



“Making *really* dreams a *reality*”



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New Listing by Day from mid-Feb 2020

New Listing by Day: Orange is 2020; Blue is 2019.

7 Day Moving Average New Listing: Red line is 2020; Black line is 2019.

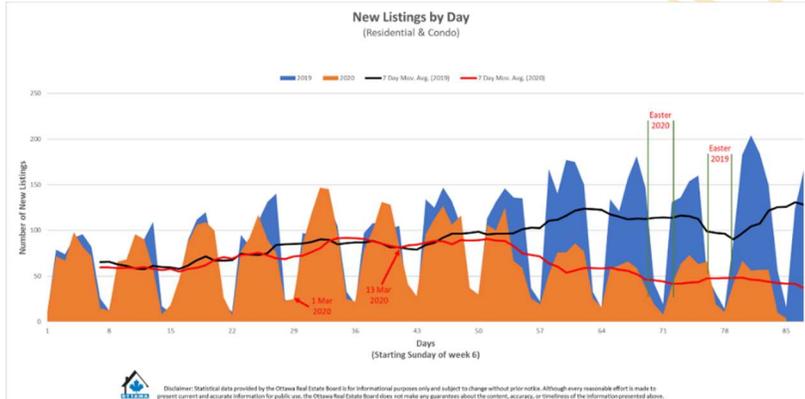
The first week of March 2020, the number of new listings was just climbing upward and started to outnumber 2019 new listings for the same period. Since mid-March COVID-19 outburst, New listing has been declined for more than 50% compared to the same period in 2019, reaching a record low by Easter weekend. Normally in a spring market, there were more than 100 new listings per day on average, we now only see that number gradually reduced to just less than 50 for the past 3 weeks.

二月中开始显示的日挂牌数量

日新上线房源数量: 橙色 2020; 蓝色 2019

7天移动平均: 红线 2020; 黑线 2019

2020年3月的第一周,也就是在疫情暴发之前,日挂牌数量刚刚上升,并开始超过2019年同期。自3月中旬COVID-19居家令实施以来,日挂牌数量开始下降。与2019年同期相比,日挂牌数量下降了一半以上,到复活节周末达到了历史新低。通常在春季市场中,我们平均每天会看到超过100个新房源上市,今年自3月中开始逐渐下滑到最近3周平均日挂牌少于50个。



New Listing by Week from mid-Feb 2020

Red line is 2020; Black line is 2019. The new listing by week has been significantly reduced from mid-March in amount of over 600 to about 300, by almost a half.

二月中开始周挂牌数量

红线 2020; 黑线 2019。自3月中旬起周挂牌数量连续减少,从大约600到5周后的大约300个。



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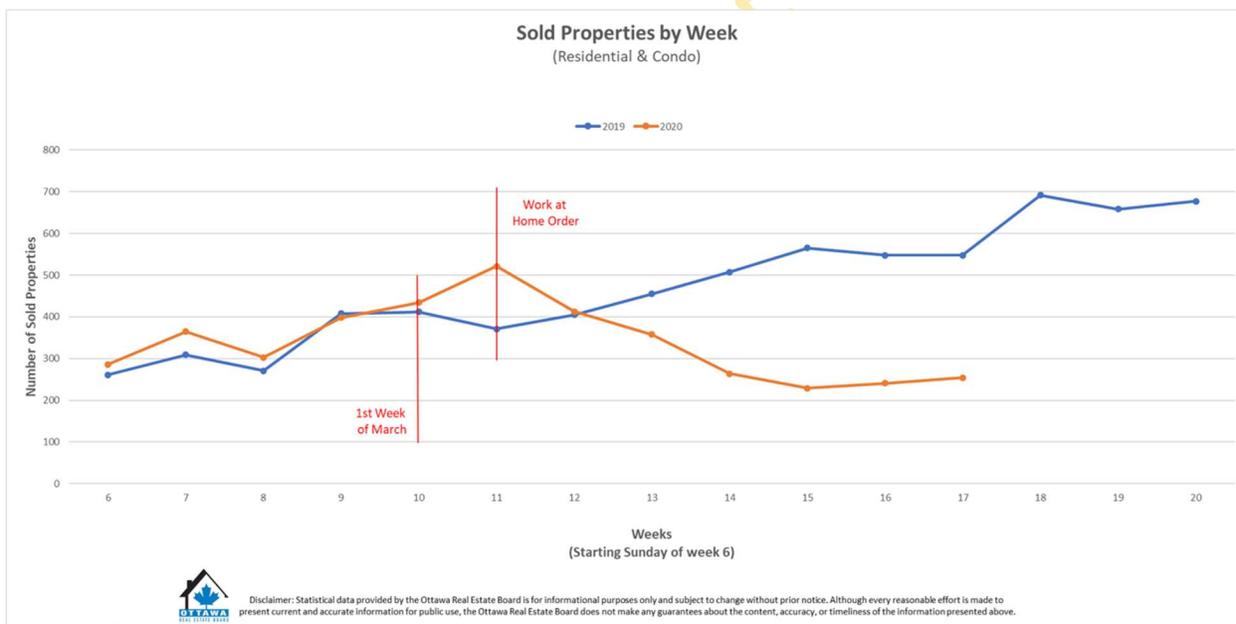


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Sold Properties by Week 周销售数量

Ottawa Sold properties by week hit record high over 500 properties at week 11 (mid-March), pre-COVID-19. Since the start of Work at Home Order, the Sold number per week started to decline significantly from week 12 for about 4 weeks, till Easter weekend. We were observing the Sold number started to be rising slowly after mid-April, as the confident level was gradually backing up since the preventive measures started to be taken.

渥太华周销售量在第 11 周（三月中旬）也就是在疫情爆发前创下近些年的历史新高：500 多个。自强制在家工作起，销售数量才出现明显的连续四周的下滑，直到复活节周末。自四月中旬消费者信心指数随着防御措施的执行逐步上升，销量也逐步开始逐步回调。





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Average Sale Price by Week

Normally Spring Market average sale price is higher than winter or summer. The COVID-19 has shifted the history of Ottawa Spring market. Since mid March, there was a decline for about four weeks until the Easter Weekend. However, the housing market, unlike the volatile stock market at 35% price drop in mid-March, appears to be relatively stable. The Easter week average sale price has gently touched prior years' high price point.

周平均售价:

往年春季市场的平均销售价格均高于冬季或夏季。这次疫情改变了渥太华春季市场的历史。自3月中旬到复活节周末为止，平均售价连续四个星期下降。然而，房产市场价格，与3月中下降了35%动荡的股市不同，该市场相对稳定。复活节一周的平均销售价格已降低碰触到2019年复活节销售的价格小高点。





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SUMMARY:

Ottawa will likely have a Strong Housing Market due to the following factors once we come out of these:

- Lowest inventory - current inventory is about 1/3 to 1/2 of past 5 years average inventory;
- Historically low interest rate, resulting in low borrowing costs;
- Relatively stable composition in working force (government and Hi-tech)
- Continuously increasing population due to Canada's Immigration Levels Plan for 2020-2022, Welcoming 341,000 new permanent residents in 2020, 351,000 in 2021, and 361,000 in 2022;
- Tax advantage: Ottawa does not have Non-Resident Speculation Tax and Vacancy Tax / Empty Homes Tax, like Toronto or Vancouver
- Relatively low housing price comparing to other big and mid size cities in Canada;
- Very Strong Rental Market in Ottawa:
 - o Year to date April rented properties was 941 in 2020 vs. 790 in 2019;
 - o Lower vacancy rate;
 - o Rental price increased significantly in Ottawa 2019, more than other cities;
 - o Rental market is a great indicator of Real Estate market, the housing demand is strong.

Government has implemented many Emergency Benefits and Incentive Programs, aiming to provide benefit to individual and business and help them go through this tough period. **If Ottawa can be gradually safely opened by July 2020, and unemployment rate is not unreasonably high, we are more likely to see a strong Spring-like market in Fall 2020.**

As part of Canada's COVID-19 Economic Response Plan, The government has launched a revised Insured Mortgage Purchase Program (IMPP). Under this program, the government stands ready to purchase up to \$150 billion of insured mortgage pools through CMHC. This action will provide stable funding to banks and mortgage lenders in order to ensure continued lending to Canadians. The future possible loosened mortgage policies resulted from this plan will allow more consumers to obtain mortgage more easily. This action will continue to provide stability and/or stimulation to Ottawa Housing market.



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总结

基于以下因素，疫情之后渥太华的房产市场很可能继续坚挺：

- 最低库存量-当前库存约为过去 5 年平均库存的 1/3 到 1/2；
- 有史以来低利率，借贷成本直接降低；
- 人口相对稳定的工作组成（政府和高科技人员居多）
- 由于加拿大的《2020-2022 年移民计划》，人口不断增加，到 2020 年将有 34.1 万新永久居民，到 2021 年将有 35.1 万，到 2022 年将有 36.1 万新人口；
- 税收优势：渥太华没有像多伦多或温哥华那样的非居民投机税和空置税/空置房产税，买房成本大大减少；
- 与加拿大其他大中型城市相比，房价相对较低；
- 非常强劲的租赁市场：
 - o 截至 4 月底，2020 年的租赁物业成交量为 941 个，而 2019 年为 790 个；
 - o 出租房空置率较低；
 - o 与其他城市相比，2019 年较大的租金上涨幅度；
 - o 租赁市场是房地产市场的指示符，房产市场需求依然强劲。

政府实施了许多紧急福利和小企业激励机制，为个人和企业提供福利，并帮助他们度过这个艰难时期。如果渥太华能够在 2020 年 7 月之前逐步安全开放，并且失业率没有不合理高的话，那么我们会很有可能看到房产市场的反弹，在 2020 年秋季看到像往年春季市场一样的市场状况。

作为加拿大 COVID-19 影响调节经济的一部分，加拿大政府已启动了修订的保险抵押购买计划（IMPP）。根据该计划，政府随时准备通过 CMHC 购买高达 1500 亿加元的有抵押贷款池。此举将为银行和抵押贷款人提供稳定的资金，以确保继续向加拿大人提供贷款。此计划带来的贷款政策的宽松，让更多的消费者借款更加容易。此举会进一步刺激渥太华房地产市场的发展。