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How's the housing market?

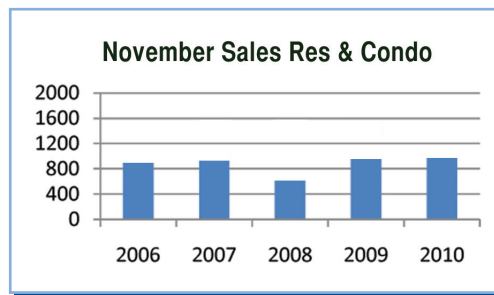
Healthy market in November; new Board President

Ottawa, December 3, 2010: Members of the Ottawa Real Estate Board sold 942 residential properties in November through the Board's Multiple Listing Service® system compared with 913 in November 2009, an increase of 3.2 per cent.

Of those sales, 221 were in the condominium property class, while 721 were 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.

"Both the residential and condo classes showed slightly higher sales than

last year, selling prices increased at nearly the same rate, and the number of properties available for sale rose from a year ago as well. These are all good indicators that Ottawa's housing market is healthy and stable, and that buyers and sellers are confident that a home purchase in our city is a wise



investment," said Immediate Past President Pierre de Varennes.

"I'd also like to take this opportunity to welcome 2011 Board President Joanne Tibbles, who was sworn in as President on December 2 and will act as Board spokesperson for the next twelve

months. I wish Joanne all the best during her term," de Varennes added.

The average sale price of residential properties, including condominiums, sold in November in the Ottawa area was \$324,218, an increase of 3.4 per cent over November 2009. The average sale price for a condominium-class property was \$265,704, an increase of 17.4 per cent over November 2009. The average sale price of a residential-class property was \$342,154, an increase of 0.6 per cent over November 2009. 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: Pierre de Varennes, 613-225-2240

The Ottawa Real Estate Board is an industry association of 2,590 sales representatives and brokers in the Ottawa area. Members of the Board are also members of the Canadian Real Estate Association and thus are entitled to use the term REALTOR®.

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Ottawa Real Estate Board
Residential and Condominium Sales
for the Month of November - 2010

Property Class	Type	# Units			Average Sale Price		
		2010	2009	%Chg	2010	2009	%Chg
RES	1.5STY	24	36	-33.3	\$199,917	\$246,124	-18.8
	2STOREY	417	392	6.4	\$354,864	\$359,833	-1.4
	3STOREY	20	27	-25.9	\$568,740	\$466,989	21.8
	BUNGLOW	177	154	14.9	\$323,707	\$326,570	-0.9
	DBL-SXS	2	4	-50.0	\$241,900	\$221,250	9.3
	DUP-UD	3	15	-80.0	\$399,000	\$368,960	8.1
	HIRANCH	27	29	-6.9	\$281,206	\$251,580	11.8
	MOBIL	9	7	28.6	\$86,722	\$68,071	27.4
	SPLIT	41	36	13.9	\$367,371	\$295,654	24.3
	OTHER	1	1	0.0	\$130,000	\$726,000	-82.1
			721	701	2.9	\$342,154	\$340,053
CON	1LEVEL	123	102	20.6	\$291,724	\$252,180	15.7
	2STOREY	78	100	-22.0	\$225,777	\$200,718	12.5
	3STOREY	13	7	85.7	\$254,254	\$204,757	24.2
	BUNGLOW	3	2	50.0	\$385,000	\$228,500	68.5
	HIRANCH	1	0	.	\$200,000	\$0	.
	SPLIT	1	1	0.0	\$132,000	\$281,500	-53.1
	OTHER	2	0	.	\$217,750	\$0	.
			221	212	4.2	\$265,704	\$226,254
		942	913	3.2	\$324,218	\$313,629	3.4

Ottawa Real Estate Board
Residential and Condominium Sales
Year-To-Date up to November - 2010

Property Class	Type	# Units			Average Sale Price		
		2010	2009	%Chg	2010	2009	%Chg
RES	1.5STY	365	403	-9.4	\$249,059	\$240,115	3.7
	2STOREY	6,078	6,329	-4.0	\$368,239	\$339,742	8.4
	3STOREY	401	482	-16.8	\$483,764	\$433,934	11.5
	BUNGLOW	2,543	2,612	-2.6	\$318,122	\$302,002	5.3
	DBL-SXS	27	30	-10.0	\$377,918	\$327,009	15.6
	DUP-UD	96	125	-23.2	\$409,838	\$343,870	19.2
	HIRANCH	411	436	-5.7	\$286,156	\$264,000	8.4
	MOBIL	82	69	18.8	\$83,748	\$68,477	22.3
	SPLIT	538	551	-2.4	\$339,665	\$309,317	9.8
	OTHER	17	30	-43.3	\$226,318	\$290,134	-22.0
			10,558	11,067	-4.6	\$349,749	\$324,997
CON	1LEVEL	1,634	1,274	28.3	\$286,279	\$251,541	13.8
	1.5STY	2	3	-33.3	\$229,250	\$319,267	-28.2
	2STOREY	1,328	1,424	-6.7	\$214,281	\$197,429	8.5
	3STOREY	193	172	12.2	\$245,034	\$239,363	2.4
	BUNGLOW	42	58	-27.6	\$331,856	\$260,255	27.5
	HIRANCH	3	4	-25.0	\$189,667	\$217,975	-13.0
	SPLIT	10	12	-16.7	\$265,915	\$263,271	1.0
	OTHER	29	35	-17.1	\$240,796	\$214,731	12.1
		3,241	2,982	8.7	\$254,318	\$224,806	13.1
		13,799	14,049	-1.8	\$327,335	\$303,731	7.8

Ottawa Real Estate Board
 Sales - All Property Classes (*)
 for the Month of November - 2010
 (*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change
RES	721	701	2.9	\$246,693,277	\$238,376,972	3.5	\$342,154	\$340,053	0.6	40	37	9.6
CON	221	212	4.2	\$58,720,475	\$47,965,911	22.4	\$265,704	\$226,254	17.4	38	39	-1.8
LOT	27	47	-42.6	\$4,487,900	\$5,242,598	-14.4	\$166,219	\$111,545	49.0	100	71	39.2
MUL	11	20	-45.0	\$4,454,600	\$6,923,500	-35.7	\$404,964	\$346,175	17.0	25	38	-34.0
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
Total	980	980	0.0	\$314,356,252	\$298,508,981	5.3	\$320,772	\$304,601	5.3	41	39	6.1

Ottawa Real Estate Board
 Sales - All Property Classes (*)
 Year-To-Date up to November - 2010
 (*) The RNT & ICI property types are not included

Property Class	Number of Sales			Total Sales Volume			Average Sale Price			Average DOM		
	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change
RES	10,558	11,067	-4.6	\$3,692,648,325	\$3,596,737,472	2.7	\$349,749	\$324,997	7.6	34	39	-14.1
CON	3,241	2,982	8.7	\$824,244,354	\$670,372,673	23.0	\$254,318	\$224,806	13.1	25	34	-28.0
LOT	467	446	4.7	\$66,416,739	\$56,755,061	17.0	\$142,220	\$127,254	11.8	134	106	26.5
MUL	143	151	-5.3	\$61,436,954	\$58,236,341	5.5	\$429,629	\$385,671	11.4	39	52	-25.8
FAR	0	0	.	\$0	\$0	.	\$0	\$0	.	0	0	.
Total	14,409	14,646	-1.6	\$4,644,746,372	\$4,382,101,547	6.0	\$322,350	\$299,201	7.7	35	40	-13.4

Ottawa Real Estate Board
Residential, Condominium, and Combined RES & CON Sales by Price Range
for the Month of November - 2010

	Residential						Condominium						Total					
	2010		2009		%Chg		2010		2009		%Chg		2010		2009		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	12	1.7	18	2.6	-33.3	-35.2	3	1.4	1	0.5	200.0	187.8	15	1.6	19	2.1	-21.1	-23.5
\$100000-\$124999	8	1.1	13	1.9	-38.5	-40.2	1	0.5	3	1.4	-66.7	-68.0	9	1.0	16	1.8	-43.8	-45.5
\$125000-\$149999	10	1.4	15	2.1	-33.3	-35.2	6	2.7	12	5.7	-50.0	-52.0	16	1.7	27	3.0	-40.7	-42.6
\$150000-\$174999	20	2.8	19	2.7	5.3	2.3	27	12.2	49	23.1	-44.9	-47.1	47	5.0	68	7.4	-30.9	-33.0
\$175000-\$199999	20	2.8	28	4.0	-28.6	-30.6	34	15.4	41	19.3	-17.1	-20.5	54	5.7	69	7.6	-21.7	-24.1
\$200000-\$224999	26	3.6	36	5.1	-27.8	-29.8	45	20.4	32	15.1	40.6	34.9	71	7.5	68	7.4	4.4	1.2
\$225000-\$249999	52	7.2	63	9.0	-17.5	-19.7	19	8.6	23	10.8	-17.4	-20.8	71	7.5	86	9.4	-17.4	-20.0
\$250000-\$274999	86	11.9	80	11.4	7.5	4.5	11	5.0	9	4.2	22.2	17.2	97	10.3	89	9.7	9.0	5.6
\$275000-\$299999	90	12.5	86	12.3	4.7	1.7	19	8.6	5	2.4	280.0	264.5	109	11.6	91	10.0	19.8	16.1
\$300000-\$349000	138	19.1	100	14.3	38.0	34.2	19	8.6	18	8.5	5.6	1.3	157	16.7	118	12.9	33.1	29.0
\$350000-\$399999	82	11.4	75	10.7	9.3	6.3	12	5.4	6	2.8	100.0	91.9	94	10.0	81	8.9	16.0	12.5
\$400000-\$449999	63	8.7	48	6.8	31.3	27.6	6	2.7	3	1.4	100.0	91.9	69	7.3	51	5.6	35.3	31.1
\$450000-\$499999	43	6.0	43	6.1	0.0	-2.8	11	5.0	6	2.8	83.3	75.9	54	5.7	49	5.4	10.2	6.8
\$500000-\$749999	57	7.9	61	8.7	-6.6	-9.1	5	2.3	4	1.9	25.0	19.9	62	6.6	65	7.1	-4.6	-7.6
\$750000-\$1 Million	8	1.1	9	1.3	-11.1	-13.6	2	0.9	0	0.0	.	.	10	1.1	9	1.0	11.1	7.7
Over \$1 Million	6	0.8	7	1.0	-14.3	-16.7	1	0.5	0	0.0	.	.	7	0.7	7	0.8	0.0	-3.1
	721	100.0	701	100.0	2.9	-16.7	221	100.0	212	100.0	4.2	.	942	100.0	913	100.0	3.2	-3.1

Ottawa Real Estate Board
Residential, Condominium, and Combined RES & CON Sales by Price Range
Year-To-Date up to November - 2010

	Residential						Condominium						Total					
	2010		2009		%Chg		2010		2009		%Chg		2010		2009		%Chg	
	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%	#Sales	%
Under \$100000	171	1.6	185	1.7	-7.6	-3.1	14	0.4	18	0.6	-22.2	-28.4	185	1.3	203	1.4	-8.9	-7.2
\$100000-\$124999	112	1.1	120	1.1	-6.7	-2.2	28	0.9	60	2.0	-53.3	-57.1	140	1.0	180	1.3	-22.2	-20.8
\$125000-\$149999	174	1.6	195	1.8	-10.8	-6.5	99	3.1	209	7.0	-52.6	-56.4	273	2.0	404	2.9	-32.4	-31.2
\$150000-\$174999	228	2.2	287	2.6	-20.6	-16.7	339	10.5	620	20.8	-45.3	-49.7	567	4.1	907	6.5	-37.5	-36.4
\$175000-\$199999	343	3.2	431	3.9	-20.4	-16.6	635	19.6	657	22.0	-3.3	-11.1	978	7.1	1,088	7.7	-10.1	-8.5
\$200000-\$224999	422	4.0	696	6.3	-39.4	-36.4	573	17.7	399	13.4	43.6	32.1	995	7.2	1,095	7.8	-9.1	-7.5
\$225000-\$249999	643	6.1	1,266	11.4	-49.2	-46.8	353	10.9	300	10.1	17.7	8.3	996	7.2	1,566	11.1	-36.4	-35.2
\$250000-\$274999	1,136	10.8	1,383	12.5	-17.9	-13.9	261	8.1	146	4.9	78.8	64.5	1,397	10.1	1,529	10.9	-8.6	-7.0
\$275000-\$299999	1,292	12.2	1,217	11.0	6.2	11.3	234	7.2	135	4.5	73.3	59.5	1,526	11.1	1,352	9.6	12.9	14.9
\$300000-\$349000	1,958	18.5	1,718	15.5	14.0	19.5	262	8.1	173	5.8	51.4	39.3	2,220	16.1	1,891	13.5	17.4	19.5
\$350000-\$399999	1,282	12.1	1,365	12.3	-6.1	-1.6	177	5.5	115	3.9	53.9	41.6	1,459	10.6	1,480	10.5	-1.4	0.4
\$400000-\$449999	951	9.0	751	6.8	26.6	32.7	103	3.2	55	1.8	87.3	72.3	1,054	7.6	806	5.7	30.8	33.1
\$450000-\$499999	607	5.7	465	4.2	30.5	36.8	55	1.7	36	1.2	52.8	40.6	662	4.8	501	3.6	32.1	34.5
\$500000-\$749999	1,032	9.8	800	7.2	29.0	35.2	88	2.7	47	1.6	87.2	72.3	1,120	8.1	847	6.0	32.2	34.6
\$750000-\$1 Million	148	1.4	143	1.3	3.5	8.5	16	0.5	11	0.4	45.5	33.8	164	1.2	154	1.1	6.5	8.4
Over \$1 Million	59	0.6	45	0.4	31.1	37.4	4	0.1	1	0.0	300.0	268.0	63	0.5	46	0.3	37.0	39.4
	10,558	100.0	11,067	100.0	-4.6	37.4	3,241	100.0	2,982	100.0	8.7	268.0	13,799	100.0	14,049	100.0	-1.8	39.4