

# OTTAWA REAL ESTATE MARKET BREAKDOWN



**ROYAL LEPAGE**



**Performance Realty**

Brokerage, Independently Owned and Operated

## AVERAGE SALE PRICE IN OTTAWA

AVERAGE SALE PRICE IN OTTAWA FROM 1980 TO 2020		
YEAR	AVERAGE SALE PRICE	PERCENT CHANGE
1980	\$62,748	1.40%
1981	\$64,896	3.40%
1982	\$71,080	9.50%
1983	\$86,245	21.30%
1984	\$102,084	18.40%
1985	\$107,306	5.10%
1986	\$111,643	4%
1987	\$119,612	7.10%
1988	\$128,434	7.40%
1989	\$137,455	7%
1990	\$141,438	2.90%
1991	\$143,361	1.40%
1992	\$143,868	0.40%
1993	\$148,129	3%
1994	\$147,543	-0.40%
1995	\$143,193	-2.90%
1996	\$140,513	-1.90%
1997	\$143,873	2.40%
1998	\$143,953	0.10%
1999	\$149,650	4%
2000	\$159,511	6.60%
2001	\$175,971	10.30%
2002	\$200,711	14.10%
2003	\$218,692	9.0%
2004	\$235,678	7.80%
2005	\$244,531	3.80%
2006	\$255,889	4.60%
2007	\$272,618	6.50%
2008	\$289,766	6.30%
2009	\$303,888	4.90%
2010	\$327,225	7.70%
2011	\$343,701	5.0%
2012	\$351,792	2.40%
2013	\$357,346	1.60%
2014	\$361,707	1.20%
2015	\$367,629	1.60%
2016	\$371,897	1.20%
2017	\$392,474	5.50%
2018	\$407,571	3.80%
2019	\$441,693	8.40%

## NUMBER OF NEW LISTINGS IN OTTAWA 2015-2020

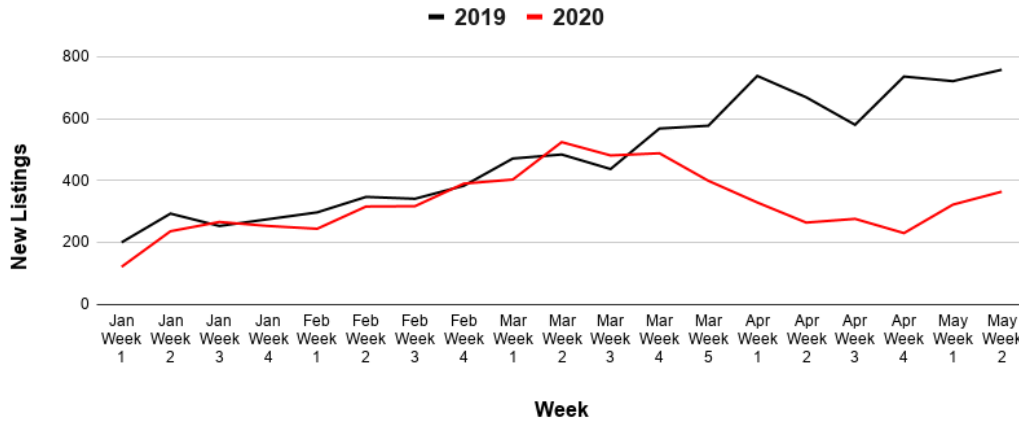
NUMBER OF NEW LISTINGS IN OTTAWA						
Month	2015	2016	2017	2018	2019	2020
Jan	2659	2420	2120	1809	1696	1389
Feb	2916	2819	2553	2138	1879	1814
Mar	4361	4010	3596	3330	2749	2512
Apr	4896	4665	3728	3587	3502	1483
May	4904	4600	4118	4339	3959	
Jun	4219	3907	3539	3351	3175	
Jul	3732	3038	2905	2792	2929	
Aug	3066	2979	2725	2505	2543	
Sep	3381	2990	2571	2482	2612	
Oct	2574	2372	2182	2134	2097	
Nov	2093	1829	1772	1506	1501	
Dec	1196	1004	977	789	661	

## OTTAWA GDP BY SECTOR

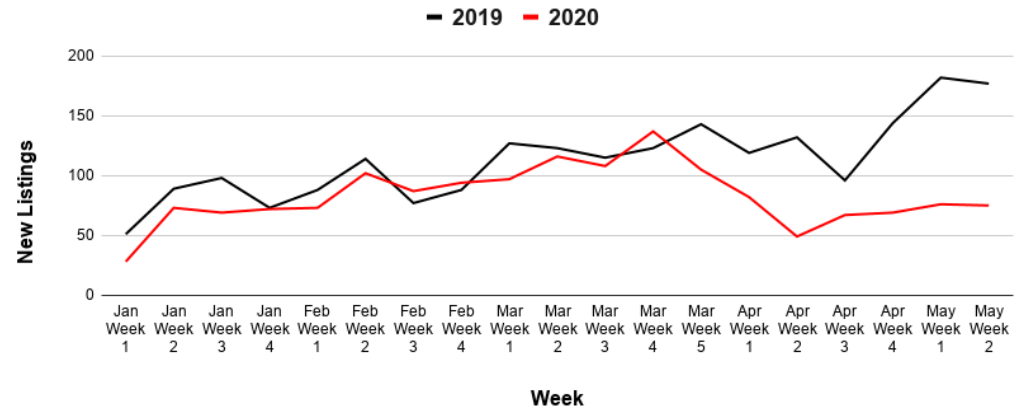
OTTAWA GDP BY SECTOR	
INDSUTRY SECTOR	% OF TOTAL GDP
High Tech	18.9%
Federal Government	18.2%
Tourism	2.1%
Health and Education	7.5%
Finance, Insurance, Real Estate	10.4%
Trade	9.4%
Construction	4.0%
Primary (Mainly rural output)	0.9%
Others	26.6%
<b>Total</b>	<b>100%</b>

# NUMBER OF NEW LISTINGS

## NUMBER OF NEW LISTINGS - RESIDENTIAL



## NUMBER OF NEW LISTINGS - CONDOMINIUM

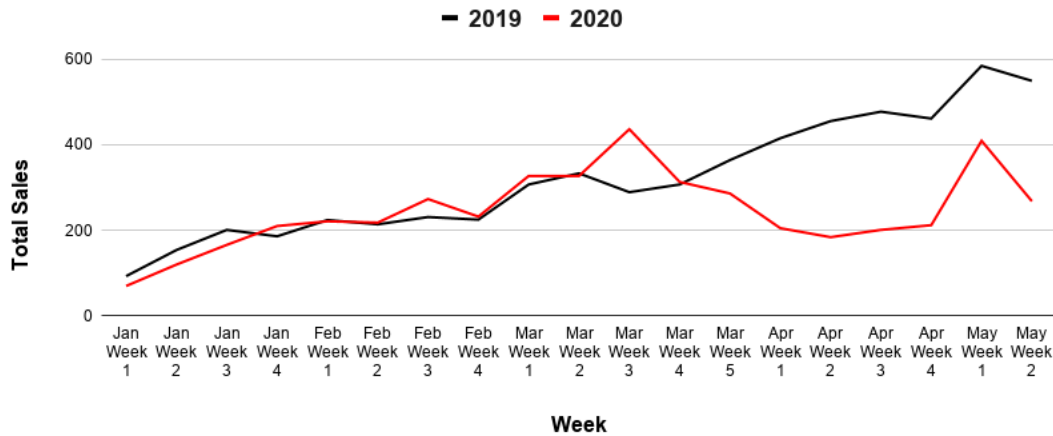


NUMBER OF NEW LISTINGS		
Week	2019	2020
Jan Week 1	200	121
Jan Week 2	293	236
Jan Week 3	253	266
Jan Week 4	275	253
Feb Week 1	297	244
Feb Week 2	347	316
Feb Week 3	341	317
Feb Week 4	383	390
Mar Week 1	471	403
Mar Week 2	484	524
Mar Week 3	437	481
Mar Week 4	568	488
Mar Week 5	577	399
Apr Week 1	738	329
Apr Week 2	669	264
Apr Week 3	580	276
Apr Week 4	736	230
May Week 1	721	322
May Week 2	758	364

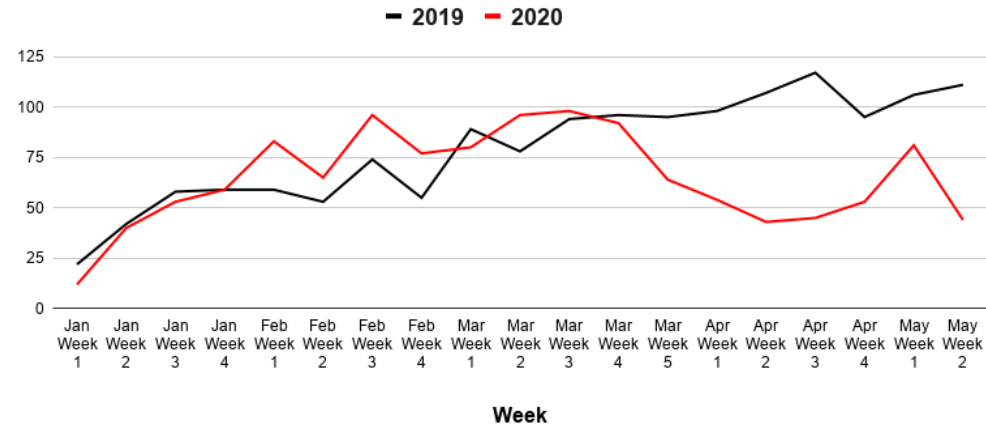
NUMBER OF NEW LISTINGS		
Week	2019	2020
Jan Week 1	51	28
Jan Week 2	89	73
Jan Week 3	98	69
Jan Week 4	73	72
Feb Week 1	88	73
Feb Week 2	114	102
Feb Week 3	77	87
Feb Week 4	88	94
Mar Week 1	127	97
Mar Week 2	123	116
Mar Week 3	115	108
Mar Week 4	123	137
Mar Week 5	143	105
Apr Week 1	119	82
Apr Week 2	132	49
Apr Week 3	96	67
Apr Week 4	144	69
May Week 1	182	76
May Week 2	177	75

# NUMBER OF UNIT SALES

## NUMBER OF TOTAL SALES - RESIDENTIAL



## NUMBER OF TOTAL SALES - CONDOMINIUM



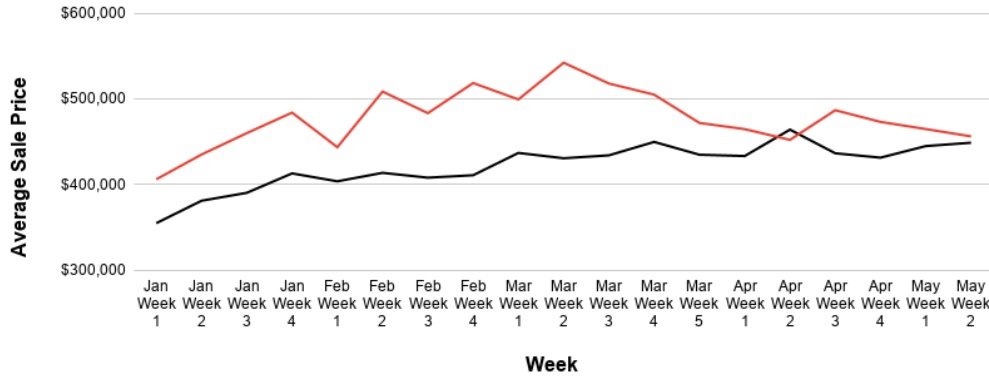
NUMBER OF UNIT SALES		
Week	2019	2020
Jan Week 1	93	70
Jan Week 2	154	120
Jan Week 3	201	166
Jan Week 4	186	210
Feb Week 1	224	221
Feb Week 2	214	218
Feb Week 3	231	273
Feb Week 4	225	232
Mar Week 1	307	327
Mar Week 2	333	327
Mar Week 3	289	436
Mar Week 4	307	313
Mar Week 5	364	286
Apr Week 1	415	205
Apr Week 2	455	184
Apr Week 3	477	201
Apr Week 4	461	212
May Week 1	584	409
May Week 2	549	268

NUMBER OF UNIT SALES		
Week	2019	2020
Jan Week 1	22	12
Jan Week 2	42	40
Jan Week 3	58	53
Jan Week 4	59	59
Feb Week 1	59	83
Feb Week 2	53	65
Feb Week 3	74	96
Feb Week 4	55	77
Mar Week 1	89	80
Mar Week 2	78	96
Mar Week 3	94	98
Mar Week 4	96	92
Mar Week 5	95	64
Apr Week 1	98	54
Apr Week 2	107	43
Apr Week 3	117	45
Apr Week 4	95	53
May Week 1	106	81
May Week 2	111	44

# AVERAGE SALE PRICE

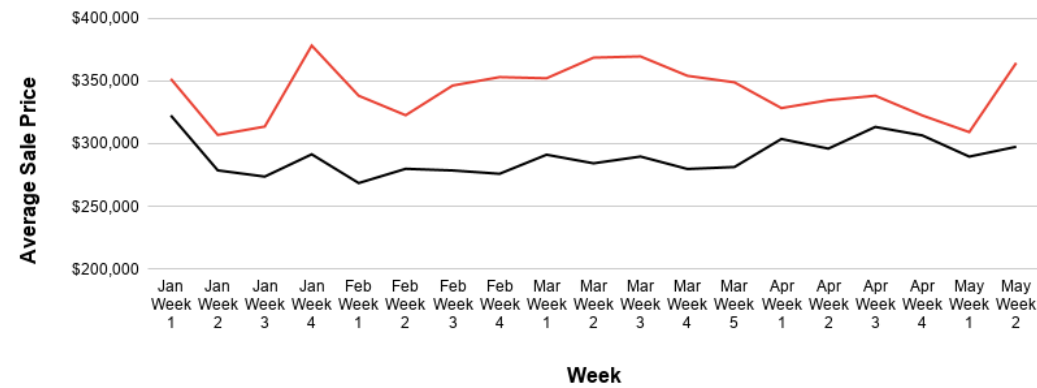
## AVERAGE SALE PRICE - RESIDENTIAL

— 2019 — 2020



## AVERAGE SALE PRICE - CONDOMINIUM

— 2019 — 2020



## AVERAGE SALE PRICE

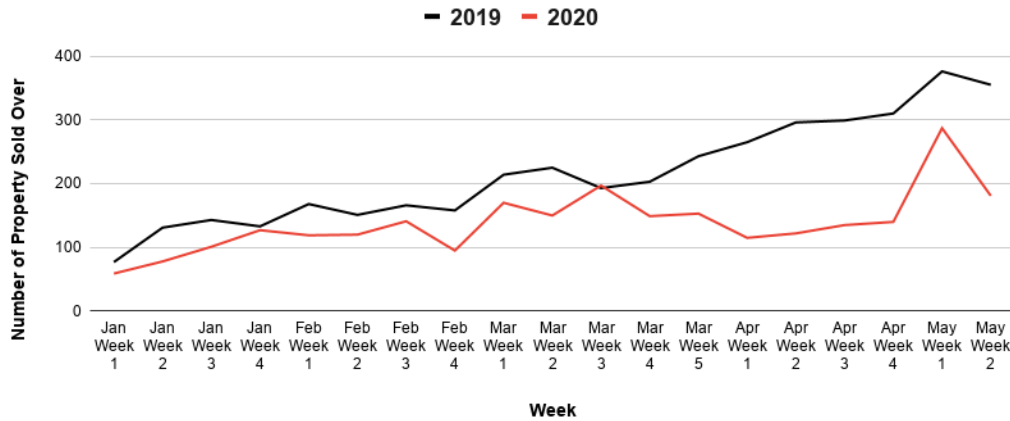
Week	2019	2020
Jan Week 1	\$355,164	\$406,304
Jan Week 2	\$381,330	\$435,218
Jan Week 3	\$390,552	\$460,161
Jan Week 4	\$413,203	\$484,048
Feb Week 1	\$403,964	\$443,747
Feb Week 2	\$413,851	\$508,612
Feb Week 3	\$408,223	\$483,405
Feb Week 4	\$411,049	\$518,523
Mar Week 1	\$437,053	\$499,434
Mar Week 2	\$430,857	\$542,227
Mar Week 3	\$434,251	\$517,962
Mar Week 4	\$449,893	\$504,976
Mar Week 5	\$434,962	\$472,022
Apr Week 1	\$433,453	\$464,795
Apr Week 2	\$464,226	\$452,285
Apr Week 3	\$436,651	\$486,861
Apr Week 4	\$431,543	\$473,250
May Week 1	\$445,050	\$464,888
May Week 2	\$448,955	\$456,368

## AVERAGE SALE PRICE

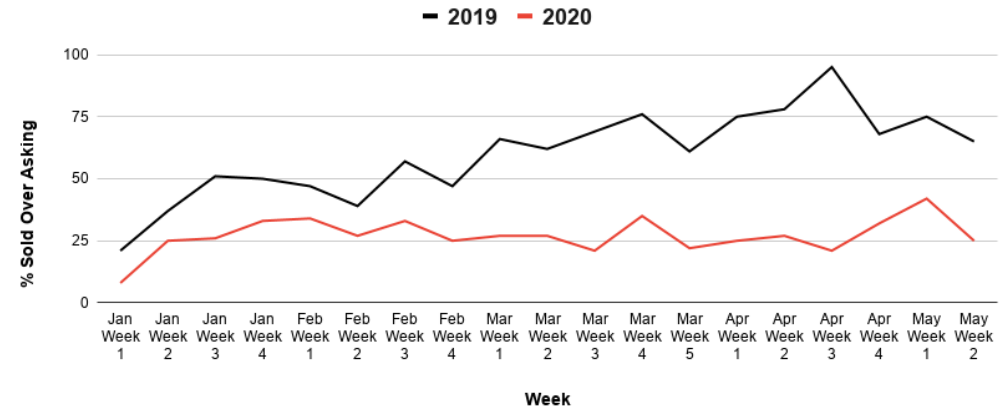
Week	2019	2020
Jan Week 1	\$322,475	\$351,625
Jan Week 2	\$278,739	\$306,948
Jan Week 3	\$273,787	\$313,624
Jan Week 4	\$291,532	\$378,120
Feb Week 1	\$268,635	\$338,162
Feb Week 2	\$279,989	\$322,637
Feb Week 3	\$278,672	\$346,271
Feb Week 4	\$276,030	\$352,992
Mar Week 1	\$291,210	\$352,070
Mar Week 2	\$284,360	\$368,488
Mar Week 3	\$289,757	\$369,466
Mar Week 4	\$279,843	\$354,018
Mar Week 5	\$281,413	\$348,830
Apr Week 1	\$303,744	\$328,322
Apr Week 2	\$296,059	\$334,618
Apr Week 3	\$313,339	\$338,172
Apr Week 4	\$306,578	\$322,475
May Week 1	\$289,698	\$309,209
May Week 2	\$297,537	\$364,298

# NUMBER OF PROPERTIES SOLD OVER ASKING

## NUMBER OF PROPERTIES SOLD OVER ASKING - RESIDENTIAL



## NUMBER OF PROPERTIES SOLD OVER ASKING - CONDOMINIUM



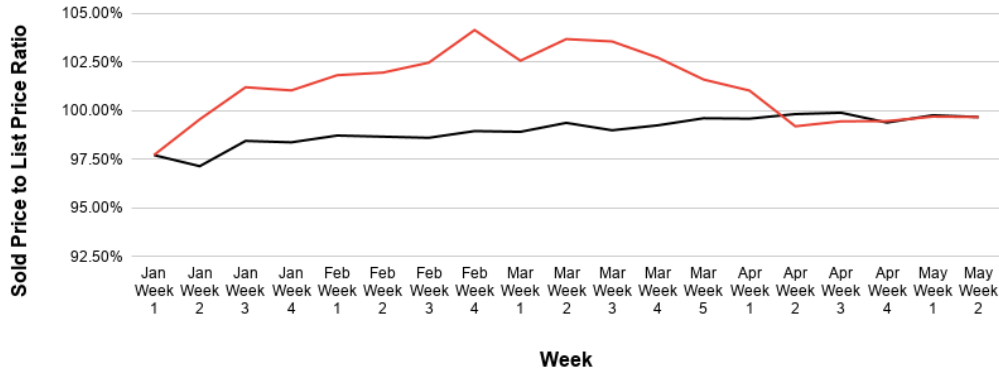
NUMBER OF PROPERTIES SOLD OVER ASKING		
Week	2019	2020
Jan Week 1	77	59
Jan Week 2	131	78
Jan Week 3	143	101
Jan Week 4	133	127
Feb Week 1	168	119
Feb Week 2	151	120
Feb Week 3	166	141
Feb Week 4	158	95
Mar Week 1	214	170
Mar Week 2	225	150
Mar Week 3	193	197
Mar Week 4	203	149
Mar Week 5	243	153
Apr Week 1	265	115
Apr Week 2	296	122
Apr Week 3	299	135
Apr Week 4	310	140
May Week 1	376	287
May Week 2	355	181

NUMBER OF PROPERTIES SOLD OVER ASKING		
Week	2019	2020
Jan Week 1	21	8
Jan Week 2	37	25
Jan Week 3	51	26
Jan Week 4	50	33
Feb Week 1	47	34
Feb Week 2	39	27
Feb Week 3	57	33
Feb Week 4	47	25
Mar Week 1	66	27
Mar Week 2	62	27
Mar Week 3	69	21
Mar Week 4	76	35
Mar Week 5	61	22
Apr Week 1	75	25
Apr Week 2	78	27
Apr Week 3	95	21
Apr Week 4	68	32
May Week 1	75	42
May Week 2	65	25

# SOLD PRICE TO LIST PRICE RATIO

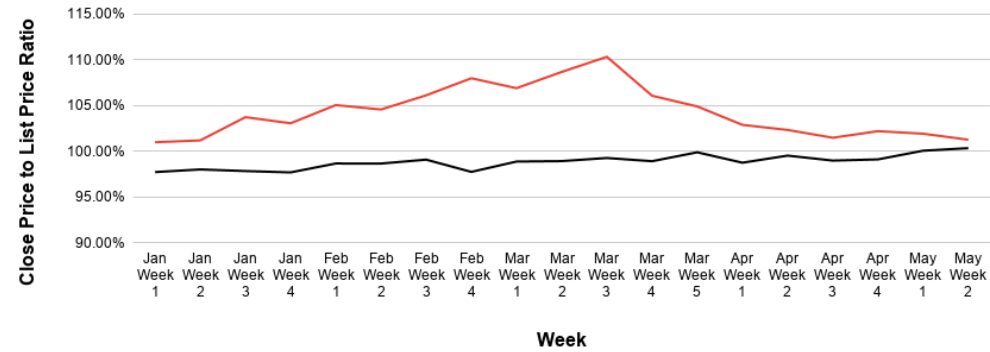
## SOLD PRICE TO LIST PRICE RATIO - RESIDENTIAL

— 2019 — 2020



## SOLD PRICE TO LIST PRICE RATIO - CONDOMINIUM

— 2019 — 2020



SOLD PRICE TO LIST PRICE RATIO		
Week	2019	2020
Jan Week 1	97.71%	97.71%
Jan Week 2	97.14%	99.55%
Jan Week 3	98.44%	101.20%
Jan Week 4	98.37%	101.03%
Feb Week 1	98.72%	101.81%
Feb Week 2	98.66%	101.95%
Feb Week 3	98.60%	102.46%
Feb Week 4	98.95%	104.13%
Mar Week 1	98.91%	102.56%
Mar Week 2	99.37%	103.67%
Mar Week 3	98.99%	103.55%
Mar Week 4	99.24%	102.71%
Mar Week 5	99.61%	101.59%
Apr Week 1	99.58%	101.03%
Apr Week 2	99.82%	99.19%
Apr Week 3	99.89%	99.45%
Apr Week 4	99.38%	99.46%
May Week 1	99.76%	99.69%
May Week 2	99.67%	99.67%

SOLD PRICE TO LIST PRICE RATIO		
Week	2019	2020
Jan Week 1	97.73%	100.99%
Jan Week 2	98.02%	101.19%
Jan Week 3	97.84%	103.72%
Jan Week 4	97.70%	103.06%
Feb Week 1	98.67%	105.04%
Feb Week 2	98.66%	104.56%
Feb Week 3	99.09%	106.10%
Feb Week 4	97.75%	107.96%
Mar Week 1	98.88%	106.88%
Mar Week 2	98.93%	108.66%
Mar Week 3	99.27%	110.30%
Mar Week 4	98.92%	106.06%
Mar Week 5	99.89%	104.89%
Apr Week 1	98.75%	102.88%
Apr Week 2	99.53%	102.33%
Apr Week 3	98.99%	101.48%
Apr Week 4	99.12%	102.19%
May Week 1	100.06%	101.91%
May Week 2	100.34%	101.26%