

OTTAWA

ONTARIO

1%

2016 AVERAGE RESIDENTIAL SALE PRICE
\$370,940

THE HOUSING MARKET IN CANADA'S CAPITAL REMAINED STABLE IN 2016 WITH MODEST INCREASES IN BOTH THE NUMBER OF SALES AND THE AVERAGE RESIDENTIAL SALE PRICE.

The average residential sale price grew one per cent year-over-year, from \$367,632 to \$370,940. The number of sales between January and October rose to 13,834 in 2016 compared to 12,964 during the same period in 2015.

Residential bungalows and two-storey houses in the \$300,000 to \$400,000 range drove demand in Ottawa and represent 34 per cent of all residential sales in the city. Both move-up buyers and first-time buyers remain active in this segment of the market.

A strong local economy with a mix of stable public sector jobs and a strong private sector contribute to high consumer confidence in the city. Ottawa's emerging technology sector is also expected to continue to grow and lead to additional demand for housing in Canada's capital. With current days on the market sitting at 91 and continued strong demand, it's expected that Ottawa will remain a seller's market in 2017.

FIRST-TIME BUYERS

Prices are more affordable in Ottawa compared to other major Canadian cities allowing for greater access to the market for first-time buyers. Townhouses, condos and single-family homes all remain popular entry points to the market. First-time home owners are typically looking at properties priced in the range of \$250,000 - \$350,000.

CONDO MARKET

Condo sales saw the largest increase in activity in Ottawa in 2016 with sales rising by 1.9 per cent year-over-year in 2016 compared to 2015. The city's condo market is primarily driven by aging baby boomers and retirees who are looking to downsize. Condos priced in the range of \$200,000 to \$300,000 represent 44 per cent of all condo sales in the capital city and offer a relatively affordable entry point to the market.

LUXURY HOMES

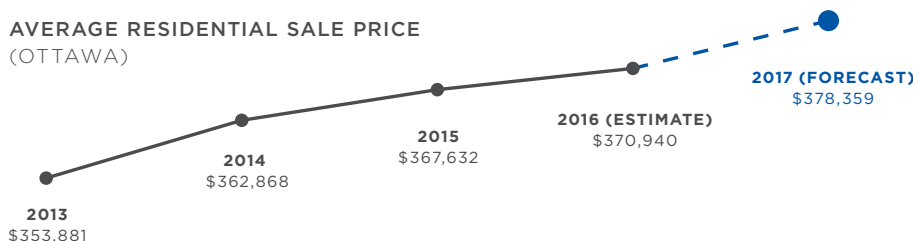
There has been strong growth in the number of sales for properties over \$1 million in Ottawa with total sales increasing by 22 per cent year-over-year in 2016 compared to 2015. Gradual price appreciation in recent years throughout the market is the main driver for this increase. The changes to Canada's mortgage rules by the federal government in the fall are expected to have a small dampening effect on Ottawa's upper-end market as buyer's purchasing power will be reduced slightly.



FUTURE TRENDS

- The completion of the light-rail transit system in the coming years is expected to result in an increase in value of properties located near new stops
- Infrastructure projects in the lead up to Canada's 150th anniversary celebrations in 2017 are expected to further enhance the value of properties in the downtown core
- RE/MAX's 2017 average residential sale price expectation for Ottawa is an increase of two per cent

AVERAGE RESIDENTIAL SALE PRICE (OTTAWA)



Source: Historical values are sourced from CREA or local board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.