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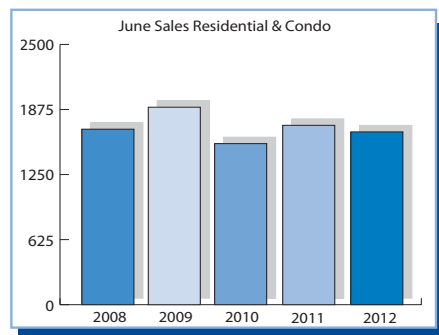
How's the housing market?

June sales indicate consistency in the Ottawa market

OTTAWA, July 5, 2012 - Members of the Ottawa Real Estate Board sold 1,660 residential properties in June through the Board's Multiple Listing Service® system, compared with 1,719 in June 2011, a decrease of 3.4 per cent.

June's sales included 365 in the condominium property class, and 1,295 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.

"Although there is a slight decrease in the number of residential properties sold this June, compared to June 2011, it seems to be the norm throughout the years," says Ansel Clarke, President of the Ottawa Real



Estate Board. "For the past 10 years, with the exception of June 2011, sales have consistently and marginally decreased from May to June. This shows stability in the market, and also represents a continued steady market."

The average sale price of residential properties, including condominiums, sold in June in the Ottawa area was \$352,800, a slight decrease of 0.1 per cent over June 2011. The average sale price for a condominium-class property was \$278,447, an increase of 0.8 per cent over June 2011. The average sale price of a residential-class property was \$373,756, a slight decrease of 0.4 per cent over June 2011. 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: Ansel Clarke, 613-225-2240

The Ottawa Real Estate Board is an industry association of over 2,800 sales representatives and brokers in the Ottawa area. Members of the Board are also members of the Ontario and Canadian Real Estate Associations.

The MLS® system is a member based service, paid for by the REALTOR® members of the Ottawa Real Estate Board. The MLS® mark symbolizes the cooperation among REALTORS® to effect the purchase and sale of real estate through real estate services provided by REALTORS®. MLS® commercial and residential listings are available for viewing on the Board's internet site at www.OttawaRealEstate.org and on the national websites of The Canadian Real Estate Association at www.REALTOR.ca and www.ICX.ca.

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Ottawa Real Estate Board
Residential and Condominium Sales
for the Month of June - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	39	45	-13.3	\$261,485	\$281,992	-7.3
	2STOREY	756	752	0.5	\$393,731	\$390,855	0.7
	3STOREY	59	76	-22.4	\$508,409	\$475,557	6.9
	BUNGLOW	312	319	-2.2	\$336,775	\$357,568	-5.8
	DBL-SXS	4	1	300.0	\$322,000	\$332,000	-3.0
	DUP-UD	7	9	-22.2	\$265,821	\$394,111	-32.6
	HIRANCH	41	58	-29.3	\$324,548	\$290,960	11.5
	MOBIL	11	9	22.2	\$61,045	\$70,556	-13.5
	SPLIT	64	65	-1.5	\$363,576	\$351,195	3.5
	OTHER	2	2	0.0	\$345,000	\$183,750	87.8
		1,295	1,336	-3.1	\$373,756	\$375,302	-0.4
CON	1LEVEL	173	211	-18.0	\$313,851	\$301,649	4.0
	1.5STY	0	2	-100.0	\$0	\$284,000	-100.0
	2STOREY	162	137	18.2	\$238,320	\$236,818	0.6
	3STOREY	21	24	-12.5	\$305,595	\$299,683	2.0
	BUNGLOW	5	7	-28.6	\$287,780	\$248,857	15.6
	SPLIT	2	0	.	\$231,300	\$0	.
	OTHER	2	2	0.0	\$205,000	\$103,500	98.1
			365	383	-4.7	\$278,447	\$276,244
		1,660	1,719	-3.4	\$352,800	\$353,232	-0.1

Ottawa Real Estate Board
Residential and Condominium Sales
Year-To-Date up to June - 2012

Property Class	Type	# Units			Average Sale Price		
		2012	2011	%Chg	2012	2011	%Chg
RES	1.5STY	189	168	12.5	\$292,157	\$248,827	17.4
	2STOREY	3,942	3,598	9.6	\$395,276	\$390,434	1.2
	3STOREY	297	275	8.0	\$509,176	\$484,171	5.2
	BUNGLOW	1,446	1,390	4.0	\$347,558	\$344,782	0.8
	DBL-SXS	16	15	6.7	\$342,100	\$430,500	-20.5
	DUP-UD	49	53	-7.5	\$379,303	\$411,784	-7.9
	HIRANCH	211	238	-11.3	\$312,491	\$288,918	8.2
	MOBIL	56	43	30.2	\$69,982	\$79,777	-12.3
	SPLIT	295	258	14.3	\$362,753	\$348,953	4.0
	OTHER	15	10	50.0	\$246,827	\$356,290	-30.7
		6,516	6,048	7.7	\$379,346	\$372,527	1.8
CON	1LEVEL	826	858	-3.7	\$301,415	\$288,566	4.5
	1.5STY	3	4	-25.0	\$292,333	\$258,250	13.2
	2STOREY	723	700	3.3	\$235,550	\$224,511	4.9
	3STOREY	93	110	-15.5	\$276,036	\$275,015	0.4
	BUNGLOW	24	21	14.3	\$296,975	\$279,538	6.2
	HIRANCH	1	2	-50.0	\$173,750	\$190,950	-9.0
	SPLIT	6	9	-33.3	\$208,650	\$214,122	-2.6
	OTHER	12	11	9.1	\$219,833	\$223,445	-1.6
		1,688	1,715	-1.6	\$270,741	\$260,449	4.0
		8,204	7,763	5.7	\$357,000	\$347,767	2.7