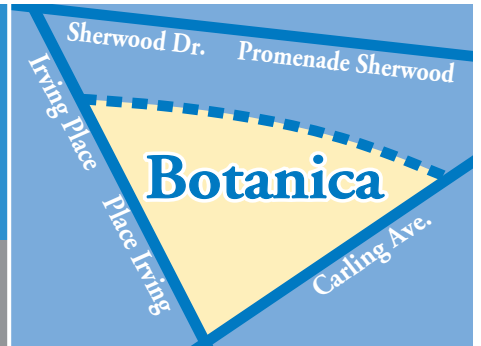


BOTANICA

MARKET REPORT



Sylvie Bégin
Courtier/Broker

The Residential Housing Market Is In Full Bloom

Members of the Ottawa Real Estate Board sold 1,570 residential properties in April through the Board's MLS® system, compared with 1,419 in April 2014, an increase of 10.6%. The five-year average for April sales is 1,531.

April's sales included 258 in the condominium property class, and 1,312 in the residential property class.

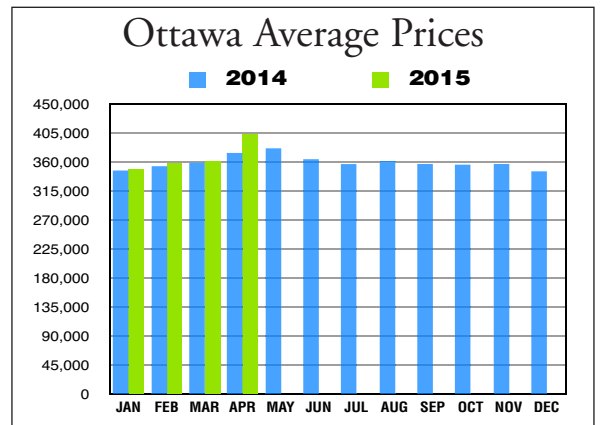
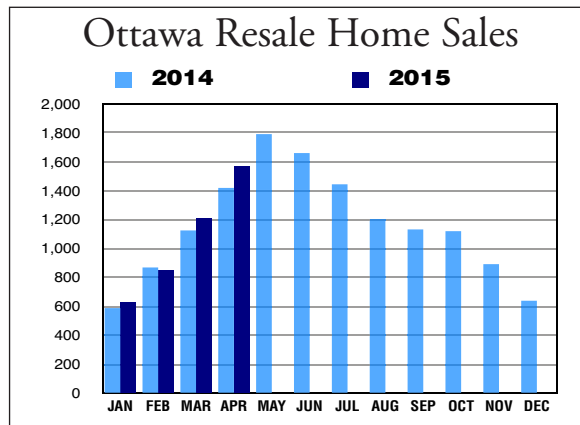
The average cumulative days on market improved in April, coming in at 74 days, compared to 83 in March. Properties are moving faster and inventory is plentiful, with

just under 9,000 residential properties, including condos, available for sale.

The average sale price of a residential-class property sold in April in the Ottawa area was \$403,239, an increase of 0.9% over April

2014. The average sale price for a condominium-class property was \$265,371, an increase of 2.7% over April 2014.

(Source: Ottawa Real Estate Board)



What Is A Features Sheet?

Remember the last time you purchased a big ticket item, such as a car or even a home entertainment system? The salesperson likely gave you a brochure or "Features Sheet" which provided detailed information on the product.

When you list your unit, it's a good idea to

have a Features Sheet created for the product you want to sell: your condo.

A Features Sheet lists all the particulars of the property and your unit, such as property information, number of bedrooms, square footage, listing price and more.

Usually, there is at least one photo of your unit and, ideally, several. In fact, be sure to use good photos, as many buyers will form their initial impressions based on those pictures.

If your unit has special features that are

particularly desirable, that information should be included in the Features Sheet – and possibly highlighted. For example, if you have a newly decorated kitchen, that's a selling feature you definitely want to promote.

Information from the Features Sheet is also used to create the MLS® profile of your listing.

When you list your condo with me, I will create a Features Sheet that showcases your unit effectively. Call me today for more information.

To sell your condo for the **Best Market Price** in the shortest time Call...

- How does my house fit into my ESTATE plans?
- Where will I MOVE to?
- What options do I have?
- Who can help me get the house ready, and SOLD?

www.HelpingSeniorsMove.ca



Sylvie Bégin, Courtier/Broker

20 year Resident of Botanica and Owner since 1994

Over **1800** Homes Sold
Plus de **1800** Maisons Vendues

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BOTANICA COMMUNITY CORNER

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Notre BBQ annuel

Nous vous attendons le 17 juin,
17 h à 19 h sur la terrasse
de la piscine!

Joignez-vous à nous pour
une partie de plaisir.

Summer BBQ,

June 17th on the pool patio
from 5-7 pm.

Meet your neighbours
and enjoy some
refreshments!

Sylvie Bégin

TESTIMONIAL

"Hi Sylvie,

Just a brief note to say "thank you" to you and your team for the professional way that you handled the selling of my condo in Botanica. I appreciate all the time and effort that you all put into the handling of my real estate. I am very pleased with the result that we received. It has been a pleasure dealing with you and your team. Sincerely,"

– Margaret Haughian

Pourquoi coupons-nous
nos gros érables
de Norvège?

Oui, il y a plusieurs
très bonnes
raisons, à suivre...

Why are we cutting
down our
Norway maples?

The woodland committee
has excellent reasons,
more info coming soon.

Market Activity Report: Botanica

Type	# Units	Low	High
Currently Listed as of May 15th, 2015			
Suite B	2	\$279,000	\$349,900
Total	2	\$279,000	\$349,900
SOLD as of May 15th, 2015			
Suite A	1	\$395,000	\$395,000
Total	1	\$395,000	\$395,000
SOLD 2014			
Suite A	4	\$342,000	\$369,000
Suite B	3	\$310,000	\$367,000
Townhome	1	\$599,000	\$599,000
Total	8	\$310,000	\$599,000
SOLD 2013			
Suite A	2	\$312,000	\$350,000
Suite B	1	\$320,000	\$320,000
Suite C	2	\$302,500	\$346,000
Suite D	1	\$365,000	\$365,000
Total	6	\$302,500	\$365,000



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