



# Buyers Get a Jump on the Spring Market

**OTTAWA, April 5, 2018** - Members of the Ottawa Real Estate Board sold 1,660 residential properties in March through the Board's Multiple Listing Service® System, compared with 1,478 in March 2017, an increase of 12.3 per cent. The five-year average for March sales is 1,339. March's sales included 358 in the condominium property class and 1,302 in the residential property class.

"Inventory continues to fall below normal average, but we are still seeing more sales than last year because listings are not staying on the market," states Ralph Shaw, President of the Ottawa Real Estate Board. "Properties that are priced well are selling quickly with days on market dropping to an average of 43 days from an average of 54 days on market in March 2017."

The average sale price of a residential-class property sold in March in the Ottawa area was \$447,561, an increase of 8 per cent over March 2017. The average

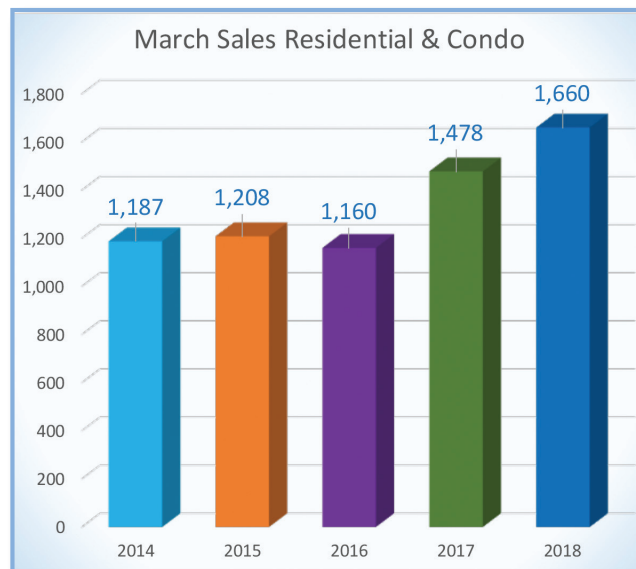
sale price for a condominium-class property was \$275,592, an increase of 0.7 per cent from March 2017. The Board cautions that the average sale price can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The calculation of the average

the \$300,000 to \$449,999 range, accounting for 46 per cent of the market. In addition, the \$500,000 to \$750,000 market is a price point that is showing robust growth representing 21 per cent of the residential homes sold in March," Shaw acknowledges.

"In the condominium market, between \$175,000 and \$274,999 is the most buoyant price point, accounting for 51 per cent of the market. We continue to believe it is due to low interest rates and the lack of supply of rental inventory pushing renters into the market," he adds.

"Overall, as a result of the stable pricing in the condominium market and reasonable increases of 8 per cent in the residential market, Ottawa continues to be a healthy and vibrant real estate market," Shaw concludes.

In addition to residential and condominium sales, OREB Members assisted clients with renting 551 properties since the beginning of the year.



sale price is based on the total dollar volume of all properties sold. Price and conditions will vary from neighbourhood to neighbourhood.

"The most active price point in the residential market continues to be



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March 2018 - Residential and Condominium Sales

Ottawa Real Estate Board

Property Class	Type	Number of Units			Average Sale Price		
		2018	2017	% Chg	2018	2017	% Chg
RES	1 1/2 Storey	35	35	0.0	\$323,113	\$317,439	1.8
	2 Storey	772	674	14.5	\$470,026	\$430,955	9.1
	3 Storey	71	64	10.9	\$507,227	\$478,668	6.0
	Bungalow	303	282	7.4	\$422,034	\$392,397	7.6
	Double	3	1	200.0	\$613,333	\$175,000	250.5
	Duplex	8	9	-11.1	\$502,750	\$484,156	3.8
	Hi Ranch	37	40	-7.5	\$357,473	\$329,278	8.6
	Mobile	9	9	0.0	\$77,444	\$103,044	-24.8
	Modular	2	0	0.0	\$165,750	\$0	0.0
	Other	2	2	0.0	\$71,500	\$335,500	-78.7
	Split Level	60	49	22.4	\$406,772	\$424,317	-4.1
		1,302	1,165	11.8	\$447,561	\$414,556	8.0
CON	2 Storey	136	124	9.7	\$231,054	\$226,149	2.2
	3 Storey	30	18	66.7	\$298,760	\$311,489	-4.1
	Bungalow	5	4	25.0	\$325,780	\$354,750	-8.2
	Hi Ranch	0	1	-100.0	\$0	\$161,000	-100.0
	One Level	183	160	14.4	\$302,498	\$307,947	-1.8
	Other	3	6	-50.0	\$268,500	\$200,167	34.1
	Split Level	1	0	0.0	\$484,000	\$0	0.0
		358	313	14.4	\$275,592	\$273,807	0.7
		1,660	1,478	12.3	\$410,474	\$384,750	

Year To Date March 2018 - Residential and Condominium Sales

Ottawa Real Estate Board

Property Class	Type	Number of Units			Average Sale Price		
		2018	2017	% Chg	2018	2017	% Chg
RES	1 1/2 Storey	79	81	-2.5	\$297,344	\$279,621	6.3
	2 Storey	1,507	1,429	5.5	\$460,071	\$428,965	7.3
	3 Storey	128	130	-1.5	\$508,495	\$540,783	-6.0
	Bungalow	600	606	-1.0	\$416,089	\$378,309	10.0
	Double	6	5	20.0	\$518,817	\$477,200	8.7
	Duplex	18	19	-5.3	\$563,667	\$471,358	19.6
	Hi Ranch	79	82	-3.7	\$350,602	\$322,910	8.6
	Mobile	19	16	18.8	\$89,947	\$89,281	0.7
	Modular	3	0	0.0	\$163,833	\$0	0.0
	Other	2	4	-50.0	\$71,500	\$225,250	-68.3
	Split Level	126	108	16.7	\$396,189	\$407,157	-2.7
		2,567	2,480	3.5	\$438,169	\$411,016	6.6
CON	1 1/2 Storey	1	1	0.0	\$269,000	\$835,000	-67.8
	2 Storey	297	257	15.6	\$232,439	\$234,343	-0.8
	3 Storey	51	40	27.5	\$272,690	\$282,325	-3.4
	Bungalow	8	9	-11.1	\$282,425	\$336,889	-16.2
	Hi Ranch	2	2	0.0	\$195,000	\$155,500	25.4
	One Level	405	339	19.5	\$301,263	\$296,733	1.5
	Other	15	15	0.0	\$267,627	\$222,533	20.3
	Split Level	2	1	100.0	\$348,500	\$415,500	-16.1
		781	664	17.6	\$272,193	\$271,149	0.4
		3,348	3,144	6.5	\$399,451	\$381,477	

### March 2018 - Sales - All Property Classes (\*)

Ottawa Real Estate Board

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM			Average CDOM		
	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg
RES	1,303	1,166	11.7	\$582,751,331	\$483,288,098	20.6	\$447,238	\$414,484	7.9	39	47	-17.0	63	73	-13.4
CON	358	313	14.4	\$98,661,759	\$85,701,738	15.1	\$275,592	\$273,807	0.7	58	78	-25.4	89	117	-23.5
LOT	43	40	7.5	\$5,816,000	\$5,642,100	3.1	\$135,256	\$141,053	-4.1	226	109	108.2	386	160	140.6
MUL	10	24	-58.3	\$4,966,500	\$13,100,181	-62.1	\$496,650	\$545,841	-9.0	36	74	-51.5	104	76	36.9
FAR	3	2	50.0	\$1,781,500	\$1,131,000	57.5	\$593,833	\$565,500	5.0	97	18	440.7	97	160	-39.0
	1,717	1,545	11.1	\$693,977,090	\$588,863,117	17.9	\$404,180	\$381,141	6.0	48	56	-13.5	77	84	-8.6

### Year To Date March 2018 - Sales - All Property Classes (\*)

Ottawa Real Estate Board

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM			Average CDOM		
	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg	2018	2017	% Chg
RES	2,568	2,484	3.4	\$1,124,805,516	\$1,019,720,601	10.3	\$438,008	\$410,516	6.7	45	55	-19.0	68	84	-18.8
CON	781	664	17.6	\$212,582,848	\$180,043,070	18.1	\$272,193	\$271,149	0.4	63	80	-20.5	95	121	-21.8
LOT	78	89	-12.4	\$12,643,249	\$12,813,550	-1.3	\$162,093	\$143,972	12.6	174	168	3.6	288	228	26.3
MUL	30	49	-38.8	\$18,982,700	\$26,572,831	-28.6	\$632,757	\$542,303	16.7	61	67	-9.6	95	95	0.0
FAR	4	3	33.3	\$2,431,500	\$1,691,000	43.8	\$607,875	\$563,667	7.8	96	45	114.9	96	139	-30.9
	3,461	3,289	5.2	\$1,371,445,813	\$1,240,841,052	10.5	\$396,257	\$377,270	5.0	52	63	-17.9	79	95	-16.9

### March 2018 - Residential, Condominium and Combined RES & CON Sales by Price Range

	Ottawa Real Estate Board														
	Residential					Condominium					Total				
	2018	%	2017	%	%Chg	2018	%	2017	%	%Chg	2018	%	2017	%	%Chg
Under \$100000	15	1.2	14	1.2	7.1	2	0.6	2	0.6	0.0	17	1.0	16	1.1	6.3
\$100000-\$124999	11	0.8	6	0.5	83.3	6	1.7	5	1.6	20.0	17	1.0	11	0.7	54.5
\$125000-\$149999	16	1.2	13	1.1	23.1	16	4.5	14	4.5	14.3	32	1.9	27	1.8	18.5
\$150000-\$174999	12	0.9	23	2.0	-47.8	28	7.8	22	7.0	27.3	40	2.4	45	3.0	-11.1
\$175000-\$199999	13	1.0	20	1.7	-35.0	44	12.3	45	14.4	-2.2	57	3.4	65	4.4	-12.3
\$200000-\$224999	13	1.0	18	1.5	-27.8	59	16.5	54	17.3	9.3	72	4.3	72	4.9	0.0
\$225000-\$249999	31	2.4	26	2.2	19.2	46	12.8	40	12.8	15.0	77	4.6	66	4.5	16.7
\$250000-\$274999	43	3.3	41	3.5	4.9	32	8.9	23	7.3	39.1	75	4.5	64	4.3	17.2
\$275000-\$299999	53	4.1	100	8.6	-47.0	26	7.3	22	7.0	18.2	79	4.8	122	8.3	-35.2
\$300000-\$349999	169	13.0	230	19.7	-26.5	34	9.5	36	11.5	-5.6	203	12.2	266	18.0	-23.7
\$350000-\$399999	252	19.4	169	14.5	49.1	22	6.1	19	6.1	15.8	274	16.5	188	12.7	45.7
\$400000-\$449999	179	13.7	139	11.9	28.8	14	3.9	8	2.6	75.0	193	11.6	147	9.9	31.3
\$450000-\$499999	138	10.6	93	8.0	48.4	11	3.1	6	1.9	83.3	149	9.0	99	6.7	50.5
\$500000-\$749999	272	20.9	215	18.5	26.5	15	4.2	11	3.5	36.4	287	17.3	226	15.3	27.0
\$750000-\$999999	60	4.6	43	3.7	39.5	2	0.6	2	0.6	0.0	62	3.7	45	3.0	37.8
Over \$1000000	25	1.9	15	1.3	66.7	1	0.3	4	1.3	-75.0	26	1.6	19	1.3	36.8
<b>Total</b>	<b>1,302</b>	<b>100.0</b>	<b>1,165</b>	<b>100.0</b>	<b>11.8</b>	<b>358</b>	<b>100.0</b>	<b>313</b>	<b>100.0</b>	<b>14.4</b>	<b>1,660</b>	<b>100.0</b>	<b>1,478</b>	<b>100.0</b>	<b>12.3</b>

### Year To Date March 2018 - Residential, Condominium and Combined RES & CON Sales by Price Range

	Ottawa Real Estate Board														
	Residential					Condominium					Total				
	2018	%	2017	%	%Chg	2018	%	2017	%	%Chg	2018	%	2017	%	%Chg
Under \$100000	32	1.2	31	1.3	3.2	6	0.8	5	0.8	20.0	38	1.1	36	1.1	5.6
\$100000-\$124999	23	0.9	21	0.8	9.5	11	1.4	9	1.4	22.2	34	1.0	30	1.0	13.3
\$125000-\$149999	33	1.3	28	1.1	17.9	28	3.6	35	5.3	-20.0	61	1.8	63	2.0	-3.2
\$150000-\$174999	31	1.2	40	1.6	-22.5	78	10.0	66	9.9	18.2	109	3.3	106	3.4	2.8
\$175000-\$199999	34	1.3	46	1.9	-26.1	104	13.3	100	15.1	4.0	138	4.1	146	4.6	-5.5
\$200000-\$224999	38	1.5	52	2.1	-26.9	128	16.4	113	17.0	13.3	166	5.0	165	5.2	0.6
\$225000-\$249999	51	2.0	67	2.7	-23.9	101	12.9	79	11.9	27.8	152	4.5	146	4.6	4.1
\$250000-\$274999	81	3.2	108	4.4	-25.0	55	7.0	49	7.4	12.2	136	4.1	157	5.0	-13.4
\$275000-\$299999	127	4.9	209	8.4	-39.2	60	7.7	42	6.3	42.9	187	5.6	251	8.0	-25.5
\$300000-\$349999	370	14.4	511	20.6	-27.6	70	9.0	67	10.1	4.5	440	13.1	578	18.4	-23.9
\$350000-\$399999	467	18.2	343	13.8	36.2	46	5.9	29	4.4	58.6	513	15.3	372	11.8	37.9
\$400000-\$449999	361	14.1	299	12.1	20.7	27	3.5	22	3.3	22.7	388	11.6	321	10.2	20.9
\$450000-\$499999	256	10.0	188	7.6	36.2	20	2.6	15	2.3	33.3	276	8.2	203	6.5	36.0
\$500000-\$749999	506	19.7	412	16.6	22.8	41	5.2	20	3.0	105.0	547	16.3	432	13.7	26.6
\$750000-\$999999	108	4.2	85	3.4	27.1	4	0.5	5	0.8	-20.0	112	3.3	90	2.9	24.4
Over \$1000000	49	1.9	40	1.6	22.5	2	0.3	8	1.2	-75.0	51	1.5	48	1.5	6.3
<b>Total</b>	<b>2,567</b>	<b>100.0</b>	<b>2,480</b>	<b>100.0</b>	<b>3.5</b>	<b>781</b>	<b>100.0</b>	<b>664</b>	<b>100.0</b>	<b>17.6</b>	<b>3,348</b>	<b>100.0</b>	<b>3,144</b>	<b>100.0</b>	<b>6.5</b>