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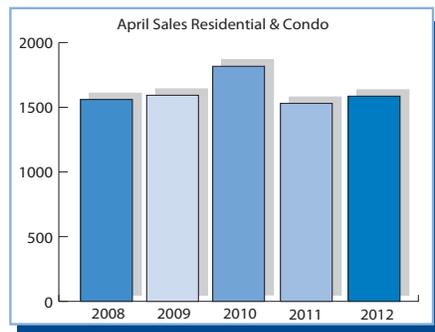
How's the housing market?

April sales sailing along through spring

OTTAWA, May 3, 2012 - Members of the Ottawa Real Estate Board sold 1,568 residential properties in April through the Board's Multiple Listing Service® system, compared with 1,530 in April 2011, an increase of 2.5 per cent.

April's sales included 300 in the condominium property class, and 1,268 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.

"Sales in April indicate a steady Ottawa market as we sail through spring," remarks Ansel Clarke, President of the Ottawa Real Estate Board. "Re-sale housing inventory is up by 6.9 per cent since last year, and interest rates



continue to be low, indicating that Ottawa remains in a healthy, stable market."

The average sale price of residential properties, including

condominiums, sold in April in the Ottawa area was \$364,077, an increase of 3.7 per cent over April 2011. The average sale price for a condominium-class property was \$272,851, an increase of 6.7 per cent over April 2011. The average sale price of a residential-class property was \$385,660, an increase of 2.6 per cent over April 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.

The MLS® system is a member based service, paid for by the REALTOR® members of the Ottawa Real Estate Board. The MLS® mark symbolizes the cooperation among REALTORS® to effect the purchase and sale of real estate through real estate services provided by REALTORS®. MLS® commercial and residential listings are available for viewing on the Board's internet site at www.OttawaRealEstate.org and on the national websites of The Canadian Real Estate Association at www.REALTOR.ca and www.ICX.ca.

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

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	31	29	6.9	\$314,907	\$216,983	45.1
	2STOREY	779	754	3.3	\$405,088	\$400,454	1.2
	3STOREY	57	48	18.8	\$531,425	\$486,367	9.3
	BUNGLOW	289	271	6.6	\$344,598	\$335,157	2.8
	DBL-SXS	2	2	0.0	\$420,000	\$205,500	104.4
	DUP-UD	12	7	71.4	\$346,625	\$413,086	-16.1
	HIRANCH	31	44	-29.5	\$312,370	\$288,116	8.4
	MOBIL	13	8	62.5	\$71,538	\$102,363	-30.1
	SPLIT	52	52	0.0	\$344,156	\$337,628	1.9
	OTHER	2	1	100.0	\$151,500	\$120,000	26.3
		1,268	1,216	4.3	\$385,660	\$375,727	2.6
CON	1LEVEL	138	143	-3.5	\$313,891	\$279,512	12.3
	1.5STY	1	0	.	\$192,500	\$0	.
	2STOREY	137	138	-0.7	\$235,332	\$230,688	2.0
	3STOREY	17	23	-26.1	\$262,224	\$263,057	-0.3
	BUNGLOW	3	5	-40.0	\$267,667	\$277,460	-3.5
	SPLIT	2	3	-33.3	\$222,200	\$157,667	40.9
	OTHER	2	2	0.0	\$200,000	\$276,500	-27.7
			300	314	-4.5	\$272,851	\$255,633
		1,568	1,530	2.5	\$364,077	\$351,080	3.7

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

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	96	87	10.3	\$298,437	\$238,086	25.3
	2STOREY	2,261	2,067	9.4	\$392,465	\$389,135	0.9
	3STOREY	168	146	15.1	\$515,220	\$496,540	3.8
	BUNGLOW	816	770	6.0	\$350,724	\$333,283	5.2
	DBL-SXS	10	12	-16.7	\$320,860	\$411,792	-22.1
	DUP-UD	33	35	-5.7	\$384,455	\$409,333	-6.1
	HIRANCH	112	134	-16.4	\$304,259	\$283,339	7.4
	MOBIL	30	23	30.4	\$68,013	\$89,974	-24.4
	SPLIT	164	144	13.9	\$347,007	\$346,630	0.1
	OTHER	7	7	0.0	\$190,714	\$317,914	-40.0
		3,697	3,425	7.9	\$378,419	\$369,525	2.4
CON	1LEVEL	485	477	1.7	\$300,922	\$280,288	7.4
	1.5STY	1	0	.	\$192,500	\$0	.
	2STOREY	402	397	1.3	\$230,869	\$219,877	5.0
	3STOREY	46	62	-25.8	\$258,391	\$267,971	-3.6
	BUNGLOW	15	11	36.4	\$310,900	\$274,482	13.3
	HIRANCH	1	2	-50.0	\$173,750	\$190,950	-9.0
	SPLIT	3	6	-50.0	\$195,133	\$194,517	0.3
	OTHER	7	7	0.0	\$225,000	\$241,200	-6.7
		960	962	-0.2	\$268,576	\$253,492	6.0
		4,657	4,387	6.2	\$355,776	\$344,081	3.4