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April 2016

## Second-best April on record for Ottawa resales

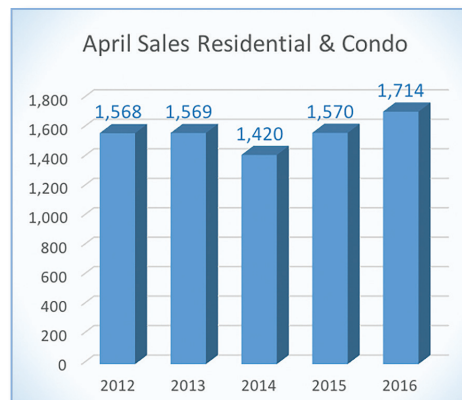
**OTTAWA, May 5, 2016** - Members of the Ottawa Real Estate Board sold 1,714 residential properties in April through the Board's Multiple Listing Service® system, compared with 1,567 in April 2015, an increase of 9.4 per cent. The five-year average for April sales is 1,568.

"The Ottawa resale market continued its steady pace upwards in April, making it the best April for unit sales on record since 2010," says Shane Silva, President of the Ottawa Real Estate Board. "Units sold are up 548 since March, increasing in both the residential and condominium property class."

April's sales included 264 in the condominium property class, and 1,450 in the residential property class. The condominium property class includes any property, regardless of style (i.e. detached, semi-detached, apartment, townhouse, 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.

"In April, 3,644 homes were listed, up 13.8 per cent since March, and down by 2.8 per cent over



April 2015," says Silva. "Inventory levels at the end of the month remain healthy heading into, what is normally, the most active month of the year for Ottawa Real Estate Board Members."

The average sale price of a residential-class property sold

in April in the Ottawa area was \$403,603, an increase of 0.2 per cent over April 2015. The average sale price for a condominium-class property was \$261,017, a decrease of 1.8 per cent over April 2015. 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.

"The hottest segments in our market for April were sales in the \$300,000 to \$400,000 price range, followed by the \$200,000 to \$300,000 price range," says Silva. "Residential two-storey and bungalows have the highest concentration of buyers in March. In addition to residential and condominium sales, OREB Members have assisted clients with renting 937 properties since the beginning of the year."

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The Ottawa Real Estate Board is an industry association of approximately 3,100 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 2016

Property Class	Type	Number of Units			Average Sale Price		
		2016	2015	% Chg	2016	2015	% Chg
RES	1 1/2 Storey	31	32	-3.1	\$260,013	\$312,938	-16.9
	2 Storey	872	784	11.2	\$421,496	\$421,191	0.1
	3 Storey	70	67	4.5	\$507,152	\$504,356	0.6
	Bungalow	334	302	10.6	\$368,443	\$371,423	-0.8
	Double/Side-By-Side	1	3	-66.7	\$430,000	\$380,667	13.0
	Duplex-Up&Down	11	10	10.0	\$451,455	\$371,620	21.5
	Hi Ranch	59	50	18.0	\$342,408	\$301,756	13.5
	Mobile	6	5	20.0	\$87,000	\$104,800	-17.0
	Other	2	2	0.0	\$352,000	\$485,000	-27.4
	Split Level	64	55	16.4	\$378,671	\$366,266	3.4
		1,450	1,310	10.7	\$403,603	\$402,881	0.2
CON	2 Storey	116	116	0.0	\$224,993	\$224,171	0.4
	3 Storey	19	16	18.8	\$275,892	\$267,228	3.2
	Bungalow	6	4	50.0	\$303,833	\$299,000	1.6
	Hi Ranch	1	0	0.0	\$252,000	\$0	0.0
	One Level	118	119	-0.8	\$291,952	\$306,485	-4.7
	Other	3	2	50.0	\$310,667	\$172,250	80.4
	Split Level	1	0	0.0	\$110,000	\$0	0.0
		264	257	2.7	\$261,017	\$265,726	-1.8
		1,714	1,567	9.4	\$381,641	\$380,387	

Ottawa Real Estate Board  
Residential and Condominium Sales  
Year to Date April 2016

Property Class	Type	Number of Units			Average Sale Price		
		2016	2015	% Chg	2016	2015	% Chg
RES	1 1/2 Storey	82	105	-21.9	\$275,005	\$286,577	-4.0
	2 Storey	2,099	2,037	3.0	\$412,777	\$408,596	1.0
	3 Storey	191	153	24.8	\$501,541	\$500,591	0.2
	Bungalow	834	852	-2.1	\$360,062	\$354,821	1.5
	Double/Side-By-Side	7	5	40.0	\$673,500	\$367,800	83.1
	Duplex-Up&Down	20	32	-37.5	\$453,400	\$377,194	20.2
	Hi Ranch	141	126	11.9	\$324,266	\$301,431	7.6
	Mobile	21	12	75.0	\$98,738	\$95,033	3.9
	Other	12	9	33.3	\$269,563	\$366,722	-26.5
	Split Level	165	148	11.5	\$376,804	\$375,918	0.2
			3,572	3,479	2.7	\$395,308	\$388,981
CON	1 1/2 Storey	1	0	0.0	\$217,900	\$0	0.0
	2 Storey	349	305	14.4	\$221,953	\$231,887	-4.3
	3 Storey	51	46	10.9	\$276,034	\$253,446	8.9
	Bungalow	15	11	36.4	\$283,500	\$324,182	-12.5
	Hi Ranch	1	0	0.0	\$252,000	\$0	0.0
	One Level	385	395	-2.5	\$281,759	\$281,388	0.1
	Other	6	7	-14.3	\$271,583	\$234,457	15.8
	Split Level	2	2	0.0	\$159,000	\$227,500	-30.1
		810	766	5.7	\$255,168	\$260,045	-1.9
		4,382	4,245	3.2	\$369,404	\$365,715	