



Visit www.OttawaRealEstate.org for local MLS® listings, Open House information or to contact one of our members.

November 2013

How's the housing market?

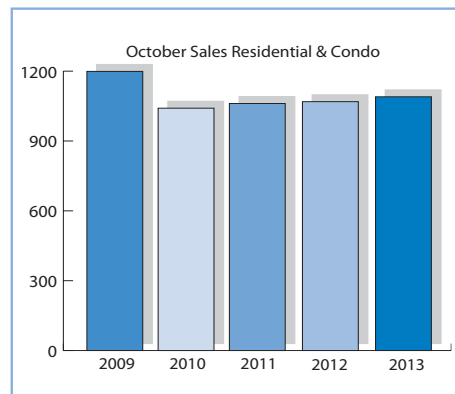
October resales comparative to five-year average

OTTAWA, November 5, 2013 - Members of the Ottawa Real Estate Board sold 1,090 residential properties in October through the Board's Multiple Listing Service® system, compared with 1,069 in October 2012, an increase of two per cent. The five-year average for October sales is 1,091.

“Resale units sold in October are right on par compared to the five-year average,” says Ansel Clarke, Past President of the Ottawa Real Estate Board. “This is a welcome change from the first half of 2013, where we saw continuous decreases, albeit small ones, in the number of units sold. We are also seeing average prices beginning to creep back up. The Ottawa market is proving, once again, to be a steady, balanced market.”

October's sales included 211 in the condominium property class, and

879 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.

The average sale price of residential properties, including condominiums, sold in October in the Ottawa area was \$360,085,

an increase of 4.1 per cent over October 2012. The average sale price for a condominium-class property was \$270,542, an increase of 1.6 per cent over October 2012. The average sale price of a residential-class property was \$381,580, an increase of 3.5 per cent over October 2012. 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.

“Talk to an [Ottawa-area REALTOR®](#) today for help with buying and/or selling a home. We do the homework so you don't have to.” Visit wedothehomework.ca for more information on working with a REALTOR®.

Media/public enquiries: Valerie Powell, Communications Officer, 613-225-2240

The Ottawa Real Estate Board is an industry association of over 2,900 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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Ottawa Real Estate Board
Residential and Condominium Sales
for the Month of October - 2013

Property Class	Type	# Units			Average Sale Price		
		2013	2012	%Chg	2013	2012	%Chg
RES	1.5STY	32	27	18.5	\$300,663	\$204,066	47.3
	2STOREY	488	461	5.9	\$399,799	\$399,867	0.0
	3STOREY	44	36	22.2	\$408,005	\$504,133	-19.1
	BUNGLOW	231	223	3.6	\$365,819	\$321,075	13.9
	DBL-SXS	3	2	50.0	\$181,000	\$181,825	-0.5
	DUP-UD	16	7	128.6	\$404,969	\$538,571	-24.8
	HIRANCH	28	34	-17.6	\$305,354	\$313,368	-2.6
	MOBIL	6	8	-25.0	\$87,167	\$73,438	18.7
	SPLIT	30	30	0.0	\$382,613	\$363,565	5.2
	OTHER	1	3	-66.7	\$655,000	\$126,500	417.8
		879	831	5.8	\$381,580	\$368,543	3.5
CON	1LEVEL	116	100	16.0	\$296,265	\$309,471	-4.3
	2STOREY	81	114	-28.9	\$231,317	\$232,862	-0.7
	3STOREY	9	17	-47.1	\$239,389	\$222,171	7.8
	BUNGLOW	5	3	66.7	\$365,300	\$293,000	24.7
	HIRANCH	0	1	-100.0	\$0	\$168,500	-100.0
	OTHER	0	3	-100.0	\$0	\$345,333	-100.0
		211	238	-11.3	\$270,542	\$266,192	1.6
		1,090	1,069	2.0	\$360,085	\$345,756	4.1

Ottawa Real Estate Board
Residential and Condominium Sales
Year-To-Date up to October - 2013

Property Class	Type	# Units			Average Sale Price		
		2013	2012	%Chg	2013	2012	%Chg
RES	1.5STY	348	312	11.5	\$270,825	\$270,127	0.3
	2STOREY	5,787	5,950	-2.7	\$401,171	\$393,606	1.9
	3STOREY	460	437	5.3	\$506,474	\$490,207	3.3
	BUNGLOW	2,244	2,351	-4.6	\$351,470	\$344,272	2.1
	DBL-SXS	15	28	-46.4	\$395,493	\$338,545	16.8
	DUP-UD	71	72	-1.4	\$417,115	\$401,803	3.8
	HIRANCH	367	350	4.9	\$301,872	\$313,603	-3.7
	MOBIL	66	91	-27.5	\$85,348	\$69,018	23.7
	SPLIT	441	460	-4.1	\$367,287	\$361,327	1.6
	OTHER	30	23	30.4	\$337,180	\$234,343	43.9
		9,829	10,074	-2.4	\$382,704	\$374,815	2.1
CON	1LEVEL	1,251	1,285	-2.6	\$291,221	\$301,422	-3.4
	1.5STY	0	3	-100.0	\$0	\$292,333	-100.0
	2STOREY	1,112	1,188	-6.4	\$232,510	\$234,915	-1.0
	3STOREY	123	156	-21.2	\$260,360	\$266,394	-2.3
	BUNGLOW	39	43	-9.3	\$333,412	\$306,742	8.7
	HIRANCH	3	2	50.0	\$285,000	\$171,125	66.5
	SPLIT	10	9	11.1	\$237,825	\$205,767	15.6
	OTHER	11	23	-52.2	\$233,045	\$235,948	-1.2
		2,549	2,709	-5.9	\$264,296	\$269,343	-1.9
		12,378	12,783	-3.2	\$358,319	\$352,464	1.7