

Living in Ottawa

Dear Applicant,

Ottawa is a wonderful city with a stable economy and probably the most stable housing market in Canada. People are coming here for the affordable homes and the quality of life. Many living in the area want a balance between work and leisure. The city is growing along with the number of small towns near Ottawa, which is great for the local economy.

There are many great neighborhoods in the Ottawa area and new areas are developing as the city continues to grow. For many years Ottawa housing prices have been very cheap and probably below where they should have been. Many people have realized that and decided to move here for the affordability. This has brought prices up over the past 6 years and made pricing comparable to other big cities.

Redeemer Christian High is located in Nepean which is very close to the center of Ottawa. You are a short distance from most things when you are in Nepean. Nepean has easy access to anywhere within urban Ottawa. The actual boundaries of what is called the City of Ottawa is very large. Ottawa is 2,790 square kms, where Toronto city boundaries are 630.2 square kms.

There is something for everyone in Ottawa. Music, arts, great restaurants, sporting events, skiing close by, hiking and biking trails, boating, shopping, and spectacular views across the river on top of the Gatineau Hills.

I have included a few pages of info on housing prices and different neighborhoods. Be sure to check out the page with average home prices year over year, very interesting to see the growth.

If you come to town I would be happy to show you around and show you homes that meet your family needs and budget. If you cannot make it to town I can certainly show you some homes via virtual tours. Everyone is different with what they like in a home and neighborhood, so we want to customize the search for you.

If you have any questions or concerns feel free to reach out to me via:

email - markstegeman@royallepage.ca

phone/text - 613-867-2508

and I would be happy to help.

Have a great day!





Mark Stegeman
HOME TEAM

MARK STEGEMAN
Sales Representative

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

Neighbourhoods within Ottawa that are near Redeemer Christian High School

Area	Average Price (YTD)	% change from 2023
Blossom Park	\$698,493	2.40% increase
Riverside	\$645,614	20.30% increase
Carleton / Mooney's Bay	\$570,369	9.70% increase
Hunt Club	\$633,709	1.90% decrease
Westboro	\$770,769	10.60% decrease
Woodroffe/Carlingwood	\$1,093,739	0.50% decrease
Glabar Park/McKellar Hts	\$923,840	19.50% increase
Carlington	\$620,725	2.10% decrease
Merivale	\$592,994	8.10% increase
Craig Henry	\$595,103	2.50% decrease
Barrhaven	\$672,315	0.90% decrease
Kanata	\$719,547	0.90% increase

These prices include all types of housing - condos, semi-detached, townhomes and detached homes.

They are an average of all the different types of housing.

I have included a page that shares info on single family homes. This is the most expensive type of housing, so it is a good gauge to guide you on pricing.

You can see that there is a wide range in the prices based on the neighbourhood.

You will see on the following page a map of Ottawa which can give you a little perspective on where some of the neighbourhoods are located. For reference Redeemer Christian Hlgh is located on the map right where it says Costco Wholesale in the middle of the page near the word Nepean.

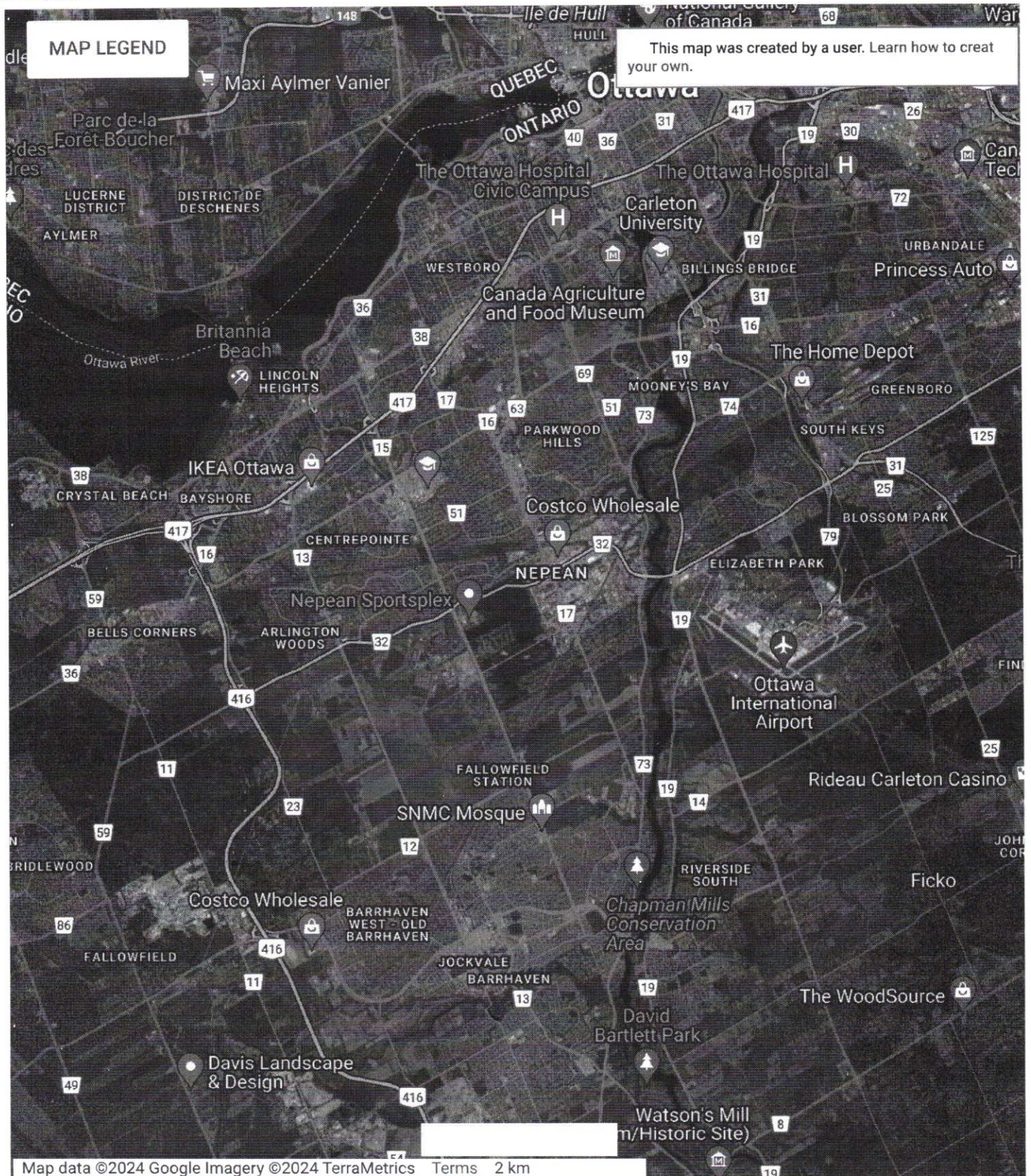
I can certainly get you data on any neighbourhood you may be interested in.





Mark Stegeman
SALES REPRESENTATIVE

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single family

August 2024



UNITS SOLD

579  18.6% over August 2023



AVERAGE SALE PRICE

\$806,437  1.5% over August 2023

BASED ON RESIDENTIAL MLS SYSTEM DATA FROM OTTAWA REAL ESTATE BOARD JURISDICTIONAL BOUNDARIES. ALL PERCENTAGE CHANGES ARE YEAR-OVER-YEAR COMPARISONS



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Ottawa Residential Average Sales Chart

from 1956 to 2023

MLS Residential Sales Percentage Increase or Decrease Over Previous Year

Year	Average Sale Price	Percent Change	Year	Average Sale Price	Percent Change
1956	\$13,351	0.24%	1990	\$141,438	2.90%
1957	\$14,230	6.58%	1991	\$143,361	1.36%
1958	\$15,564	9.37%	1992	\$143,868	0.35%
1959	\$16,038	3.05%	1993	\$148,129	2.96%
1960	\$16,791	4.70%	1994	\$147,543	-0.40%
1961	\$16,070	-4.29%	1995	\$143,193	-2.90%
1962	\$15,952	-0.73%	1996	\$140,513	-1.90%
1963	\$16,549	3.74%	1997	\$143,873	2.40%
1964	\$16,563	0.08%	1998	\$143,953	0.10%
1965	\$17,056	2.98%	1999	\$149,650	4.03%
1966	\$18,004	5.56%	2000	\$159,511	6.58%
1967	\$19,476	8.18%	2001	\$175,971	10.32%
1968	\$23,329	19.78%	2002	\$200,711	14.06%
1969	\$25,652	9.96%	2003	\$218,692	9.00%
1970	\$26,532	3.43%	2004	\$235,678	7.70%
1971	\$27,808	4.81%	2005	\$244,531	3.80%
1972	\$30,576	9.95%	2006	\$255,889	4.70%
1973	\$38,305	25.28%	2007	\$272,477	6.40%
1974	\$46,661	21.81%	2008	\$289,477	6.30%
1975	\$49,633	6.37%	2009	\$303,888	4.90%
1976	\$54,623	10.05%	2010	\$327,225	7.70%
1977	\$57,032	4.41%	2011	\$344,240	5.20%
1978	\$59,134	3.69%	2012	\$351,792	2.20%
1979	\$61,896	4.67%	2013	\$357,348	1.60%
1980	\$62,748	1.38%	2014	\$361,712	1.20%
1981	\$64,896	3.42%	2015	\$367,632	1.66%
1982	\$71,080	9.53%	2016	\$372,048	1.20%
1983	\$86,245	21.34%	2017	\$392,474	5.49%
1984	\$102,084	18.37%	2018	\$407,571	3.84%
1985	\$107,306	5.12%	2019	\$441,693	8.37%
1986	\$111,643	4.04%	2020	\$529,675	19.5%
1987	\$119,612	7.14%	2021	\$645,976	21.9%
1988	\$128,434	7.38%	2022	\$691,528	7.10%
1989	\$137,455	7.02%	2023	\$654,857	-5.30%