9.9
\$300000-\$349000	524	21.6	421	19.1	24.5	13.2	65	9.8	45	6.9	44.4	41.8	589	19.1	466	16.3	26.4	16.9
\$350000-\$399999	352	14.5	293	13.3	20.1	9.3	47	7.1	33	5.1	42.4	39.8	399	12.9	326	11.4	22.4	13.2
\$400000-\$449999	242	10.0	213	9.6	13.6	3.3	26	3.9	22	3.4	18.2	16.0	268	8.7	235	8.2	14.0	5.5
\$450000-\$499999	156	6.4	144	6.5	8.3	-1.5	11	1.7	13	2.0	-15.4	-16.9	167	5.4	157	5.5	6.4	-1.6
\$500000-\$749999	281	11.6	245	11.1	14.7	4.3	20	3.0	14	2.2	42.9	40.3	301	9.7	259	9.1	16.2	7.5
\$750000-\$1 Million	60	2.5	46	2.1	30.4	18.6	3	0.5	2	0.3	50.0	47.3	63	2.0	48	1.7	31.3	21.4
Over \$1 Million	22	0.9	19	0.9	15.8	5.3	1	0.2	1	0.2	0.0	-1.8	23	0.7	20	0.7	15.0	6.4
	2,429	100.0	2,209	100.0	10.0	5.3	660	100.0	648	100.0	1.9	-1.8	3,089	100.0	2,857	100.0	8.1	6.4

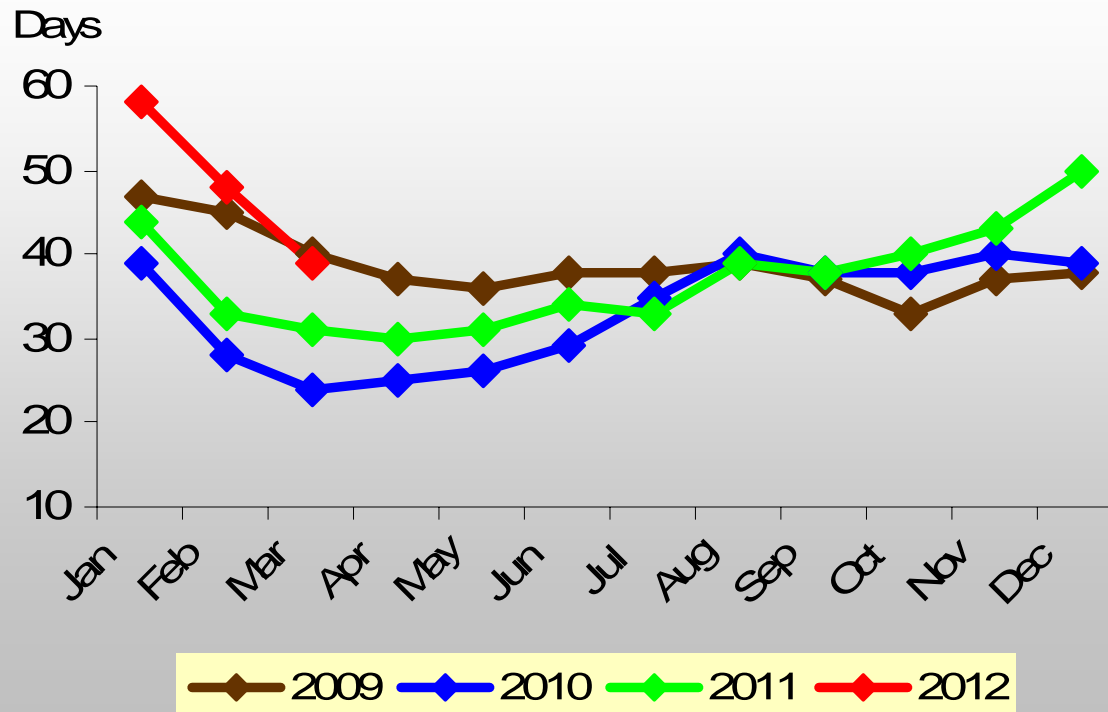
# Ottawa MLS® Unit Sales



Source: OREB

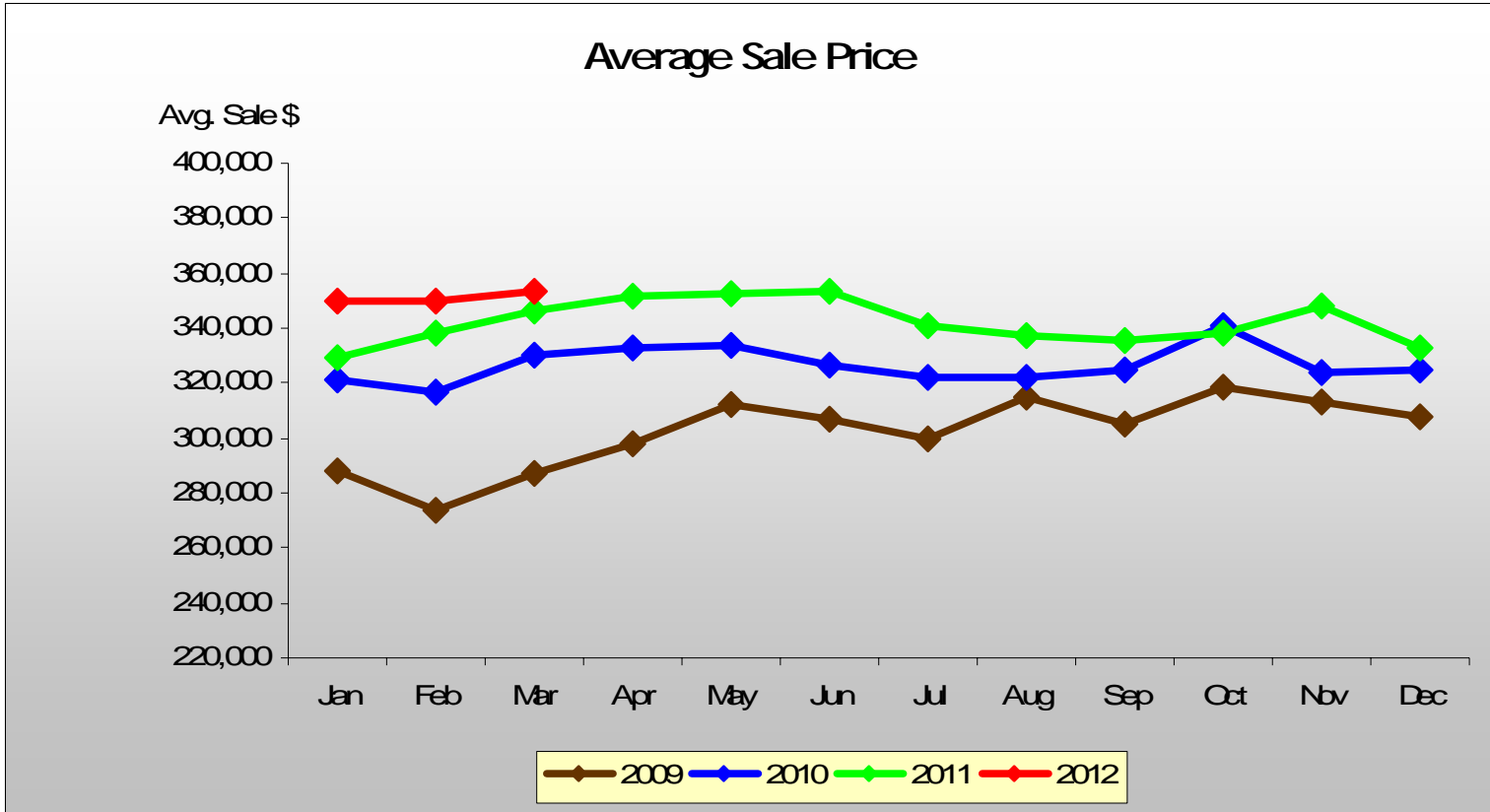
Royal LePage Performance Realty

## Average Selling Time



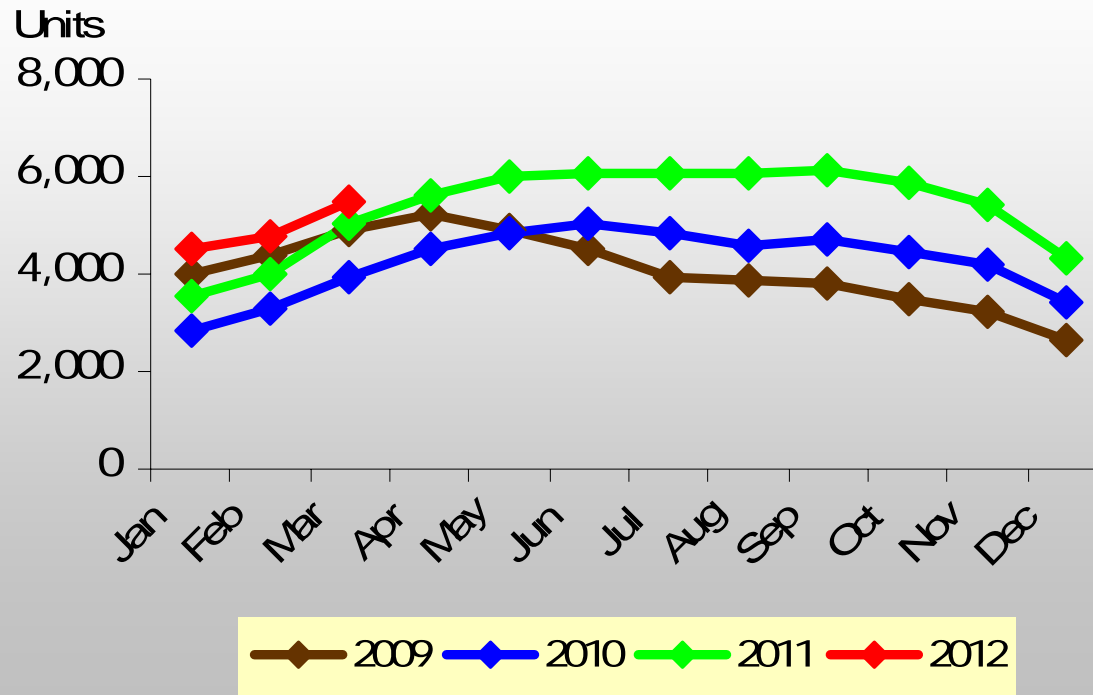
Source: OREB

Royal LePage Performance Realty



Source: OREB

# Ottawa MLS® Listing Inventory

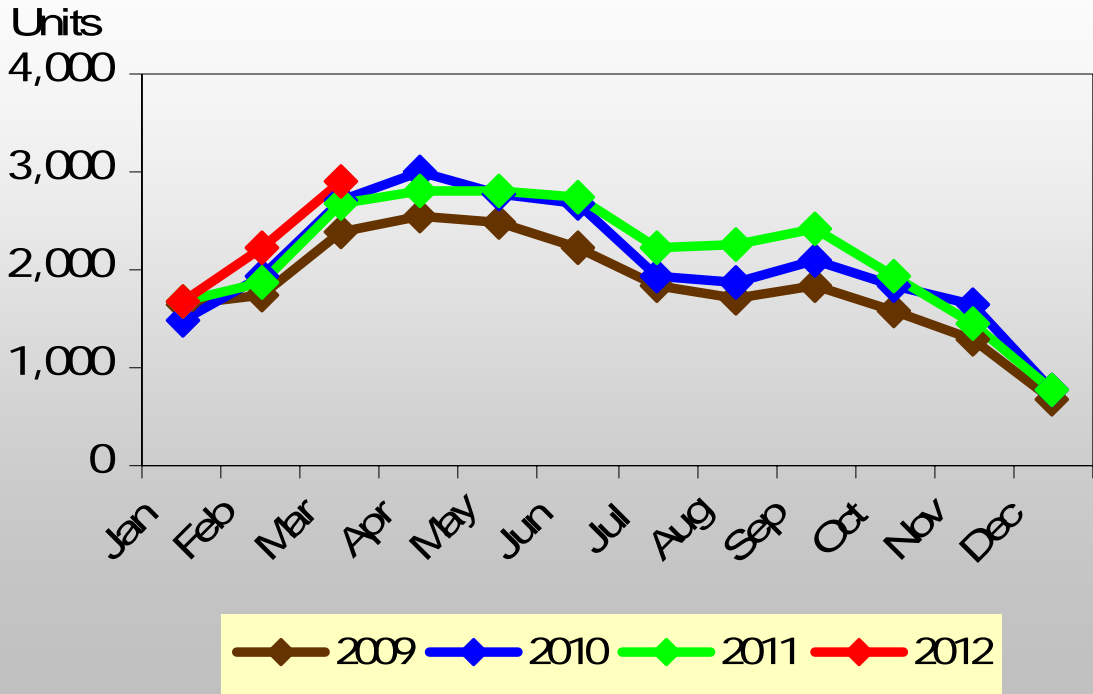


Source: OREB

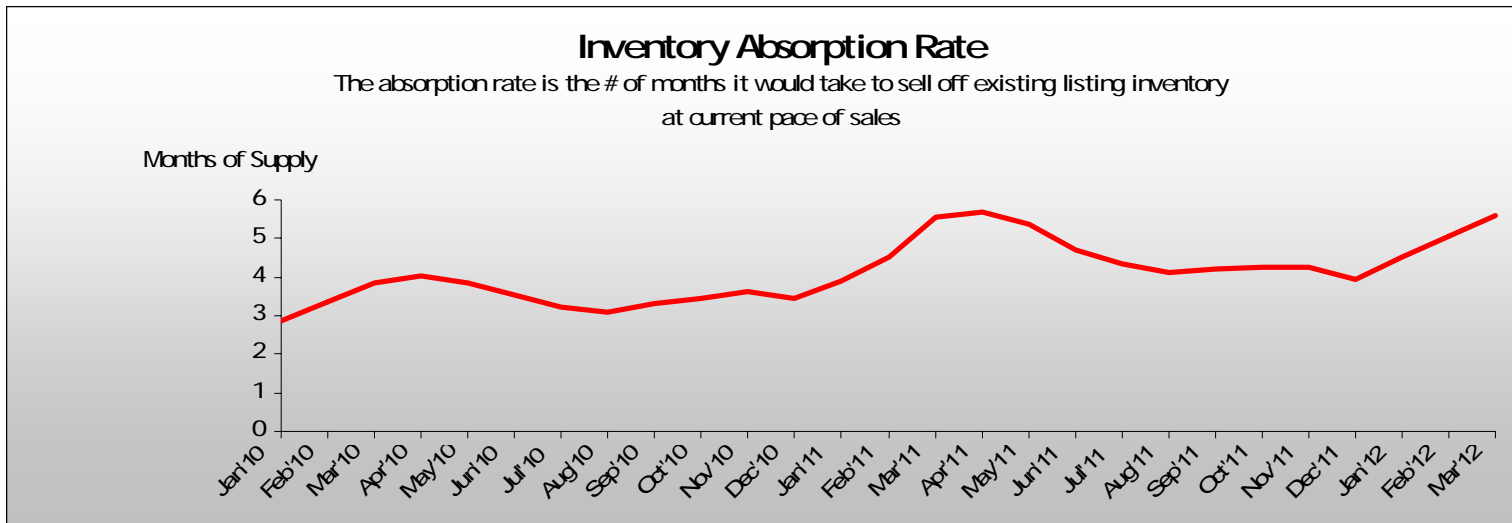
Royal LePage Performance Realty



# Ottawa MLS® Listings Taken

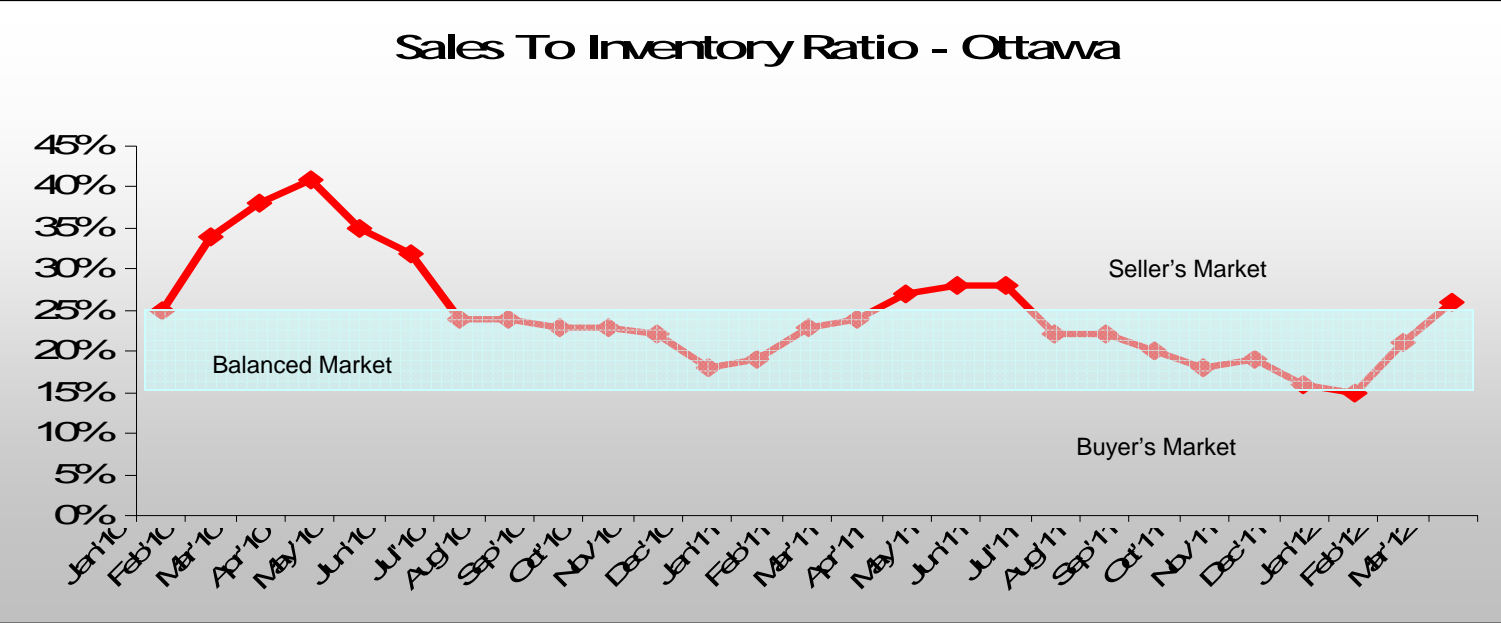


Source: OREB



Source: OREB

Royal LePage Performance Realty



Source: OREB

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