

REAL ESTATE NEWS



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OTTAWA RESIDENTIAL AVERAGE SALES CHART FROM 1956 TO 2012

MLS RESIDENTIAL SALES PERCENTAGE INCREASE OR DECREASE OVER PREVIOUS YEARS

Year	Average Sale Price	Percent Change	Year	Average Sale Price	Percent Change
1956	\$13,351	0.24%	1984	\$102,084	18.37%
1957	\$14,230	6.58%	1985	\$107,306	5.12%
1958	\$15,564	9.37%	1986	\$111,643	4.04%
1959	\$16,038	3.05%	1987	\$119,612	7.14%
1960	\$16,791	4.70%	1988	\$128,434	7.38%
1961	\$16,070	-4.29%	1989	\$137,455	7.02%
1962	\$15,952	-0.73%	1990	\$141,438	2.90%
1963	\$16,549	3.74%	1991	\$143,361	1.36%
1964	\$16,563	0.08%	1992	\$143,868	0.35%
1965	\$17,056	2.98%	1993	\$148,129	2.96%
1966	\$18,004	5.56%	1994	\$147,543	-0.40%
1967	\$19,476	8.18%	1995	\$143,193	-2.90%
1968	\$23,329	19.78%	1996	\$140,513	-1.90%
1969	\$25,652	9.96%	1997	\$143,873	2.40%
1970	\$26,532	3.43%	1998	\$143,953	0.10%
1971	\$27,808	4.81%	1999	\$149,650	4.03%
1972	\$30,576	9.95%	2000	\$159,511	6.58%
1973	\$38,305	25.28%	2001	\$175,971	10.32%
1974	\$46,661	21.81%	2002	\$200,711	14.06%
1975	\$49,633	6.37%	2003	\$218,692	9.00%
1976	\$54,623	10.05%	2004	\$235,678	7.70%
1977	\$57,032	4.41%	2005	\$244,531	3.80%
1978	\$59,134	3.69%	2006	\$255,889	4.70%
1979	\$61,896	4.67%	2007	\$272,477	6.40%
1980	\$62,748	1.38%	2008	\$289,477	6.30%
1981	\$64,896	3.42%	2009	\$303,888	4.90%
1982	\$71,080	9.53%	2010	\$327,225	7.70%
1983	\$86,245	21.34%	2011	\$344,240	5.20%
			2012*	\$351,585	2.13%

*Based on MLS Residential Sales Percentage figures for SEPTEMBER 2012

SEPTEMBER SALES HISTORICALLY ON TRACK IN OTTAWA

Members of the Ottawa Real Estate Board (OREB) sold 993 residential properties in September 2012 compared with a near record 1,201 in September 2011. There were 1,328 sales in August 2012.

"There has been a lot of attention recently on the need to "cool" the real estate market across the country," said Ottawa Real Estate Board President. "While there may be a need in some areas, we emphasize that real estate is local, and conditions and prospects will vary among major market areas and indeed within market areas. Historically the Ottawa housing market has not experienced volatility in prices or number of units sold."

"Since 1956 the average price in the Ottawa area has decreased only five times year over year and has increased by 15 per cent or more only five times as well. The Ottawa market can be characterized as stable and steady although there are pockets of our market area where we see larger increases in price," he added.

The average sale price of residential properties, including condominiums, sold in September in the Ottawa area was \$351,585, an increase of 4.75 per cent over September 2011.

Call today for real estate advice and information!

BEFORE YOU MOVE

ALL THE TO-DO ABOUT MOVING



You've sold a home, you've bought a home; now all you have to do is take care of one last step: moving.

Moving involves a lot of planning and work, but don't worry - these pre-move tips will help make your move simple, seamless, and stress-free.

Your movers or moving vehicle rental:

- It's a good idea to obtain estimates from several moving companies.
- The estimate will depend on whether the movers pack everything or just the breakables, or whether you want to do all the packing yourself.
- Think about getting an appraisal on your expensive items so you can insure them for your move.
- To save costs, consider renting a moving van or truck and arranging for your friends and family to help you pack. Don't forget to read the fine print for mileage allowances and fuel surcharges.

Your utilities - if you own your present home:

- Arrange to have your gas, water, and electricity meters read on the day you leave. Have the bills forwarded to your new address.
- Have your oil tank read and filled before your sale closes and, if required, give the receipt to your legal professional.
- Arrange for the water heater and furnace rental agreements to be transferred to the purchaser.
- Disconnect your telephone, cable TV, and water softener.

Your agreements - if you rent your present home:

- Give your landlord written notice and make arrangements for the return of any deposits.
- Have your telephone and cable TV disconnected.

Your utilities - at your new home:

- Arrange to have gas and electricity, water softener, telephone, and cable TV connected on the day the sale closes.

General to-dos:

- Get change-of-address cards from the post office and send them out well before moving day.
- Have the post office forward your mail to your new address.
- Cancel contracted services and pre-authorized cheques.
- Inform gardening, dry cleaning, garbage pick-up, newspapers, magazines, diaper, and other home services of your move. Arrange for service at your new address.
- Get a letter of introduction from your bank to help set up new accounts. Transfer trust or bank accounts and securities.
- Cancel or transfer social, athletic, civic, religious, or business affiliations and memberships.
- Ask your dentist, doctor, pharmacist, and optometrist to transfer medical, dental, and prescription records.
- Change the address on your driver's license effective the day of your move.
- Collect all items out for cleaning or repair, or in storage.
- Make arrangements to move perishables, such as plants.
- Make arrangements to move your pets.
- Dispose of all flammable liquids. It is illegal for movers to carry them.

