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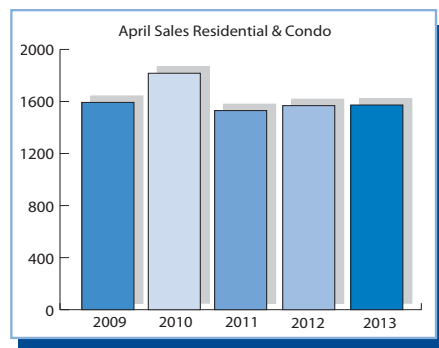
How's the housing market?

An upswing in sales for the April market

OTTAWA, May 3, 2013 - Members of the Ottawa Real Estate Board sold 1,573 residential properties in April through the Board's Multiple Listing Service® system, compared with 1,568 in April 2012, an increase of 0.3 per cent.

"The Ottawa market is doing well, and gaining ground back since the "cool-down" of the market for the past five months," says Tim Lee, President of the Ottawa Real Estate Board. "We are on par with the strong sales of last April, and the resale market is up 34.9 per cent since last month. With the late onset of warmer weather, the traditional "spring market" saw its upswing a little later this year. With interest rates continuing to be low, Ottawa remains a healthy, stable market."

April's sales included 302 in the condominium property class, and 1,271 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.

The average sale price of residential properties, including condominiums, sold in April in the Ottawa area was \$371,565, an increase of 2.1 per cent over April 2012. The average sale price for a condominium-class property was \$266,596, a decrease of 2.3 per cent over April 2012. The average sale price of a residential-class property was \$396,507, an increase of 2.9 per cent over April 2012. 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.

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The Ottawa Real Estate Board is an industry association of over 2,900 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 April - 2013

Property Class	Type	# Units			Average Sale Price		
		2013	2012	%Chg	2013	2012	%Chg
RES	1.5STY	34	30	13.3	\$214,274	\$307,641	-30.3
	2STOREY	783	778	0.6	\$414,831	\$404,982	2.4
	3STOREY	69	56	23.2	\$530,097	\$523,951	1.2
	BUNGLOW	269	290	-7.2	\$359,917	\$346,879	3.8
	DBL-SXS	1	2	-50.0	\$260,000	\$420,000	-38.1
	DUP-UD	7	12	-41.7	\$509,500	\$346,625	47.0
	HIRANCH	46	31	48.4	\$293,851	\$312,370	-5.9
	MOBIL	4	13	-69.2	\$91,500	\$71,538	27.9
	SPLIT	55	52	5.8	\$362,435	\$344,156	5.3
	OTHER	3	2	50.0	\$274,667	\$151,500	81.3
			1,271	1,266	0.4	\$396,507	\$385,508
CON	1LEVEL	150	140	7.1	\$288,832	\$313,114	-7.8
	1.5STY	0	1	-100.0	\$0	\$192,500	-100.0
	2STOREY	131	137	-4.4	\$240,729	\$235,332	2.3
	3STOREY	15	17	-11.8	\$256,660	\$262,224	-2.1
	BUNGLOW	4	3	33.3	\$326,000	\$267,667	21.8
	HIRANCH	1	0	.	\$203,000	\$0	.
	SPLIT	1	2	-50.0	\$294,750	\$222,200	32.7
	OTHER	0	2	-100.0	\$0	\$200,000	-100.0
			302	302	0.0	\$266,596	\$272,762
		1,573	1,568	0.3	\$371,565	\$363,793	2.1

Ottawa Real Estate Board
Residential and Condominium Sales
Year-To-Date up to April - 2013

Property Class	Type	# Units			Average Sale Price		
		2013	2012	%Chg	2013	2012	%Chg
RES	1.5STY	108	95	13.7	\$254,132	\$295,969	-14.1
	2STOREY	2,016	2,259	-10.8	\$403,538	\$392,576	2.8
	3STOREY	173	167	3.6	\$506,355	\$512,616	-1.2
	BUNGLOW	711	808	-12.0	\$345,920	\$352,601	-1.9
	DBL-SXS	6	10	-40.0	\$436,250	\$320,860	36.0
	DUP-UD	17	33	-48.5	\$488,453	\$384,455	27.1
	HIRANCH	123	112	9.8	\$293,191	\$304,259	-3.6
	MOBIL	14	30	-53.3	\$75,143	\$68,013	10.5
	SPLIT	154	164	-6.1	\$366,892	\$347,007	5.7
	OTHER	10	7	42.9	\$205,600	\$190,714	7.8
			3,332	3,685	-9.6	\$384,490	\$378,756
CON	1LEVEL	439	487	-9.9	\$294,000	\$300,768	-2.3
	1.5STY	0	1	-100.0	\$0	\$192,500	-100.0
	2STOREY	410	401	2.2	\$231,892	\$230,963	0.4
	3STOREY	44	46	-4.3	\$259,586	\$258,391	0.5
	BUNGLOW	10	15	-33.3	\$283,120	\$310,900	-8.9
	HIRANCH	2	1	100.0	\$207,500	\$173,750	19.4
	SPLIT	2	3	-33.3	\$269,875	\$195,133	38.3
	OTHER	8	7	14.3	\$245,250	\$225,000	9.0
			915	961	-4.8	\$263,728	\$268,643
		4,247	4,646	-8.6	\$358,476	\$355,981	0.7