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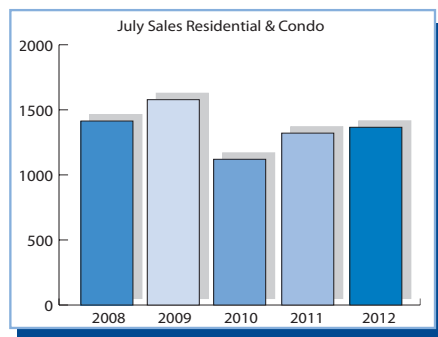
How's the housing market?

Steady summer sales in the Ottawa housing market

OTTAWA, August 3, 2012 - Members of the Ottawa Real Estate Board sold 1,366 residential properties in July through the Board's Multiple Listing Service® system, compared with 1,321 in July 2011, an increase of 3.4 per cent. The five-year average for July sales is 1,360.

July's sales included 304 in the condominium property class, and 1,062 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 number of residential properties sold has slightly increased compared to July of 2011, while the average price has slightly decreased," notes Joanne Tibbles, Past President of the Ottawa Real Estate Board. "This may be because



lower priced properties in certain areas of the city continue to sell quickly, while higher priced or unique properties are taking somewhat longer to sell. Nonetheless, the Ottawa market generally remains stable."

The average sale price of residential properties, including condominiums, sold in July in the Ottawa area was \$337,518, a slight decrease of 1.2 per cent over July 2011. The average sale price for a condominium-class property was \$265,903, a decrease of 1.7 per cent over July 2011. The average sale price of a residential-class property was \$358,018, a decrease of 1.4 per cent over July 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: Joanne Tibbles, 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.

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Ottawa Real Estate Board
Residential and Condominium Sales
for the Month of July - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	37	31	19.4	\$236,426	\$258,000	-8.4
	2STOREY	603	607	-0.7	\$379,175	\$373,967	1.4
	3STOREY	35	36	-2.8	\$438,484	\$519,218	-15.5
	BUNGLow	265	236	12.3	\$331,915	\$340,262	-2.5
	DBL-SXS	3	2	50.0	\$320,333	\$307,000	4.3
	DUP-UD	8	10	-20.0	\$444,875	\$408,950	8.8
	HIRANCH	53	28	89.3	\$326,738	\$276,539	18.2
	MOBIL	9	6	50.0	\$56,489	\$70,233	-19.6
	SPLIT	48	58	-17.2	\$354,593	\$374,566	-5.3
	OTHER	1	1	0.0	\$155,000	\$55,000	181.8
		1,062	1,015	4.6	\$358,018	\$363,190	-1.4
CON	1LEVEL	143	147	-2.7	\$300,385	\$294,574	2.0
	2STOREY	139	139	0.0	\$229,961	\$239,758	-4.1
	3STOREY	14	13	7.7	\$271,818	\$313,885	-13.4
	BUNGLow	4	3	33.3	\$340,625	\$362,167	-5.9
	SPLIT	1	3	-66.7	\$130,000	\$245,667	-47.1
	OTHER	3	1	200.0	\$205,667	\$270,000	-23.8
			304	306	-0.7	\$265,903	\$270,597
		1,366	1,321	3.4	\$337,518	\$341,742	-1.2

Ottawa Real Estate Board
Residential and Condominium Sales
Year-To-Date up to July - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	225	199	13.1	\$283,980	\$250,256	13.5
	2STOREY	4,544	4,205	8.1	\$393,129	\$388,057	1.3
	3STOREY	332	311	6.8	\$501,805	\$488,228	2.8
	BUNGLow	1,708	1,626	5.0	\$345,209	\$344,126	0.3
	DBL-SXS	19	17	11.8	\$338,663	\$415,971	-18.6
	DUP-UD	56	63	-11.1	\$389,176	\$411,334	-5.4
	HIRANCH	264	266	-0.8	\$315,351	\$287,615	9.6
	MOBIL	65	49	32.7	\$68,114	\$78,608	-13.4
	SPLIT	343	316	8.5	\$361,611	\$353,654	2.2
	OTHER	16	11	45.5	\$241,088	\$328,900	-26.7
		7,572	7,063	7.2	\$376,425	\$371,186	1.4
CON	1LEVEL	968	1,005	-3.7	\$301,363	\$289,445	4.1
	1.5STY	3	4	-25.0	\$292,333	\$258,250	13.2
	2STOREY	862	839	2.7	\$234,649	\$227,037	3.4
	3STOREY	107	123	-13.0	\$275,484	\$279,124	-1.3
	BUNGLow	28	24	16.7	\$303,211	\$289,867	4.6
	HIRANCH	1	2	-50.0	\$173,750	\$190,950	-9.0
	SPLIT	7	12	-41.7	\$197,414	\$222,008	-11.1
	OTHER	15	12	25.0	\$217,000	\$227,325	-4.5
		1,991	2,021	-1.5	\$270,035	\$261,985	3.1
		9,563	9,084	5.3	\$354,275	\$346,891	2.1