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This Month in Real Estate—Brought to you by:

Jeff Lyons

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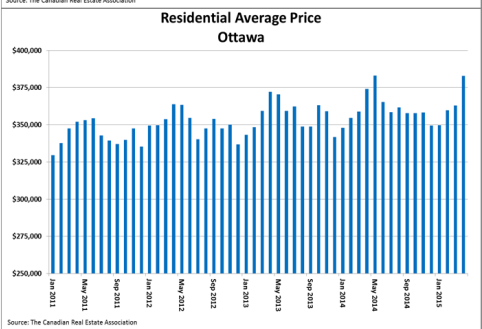
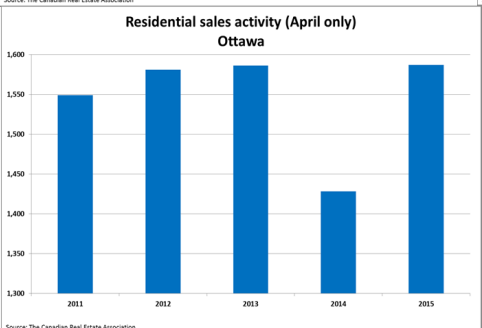
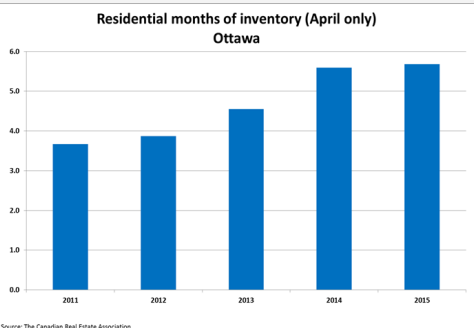
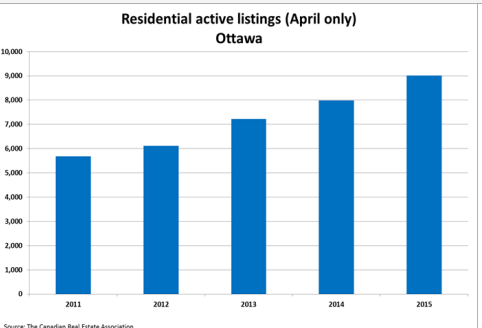
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Hello Everyone,

Well it would seem summer has arrived. As expected we are seeing a lot of properties come on the market, as sellers know that this is the best time of year to sell. Months of inventory is a little on the high side from a seller perspective, although the ratio of sales to new listings for the month of April (i.e. 1,580/3,750 > 35%) indicates the market is balanced and leaning a bit towards buyers market. Below are some local stats comparing April 2015 data to the same month in previous years.



Interesting Fact.....



Welcome Marlon Armstrong to the Power Lyons Real Estate Solutions Team - Marlon has 8 years of real estate experience, and also comes with an accounting background (chartered accountant). Marlon lives in Ottawa central with his wife, Tracie, and young son, Maximum. Marlon has just joined our team, and you should be able to read more of Marlon's bio soon on our

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

The April resale market in full bloom (From Ottawa Real Estate Board)

Ottawa, May 5, 2015 - Members of the Ottawa Real Estate Board sold 1,570 residential properties in April through the Board's Multiple Listing Service® system, compared with 1,419 in April 2014, an increase of 10.6 per cent. The five-year average for April sales is 1,531.

"Despite the late departure of the cold weather this April, buyers were out in full swing, propelling the Ottawa resale market into a busy spring selling season," says David Oikle, President of the Ottawa Real Estate Board. "Sales continued their steady pace upwards since the beginning of the year, with 362 more properties sold this April over March."

April's sales included 258 in the condominium property class, and 1,312 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.

"The average cumulative days on market has improved even more in April, coming in at 74 days, compared to 83 in March," says Oikle. "Properties are moving faster and inventory is plentiful, with just under 9,000 residential properties, including condos, available for sale going into May."

The average sale price of a residential-class property sold in April in the Ottawa area was \$403,239, an increase of 0.9 per cent over April 2014. The average sale price for a condominium-class property was \$265,371, an increase of 2.7 per cent over April 2014. 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.

"Several price ranges this month saw significant increases in units sold; a possible explanation for the residential average sale price entering the \$400,000 range," explains Oikle. "The \$400,000 to \$450,000 range saw an increase of 37.3 per cent; while the \$500,000 to \$750,000 range saw a 25.4 per cent increase. Two-storey and bungalow residential properties remain as the top selling property-types in Ottawa. In addition to residential and condominium sales, OREB members assisted clients with renting 283 properties in April, and 876 since the beginning of the year."

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