

Properties Sold	Change	2016	2017
Downtown East	31%	230	302
Downtown West	15%	312	358
Glebe & Old Ottawa South	-2%	277	271
Inner East	13%	607	683
Inner South	3%	1,294	1,337
Inner West	11%	1,373	1,527
Outer East	6%	2,171	2,309
Outer South	10%	1,645	1,809
Outer West	12%	2,308	2,587
New Edinburgh, Vanier, Overbrook	16%	369	428
Westboro & Wellington West	9%	679	738
Metropolitan Ottawa	10%	11,265	12,349

Average Price	Change	2016	2017
Downtown East	-3%	459,716	448,038
Downtown West	8%	390,155	419,775
Glebe & Old Ottawa South	16%	616,904	717,089
Inner East	5%	328,109	345,913
Inner South	5%	382,367	399,795
Inner West	2%	396,952	403,751
Outer East	1%	364,518	369,139
Outer South	2%	413,754	424,026
Outer West	4%	405,027	421,221
New Edinburgh, Vanier, Overbrook	9%	562,294	611,988
Westboro & Wellington West	1%	550,614	556,574
Metropolitan Ottawa	4%	410,604	425,056

May 1, 2016 — April 30, 2017

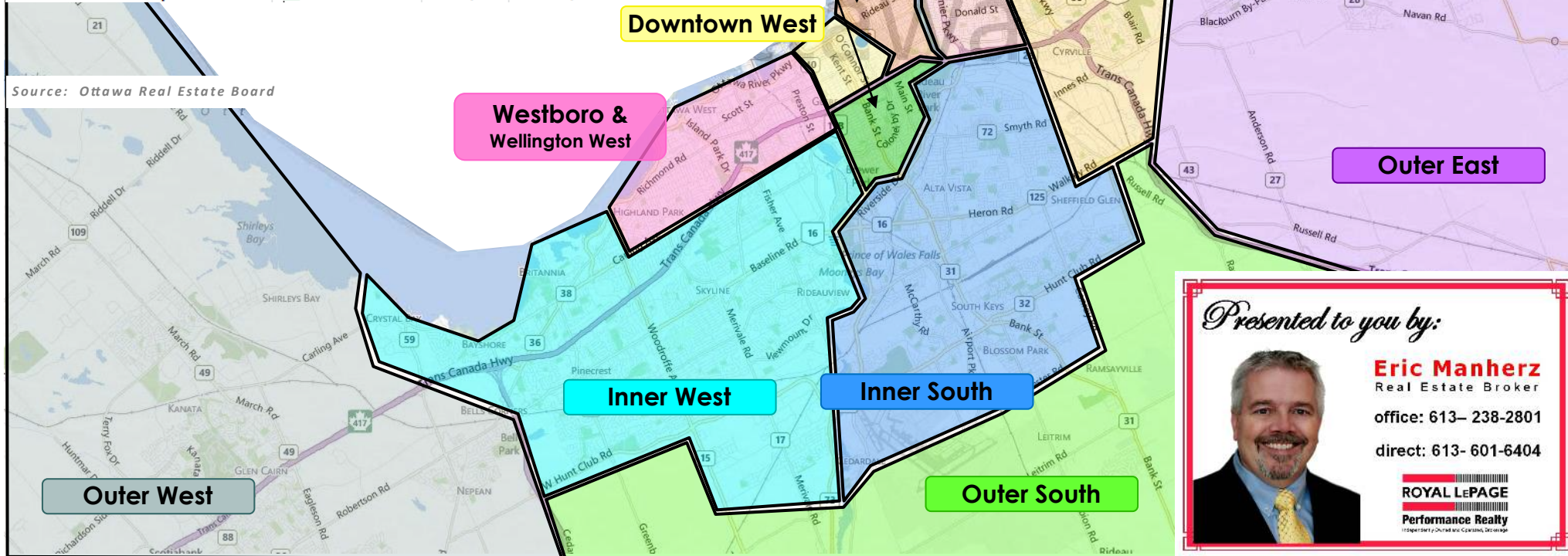
#sales  10%
dollars  4%

The number of sales is up significantly year-over-year, particularly in the "Downtown East" area, but notice that the average price has actually declined in that area.

And the reverse is true in the Glebe & Old Ottawa South: the average price has a dramatic increase of about 16%, but there are fewer sales (lower supply can have the effect of higher prices).

We have also found that there are more "multiple offer" situations this year, particularly in certain neighbourhoods. Good for the sellers, but disappointing for buyers. However, Ottawa hasn't reached the same extremes as we've been hearing about Toronto!

Please bear in mind that these charts include all resale residential & condo properties in the selected areas. Therefore, what looks like a drop in average prices may be due to many tiny apartments being sold in an area of traditionally more expensive properties. Conversely, infill semi-detached homes can be much more expensive than the houses typical to an area. Also, we are seeing more homes where people have lived in them for many years and done few updates & limited maintenance.



Source: Ottawa Real Estate Board

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