

Majority of Ottawa REALTORS® find it difficult to meet the needs of their clients looking for multi-generational homes.

The research gauged the opinions among OREA and OREB members on various City of Ottawa housing market topics including the impact of the COVID-19 pandemic, finding appropriate housing properties that meet the needs of multi-generational families, and the performance of municipal leaders with regards to housing issues.

Nanos conducted an online survey of 285 members from a list provided by OREB, between April 30th and May 18th, 2021.

The research was commissioned by the Ontario Real Estate Association (OREA) and the Ottawa Real Estate Board (OREB) and was conducted by Nanos Research.

Key Findings

1

CHANGES IN REQUESTS FOR HOUSING

Since the onset of the COVID crisis, REALTORS® in Ottawa have reported an increase in requests for housing that can accommodate telework (77%) and housing with backyards (67%). Just under four in ten REALTORS® (37%) report an increase in demand for houses to accommodate extended family and under three in ten (28%) saw increased requests for rentals with separate entrances.

2

LOW SATISFACTION FOR HOUSING STOCK

When REALTORS® were asked about their level of satisfaction with the housing stock in Ottawa, they showed very little satisfaction towards the diversity (mean score of 3.2) and the amount of housing stock in Ottawa (mean score of 2.3).

3

MUNICIPAL LEADERS RECEIVE WEAK SCORES ON SUPPORTING HOUSING ISSUES

When asked to rate the job municipal leaders have done on creating an environment for affordable housing, REALTORS® in Ottawa were significantly more likely to say that municipal leaders were doing a poor or very poor job by at least a factor of thirteen to one.

4

AFFORDABILITY AND AVAILABILITY OF ACCESSIBLE HOUSING FOR SENIORS

When asked what the biggest obstacles were when providing seniors with accessible housing and living accommodations, REALTORS® in Ottawa said affordability (45%) and availability (22%). Of note, 56 per cent of REALTORS® in Ottawa said they have had difficulty meeting the needs of clients who are looking for multi-generational homes.

Client requests since the onset of the COVID-19 crisis

“

When asked what the most frequent client requests they have received since the onset of the pandemic in terms of what clients are looking for in a home, REALTORS® report that they were most frequently asked for more space or a bigger home (12%), followed by affordability and price (11%) and location (9%).

”

Q

What are the most frequent client requests you have received since the onset of the COVID-19 crisis in terms of what clients are looking for in a home? [Open]

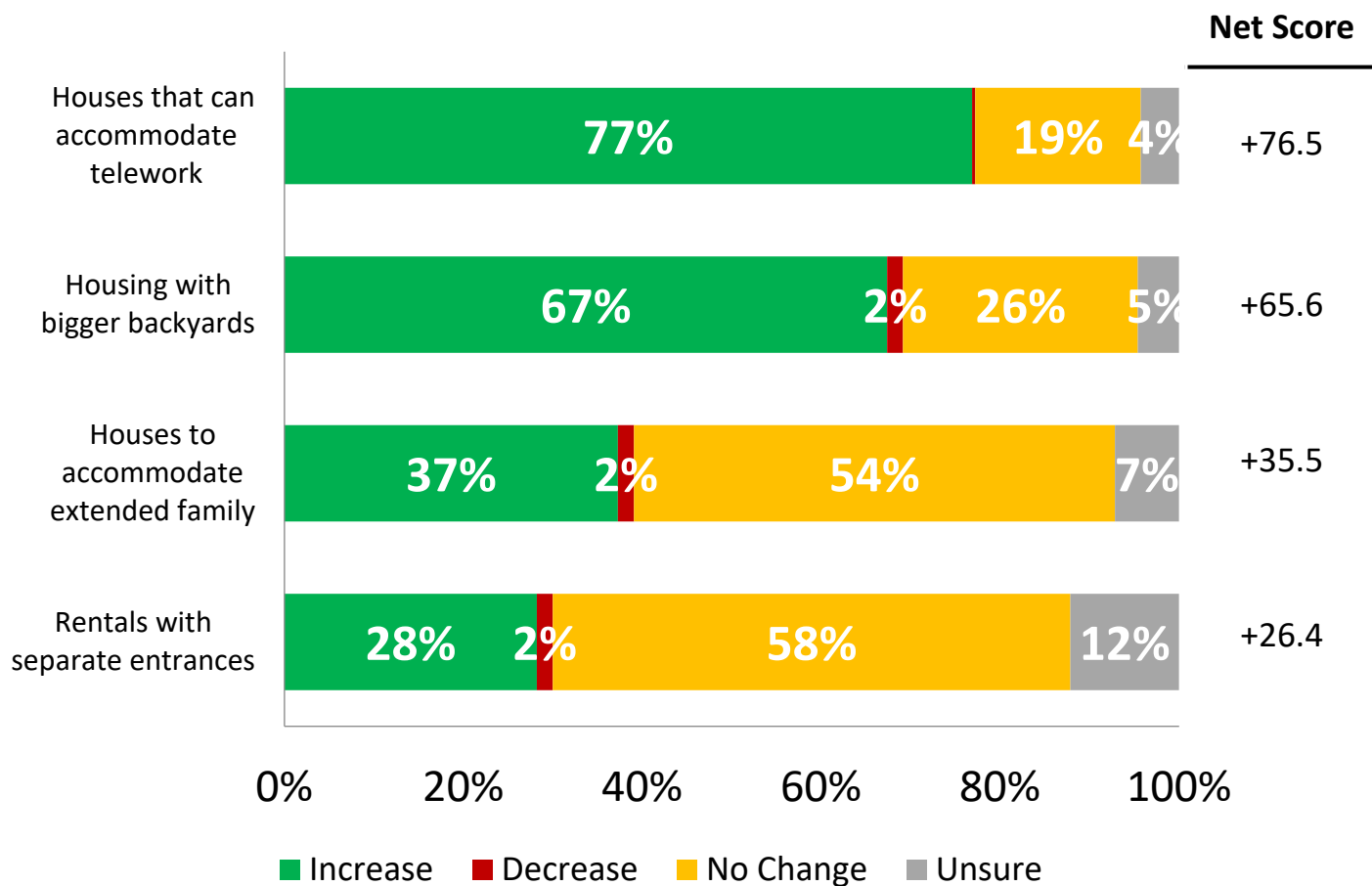
	Frequency (n=711)
T O P R E S P O N S E S	
More space/bigger home	12.4%
Affordability/price	10.7%
Location	9.3%
Outdoor space/yard	8.4%
Questions on pricing/market	8.2%
Office Space	7.6%

*Based on up to three mentions

Changes in housing requests since the start of the COVID-19 crisis

Q

Have you seen an increase, decrease, no change in requests for the following since the start of the COVID crisis in March 2020? [RANDOMIZE]



“

More than three of four REALTORS® have seen an increase in requests for houses that can accommodate telework, followed by almost seven in ten REALTORS® who have seen in an increase in requests for housing with bigger backyards since the start of the COVID crisis in March 2020.

”

*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

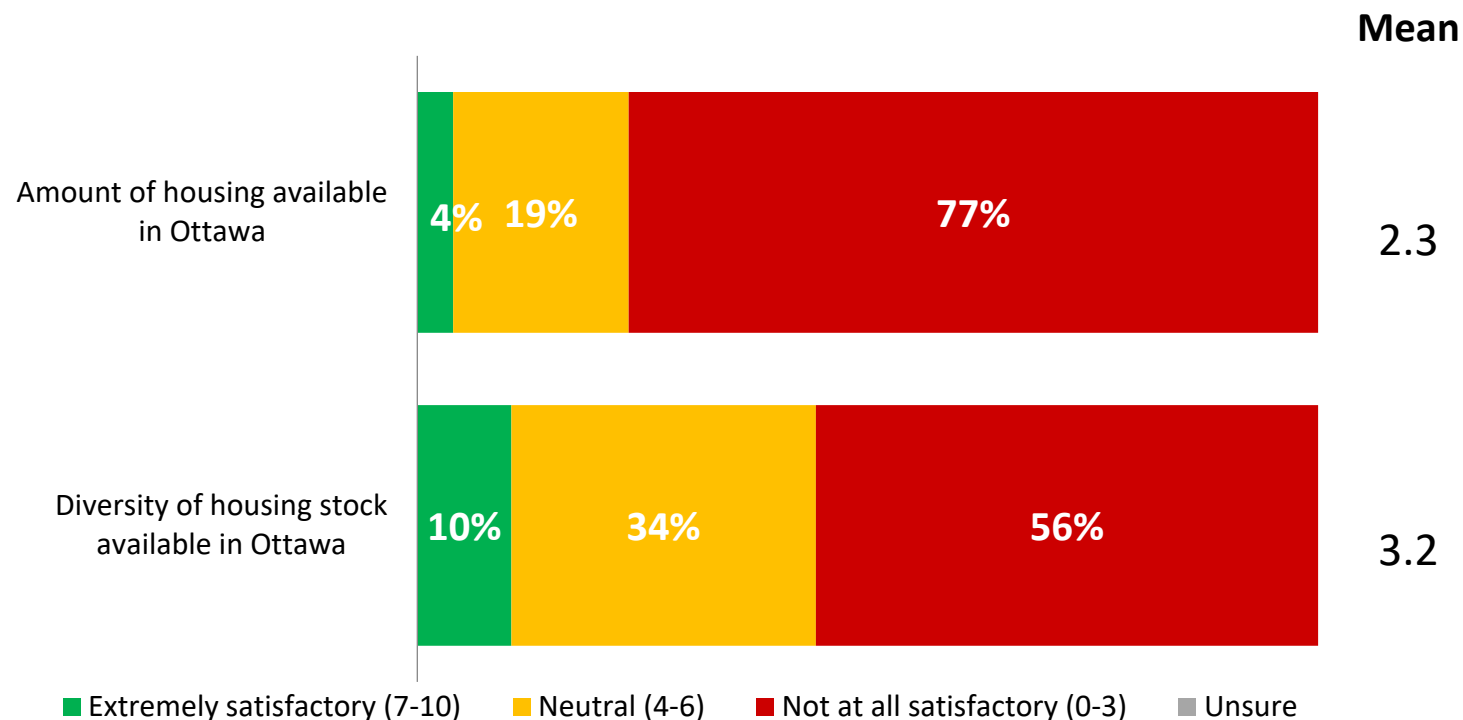


Satisfaction with housing stock in Ottawa

Q

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria: [ROTATE]

More than three in four REALTORS® rate the amount of housing available in Ottawa as not at all satisfactory (mean of 2.3 out of 10). Just under six in ten REALTORS® rate the diversity of the housing stock available in Ottawa as not at all satisfactory (mean of 3.2 out of 10).



*Charts may not add up to 100 due to rounding.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=278.

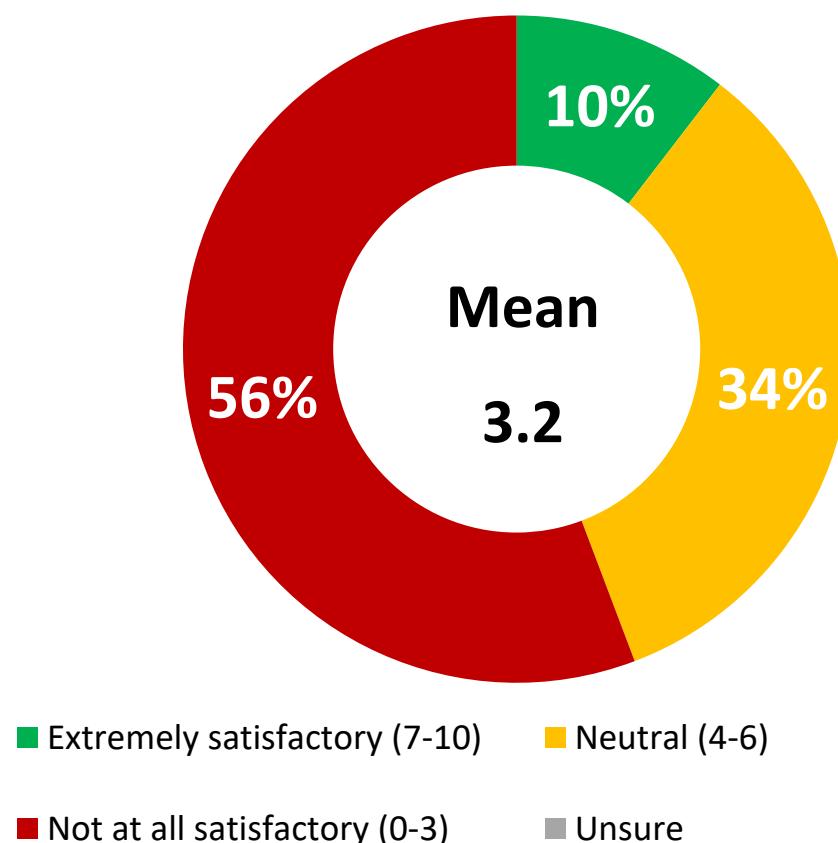


Satisfaction with the diversity of housing stock available in Ottawa

Q

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria:

Diversity of housing stock available in Ottawa



*Charts may not add up to 100 due to rounding.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

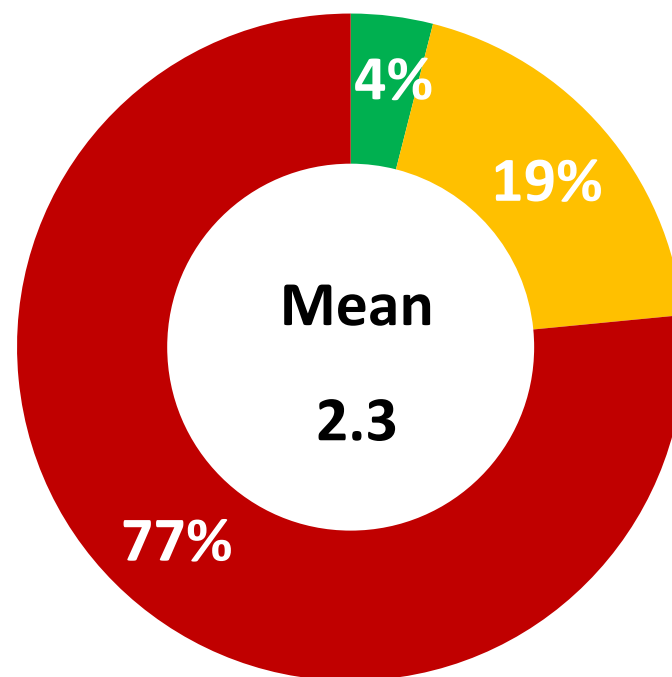


Satisfaction with the amount of housing available in Ottawa

Q

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria:

Amount of housing available in Ottawa



■ Extremely satisfactory (7-10) ■ Neutral (4-6)
■ Not at all satisfactory (0-3) ■ Unsure

*Charts may not add up to 100 due to rounding.

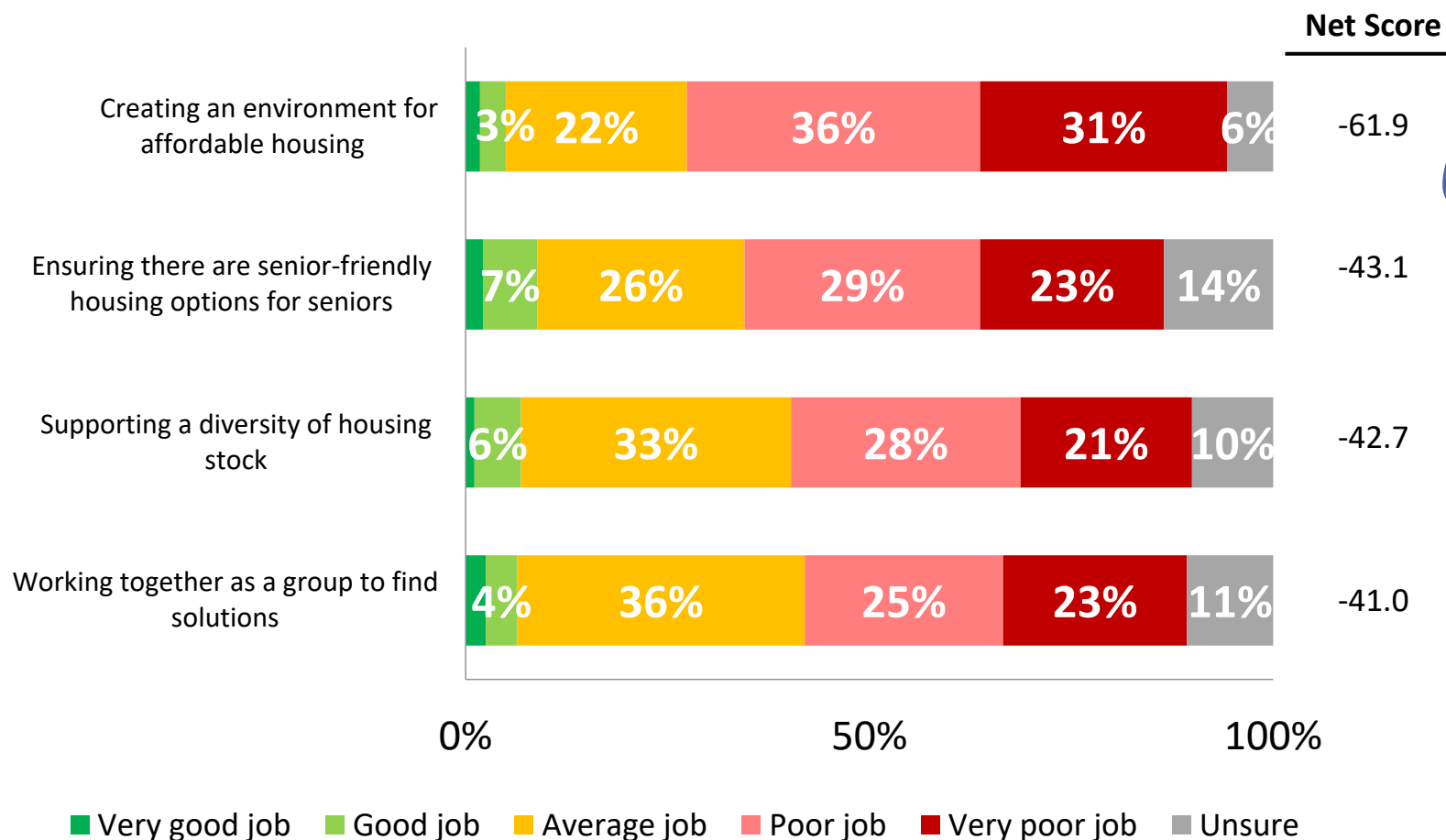
Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.



Performance of municipal leaders on housing issues

Q

Would you say municipal leaders do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]



“

When asked about the job municipal leaders are doing at supporting housing issues, REALTORS® were significantly more likely to say municipal leaders are doing a poor or very poor job than a very good or good job.

”

*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

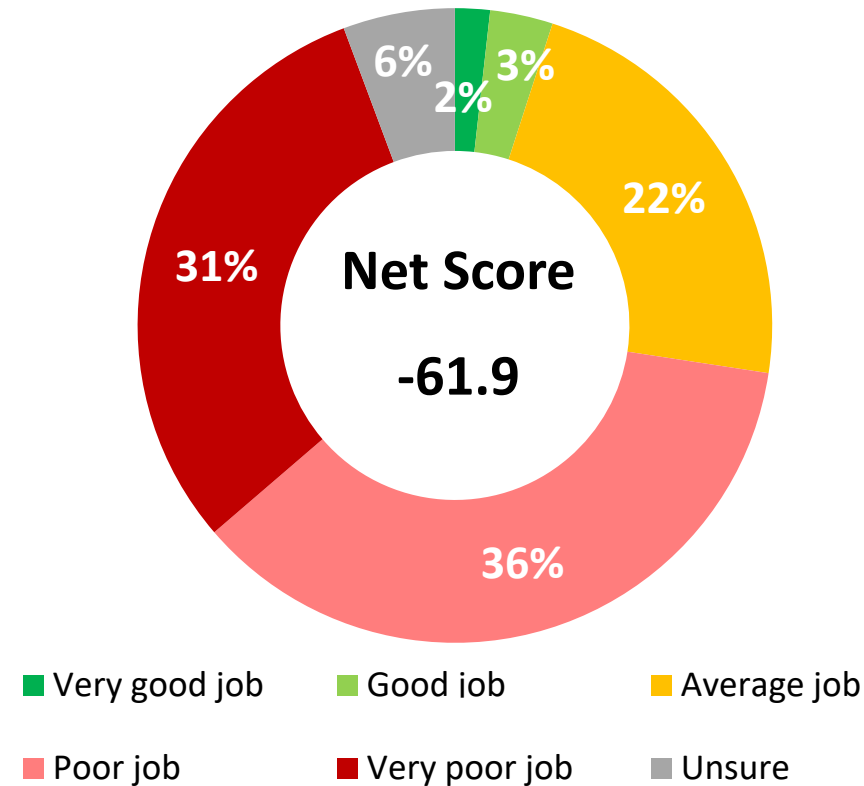


Performance of municipal leaders at creating an environment for affordable housing

Q

Would you say municipal leaders do a very good, good, average, poor or very poor job at supporting the following?

Creating an environment for affordable housing



*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

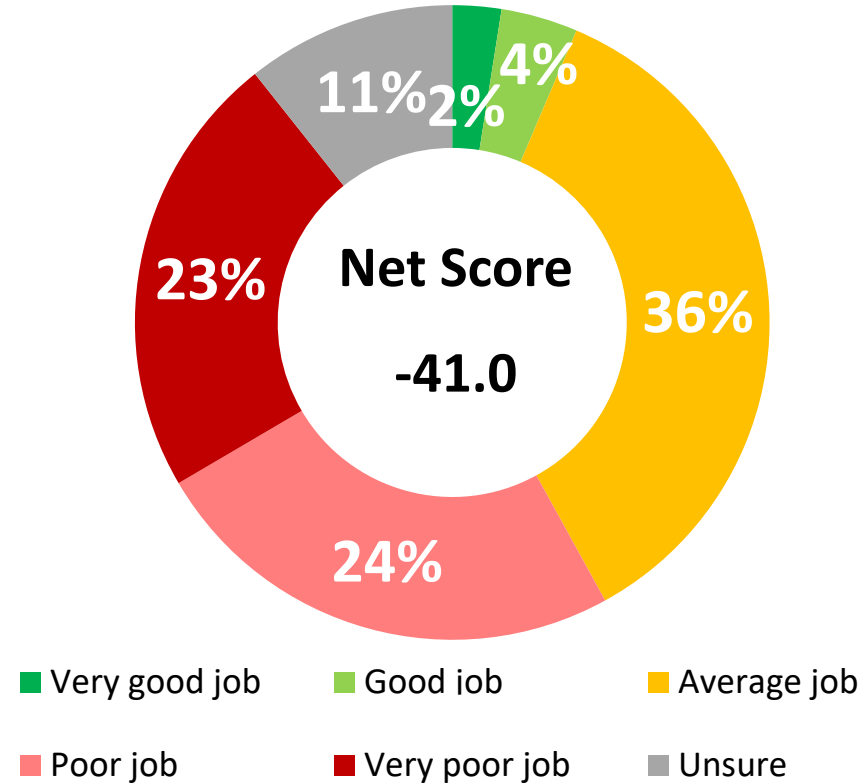


Performance of municipal leaders at working together as a group to find solutions

Q

Would you say municipal leaders do a very good, good, average, poor or very poor job at supporting the following?

Working together as a group to find solutions



*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

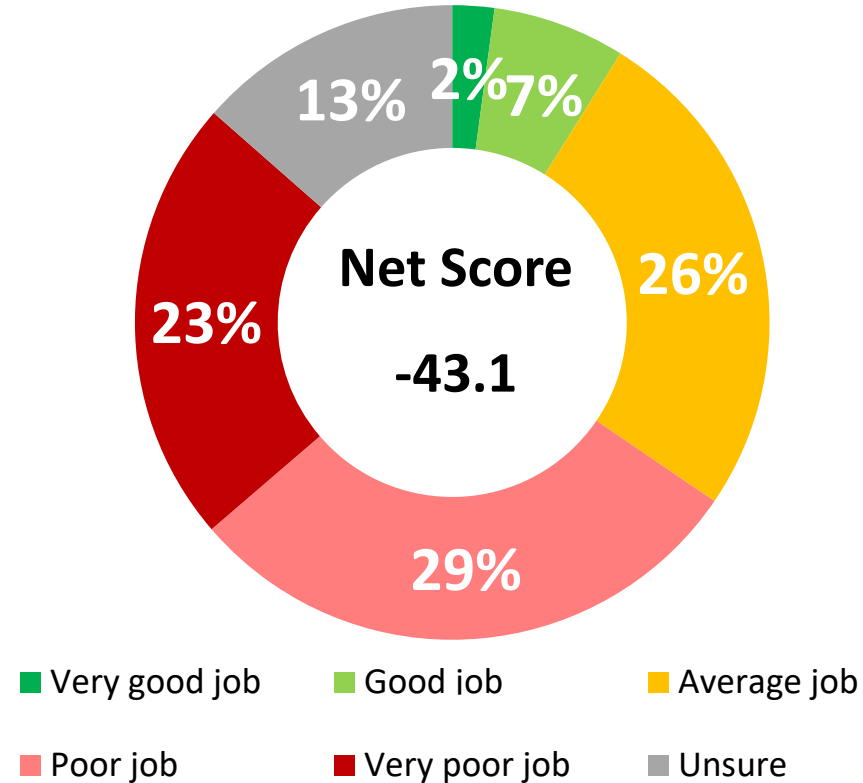


Performance of municipal leaders at ensuring there are senior-friendly houses

Q

Would you say municipal leaders do a very good, good, average, poor or very poor job at supporting the following?

Ensuring there are senior-friendly housing options for seniors



*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.

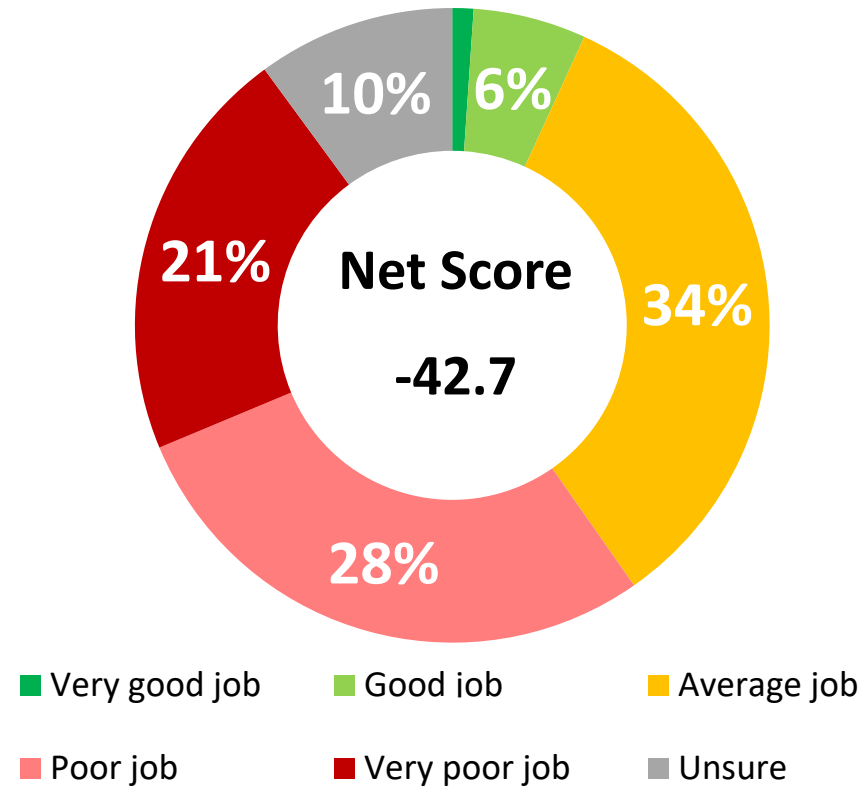


Performance of municipal leaders at supporting a diversity of housing stock

Q

Would you say municipal leaders do a very good, good, average, poor or very poor job at supporting the following?

Supporting a diversity of housing stock



*Charts may not add up to 100 due to rounding.

*The net score is the difference between all positive and negative numbers in a question.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=285.



Proportion of multi-generational homes sold in 2020

“

When REALTORS® were asked what proportion of the homes they sold in 2020 that were multi-generational, just under one in two report having sold at least one multi-generational home.

”

Q

What proportion of homes have you sold in 2020 that are multi-generational homes? ____ %

TOP RESPONSES

	Frequency (n=246)
Mean	7.2%
Median	0.0%
Zero percent	54.5%
Ten percent	11.0%
Five percent	8.1%
One percent	5.3%
Twenty percent	4.5%

Obstacles to providing seniors with accessible living accommodations

“

When REALTORS® were asked what the biggest obstacles were when it comes to providing seniors with accessible living or housing accommodations, they most often mentioned affordability (45%), followed by availability of suitable housing or lack of inventory (22%).

”

Q

What is the biggest obstacle when it comes to providing seniors with accessible living/housing accommodations? [OPEN]

TOP RESPONSES

	Frequency (n=252)
Affordability	44.8%
Availability of suitable housing/lack of inventory	21.8%
Finding a bungalow/a place with no stairs	10.7%
Proximity to public transit/amenities	3.6%
Zoning restrictions/red tape for developers	3.2%
Unsure	3.6%

Suggestions for the City of Ottawa to get more multi-generational homes on the market

“

When asked what the City of Ottawa could do to encourage having more multi-generational homes on the market, REALTORS® mentioned most frequently incentivize owners and/or builders for renovations or lower taxes (24%), followed by improve or loosen zoning restrictions (17%) and make the permit process easier and shorter (13%).

”

Q

What could the City of Ottawa do to encourage having more multi-generational homes on the market? [OPEN]

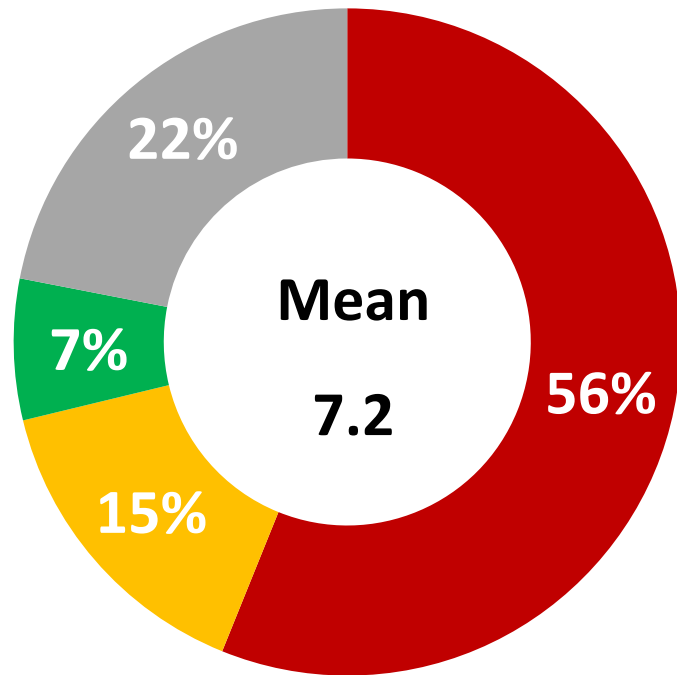
TOP RESPONSES

	Frequency (n=247)
Incentivize owners/builders for renovations/lower taxes	23.9%
Improve/loosen zoning restrictions	17.0%
Make permit process easier and shorter/reduce red tape	12.6%
Allow additions/modifications to property	8.9%
Build affordable housing	6.1%
Allow more development within/around the city	5.7%
Unsure	13.0%

Difficulty in meeting the needs of clients looking for multi-generational homes

Q

On a scale of 0 to 10 how would you rate the difficulty in meeting the needs of your clients who are looking for multi-generational homes?



■ Difficult (7-10) ■ Neutral (4-6) ■ Not difficult (0-3) ■ Unsure

“

REALTORS® rate meeting the needs of their clients looking for multi-generational homes as difficult (mean of 7.2 out of 10).

”

*Charts may not add up to 100 due to rounding.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=217.



Recommendations for Ottawa city council

“

Asked if they had any recommendations for Ottawa city council in terms of making it easier to meet the needs of clients looking for multi-generational homes, REALTORS® mentioned they could be more flexible with construction regulations and permits (27%), followed by easing up on permit fees or providing funding, incentives or grants (13%).

”

Q

If you had a recommendation for Ottawa city council in terms of making it easier to meet the needs of clients looking for multi-generational homes including coach house, in-law suites, etc., what would it be? [OPEN-ENDED]

**Frequency
(n=258)**

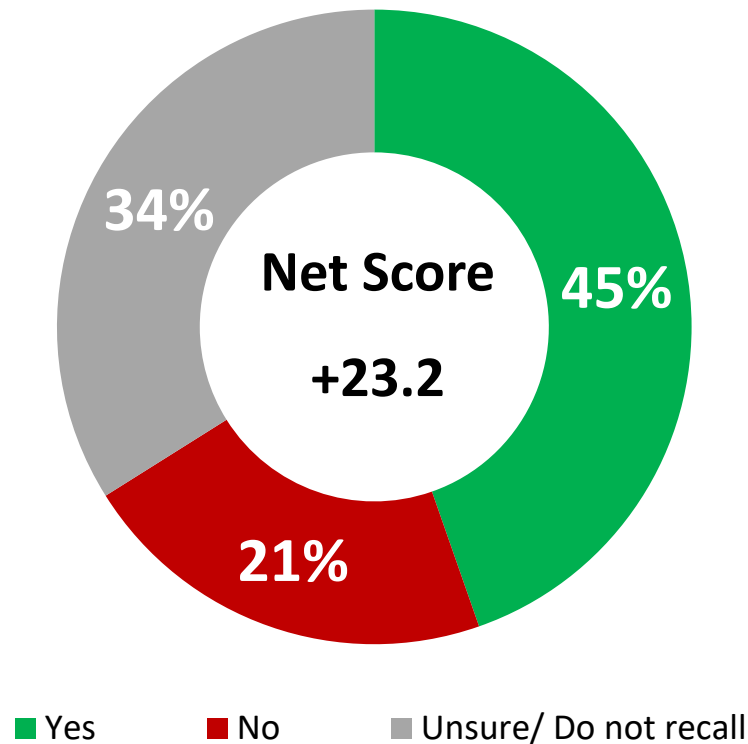
TOP RESPONSES

Be more flexible with construction regulations/permits (additions, separate entrances, main floor in-law suites)	26.7%
Ease up permit fees/provide funding/incentives/grants	12.8%
Make permits/application process faster/easier	8.1%
Tax incentives/breaks	7.8%
Build/allow coach houses	7.0%
Change the zoning restrictions	6.2%
Unsure	5.0%

Ability to find multi-generational housing for a client

Q

Was there ever a time when you were unable to find a multi-generational housing property for a client in the past two years?



“

Over two in five REALTORS® (45%) have experienced a time where they were unable to find a multi-generational housing property for a client in the past two years.

”

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*The net score is the difference between all positive and negative numbers in a question.

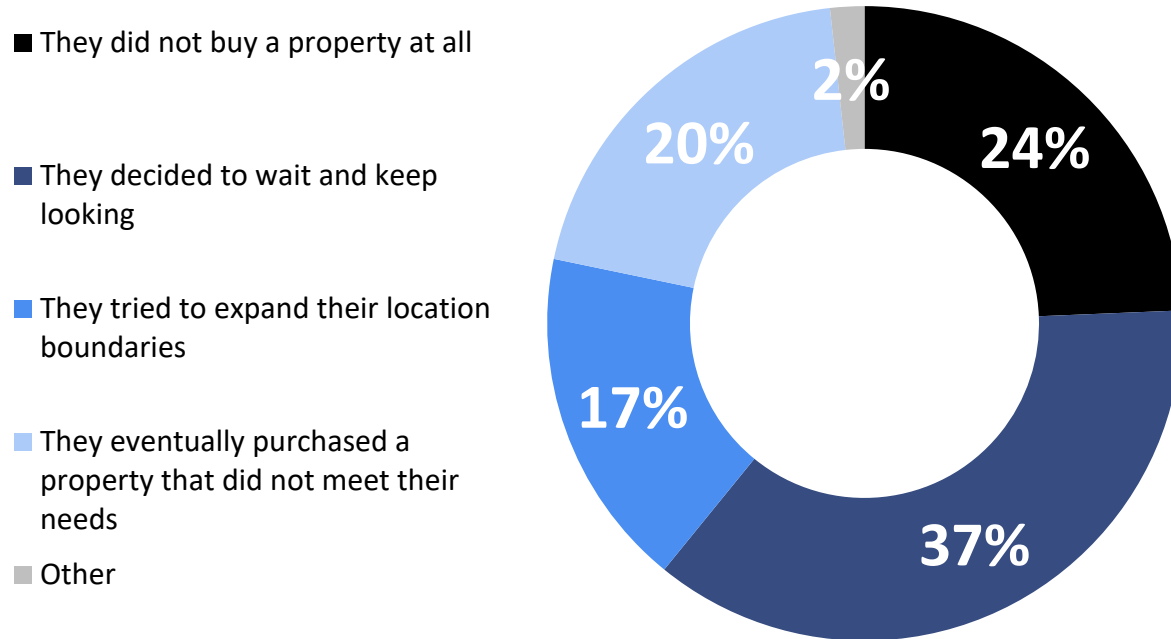
Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=280.



Impact of inability to find multi-generational housing for clients

Q

[THOSE WHO WERE UNABLE TO FIND MULTI-GENERATIONAL HOUSING PROPERTIES FOR A CLIENT IN THE PAST TWO YEARS] What did the client do when you were unable to find a multi-generational housing property?



“

For REALTORS® that have difficulty finding a multigenerational housing property for a client, the clients experience a diversity of impacts.

”

*Charts may not add up to 100 due to rounding.

Source: Nanos Research, online survey from a list of members, April 30th to May 18th, 2021, n=40 REALTORS who were unable to find multi-generational housing properties for a client in the past two years.



METHODOLOGY

Nanos conducted an online survey of 285 OREB members from a list provided by the client, between April 30th and May 18th, 2021.

The research was commissioned by the Ontario Real Estate Association and the Ottawa Real Estate board and was conducted by Nanos Research.

Note: Charts may not add up to 100 due to rounding.



Element	Description
Research sponsor	Ontario Real Estate Association and Ottawa Real Estate Board
Population and Final Sample Size	285 members
Source of Sample	OREB members
Type of Sample	Online survey from a list of members
Margin of Error	Not applicable
Mode of Survey	Online survey
Sampling Method Base	The sample included OREB members from a list provided by the client.
Demographics (Captured)	Members of OREB.
Demographics (Other)	Not applicable.
Field Dates	April 30 th to May 18 th , 2021
Language of Survey	The survey was conducted in English.
Standards	Nanos Research is a member of the Canadian Research Insights Council (CRIC) and confirms that this research fully complies with all CRIC Standards including the CRIC Public Opinion Research Standards and Disclosure Requirements. https://canadianresearchinsightscouncil.ca/standards/

Element	Description
Weighting of Data	Not applicable.
Screening	Not applicable
Excluded Demographics	Not applicable
Stratification	Not applicable.
Estimated Response Rate	Nine per cent, consistent with industry norms.
Question Order	Question order in the preceding report reflects the order in which they appeared in the original questionnaire.
Question Content	All questions asked are contained in the report.
Question Wording	The questions in the preceding report are written exactly as they were asked to individuals.
Research/Data Collection Supplier	Nanos Research
Contact	Contact Nanos Research for more information or with any concerns or questions. http://www.nanos.co Telephone:(613) 234-4666 ext. 237 Email: info@nanosresearch.com .



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TABULATIONS





2021-1714 – OREA-OREB – Member Survey – STAT SHEET

Question - Since the start of the pandemic,
about how many clients have you had who
were buying or selling residential properties
within the City of Ottawa boundary?

N	Valid	281
		4
Mean		29.12
Median		15.00

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?	0	11	3.9	3.9	3.9
	1	5	1.8	1.8	5.7
	2	7	2.5	2.5	8.2
	3	6	2.1	2.1	10.3
	4	11	3.9	3.9	14.2
	5	6	2.1	2.1	16.4
	6	14	4.9	5.0	21.4
	7	4	1.4	1.4	22.8
	8	10	3.5	3.6	26.3
	9	1	0.4	0.4	26.7
	10	24	8.4	8.5	35.2
	12	12	4.2	4.3	39.5
	13	2	0.7	0.7	40.2
	14	4	1.4	1.4	41.6
	15	29	10.2	10.3	52.0
	16	1	0.4	0.4	52.3

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

	Frequency	Percent	Valid Percent	Cumulative Percent
17	1	0.4	0.4	52.7
18	2	0.7	0.7	53.4
19	1	0.4	0.4	53.7
20	20	7.0	7.1	60.9
21	2	0.7	0.7	61.6
22	2	0.7	0.7	62.3
23	1	0.4	0.4	62.6
24	2	0.7	0.7	63.3
25	12	4.2	4.3	67.6
26	3	1.1	1.1	68.7
27	2	0.7	0.7	69.4
30	14	4.9	5.0	74.4
31	1	0.4	0.4	74.7
33	1	0.4	0.4	75.1
34	1	0.4	0.4	75.4
35	4	1.4	1.4	76.9
36	1	0.4	0.4	77.2
40	15	5.3	5.3	82.6
44	1	0.4	0.4	82.9
45	3	1.1	1.1	84.0
48	1	0.4	0.4	84.3
50	9	3.2	3.2	87.5
51	1	0.4	0.4	87.9
55	1	0.4	0.4	88.3

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

	Frequency	Percent	Valid Percent	Cumulative Percent
60	7	2.5	2.5	90.7
61	1	0.4	0.4	91.1
65	1	0.4	0.4	91.5
70	2	0.7	0.7	92.2
75	3	1.1	1.1	93.2
80	3	1.1	1.1	94.3
85	1	0.4	0.4	94.7
87	1	0.4	0.4	95.0
88	1	0.4	0.4	95.4
90	1	0.4	0.4	95.7
100	3	1.1	1.1	96.8
120	2	0.7	0.7	97.5
137	1	0.4	0.4	97.9
150	1	0.4	0.4	98.2
200	2	0.7	0.7	98.9
288	1	0.4	0.4	99.3
300	1	0.4	0.4	99.6
500	1	0.4	0.4	100.0
Total	281	98.6	100.0	
No answer	4	1.4		
Total	285	100.0		

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Responses		
		N	Percent	Percent of Cases
Question - What are the most frequent client requests you have received since the onset of the COVID-19 crisis in terms of what clients are looking for in a home in Ottawa? [Open]	Office Space	54	7.6%	20.5%
	More space/bigger home	88	12.4%	33.3%
	Affordability/price	76	10.7%	28.8%
	Outdoor space/yard	60	8.4%	22.7%
	Location	66	9.3%	25.0%
	Privacy	12	1.7%	4.5%
	Investment	14	2.0%	5.3%
	Town home	13	1.8%	4.9%
	Bungalow	5	0.7%	1.9%
	Internet speed	10	1.4%	3.8%
	Condos	6	0.8%	2.3%
	Acreage	5	0.7%	1.9%
	Rural home/ further from city centre	15	2.1%	5.7%
	Downsizing	5	0.7%	1.9%
	Garage/parking	14	2.0%	5.3%
	Condition of home	32	4.5%	12.1%
	Pool	7	1.0%	2.7%
	Number of bedrooms/bathrooms	14	2.0%	5.3%
	First time home buyer	9	1.3%	3.4%
	Other	57	8.0%	21.6%
	Single family homes	12	1.7%	4.5%
	Questions on pricing/market	58	8.2%	22.0%
	Questions on viewing homes	25	3.5%	9.5%
	Cottages	4	0.6%	1.5%
	Detached home	10	1.4%	3.8%
	Land/lot size	17	2.4%	6.4%
	Layout	9	1.3%	3.4%
	No change/ nothing specific	8	1.1%	3.0%
	Inventory/availability	3	0.4%	1.1%
	Senior friendly/multi-generational home	3	0.4%	1.1%
Total		711	100.0%	269.3%

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - Houses that can accommodate telework	Increase	216	75.8	76.9	76.9
	Decrease	1	0.4	0.4	77.2
	No change	52	18.2	18.5	95.7
	Unsure	12	4.2	4.3	100.0
	Total	281	98.6	100.0	
	No answer	4	1.4		
Total		285	100.0		

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Housing with bigger backyards	Increase	190	66.7	67.4	67.4
	Decrease	5	1.8	1.8	69.1
	No change	74	26.0	26.2	95.4
	Unsure	13	4.6	4.6	100.0
	Total	282	98.9	100.0	
	No answer	3	1.1		
Total		285	100.0		

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Rentals with separate entrances	Increase	79	27.7	28.2	28.2
	Decrease	5	1.8	1.8	30.0
	No change	162	56.8	57.9	87.9
	Unsure	34	11.9	12.1	100.0
	Total	280	98.2	100.0	
	No answer	5	1.8		
Total		285	100.0		

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – House to accommodate extended family	Increase	104	36.5	37.3	37.3
	Decrease	5	1.8	1.8	39.1
	No change	150	52.6	53.8	92.8
	Unsure	20	7.0	7.2	100.0
	Total	279	97.9	100.0	
	No answer	6	2.1		
Total		285	100.0		

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria. [ROTATE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Diversity of housing stock available in Ottawa	Not at all satisfactory (0)	47	16.5	16.9	16.9
	1	22	7.7	7.9	24.8
	2	37	13.0	13.3	38.1
	3	49	17.2	17.6	55.8
	4	42	14.7	15.1	70.9
	5	41	14.4	14.7	85.6
	6	11	3.9	4.0	89.6
	7	16	5.6	5.8	95.3
	8	10	3.5	3.6	98.9
	9	3	1.1	1.1	100.0
	Total	278	97.5	100.0	
	Unsure	3	1.1		
	No answer	4	1.4		
	Total	7	2.5		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria. [ROTATE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Amount of housing in Ottawa	Not at all satisfactory (0)	68	23.9	24.5	24.5
	1	33	11.6	11.9	36.5
	2	59	20.7	21.3	57.8
	3	52	18.2	18.8	76.5
	4	26	9.1	9.4	85.9
	5	23	8.1	8.3	94.2
	6	5	1.8	1.8	96.0
	7	4	1.4	1.4	97.5
	8	2	0.7	0.7	98.2
	9	5	1.8	1.8	100.0
	Total	277	97.2	100.0	
	Unsure	3	1.1		
	No answer	5	1.8		
	Total	8	2.8		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Creating an environment for affordable housing	Very good job	5	1.8	1.8	1.8
	Good job	9	3.2	3.2	5.0
	Average job	63	22.1	22.4	27.4
	Poor job	102	35.8	36.3	63.7
	Very poor job	86	30.2	30.6	94.3
	Unsure	16	5.6	5.7	100.0
	Total	281	98.6	100.0	
	No answer	4	1.4		
Total		285	100.0		

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Working together as a group to find solutions	Very good job	7	2.5	2.5	2.5
	Good job	11	3.9	3.9	6.4
	Average job	100	35.1	35.6	42.0
	Poor job	69	24.2	24.6	66.5
	Very poor job	64	22.5	22.8	89.3
	Unsure	30	10.5	10.7	100.0
	Total	281	98.6	100.0	
	No answer	4	1.4		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Ensuring there are senior-friendly housing options for seniors	Very good job	6	2.1	2.1	2.1
	Good job	19	6.7	6.8	8.9
	Average job	72	25.3	25.6	34.5
	Poor job	82	28.8	29.2	63.7
	Very poor job	64	22.5	22.8	86.5
	Unsure	38	13.3	13.5	100.0
	Total	281	98.6	100.0	
	No answer	4	1.4		
Total		285	100.0		

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – Supporting a diversity of housing stock	Very good job	3	1.1	1.1	1.1
	Good job	16	5.6	5.8	6.8
	Average job	93	32.6	33.5	40.3
	Poor job	79	27.7	28.4	68.7
	Very poor job	59	20.7	21.2	89.9
	Unsure	28	9.8	10.1	100.0
	Total	278	97.5	100.0	
	No answer	7	2.5		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - What proportion of homes did you sell in Ottawa in 2020 that were multi-generational homes?	.00	134	47.0	54.5	54.5
	.05	1	0.4	0.4	54.9
	1.00	13	4.6	5.3	60.2
	1.60	1	0.4	0.4	60.6
	2.00	6	2.1	2.4	63.0
	3.00	3	1.1	1.2	64.2
	4.00	1	0.4	0.4	64.6
	5.00	20	7.0	8.1	72.8
	6.00	1	0.4	0.4	73.2
	7.00	1	0.4	0.4	73.6
	8.00	1	0.4	0.4	74.0
	10.00	27	9.5	11.0	85.0
	12.00	1	0.4	0.4	85.4
	15.00	3	1.1	1.2	86.6
	20.00	11	3.9	4.5	91.1
	22.00	1	0.4	0.4	91.5
	25.00	4	1.4	1.6	93.1
	30.00	4	1.4	1.6	94.7
	35.00	1	0.4	0.4	95.1
	40.00	2	0.7	0.8	95.9
	50.00	3	1.1	1.2	97.2
	60.00	1	0.4	0.4	97.6
	75.00	2	0.7	0.8	98.4
	80.00	1	0.4	0.4	98.8
	90.00	2	0.7	0.8	99.6
	100.00	1	0.4	0.4	100.0
	Total	246	86.3	100.0	
	No answer	39	13.7		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - What is the biggest obstacle when it comes to providing seniors with accessible living/housing accommodations in Ottawa? [OPEN]	Finding a bungalow/a place with no stairs	27	9.5	10.7	10.7
	Affordability	113	39.6	44.8	55.6
	Availability of suitable housing/lack of inventory	55	19.3	21.8	77.4
	Proximity to public transit/amenities	9	3.2	3.6	81.0
	None	6	2.1	2.4	83.3
	Issues relating to condos (i.e. high condo fees, size of condos)	4	1.4	1.6	84.9
	No experience working with seniors/not applicable	5	1.8	2.0	86.9
	Location	4	1.4	1.6	88.5
	Zoning restrictions/red tape for developers	8	2.8	3.2	91.7
	Ability of seniors to adapt/providing information to seniors	5	1.8	2.0	93.7
	Other	7	2.5	2.8	96.4
	Unsure	9	3.2	3.6	100.0
	Total	252	88.4	100.0	
Missing	System	33	11.6		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Responses		
		N	Percent	Percent of Cases
Question - What could the City of Ottawa do to encourage having more multi-generational homes on the market? [OPEN]	Allow additions/modifications to property	22	8.9%	9.4%
	Build affordable housing	15	6.1%	6.4%
	Improve/loosen zoning restrictions	42	17.0%	17.9%
	Make permit process easier and shorter/reduce red tape	31	12.6%	13.2%
	Incentivize owners/builders for renovations/lower taxes	59	23.9%	25.1%
	Allow more development within/around the city	14	5.7%	6.0%
	Public awareness	5	2.0%	2.1%
	Nothing	10	4.0%	4.3%
	Other	17	6.9%	7.2%
	Unsure	32	13.0%	13.6%
Total		247	100.0%	105.1%

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
Question – On a scale of 0 to 10 how would you rate the difficulty in meeting the needs of your clients who are looking for multi-generational homes in Ottawa?	Not at all difficult (0)	8	2.8	3.7	3.7
	1	1	0.4	0.5	4.1
	2	4	1.4	1.8	6.0
	3	6	2.1	2.8	8.8
	4	8	2.8	3.7	12.4
	5	20	7.0	9.2	21.7
	6	14	4.9	6.5	28.1
	7	34	11.9	15.7	43.8
	8	58	20.4	26.7	70.5
	9	25	8.8	11.5	82.0
	Extremely difficult (10)	39	13.7	18.0	100.0
	Total	217	76.1	100.0	
	Unsure	61	21.4		
	No answer	7	2.5		
	Total	68	23.9		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Responses		
		N	Percent	Percent of Cases
Question - If you had a recommendation for Ottawa city council in terms of making it easier to meet the needs of clients looking for multi-generational homes including coach house, in-law suites, etc., what would it be? [OPEN]	Nothing	4	1.6%	1.9%
	Tax incentives/breaks	20	7.8%	9.5%
	Be more flexible with construction regulations/permits (additions, separate entrances, main floor in-law sui	69	26.7%	32.7%
	Build more affordable housing	7	2.7%	3.3%
	Build more houses with in-law suites	10	3.9%	4.7%
	Build/allow coach houses	18	7.0%	8.5%
	Change the zoning restrictions	16	6.2%	7.6%
	Ease by-law restrictions	5	1.9%	2.4%
	Ease up permit fees/provide funding/incentives/grants	33	12.8%	15.6%
	Make permits/application process faster/easier	21	8.1%	10.0%
	Not in favour of this type of housing	3	1.2%	1.4%
	More/better inventory	4	1.6%	1.9%
	Create a committee that is focused on multi-generational homes/rental housing	3	1.2%	1.4%
	More education on the issues	2	0.8%	0.9%
	Increase the urban boundary/provide more options	6	2.3%	2.8%
	Better design and communications with builders	5	1.9%	2.4%
	Other	19	7.4%	9.0%
	Unsure	13	5.0%	6.2%
Total		258	100.0%	122.3%

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - Was there ever a time when you were unable to find a multi-generational housing property for a client in Ottawa in the past two years?	Yes	125	43.9	44.6	44.6
	No	60	21.1	21.4	66.1
	Unsure/do not recall	95	33.3	33.9	100.0
	Total	280	98.2	100.0	
	No answer	5	1.8		
Total		285	100.0		

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - What did the client do when you were unable to find a multi-generational housing property?	They did not buy a property at all	28	9.8	24.3	24.3
	They decided to wait and keep looking	42	14.7	36.5	60.9
	They tried to expand their location boundaries	20	7.0	17.4	78.3
	They eventually purchased a property that did not meet their needs	23	8.1	20.0	98.3
	Unsure/Don't know	2	0.7	1.7	100.0
	Total	115	40.4	100.0	
	No answer	170	59.6		
Total		285	100.0		

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - Our last few questions will help us group your responses. How long have you been a REALTOR®, generally? ____ number of years	.00	3	1.1	1.1	1.1
	.25	1	0.4	0.4	1.4
	1.00	15	5.3	5.4	6.8
	1.50	1	0.4	0.4	7.2
	2.00	11	3.9	3.9	11.1
	2.50	2	0.7	0.7	11.8
	3.00	6	2.1	2.2	14.0
	4.00	5	1.8	1.8	15.8
	5.00	13	4.6	4.7	20.4
	6.00	15	5.3	5.4	25.8
	7.00	9	3.2	3.2	29.0
	8.00	8	2.8	2.9	31.9
	9.00	8	2.8	2.9	34.8
	10.00	7	2.5	2.5	37.3
	11.00	7	2.5	2.5	39.8
	12.00	12	4.2	4.3	44.1
	13.00	5	1.8	1.8	45.9
	14.00	11	3.9	3.9	49.8
	15.00	21	7.4	7.5	57.3
	16.00	11	3.9	3.9	61.3
	17.00	12	4.2	4.3	65.6
	18.00	13	4.6	4.7	70.3
	19.00	3	1.1	1.1	71.3
	20.00	7	2.5	2.5	73.8

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

	Frequency	Percent	Valid Percent	Cumulative Percent
21.00	2	0.7	0.7	74.6
23.00	6	2.1	2.2	76.7
24.00	2	0.7	0.7	77.4
25.00	6	2.1	2.2	79.6
26.00	2	0.7	0.7	80.3
27.00	2	0.7	0.7	81.0
28.00	2	0.7	0.7	81.7
29.00	1	0.4	0.4	82.1
30.00	9	3.2	3.2	85.3
31.00	3	1.1	1.1	86.4
32.00	1	0.4	0.4	86.7
33.00	9	3.2	3.2	90.0
34.00	1	0.4	0.4	90.3
35.00	5	1.8	1.8	92.1
36.00	3	1.1	1.1	93.2
37.00	1	0.4	0.4	93.5
38.00	1	0.4	0.4	93.9
39.00	1	0.4	0.4	94.3
40.00	8	2.8	2.9	97.1
43.00	2	0.7	0.7	97.8
44.00	1	0.4	0.4	98.2
45.00	2	0.7	0.7	98.9
49.00	1	0.4	0.4	99.3
50.00	2	0.7	0.7	100.0

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

		Frequency	Percent	Valid Percent	Cumulative Percent
	Total	279	97.9	100.0	
	No answer	6	2.1		
Total		285	100.0		

		Frequency	Percent	Valid Percent	Cumulative Percent
Question - How long have you been a REALTOR® in Ottawa? ____ number of years	.00	6	2.1	2.1	2.1
	.25	1	0.4	0.4	2.5
	.30	1	0.4	0.4	2.8
	.50	1	0.4	0.4	3.2
	1.00	16	5.6	5.7	8.9
	1.50	1	0.4	0.4	9.3
	2.00	12	4.2	4.3	13.5
	2.50	2	0.7	0.7	14.2
	3.00	7	2.5	2.5	16.7
	4.00	5	1.8	1.8	18.5
	5.00	14	4.9	5.0	23.5
	6.00	16	5.6	5.7	29.2
	7.00	10	3.5	3.6	32.7
	8.00	8	2.8	2.8	35.6
	9.00	5	1.8	1.8	37.4
	10.00	8	2.8	2.8	40.2
	11.00	8	2.8	2.8	43.1

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2021-1714 – OREA-OREB – Member Survey – STAT SHEET

	Frequency	Percent	Valid Percent	Cumulative Percent
12.00	14	4.9	5.0	48.0
13.00	6	2.1	2.1	50.2
14.00	9	3.2	3.2	53.4
15.00	17	6.0	6.0	59.4
16.00	10	3.5	3.6	63.0
17.00	11	3.9	3.9	66.9
18.00	12	4.2	4.3	71.2
19.00	4	1.4	1.4	72.6
20.00	9	3.2	3.2	75.8
21.00	2	0.7	0.7	76.5
23.00	6	2.1	2.1	78.6
24.00	2	0.7	0.7	79.4
25.00	6	2.1	2.1	81.5
26.00	2	0.7	0.7	82.2
27.00	2	0.7	0.7	82.9
28.00	2	0.7	0.7	83.6
29.00	1	0.4	0.4	84.0
30.00	8	2.8	2.8	86.8
31.00	3	1.1	1.1	87.9
32.00	1	0.4	0.4	88.3
33.00	9	3.2	3.2	91.5
34.00	1	0.4	0.4	91.8

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	Frequency	Percent	Valid Percent	Cumulative Percent
35.00	6	2.1	2.1	94.0
36.00	2	0.7	0.7	94.7
37.00	1	0.4	0.4	95.0
38.00	1	0.4	0.4	95.4
39.00	1	0.4	0.4	95.7
40.00	7	2.5	2.5	98.2
43.00	2	0.7	0.7	98.9
49.00	1	0.4	0.4	99.3
50.00	2	0.7	0.7	100.0
Total	281	98.6	100.0	
No answer	4	1.4		
Total	285	100.0		

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			How long have you been a REALTOR® in Ottawa?			
			Ottawa 2021-04	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?	Total	Unwgt N	279	104	98	77
		Wgt N	279	104	98	77
		Mean	29.2	23.6	37.3	26.6
		Median	15.0	15.0	20.0	14.0
	0	%	3.9	3.8	1.0	7.8
	1	%	1.8	2.9	1.0	1.3
	2	%	2.5	2.9	1.0	3.9
	3	%	2.2	2.9	1.0	2.6
	4	%	3.9	2.9	4.1	5.2
	5	%	2.2	2.9	2.0	1.3
	6	%	5.0	3.8	4.1	7.8
	7	%	1.4	0.0	4.1	0.0
	8	%	3.2	2.9	4.1	2.6
	9	%	0.4	0.0	0.0	1.3
	10	%	8.6	9.6	8.2	7.8
	12	%	4.3	3.8	4.1	5.2
	13	%	0.7	0.0	0.0	2.6
	14	%	1.4	1.0	1.0	2.6
	15	%	10.4	13.5	12.2	3.9
	16	%	0.4	0.0	1.0	0.0
	17	%	0.4	0.0	0.0	1.3
	18	%	0.7	1.0	0.0	1.3
	19	%	0.4	1.0	0.0	0.0
	20	%	6.8	10.6	5.1	3.9
	21	%	0.7	1.0	1.0	0.0
	22	%	0.7	1.0	1.0	0.0
	23	%	0.4	0.0	1.0	0.0
	24	%	0.7	0.0	2.0	0.0
	25	%	4.3	2.9	6.1	3.9
	26	%	1.1	1.9	0.0	1.3
	27	%	0.7	1.0	0.0	1.3
	30	%	5.0	9.6	3.1	1.3
	31	%	0.4	0.0	1.0	0.0
	33	%	0.4	0.0	1.0	0.0
	34	%	0.4	0.0	1.0	0.0
	35	%	1.4	1.9	1.0	1.3
	36	%	0.4	1.0	0.0	0.0
	40	%	5.4	3.8	5.1	7.8
	44	%	0.4	0.0	1.0	0.0

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			How long have you been a REALTOR® in Ottawa?			
			Ottawa 2021-04	Zero to nine years	Ten to nineteen years	Twenty or more years
	45	%	1.1	0.0	0.0	3.9
	48	%	0.4	0.0	1.0	0.0
	50	%	3.2	1.9	4.1	3.9
	51	%	0.4	0.0	0.0	1.3
	55	%	0.4	0.0	0.0	1.3
	60	%	2.5	2.9	3.1	1.3
	61	%	0.4	0.0	1.0	0.0
	65	%	0.4	1.0	0.0	0.0
	70	%	0.7	1.0	0.0	1.3
	75	%	1.1	1.0	1.0	1.3
	80	%	1.1	1.0	1.0	1.3
	85	%	0.4	0.0	1.0	0.0
	87	%	0.4	0.0	1.0	0.0
	88	%	0.4	0.0	1.0	0.0
	90	%	0.4	0.0	1.0	0.0
	100	%	1.1	1.0	1.0	1.3
	120	%	0.7	0.0	0.0	2.6
	137	%	0.4	0.0	1.0	0.0
	150	%	0.4	0.0	1.0	0.0
	200	%	0.7	0.0	1.0	1.3
	288	%	0.4	0.0	1.0	0.0
	300	%	0.4	1.0	0.0	0.0
	500	%	0.4	0.0	1.0	0.0

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - What are the most frequent client requests you have received since the onset of the COVID-19 crisis in terms of what clients are looking for in a home in Ottawa? [Open]	Total	Unwgt N	262	89	140	33	97	95	71
		Wgt N	262	89	140	33	97	95	71
	Office Space	%	20.2	14.6	24.3	18.2	20.6	26.3	11.3
	More space/bigger home	%	31.3	27.0	29.3	51.5	34.0	29.5	29.6
	Affordability/price	%	26.3	31.5	25.0	18.2	26.8	27.4	25.4
	Outdoor space/yard	%	22.9	16.9	24.3	33.3	27.8	22.1	15.5
	Location	%	21.8	22.5	20.7	24.2	25.8	10.5	31.0
	Privacy	%	4.6	3.4	5.0	6.1	4.1	6.3	2.8
	Investment	%	5.0	5.6	4.3	6.1	5.2	3.2	8.5
	Town home	%	4.6	5.6	5.0	0.0	6.2	3.2	4.2
	Bungalow	%	1.1	2.2	0.7	0.0	0.0	1.1	2.8
	Internet speed	%	3.8	3.4	4.3	3.0	4.1	2.1	5.6
	Condos	%	2.3	1.1	3.6	0.0	3.1	1.1	2.8
	Acreage	%	1.9	2.2	1.4	3.0	0.0	5.3	0.0
	Rural home/ further from city centre	%	5.3	9.0	3.6	3.0	5.2	5.3	5.6
	Downsizing	%	1.9	1.1	2.9	0.0	1.0	2.1	2.8
	Garage/parking	%	5.3	6.7	5.7	0.0	7.2	3.2	5.6
	Condition of home	%	11.5	5.6	14.3	15.2	14.4	11.6	8.5
	Pool	%	2.7	1.1	2.9	6.1	2.1	5.3	0.0
	Number of bedrooms/bathrooms	%	4.6	5.6	4.3	3.0	8.2	4.2	0.0
	First time home buyer	%	3.4	3.4	4.3	0.0	3.1	4.2	2.8
	Other	%	17.9	16.9	19.3	15.2	13.4	23.2	16.9
	Single family homes	%	4.6	4.5	5.0	3.0	4.1	3.2	7.0
	Questions on pricing/market	%	14.5	14.6	14.3	15.2	12.4	14.7	18.3
	Questions on viewing homes	%	7.3	4.5	8.6	9.1	4.1	9.5	9.9
	Cottages	%	1.5	1.1	2.1	0.0	4.1	0.0	0.0
	Detached home	%	3.4	2.2	5.0	0.0	4.1	3.2	2.8
	Land/lot size	%	6.5	7.9	4.3	12.1	4.1	6.3	9.9
	Layout	%	3.4	3.4	4.3	0.0	5.2	2.1	1.4
	No change/ nothing specific	%	3.1	3.4	3.6	0.0	2.1	2.1	5.6
	Inventory/availability	%	1.1	2.2	0.7	0.0	0.0	2.1	1.4
	Senior friendly/multi-generational home	%	1.1	2.2	0.0	3.0	2.1	1.1	0.0

*Values are based on the percentage of positive responses in proportion to a specific response [columns exceed 100 per cent]

**Multifrequency tab based on multiple responses

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - What are the most frequent client requests you have received since the onset of the COVID-19 crisis in terms of what clients are looking for in a home in Ottawa? [Open]	Total	Unwgt N	642	206	354	82	247	229	169
		Wgt N	642	206	354	82	247	229	169
	Office Space	%	8.3	6.3	9.6	7.3	8.1	10.9	4.7
	More space/bigger home	%	12.8	11.7	11.6	20.7	13.4	12.2	12.4
	Affordability/price	%	10.7	13.6	9.9	7.3	10.5	11.4	10.7
	Outdoor space/yard	%	9.3	7.3	9.6	13.4	10.9	9.2	6.5
	Location	%	8.9	9.7	8.2	9.8	10.1	4.4	13.0
	Privacy	%	1.9	1.5	2.0	2.4	1.6	2.6	1.2
	Investment	%	2.0	2.4	1.7	2.4	2.0	1.3	3.6
	Town home	%	1.9	2.4	2.0	0.0	2.4	1.3	1.8
	Bungalow	%	0.5	1.0	0.3	0.0	0.0	0.4	1.2
	Internet speed	%	1.6	1.5	1.7	1.2	1.6	0.9	2.4
	Condos	%	0.9	0.5	1.4	0.0	1.2	0.4	1.2
	Acreage	%	0.8	1.0	0.6	1.2	0.0	2.2	0.0
	Rural home/ further from city centre	%	2.2	3.9	1.4	1.2	2.0	2.2	2.4
	Downsizing	%	0.8	0.5	1.1	0.0	0.4	0.9	1.2
	Garage/parking	%	2.2	2.9	2.3	0.0	2.8	1.3	2.4
	Condition of home	%	4.7	2.4	5.6	6.1	5.7	4.8	3.6
	Pool	%	1.1	0.5	1.1	2.4	0.8	2.2	0.0
	Number of bedrooms/bathrooms	%	1.9	2.4	1.7	1.2	3.2	1.7	0.0
	First time home buyer	%	1.4	1.5	1.7	0.0	1.2	1.7	1.2
	Other	%	7.3	7.3	7.6	6.1	5.3	9.6	7.1
	Single family homes	%	1.9	1.9	2.0	1.2	1.6	1.3	3.0
	Questions on pricing/market	%	5.9	6.3	5.6	6.1	4.9	6.1	7.7
	Questions on viewing homes	%	3.0	1.9	3.4	3.7	1.6	3.9	4.1
	Cottages	%	0.6	0.5	0.8	0.0	1.6	0.0	0.0
	Detached home	%	1.4	1.0	2.0	0.0	1.6	1.3	1.2
	Land/lot size	%	2.6	3.4	1.7	4.9	1.6	2.6	4.1
	Layout	%	1.4	1.5	1.7	0.0	2.0	0.9	0.6
	No change/ nothing specific	%	1.2	1.5	1.4	0.0	0.8	0.9	2.4
	Inventory/availability	%	0.5	1.0	0.3	0.0	0.0	0.9	0.6
	Senior friendly/multi-generational home	%	0.5	1.0	0.0	1.2	0.8	0.4	0.0

*Values are based on the percentage of positive responses in proportion to a specific response [columns add-up to 100 per cent]

**Multifrequency tab based on multiple responses

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
[Houses that can accommodate telework] Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020?	Total	Unwgt N	279	98	146	35	104	99	76
		Wgt N	279	98	146	35	104	99	76
	Increase	%	76.7	62.2	82.9	91.4	85.6	74.7	67.1
	Decrease	%	0.4	1.0	0.0	0.0	0.0	1.0	0.0
	No change	%	18.6	26.5	15.8	8.6	12.5	21.2	23.7
	Unsure	%	4.3	10.2	1.4	0.0	1.9	3.0	9.2

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
[Housing with bigger backyards] Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020?	Total	Unwgt N	280	98	147	35	104	99	77
		Wgt N	280	98	147	35	104	99	77
	Increase	%	67.9	55.1	72.8	82.9	73.1	68.7	57.1
	Decrease	%	1.8	3.1	1.4	0.0	1.9	1.0	2.6
	No change	%	25.7	31.6	23.8	17.1	22.1	29.3	28.6
	Unsure	%	4.6	10.2	2.0	0.0	2.9	1.0	11.7



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
[Rentals with separate entrances] Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020?	Total	Unwgt N	278	98	146	34	104	98	76
		Wgt N	278	98	146	34	104	98	76
	Increase	%	28.1	25.5	30.1	26.5	28.8	30.6	25.0
	Decrease	%	1.8	1.0	2.1	2.9	1.0	2.0	1.3
	No change	%	57.9	54.1	58.9	64.7	60.6	57.1	55.3
	Unsure	%	12.2	19.4	8.9	5.9	9.6	10.2	18.4

Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
[Houses to accommodate extended family] Have you seen an increase, decrease, no change in requests for the following in Ottawa since the start of the COVID crisis in March 2020?	Total	Unwgt N	277	97	146	34	103	98	76
		Wgt N	277	97	146	34	103	98	76
	Increase	%	37.5	32.0	39.0	47.1	38.8	42.9	28.9
	Decrease	%	1.8	1.0	2.1	2.9	2.9	0.0	1.3
	No change	%	53.4	53.6	55.5	44.1	48.5	55.1	59.2
	Unsure	%	7.2	13.4	3.4	5.9	9.7	2.0	10.5



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria: [ROTATE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Diversity of housing stock available in Ottawa	Total	Unwgt N	279	97	147	35	104	99	76
		Wgt N	279	97	147	35	104	99	76
		Mean	3.2	3.5	3.3	2.5	3.1	3.3	3.4
		Median	3.0	3.0	3.0	3.0	3.0	3.0	4.0
	Not at all satisfactory (0)	%	16.5	12.4	17.7	22.9	18.3	16.2	15.8
	1	%	7.9	6.2	8.8	8.6	6.7	10.1	6.6
	2	%	13.3	15.5	11.6	14.3	16.3	14.1	7.9
	3	%	17.6	20.6	14.3	22.9	16.3	17.2	18.4
	4	%	15.1	12.4	15.0	22.9	16.3	10.1	18.4
	5	%	14.7	14.4	17.0	5.7	13.5	14.1	17.1
	6	%	3.6	5.2	3.4	0.0	1.9	6.1	3.9
	7	%	5.7	5.2	6.8	2.9	5.8	5.1	6.6
	8	%	3.6	4.1	4.1	0.0	3.8	4.0	2.6
	9	%	1.1	2.1	0.7	0.0	0.0	2.0	1.3
	Unsure	%	1.1	2.1	0.7	0.0	1.0	1.0	1.3



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

On a scale of 0 to 10, how would you rate the housing stock in Ottawa, where 0 is not at all satisfactory and 10 is extremely satisfactory, in terms of the following criteria: [ROTATE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Amount of housing available in Ottawa	Total	Unwgt N	278	97	147	34	102	99	77
		Wgt N	278	97	147	34	102	99	77
		Mean	2.3	2.7	2.3	1.5	2.2	2.4	2.4
		Median	2.0	3.0	2.0	1.0	2.0	2.0	2.0
	Not at all satisfactory (0)	%	24.1	18.6	23.8	41.2	27.5	23.2	22.1
	1	%	11.9	10.3	12.9	11.8	9.8	13.1	13.0
	2	%	20.9	17.5	22.4	23.5	21.6	23.2	16.9
	3	%	18.7	22.7	17.7	11.8	16.7	17.2	23.4
	4	%	9.4	10.3	9.5	5.9	11.8	8.1	6.5
	5	%	8.3	9.3	8.8	2.9	8.8	7.1	9.1
	6	%	1.8	3.1	0.7	2.9	1.0	1.0	3.9
	7	%	1.4	1.0	2.0	0.0	1.0	2.0	1.3
	8	%	0.7	1.0	0.7	0.0	1.0	1.0	0.0
	9	%	1.8	3.1	1.4	0.0	0.0	4.0	1.3
	Unsure	%	1.1	3.1	0.0	0.0	1.0	0.0	2.6

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Creating an environment for affordable housing	Total	Unwgt N	279	98	146	35	104	99	76
		Wgt N	279	98	146	35	104	99	76
	Very good job	%	1.8	2.0	0.7	5.7	0.0	2.0	3.9
	Good job	%	3.2	3.1	3.4	2.9	0.0	5.1	5.3
	Average job	%	22.6	21.4	25.3	14.3	26.0	16.2	26.3
	Poor job	%	36.2	40.8	32.9	37.1	41.3	35.4	30.3
	Very poor job	%	30.5	26.5	30.8	40.0	28.8	36.4	26.3
	Unsure	%	5.7	6.1	6.8	0.0	3.8	5.1	7.9

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Working together as a group to find solutions	Total	Unwgt N	279	98	146	35	104	99	76
		Wgt N	279	98	146	35	104	99	76
	Very good job	%	2.5	3.1	2.1	2.9	2.9	1.0	3.9
	Good job	%	3.9	6.1	3.4	0.0	1.9	1.0	10.5
	Average job	%	35.5	31.6	41.8	20.0	35.6	37.4	34.2
	Poor job	%	24.7	26.5	22.6	28.6	24.0	28.3	19.7
	Very poor job	%	22.6	20.4	19.9	40.0	22.1	25.3	21.1
	Unsure	%	10.8	12.2	10.3	8.6	13.5	7.1	10.5

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Ensuring there are senior-friendly housing options for seniors	Total	Unwgt N	279	98	146	35	104	99	76
		Wgt N	279	98	146	35	104	99	76
	Very good job	%	2.2	1.0	2.7	2.9	2.9	1.0	2.6
	Good job	%	6.8	10.2	4.8	5.7	5.8	6.1	9.2
	Average job	%	25.4	20.4	29.5	22.9	28.8	25.3	22.4
	Poor job	%	29.4	33.7	24.7	37.1	26.0	34.3	26.3
	Very poor job	%	22.6	20.4	24.7	20.0	18.3	22.2	30.3
	Unsure	%	13.6	14.3	13.7	11.4	18.3	11.1	9.2

Would you say municipal leaders in Ottawa do a very good, good, average, poor or very poor job at supporting the following? [RANDOMIZE]

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Supporting a diversity of housing stock	Total	Unwgt N	276	97	144	35	104	97	75
		Wgt N	276	97	144	35	104	97	75
	Very good job	%	1.1	1.0	0.7	2.9	0.0	1.0	2.7
	Good job	%	5.8	5.2	6.3	5.7	4.8	4.1	9.3
	Average job	%	33.3	32.0	36.8	22.9	33.7	32.0	36.0
	Poor job	%	28.6	27.8	27.1	37.1	29.8	29.9	24.0
	Very poor job	%	21.0	20.6	18.8	31.4	22.1	22.7	18.7
	Unsure	%	10.1	13.4	10.4	0.0	9.6	10.3	9.3



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - What proportion of homes did you sell in Ottawa in 2020 that were multi-generational homes?	Total	Unwgt N	245	85	126	34	99	81	65
		Wgt N	245	85	126	34	99	81	65
		Mean	6.9	6.5	7.0	7.5	8.5	7.8	4.8
		Median	0.0	0.0	0.0	5.0	0.0	1.0	0.0
	.00	%	54.7	63.5	57.9	20.6	54.5	48.1	61.5
	.05	%	0.4	0.0	0.0	2.9	0.0	1.2	0.0
	1.00	%	5.3	8.2	4.0	2.9	6.1	3.7	6.2
	1.60	%	0.4	0.0	0.0	2.9	0.0	1.2	0.0
	2.00	%	2.4	1.2	3.2	2.9	0.0	6.2	1.5
	3.00	%	1.2	0.0	0.8	5.9	0.0	2.5	1.5
	4.00	%	0.4	0.0	0.0	2.9	0.0	1.2	0.0
	5.00	%	8.2	3.5	6.3	26.5	11.1	6.2	6.2
	6.00	%	0.4	0.0	0.8	0.0	0.0	1.2	0.0
	7.00	%	0.4	0.0	0.8	0.0	0.0	1.2	0.0
	8.00	%	0.4	0.0	0.8	0.0	1.0	0.0	0.0
	10.00	%	11.0	9.4	8.7	23.5	10.1	8.6	15.4
	12.00	%	0.4	0.0	0.0	2.9	0.0	1.2	0.0
	15.00	%	1.2	2.4	0.8	0.0	0.0	2.5	1.5
	20.00	%	4.5	1.2	7.9	0.0	8.1	2.5	1.5
	22.00	%	0.4	0.0	0.8	0.0	0.0	1.2	0.0
	25.00	%	1.6	1.2	2.4	0.0	1.0	2.5	1.5
	30.00	%	1.6	2.4	0.8	2.9	3.0	1.2	0.0
	35.00	%	0.4	1.2	0.0	0.0	0.0	1.2	0.0
	40.00	%	0.8	1.2	0.8	0.0	1.0	1.2	0.0
	50.00	%	1.2	3.5	0.0	0.0	0.0	2.5	1.5
	60.00	%	0.4	0.0	0.8	0.0	0.0	1.2	0.0
	75.00	%	0.8	0.0	0.8	2.9	1.0	0.0	1.5
	80.00	%	0.4	0.0	0.8	0.0	0.0	1.2	0.0
	90.00	%	0.4	1.2	0.0	0.0	2.0	0.0	0.0
	100.00	%	0.4	0.0	0.8	0.0	1.0	0.0	0.0

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - What is the biggest obstacle when it comes to providing seniors with accessible living/housing accommodations in Ottawa? [OPEN]	Total	Unwgt N	250	82	134	34	88	94	69
		Wgt N	250	82	134	34	88	94	69
		Mean	6.1	6.8	6.3	3.6	5.8	7.4	4.8
		Median	2.0	2.0	2.0	3.0	2.0	3.0	3.0
	Finding a bungalow/a place with no stairs	%	10.4	7.3	9.7	20.6	11.4	9.6	10.1
	Affordability	%	44.8	46.3	49.3	23.5	56.8	39.4	37.7
	Availability of suitable housing/lack of inventory	%	22.0	29.3	15.7	29.4	13.6	26.6	26.1
	Proximity to public transit/amenities	%	3.6	2.4	3.7	5.9	2.3	4.3	4.3
	None	%	2.4	1.2	2.2	5.9	1.1	1.1	5.8
	Issues relating to condos (i.e. high condo fees, size of condos)	%	1.6	0.0	2.2	2.9	1.1	2.1	1.4
	No experience working with seniors/not applicable	%	2.0	0.0	3.0	2.9	2.3	2.1	1.4
	Location	%	1.6	1.2	1.5	2.9	0.0	3.2	1.4
	Zoning restrictions/red tape for developers	%	3.2	4.9	2.2	2.9	2.3	2.1	5.8
	Ability of seniors to adapt/providing information to seniors	%	2.0	0.0	3.7	0.0	2.3	2.1	1.4
	Other	%	2.8	2.4	3.0	2.9	3.4	2.1	2.9
	Unsure	%	3.6	4.9	3.7	0.0	3.4	5.3	1.4

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question – What could the City of Ottawa do to encourage having more multi-generational homes on the market? [OPEN]	Total	Unwgt N	234	76	127	31	84	87	63
		Wgt N	234	76	127	31	84	87	63
	Allow additions/modifications to property	%	9.0	10.5	7.9	9.7	10.7	12.6	3.2
	Build affordable housing	%	6.4	10.5	5.5	0.0	7.1	5.7	6.3
	Improve/loosen zoning restrictions	%	17.9	15.8	17.3	25.8	10.7	17.2	28.6
	Make permit process easier and shorter/reduce red tape	%	13.2	11.8	13.4	16.1	9.5	20.7	7.9
	Incentivize owners/builders for renovations/lower taxes	%	25.2	21.1	29.9	16.1	22.6	27.6	25.4
	Allow more development within/around the city	%	6.0	7.9	3.9	9.7	7.1	1.1	11.1
	Public awareness	%	2.1	0.0	3.1	3.2	6.0	0.0	0.0
	Nothing	%	4.3	3.9	4.7	3.2	2.4	2.3	9.5
	Other	%	7.3	6.6	7.1	9.7	13.1	3.4	4.8
	Unsure	%	13.7	13.2	12.6	19.4	14.3	14.9	9.5

*Values are based on the percentage of positive responses in proportion to a specific response [columns exceed 100 per cent]

**Multifrequency tab based on multiple responses



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question – What could the City of Ottawa do to encourage having more multi-generational homes on the market? [OPEN]	Total	Unwgt N	246	77	134	35	87	92	67
		Wgt N	246	77	134	35	87	92	67
	Allow additions/modifications to property	%	8.5	10.4	7.5	8.6	10.3	12.0	3.0
	Build affordable housing	%	6.1	10.4	5.2	0.0	6.9	5.4	6.0
	Improve/loosen zoning restrictions	%	17.1	15.6	16.4	22.9	10.3	16.3	26.9
	Make permit process easier and shorter/reduce red tape	%	12.6	11.7	12.7	14.3	9.2	19.6	7.5
	Incentivize owners/builders for renovations/lower taxes	%	24.0	20.8	28.4	14.3	21.8	26.1	23.9
	Allow more development within/around the city	%	5.7	7.8	3.7	8.6	6.9	1.1	10.4
	Public awareness	%	2.0	0.0	3.0	2.9	5.7	0.0	0.0
	Nothing	%	4.1	3.9	4.5	2.9	2.3	2.2	9.0
	Other	%	6.9	6.5	6.7	8.6	12.6	3.3	4.5
	Unsure	%	13.0	13.0	11.9	17.1	13.8	14.1	9.0

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**Multifrequency tab based on multiple responses



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - On a scale of 0 to 10 how would you rate the difficulty in meeting the needs of your clients who are looking for multi-generational homes in Ottawa?	Total	Unwgt N	276	97	145	34	102	98	76
		Wgt N	276	97	145	34	102	98	76
		Mean	7.2	7.3	7.0	7.7	7.1	7.2	7.2
		Median	8.0	8.0	8.0	8.0	7.0	8.0	8.0
	Not at all difficult (0)	%	2.9	2.1	3.4	2.9	2.0	2.0	5.3
	1	%	0.4	0.0	0.0	2.9	0.0	0.0	1.3
	2	%	1.4	1.0	2.1	0.0	1.0	2.0	1.3
	3	%	2.2	0.0	3.4	2.9	2.9	2.0	1.3
	4	%	2.9	3.1	2.8	2.9	4.9	1.0	2.6
	5	%	7.2	7.2	8.3	2.9	5.9	11.2	3.9
	6	%	5.1	6.2	4.1	5.9	6.9	5.1	2.6
	7	%	12.3	12.4	13.8	5.9	14.7	12.2	9.2
	8	%	20.7	19.6	20.7	23.5	14.7	29.6	18.4
	9	%	9.1	7.2	6.9	23.5	9.8	8.2	9.2
	Extremely difficult (10)	%	14.1	13.4	13.1	20.6	12.7	12.2	18.4
	Unsure	%	21.7	27.8	21.4	5.9	24.5	14.3	26.3

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question – If you had a recommendation for Ottawa city council in terms of making it easier to meet the needs of clients looking for multi-generational homes including coach house, in-law suites, etc., what would it be? [OPEN]	Total	Unwgt N	209	70	111	28	74	75	62
		Wgt N	209	70	111	28	74	75	62
	Nothing	%	1.9	1.4	2.7	0.0	0.0	1.3	4.8
	Tax incentives/breaks	%	9.6	7.1	10.8	10.7	10.8	12.0	4.8
	Be more flexible with construction regulations/permits (additions, separate entrances, main floor in-law sui	%	29.2	28.6	30.6	25.0	25.7	37.3	25.8
	Build more affordable housing	%	3.3	4.3	2.7	3.6	4.1	2.7	3.2
	Build more houses with in-law suites	%	4.8	4.3	5.4	3.6	4.1	4.0	6.5
	Build/allow coach houses	%	8.6	11.4	6.3	10.7	9.5	6.7	9.7
	Change the zoning restrictions	%	7.7	11.4	7.2	0.0	6.8	4.0	12.9
	Ease by-law restrictions	%	2.4	1.4	2.7	3.6	0.0	4.0	3.2
	Ease up permit fees/provide funding/incentives/grants	%	15.3	12.9	13.5	28.6	13.5	16.0	16.1
	Make permits/application process faster/easier	%	10.0	4.3	11.7	17.9	8.1	16.0	4.8
	Not in favour of this type of housing	%	1.4	0.0	2.7	0.0	1.4	0.0	3.2
	More/better inventory	%	1.9	4.3	0.0	3.6	4.1	1.3	0.0
	Create a committee that is focused on multi-generational homes/rental housing	%	1.4	0.0	2.7	0.0	2.7	0.0	1.6
	More education on the issues	%	1.0	1.4	0.9	0.0	0.0	2.7	0.0
	Increase the urban boundary/provide more options	%	2.9	5.7	0.0	7.1	1.4	4.0	3.2
	Better design and communications with builders	%	2.4	4.3	1.8	0.0	2.7	2.7	1.6
	Other	%	9.1	7.1	9.9	10.7	13.5	5.3	8.1
	Unsure	%	6.2	4.3	8.1	3.6	9.5	6.7	1.6

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**Multifrequency tab based on multiple responses



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question – If you had a recommendation for Ottawa city council in terms of making it easier to meet the needs of clients looking for multi-generational homes including coach house, in-law suites, etc., what would it be? [OPEN]	Total	Unwgt N	249	80	133	36	87	95	69
		Wgt N	249	80	133	36	87	95	69
	Nothing	%	1.6	1.3	2.3	0.0	0.0	1.1	4.3
	Tax incentives/breaks	%	8.0	6.3	9.0	8.3	9.2	9.5	4.3
	Be more flexible with construction regulations/permits (additions, separate entrances, main floor in-law sui	%	24.5	25.0	25.6	19.4	21.8	29.5	23.2
	Build more affordable housing	%	2.8	3.8	2.3	2.8	3.4	2.1	2.9
	Build more houses with in-law suites	%	4.0	3.8	4.5	2.8	3.4	3.2	5.8
	Build/allow coach houses	%	7.2	10.0	5.3	8.3	8.0	5.3	8.7
	Change the zoning restrictions	%	6.4	10.0	6.0	0.0	5.7	3.2	11.6
	Ease by-law restrictions	%	2.0	1.3	2.3	2.8	0.0	3.2	2.9
	Ease up permit fees/provide funding/incentives/grants	%	12.9	11.3	11.3	22.2	11.5	12.6	14.5
	Make permits/application process faster/easier	%	8.4	3.8	9.8	13.9	6.9	12.6	4.3
	Not in favour of this type of housing	%	1.2	0.0	2.3	0.0	1.1	0.0	2.9
	More/better inventory	%	1.6	3.8	0.0	2.8	3.4	1.1	0.0
	Create a committee that is focused on multi-generational homes/rental housing	%	1.2	0.0	2.3	0.0	2.3	0.0	1.4
	More education on the issues	%	0.8	1.3	0.8	0.0	0.0	2.1	0.0
	Increase the urban boundary/provide more options	%	2.4	5.0	0.0	5.6	1.1	3.2	2.9
	Better design and communications with builders	%	2.0	3.8	1.5	0.0	2.3	2.1	1.4
	Other	%	7.6	6.3	8.3	8.3	11.5	4.2	7.2
	Unsure	%	5.2	3.8	6.8	2.8	8.0	5.3	1.4

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**Multifrequency tab based on multiple responses



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Was there ever a time when you were unable to find a multi-generational housing property for a client in Ottawa in the past two years?	Total	Unwgt N	278	97	146	35	103	99	76
		Wgt N	278	97	146	35	103	99	76
	Yes	%	44.2	32.0	48.6	60.0	40.8	47.5	46.1
	No	%	21.6	19.6	22.6	22.9	23.3	15.2	27.6
	Unsure/do not recall	%	34.2	48.5	28.8	17.1	35.9	37.4	26.3

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question – [IF YES TO Q18] What did the client do when you were unable to find a multi-generational housing property?	Total	Unwgt N	114	28	66	20	41	43	30
		Wgt N	114	28	66	20	41	43	30
	They did not buy a property at all	%	24.6	39.3	19.7	20.0	26.8	25.6	20.0
	They decided to wait and keep looking	%	36.8	21.4	40.9	45.0	31.7	44.2	33.3
	They tried to expand their location boundaries	%	17.5	21.4	16.7	15.0	26.8	2.3	26.7
	They eventually purchased a property that did not meet their needs	%	19.3	17.9	21.2	15.0	14.6	25.6	16.7
	Unsure/Don't know	%	1.8	0.0	1.5	5.0	0.0	2.3	3.3

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
Question - Our last few questions will help us group your responses. How long have you been a REALTOR®, generally? _____ number of years	Total	Unwgt N	277	97	145	35	104	98	77
		Wgt N	277	97	145	35	104	98	77
		Mean	16.0	16.7	15.0	18.0	5.7	14.8	31.3
		Median	15.0	15.0	14.0	15.0	5.0	15.0	31.0
	.00	%	1.1	3.1	0.0	0.0	2.9	0.0	0.0
	.25	%	0.4	1.0	0.0	0.0	1.0	0.0	0.0
	1.00	%	5.4	10.3	3.4	0.0	14.4	0.0	0.0
	1.50	%	0.4	0.0	0.7	0.0	1.0	0.0	0.0
	2.00	%	4.0	2.1	6.2	0.0	10.6	0.0	0.0
	2.50	%	0.7	1.0	0.7	0.0	1.9	0.0	0.0
	3.00	%	2.2	0.0	4.1	0.0	5.8	0.0	0.0
	4.00	%	1.8	0.0	2.8	2.9	4.8	0.0	0.0
	5.00	%	4.7	2.1	6.9	2.9	12.5	0.0	0.0
	6.00	%	5.4	4.1	5.5	8.6	14.4	0.0	0.0
	7.00	%	2.9	2.1	2.8	5.7	8.7	0.0	0.0
	8.00	%	2.9	4.1	2.1	2.9	7.7	0.0	0.0
	9.00	%	2.9	4.1	2.1	2.9	7.7	0.0	0.0
	10.00	%	2.5	2.1	2.8	2.9	0.0	7.1	0.0
	11.00	%	2.5	2.1	2.8	2.9	0.0	7.1	0.0
	12.00	%	4.0	3.1	4.1	5.7	0.0	12.2	0.0
	13.00	%	1.8	0.0	2.1	5.7	0.0	5.1	0.0
	14.00	%	4.0	4.1	3.4	5.7	1.0	10.2	0.0
	15.00	%	7.6	6.2	8.3	8.6	1.9	19.4	0.0
	16.00	%	4.0	4.1	3.4	5.7	1.0	10.2	0.0
	17.00	%	4.3	3.1	4.8	5.7	0.0	12.2	0.0
	18.00	%	4.7	6.2	4.8	0.0	1.0	12.2	0.0
	19.00	%	1.1	0.0	1.4	2.9	0.0	3.1	0.0
	20.00	%	2.5	3.1	2.8	0.0	0.0	0.0	9.1
	21.00	%	0.7	2.1	0.0	0.0	0.0	0.0	2.6
	23.00	%	2.2	2.1	2.8	0.0	0.0	0.0	7.8

Nanos conducted an online survey of 285 members of the OREA and OREB between April 30th and May 18th, 2021. Participants were recruited using a list provided by OREA and OREB. The response rate was 8.5%. All members were invited to do the survey, so no margin of error applies.

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2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?				How long have you been a REALTOR® in Ottawa?		
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients	Zero to nine years	Ten to nineteen years	Twenty or more years
	24.00	%	0.7	1.0	0.7	0.0	0.0	0.0	2.6
	25.00	%	2.2	5.2	0.7	0.0	0.0	0.0	7.8
	26.00	%	0.7	0.0	0.7	2.9	0.0	0.0	2.6
	27.00	%	0.7	1.0	0.7	0.0	0.0	0.0	2.6
	28.00	%	0.7	1.0	0.7	0.0	0.0	0.0	2.6
	29.00	%	0.4	1.0	0.0	0.0	0.0	0.0	1.3
	30.00	%	3.2	5.2	2.8	0.0	0.0	1.0	10.4
	31.00	%	1.1	0.0	0.7	5.7	0.0	0.0	3.9
	32.00	%	0.4	0.0	0.0	2.9	0.0	0.0	1.3
	33.00	%	3.2	2.1	3.4	5.7	0.0	0.0	11.7
	34.00	%	0.4	1.0	0.0	0.0	0.0	0.0	1.3
	35.00	%	1.8	2.1	2.1	0.0	1.0	0.0	5.2
	36.00	%	1.1	1.0	1.4	0.0	0.0	0.0	3.9
	37.00	%	0.4	0.0	0.0	2.9	0.0	0.0	1.3
	38.00	%	0.4	0.0	0.7	0.0	0.0	0.0	1.3
	39.00	%	0.4	0.0	0.7	0.0	0.0	0.0	1.3
	40.00	%	2.9	2.1	2.1	8.6	0.0	0.0	10.4
	43.00	%	0.7	1.0	0.7	0.0	1.0	0.0	1.3
	44.00	%	0.4	1.0	0.0	0.0	0.0	0.0	1.3
	45.00	%	0.7	2.1	0.0	0.0	0.0	0.0	2.6
	49.00	%	0.4	0.0	0.7	0.0	0.0	0.0	1.3
	50.00	%	0.7	1.0	0.7	0.0	0.0	0.0	2.6



2021-1714 – OREA-OREB – Member Survey – by number of clients and years of being a REALTOR® – STAT SHEET

		Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?			
		Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients
Question - How long have you been a REALTOR® in Ottawa? _____ number of years	Total	279	98	146	35
	Unwgt N	279	98	146	35
	Wgt N	279	98	146	35
	Mean	15.1	14.9	14.5	18.0
	Median	14.0	14.5	12.5	15.0
	.00 %	2.2	5.1	0.7	0.0
	.25 %	0.4	1.0	0.0	0.0
	.30 %	0.4	1.0	0.0	0.0
	.50 %	0.4	1.0	0.0	0.0
	1.00 %	5.7	10.2	4.1	0.0
	1.50 %	0.4	0.0	0.7	0.0
	2.00 %	4.3	2.0	6.8	0.0
	2.50 %	0.7	1.0	0.7	0.0
	3.00 %	2.5	0.0	4.8	0.0
	4.00 %	1.8	0.0	2.7	2.9
	5.00 %	5.0	3.1	6.8	2.9
	6.00 %	5.7	4.1	6.2	8.6
	7.00 %	3.2	2.0	3.4	5.7
	8.00 %	2.9	4.1	2.1	2.9
	9.00 %	1.8	2.0	1.4	2.9
	10.00 %	2.9	3.1	2.7	2.9
	11.00 %	2.9	3.1	2.7	2.9
	12.00 %	4.7	5.1	4.1	5.7
	13.00 %	2.2	0.0	2.1	8.6
	14.00 %	3.2	2.0	4.1	2.9
	15.00 %	6.1	4.1	6.8	8.6
	16.00 %	3.6	4.1	2.7	5.7
	17.00 %	3.9	2.0	4.8	5.7
	18.00 %	4.3	6.1	4.1	0.0
	19.00 %	1.4	1.0	1.4	2.9
	20.00 %	3.2	5.1	2.7	0.0
	21.00 %	0.7	2.0	0.0	0.0

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			Since the start of the pandemic, about how many clients have you had who were buying or selling residential properties within the City of Ottawa boundary?			
			Ottawa 2021-04	Zero to ten clients	Eleven to fifty clients	More than fifty clients
	23.00	%	2.2	2.0	2.7	0.0
	24.00	%	0.7	1.0	0.7	0.0
	25.00	%	2.2	5.1	0.7	0.0
	26.00	%	0.7	0.0	0.7	2.9
	27.00	%	0.7	1.0	0.7	0.0
	28.00	%	0.7	1.0	0.7	0.0
	29.00	%	0.4	1.0	0.0	0.0
	30.00	%	2.9	6.1	1.4	0.0
	31.00	%	1.1	0.0	0.7	5.7
	32.00	%	0.4	0.0	0.0	2.9
	33.00	%	3.2	2.0	3.4	5.7
	34.00	%	0.4	1.0	0.0	0.0
	35.00	%	2.2	2.0	2.7	0.0
	36.00	%	0.7	0.0	1.4	0.0
	37.00	%	0.4	0.0	0.0	2.9
	38.00	%	0.4	0.0	0.7	0.0
	39.00	%	0.4	0.0	0.7	0.0
	40.00	%	2.5	1.0	2.1	8.6
	43.00	%	0.7	1.0	0.7	0.0
	49.00	%	0.4	0.0	0.7	0.0
	50.00	%	0.7	1.0	0.7	0.0