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May 2012

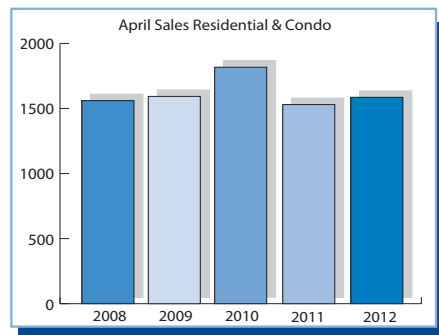
How's the housing market?

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

Ottawa Real Estate Board
Sales - All Property Classes (*)
for the Month of April - 2012
(*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change
RES	1,268	1,216	4.3	\$489,017,385	\$456,883,645	7.0	\$385,660	\$375,727	2.6	34	30	12.6
CON	300	314	-4.5	\$81,855,166	\$80,268,769	2.0	\$272,851	\$255,633	6.7	36	26	36.1
LOT	51	46	10.9	\$11,159,060	\$4,863,100	129.5	\$218,805	\$105,720	107.0	115	128	-9.9
MUL	13	13	0.0	\$4,514,000	\$5,809,100	-22.3	\$347,231	\$446,854	-22.3	46	31	50.2
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
Total	1,632	1,589	2.7	\$586,545,611	\$547,824,614	7.1	\$359,403	\$344,761	4.2	37	32	14.6

Ottawa Real Estate Board
Sales - All Property Classes (*)
Year-To-Date up to April - 2012
(*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change	2012	2011	% Change
RES	3,697	3,425	7.9	\$1,399,016,678	\$1,265,623,852	10.5	\$378,419	\$369,525	2.4	42	33	27.7
CON	960	962	-0.2	\$257,832,708	\$243,859,282	5.7	\$268,576	\$253,492	6.0	44	33	34.6
LOT	126	139	-9.4	\$21,892,010	\$23,618,500	-7.3	\$173,746	\$169,917	2.3	131	130	0.7
MUL	43	45	-4.4	\$14,834,133	\$17,487,800	-15.2	\$344,980	\$388,618	-11.2	61	59	2.5
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
Total	4,826	4,571	5.6	\$1,693,575,529	\$1,550,589,434	9.2	\$350,927	\$339,223	3.5	45	36	24.5

Ottawa Real Estate Board
Residential, Condominium, and Combined RES & CON Sales by Price Range
for the Month of April - 2012

	Residential						Condominium						Total					
	2012		2011		%Chg		2012		2011		%Chg		2012		2011		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	21	1.7	11	0.9	90.9	83.1	0	0.0	0	0.0	.	.	21	1.3	11	0.7	90.9	86.3
\$100000-\$124999	12	0.9	10	0.8	20.0	15.1	1	0.3	2	0.6	-50.0	-47.7	13	0.8	12	0.8	8.3	5.7
\$125000-\$149999	17	1.3	23	1.9	-26.1	-29.1	8	2.7	8	2.5	0.0	4.7	25	1.6	31	2.0	-19.4	-21.3
\$150000-\$174999	21	1.7	21	1.7	0.0	-4.1	11	3.7	28	8.9	-60.7	-58.9	32	2.0	49	3.2	-34.7	-36.3
\$175000-\$199999	22	1.7	23	1.9	-4.3	-8.3	48	16.0	53	16.9	-9.4	-5.2	70	4.5	76	5.0	-7.9	-10.1
\$200000-\$224999	22	1.7	31	2.5	-29.0	-31.9	57	19.0	58	18.5	-1.7	2.9	79	5.0	89	5.8	-11.2	-13.4
\$225000-\$249999	43	3.4	58	4.8	-25.9	-28.9	49	16.3	45	14.3	8.9	14.0	92	5.9	103	6.7	-10.7	-12.8
\$250000-\$274999	77	6.1	81	6.7	-4.9	-8.8	29	9.7	31	9.9	-6.5	-2.1	106	6.8	112	7.3	-5.4	-7.7
\$275000-\$299999	133	10.5	114	9.4	16.7	11.9	24	8.0	14	4.5	71.4	79.4	157	10.0	128	8.4	22.7	19.7
\$300000-\$349000	259	20.4	255	21.0	1.6	-2.6	23	7.7	34	10.8	-32.4	-29.2	282	18.0	289	18.9	-2.4	-4.8
\$350000-\$399999	186	14.7	199	16.4	-6.5	-10.4	17	5.7	18	5.7	-5.6	-1.1	203	12.9	217	14.2	-6.5	-8.7
\$400000-\$449999	139	11.0	114	9.4	21.9	16.9	8	2.7	8	2.5	0.0	4.7	147	9.4	122	8.0	20.5	17.6
\$450000-\$499999	107	8.4	84	6.9	27.4	22.2	4	1.3	5	1.6	-20.0	-16.3	111	7.1	89	5.8	24.7	21.7
\$500000-\$749999	170	13.4	158	13.0	7.6	3.2	20	6.7	9	2.9	122.2	132.6	190	12.1	167	10.9	13.8	11.0
\$750000-\$1 Million	29	2.3	23	1.9	26.1	20.9	1	0.3	1	0.3	0.0	4.7	30	1.9	24	1.6	25.0	22.0
Over \$1 Million	10	0.8	11	0.9	-9.1	-12.8	0	0.0	0	0.0	.	.	10	0.6	11	0.7	-9.1	-11.3
	1,268	100.0	1,216	100.0	4.3	-12.8	300	100.0	314	100.0	-4.5	.	1,568	100.0	1,530	100.0	2.5	-11.3

Ottawa Real Estate Board
Residential, Condominium, and Combined RES & CON Sales by Price Range
Year-To-Date up to April - 2012

	Residential						Condominium						Total					
	2012		2011		%Chg		2012		2011		%Chg		2012		2011		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	59	1.6	39	1.1	51.3	40.2	0	0.0	1	0.1	-100.0	-100.0	59	1.3	40	0.9	47.5	38.9
\$100000-\$124999	29	0.8	29	0.8	0.0	-7.4	4	0.4	4	0.4	0.0	0.2	33	0.7	33	0.8	0.0	-5.8
\$125000-\$149999	44	1.2	66	1.9	-33.3	-38.2	25	2.6	21	2.2	19.0	19.3	69	1.5	87	2.0	-20.7	-25.3
\$150000-\$174999	70	1.9	69	2.0	1.4	-6.0	52	5.4	87	9.0	-40.2	-40.1	122	2.6	156	3.6	-21.8	-26.3
\$175000-\$199999	76	2.1	81	2.4	-6.2	-13.1	156	16.3	189	19.6	-17.5	-17.3	232	5.0	270	6.2	-14.1	-19.1
\$200000-\$224999	85	2.3	85	2.5	0.0	-7.4	175	18.2	199	20.7	-12.1	-11.9	260	5.6	284	6.5	-8.5	-13.8
\$225000-\$249999	152	4.1	176	5.1	-13.6	-20.0	137	14.3	123	12.8	11.4	11.6	289	6.2	299	6.8	-3.3	-8.9
\$250000-\$274999	260	7.0	278	8.1	-6.5	-13.4	95	9.9	76	7.9	25.0	25.3	355	7.6	354	8.1	0.3	-5.5
\$275000-\$299999	385	10.4	377	11.0	2.1	-5.4	70	7.3	57	5.9	22.8	23.1	455	9.8	434	9.9	4.8	-1.2
\$300000-\$349000	783	21.2	676	19.7	15.8	7.3	88	9.2	79	8.2	11.4	11.6	871	18.7	755	17.2	15.4	8.7
\$350000-\$399999	538	14.6	492	14.4	9.3	1.3	64	6.7	51	5.3	25.5	25.8	602	12.9	543	12.4	10.9	4.4
\$400000-\$449999	381	10.3	327	9.5	16.5	7.9	34	3.5	30	3.1	13.3	13.6	415	8.9	357	8.1	16.2	9.5
\$450000-\$499999	263	7.1	228	6.7	15.4	6.9	15	1.6	18	1.9	-16.7	-16.5	278	6.0	246	5.6	13.0	6.5
\$500000-\$749999	451	12.2	403	11.8	11.9	3.7	40	4.2	23	2.4	73.9	74.3	491	10.5	426	9.7	15.3	8.6
\$750000-\$1 Million	89	2.4	69	2.0	29.0	19.5	4	0.4	3	0.3	33.3	33.6	93	2.0	72	1.6	29.2	21.7
Over \$1 Million	32	0.9	30	0.9	6.7	-1.2	1	0.1	1	0.1	0.0	0.2	33	0.7	31	0.7	6.5	0.3
	3,697	100.0	3,425	100.0	7.9	-1.2	960	100.0	962	100.0	-0.2	0.2	4,657	100.0	4,387	100.0	6.2	0.3