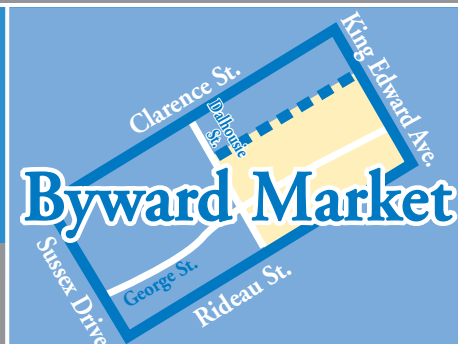


BYWARD MARKET

CONDO 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.

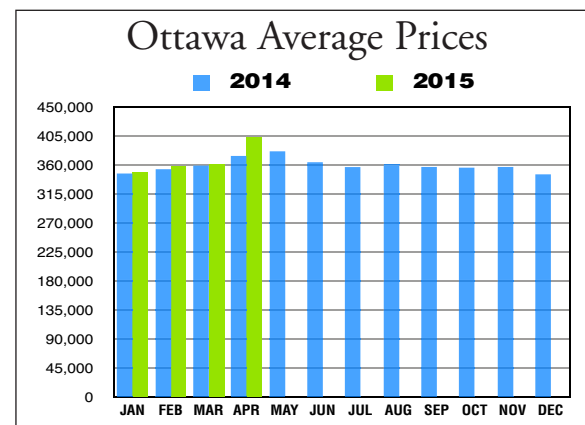
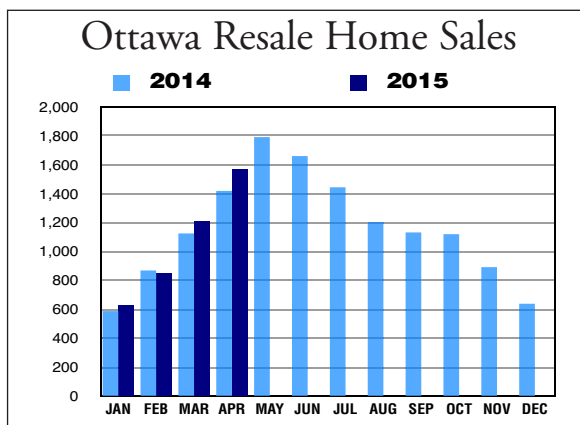
The average cumulative days on market improved in April, coming in at 74 days, compared to 83 in March. Properties are moving faster and inventory is plentiful, with

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

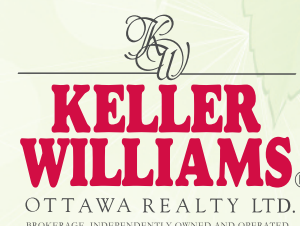


Sylvie Bégin, Courtier/Broker

The Condo Queen

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

Dir: 613.788.2113 • Off: 613.236.5959 www.CondoQueenOttawa.com



BYWARD MARKET COMMUNITY CORNER

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. 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

Invitation

Vin et fromage
le 07 juin, 14 h à 16 h,
unité 1405!

Wine and cheese,
June 7th from 2-4 pm
at unit 1405!

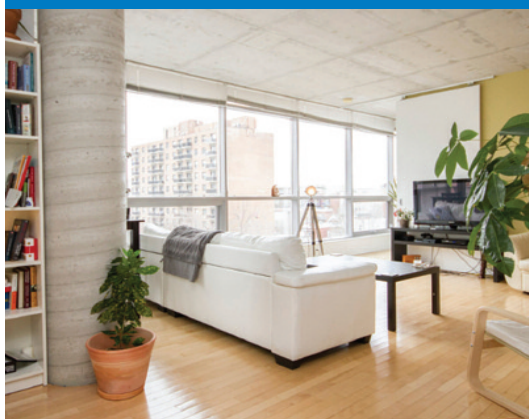
FOR SALE *Brand New Listing!*



160 George Street
Suite 1405

Upgraded to include gourmet kitchen & hardwood flooring throughout, this 1625 Sq Ft Condo is a gem. Centrally located in the Byward Market, Le St George has been a fixture since its construction in 1987. Walk to transit, shopping restaurants and nightlife. Live the good life. \$410,000

FOR SALE



180 York Street
Suite 601

This condo is stocked full of upgraded features like 9ft ceilings, bright hardwood floors, granite counters and breakfast bar, stainless steel appliances, in suite laundry and custom fitted blinds for the panoramic windows overlooking the Byward Market.

Market Activity Report: Byward

Price	# Units	Low	High
Currently Listed as of May 15th, 2015			
\$0-\$299,900	42	\$189,000	\$299,900
\$300,000-\$499,900	98	\$300,000	\$499,900
Over \$500,000	26	\$509,000	\$2,589,000
Total	167	\$189,000	\$2,589,000
SOLD as of May 15th, 2015			
\$0-\$299,900	14	\$205,000	\$299,900
\$300,000-\$499,900	26	\$296,000	\$460,000
Over \$500,000	4	\$505,000	\$815,000
Total	44	\$205,000	\$815,000
SOLD 2014			
\$0-\$299,900	37	\$197,000	\$321,500
\$300,000-\$499,900	64	\$288,000	\$500,000
Over \$500,000	15	\$493,500	\$855,000
Total	116	\$197,000	\$855,000
SOLD 2013			
\$0-\$299,900	44	\$189,000	\$295,000
\$300,000-\$499,900	76	\$305,000	\$466,000
Over \$500,000	12	\$505,000	\$630,000
Total	132	\$189,000	\$630,000

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