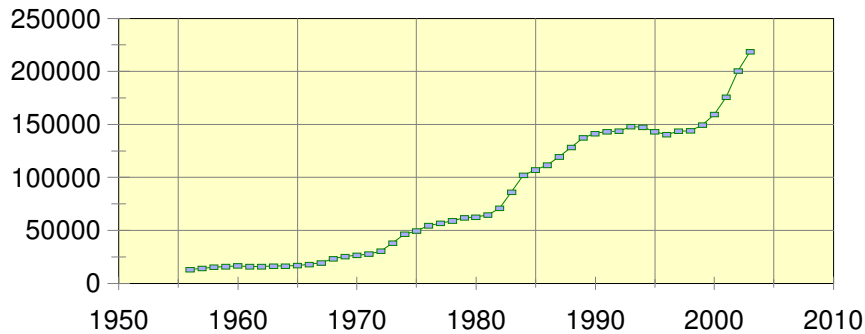


## The Ottawa Real Estate Market: Long and Short-Term Trends

The charts featured below take a look at how real estate prices for the Ottawa region have fluctuated over both the long and short-term. Based on a consideration of data for the past half-century, the first chart reveals that while the rate of increase varies over time, the overall trend is an upwards one.

### MLS Average Sale Prices

City of Ottawa 1956 to 2003

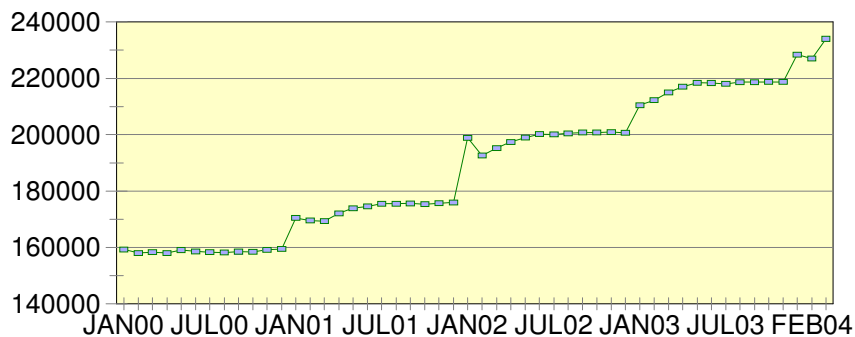


**Dec 2003**  
**\$218,692**

Providing a detailed look at the short-term, the second chart tracks the incredible growth in average sale prices that has taken place over the past four years. Notice the seasonal influence on value trends, best evidenced by springtime “spikes” in prices. Again, while the overall trend has been upwards, certain months evidence decreases.

### MLS Average Sale Prices\*

City of Ottawa January 2000-March 2004



**March 2004**  
**\$234,058**

\*Includes condominium sales

NOTE: The data used to create these charts was obtained from the Ottawa Real Estate Board.