



The Ottawa Region Report

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A Few words

Hello everyone, we hope you and your family are well. We continue to provide services with full attention to Covid-19 protocols for your and our protection.

If anyone in your surrounding has been affected by the Covid-19 virus we extend to you and your dear ones, our most sincere thoughts of sympathy and courage.

Ottawa Market condition- Year end Report and Forecast

The Ottawa market is doing really well and remains healthy. Thanks to stable employment compared to other major Canadian cities, and low interest rates. The downtown condo market did plateau in the fall of 2020 with fewer competitive bidding. However, the Freehold market (Detached, rows (non condo type), and semi-detached) continued its path - that is still more buyers than sellers both in the City and surrounding areas.

There are a few factors to consider in determining the Covid-19 effects on Real Estate in our region in 2021:

1. When will we get herd immunity given that we don't yet know the immunity longevity of the vaccines or if vaccinated people can transmit Covid-19?
2. Millennials (largest demographic group after the boomers): what post pandemic decisions will they make on where they want to live? Will "work from home" remain a small or large realistic solution for employers, from a productivity point of view? And what long term decisions, and lifestyle change will they do as they age?
3. Implementation of government investment in internet reliability outside of the centres
4. Post Covid situation with Restaurants, bars, and all things entertainment- who will have survived? What new venues and where will this industry return to life?
5. Health care personnel- How many will have remained healthy and will be willing to carry on after this marathon? Will we have the sufficient number of health care personnel in all fields that we need?

WHAT'S IN THE NEWSLETTER

A few Words / Ottawa Market condition – Year end and Forecast/ Planning to add a second unit to your home/A Little Funny

Ottawa Board Residential & Condominium Sales Year-To-Date up to December 2020 and % change since last year

TYPE	# UNITS 2020	# UNITS 2019	% OF CHANGE
1.5 Storey	419	434	-3.5
2 Storey	8,540	8,134	5.0
3 Storey	868	775	12.0
Bungalow	3,303	3,383	-2.4
Double/SBS	21	22	-4.5
Duplex- Up/Down	110	97	13.4
Hi-Ranch	475	466	1.9
Split	602	589	2.2
Other	20	28	-28.6
Condominium	4,516	4,583	-1.5

***The Board cautions that averages 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.*

**Residential and Condominium Sales
(Year-to-date up to December 2020)
And % change over last year**

6. Transportation: LRT /roadways/ Electrical car charging stations have continued to be built during most of Covid-19, New construction as well. So the New Official Plan implementation slowly come into play in support of lower emission which in itself will change our habits. Follow this on the City of Ottawa Website: <https://ottawa.ca/en/planning-development-and-construction/major-projects/stage-2-light-rail-transit-project> (cut and paste into your browser)

Royal LePage, probably the most trusted Real Estate Analysis group, has provided its 2021 price projections by city. It is on the LBHOME Newsletter page. Should you think of moving in or out of the City? Even in a location far far away....

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Planning to add a Second Unit in your home?

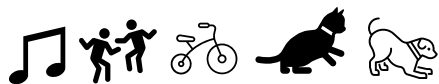
Here is a useful checklist summarizing the important things to consider when adding a second unit to your house:

- Municipal Zoning and Other By-Laws Official Plan, Policies, Licencing and/or Registration, if applicable, Parking, if applicable
- Building Permit Inspections
- Building Code Requirements for Second Units (may vary with respect to)

Age of your House, Location of Your Second Unit, Room Size and Floor Area, Ceiling Heights, Windows, Plumbing, Heating and Ventilation, Electrical Facilities and Lighting, Fire Safety, Smoke Alarms, Carbon Monoxide (CO) Alarms, Exits

The full PDF can be found at:
<https://www.ontario.ca/page/add-second-unit-your-house>

HAPPY NEW YEAR! Enjoy your walks, play outside, sing along music in your home, talk to people you love.



Lysanne Brault and Dan Mayer
Your Broker and Salesperson for Life
Selling or buying a home? For World class, professional and bilingual service contact
Lysanne Brault at 613-794-8890 or
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PRICE RANGE	2020 # OF SALES	2019 # OF SALES	% CHANGE
Under \$100,000	65	124	-47.6
\$100,000-\$149,999	121	267	-54.7
\$150,000-\$199,999	295	853	-65.4
\$200,000-\$249,999	712	1,457	-51.1
\$250,000-\$299,999	1,164	1,786	-34.8
\$300,000-\$349,999	1,679	1,911	-12.1
\$350,000-\$399,999	1,640	2,470	-33.6
\$400,000-\$449,999	1,843	2,435	-24.3
\$450,000-\$499,999	2,271	1,806	25.7
\$500,000-\$549,999	1,954	1,357	44.0
\$550,000-\$599,999	1,670	1,079	54.8
\$600,000-\$649,999	1,302	821	58.6
\$650,000-\$699,999	1,012	556	82.0
\$700,000-\$799,999	1,358	662	105.1
\$800,000-\$899,999	712	415	71.6
\$900,000-\$999,999	423	237	78.5
Over \$1000000	750	377	98.9
Total	18,971	18,613	1.9

A Little Funny.

For Season 2 ... I mean the second wave or third wave (I lost count)... can we switch quarantine partners or are we stuck with the same ones as Season 1?