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This Month in Real Estate—Brought to you by:

Jeff Lyons

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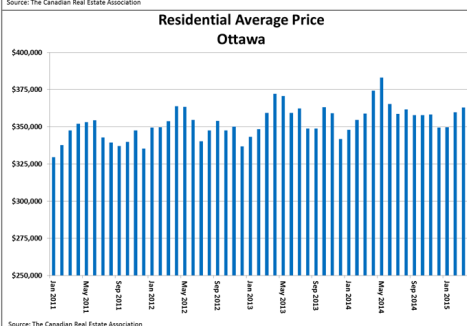
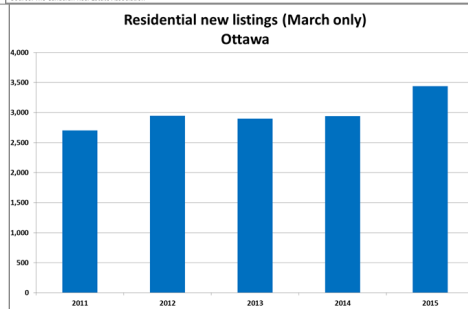
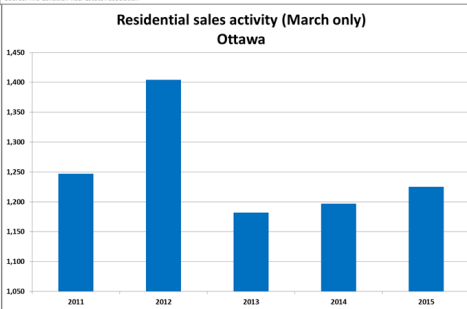
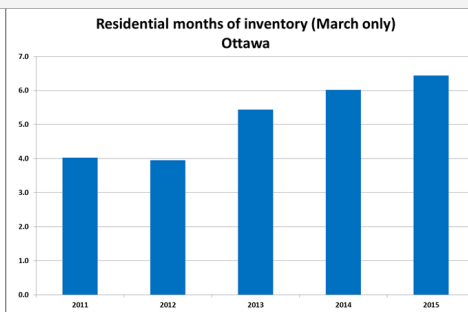
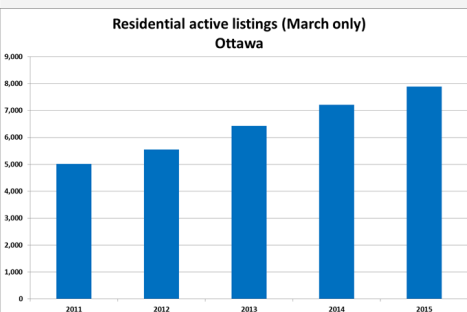
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Hello Everyone,

So happy that we are getting some nice weather these days, and we are seeing increased activity for the most part, as we should—spring fever :) Below are some local stats comparing March 2015 data to the same month in previous years. It is great to see that monthly sales are up compared to last year. If you are a seller, inventory is a higher than you might like, with a lot of new listings coming on the board.



Interesting Fact....



Welcome Guy Church to the Power Lyons Real Estate Solutions

Team - Guy is a real estate broker with over 20 years experience, and also a 15 year veteran mortgage broker. It is great that we can now provide mortgage advice and service within our team! Guy specializes in working with buyers on our team. To read more of Guy's bio, please click on the following link:

<http://powerlyons.com/team/>

Happy Spring Everyone!

Busy spring season arrives amidst March snow banks (From Ottawa Real Estate Board)

Ottawa, April 8, 2015 - Members of the Ottawa Real Estate Board sold 1,208 residential properties in March through the Board's Multiple Listing Service® system, compared with 1,184 in March 2014, an increase of two per cent. The five-year average for March sales is 1,236.

"Sales increased month over month, with 356 more properties sold in March over February, a 41.8 per cent increase," says David Oikle, President of the Ottawa Real Estate Board. "Indications of a fast approaching spring market were noted in February, and these numbers are proof that Ottawa is indeed experiencing an upswing in sales."

March's sales included 228 in the condominium property class, and 980 in the residential property class. The condominium property class includes any property, regardless of style (i.e. detached, semi-detached, apartment, townhouse, 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.

"The average cumulative days on market came in at 83 for the month of March, lower than the average of 99 days in February and 119 days in January indicating that properties are starting to move faster as we enter the second quarter of 2015," explains Oikle. "Year-to-date sales for the first quarter of 2015 are 1.8 per cent higher than the first quarter of 2014. Average sales price has also increased, ever so slightly, by 0.8 per cent. So far, the 2015 resale market in Ottawa remains steady and strong."

The average sale price of residential properties, including condominiums, sold in March in the Ottawa area was \$361,572, an increase of 0.7 per cent over March 2014. The average sale price for a condominium-class property was \$251,666, no change over March 2014. The average sale price of a residential-class property was \$387,141, no change over March 2014. While average sale price information can be useful in establishing trends over time, it should not be used as an indicator that specific properties have increased or decreased in value, because the average sale price is calculated based on the total dollar volume of all properties sold.

"The hottest segments of our market in March were sales between \$300,000 to \$400,000, followed by the \$200,000 to \$300,000 price range," says Oikle. "Residential two-storey homes continue to be the highest sold property class, followed by bungalows and one-level condos. In addition to residential and condominium sales, OREB members assisted clients with renting 593 properties since the beginning of the year."

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