

## OTTAWA HOUSING MARKET REMAINS FLAT IN FOURTH QUARTER

*Positive outlook in spite of relatively level market throughout 2014*

**OTTAWA, January 14, 2015** - The Royal LePage House Price Survey and Market Survey Forecast released today saw prices for homes in Ottawa remain flat to close out 2014.

The average price for detached bungalows and standard two-storey homes increased 2.2 per cent year-over-year to \$404,708 and 2.1 per cent to \$407,440, respectively. Standard condominiums saw a slight decline in price, dropping 0.6 per cent to \$258,817.

"The market for detached single-family homes did experience some growth during the fourth quarter, which is consistent with results in previous quarters," said John Rogan, broker of record, Royal LePage Performance Realty. "While supply still outstrips demand, the Ottawa real estate market is healthy and confident heading into 2015."

Rogan suggested that the slight dip in condo prices continues to be the result of an influx of units becoming available in 2014. Recent years have seen a surge in condo developments in the nation's capital.

Looking toward 2015 Royal LePage forecasts an average 1.8 per cent price appreciation in the Ottawa housing market. Rogan sees growth patterns similar to 2014 in house prices and sales volumes and flags a few additional bright spots on the Ottawa housing market. "Signs look optimistic for our market to maintain its steady and moderate pace of growth. The economy is stable and the city is making investments in infrastructure and transit that will make living in Ottawa even more appealing."

Rogan noted several factors that could have an impact in the year ahead, including a fall election which often creates a "wait and see" attitude among buyers, as well as talks of increasing interest rates, which could motivate existing buyers to take action.

Nationally, average home prices showed modest to healthy year-over-year gains in most markets in the fourth quarter of 2014.

During the quarter, the average price of a home in Canada increased between 4.5 per cent and 6.7 per cent year-over-year. The average price of detached bungalows rose 6.7 per cent \$406,218, while standard two-storey homes increased 6.0 per cent to \$443,379, and standard condominiums saw a 4.5 per cent increase to \$257,624. Against the backdrop of a decidedly mixed macroeconomic environment at home and abroad, Royal LePage expects home prices to increase moderately in 2015, forecasting a 2.9 per cent national increase for the year ahead.

“In the fourth quarter of 2014, real estate markets unfolded as we anticipated, with modest year-over-year price changes in most regions contrasted against continued steep price increases in Western Canada and Greater Toronto,” said Phil Soper, president and chief executive of Royal LePage. “This follows a similar trend observed in the third quarter of 2014, when we predicted the beginning of a cyclical slowing in home price appreciation, to a pace that better reflects broad economic factors.”

“For our 2015 forecast, we could not ignore the potential impact of the steep decline in the price of oil on housing markets across Canada,” continued Soper. “In the immediate term we anticipate that the natural slowing of home price appreciation we called for in the third quarter of 2014 will be delayed in Central Canada and accelerated in the West by recent developments in the energy sector. Meanwhile in Atlantic Canada, buyers should continue to have the upper hand, with home prices across the region forecast to rise below general inflation.”

### **About the Royal LePage House Price Survey**

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in over 250 neighbourhoods from coast to coast. This release references an abbreviated version of the survey which highlights house price trends for the three most common types of housing in Canada in 90 communities across the country. A complete database of past and present surveys is available on the Royal LePage website at [www.royallepage.ca](http://www.royallepage.ca). Current figures will be updated following the complete tabulation of the data for the fourth quarter of 2014. A printable version of the fourth quarter 2014 survey will be available online on February 9, 2015. Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

### **About Royal LePage**

Serving Canadians since 1913, Royal LePage is the country’s leading provider of services to real estate brokerages, with a network of over 16,000 real estate professionals in more than 600

locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women's and children's shelters and educational programs aimed at ending domestic violence. Royal LePage is a Brookfield Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE.

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