



2026

FEBRUARY

OTTAWA

Real Estate Market Report



BASED ON RESIDENTIAL MLS® SYSTEM DATA FROM OTTAWA REAL ESTATE BOARD FOR THE REGION OF OTTAWA.
ALL PERCENTAGE CHANGES ARE YEAR-OVER-YEAR COMPARISONS

OVERVIEW

BALANCED MARKET

Spring is in the air, and the Ottawa market is heating up! While year-over-year stats remain steady, we saw a 4.8% jump in average sale price over last month (January) a clear sign that buyer confidence is blooming. With transaction volumes holding strong and a slightly more relaxed pace of 45 days on market, we're seeing a beautifully balanced environment where buyers have the breathing room to make smart decisions and sellers are seeing consistent momentum.

Whether you're buying, selling, or just staying informed, Ottawa's market continues to show resilience and opportunity.



February year-over-year sales volume of \$478,123,835

Down -2.95% from 2025's \$492,667,236, with unit sales of 715, down -1.24% from last February's 724. New listings of 1,442 are down -8.21% from last year, with the sales/listing ratio of 49.6% up by +7.59%.



Year-to-date sales volume of \$835,286,579

Down -7.16% from 2025's \$899,677,549, with unit sales of 1,275, down -4.06% from 2025's 1,329. New listings of 2,823 are up +0.18% from a year ago, with the sales/listing ratio of 45.2% down -4.24%.



Year-to-date average sale price of \$655,127

Down -3.2% from 2025's \$676,958, with the average days-on-market of 51, up +14.3% from 2025's 44. Average sale price for the month of February was \$668,705, down -1.7% from last February's \$680,480.

FEBRUARY NUMBERS

Median Sale Price

\$619,990

-1.7%

Average Sale Price

\$668,705

-1.7%

Sales Volume

\$478,123,835

-3.0%

Unit Sales

715

-1.2%

New Listings

1,442

+8.2%

Unit Sales/Listings Ratio

49.6%

3.5%

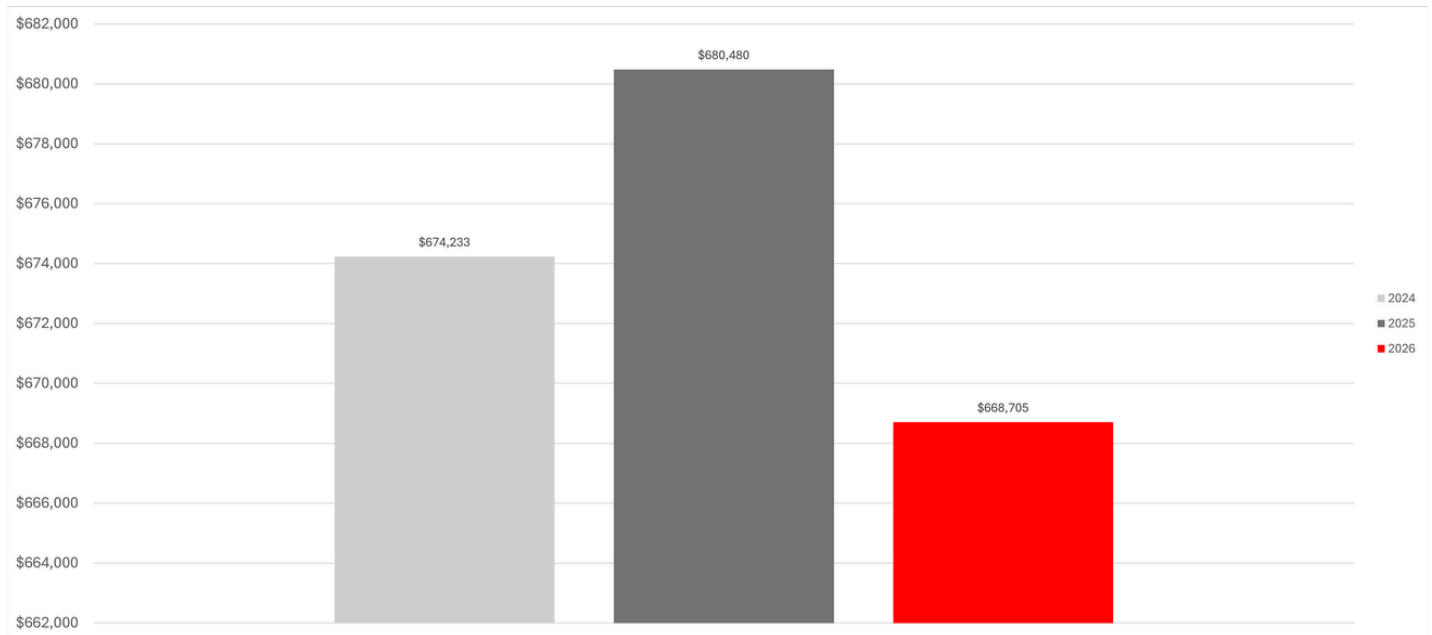
Year-over-year comparison (February 2026 vs. February 2025)

THE MARKET IN DETAIL

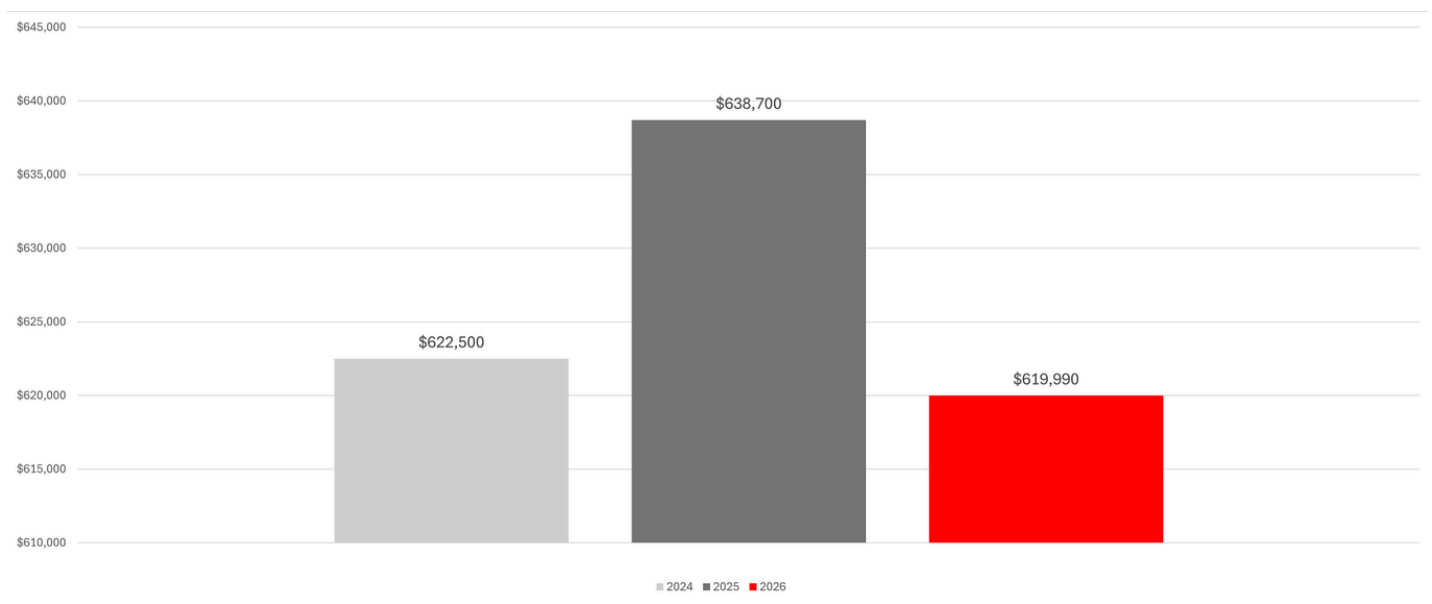
	2024	2025	2026
YTD Volume Sales	\$902,131,068	\$899,677,549	\$835,286,579
YTD Unit Sales	1,365	1,329	1,275
YTD New Listings	2,567	2,818	2,823
YTD Sales/Listings Ratio	53.2%	47.20%	45.20%
Monthly Volume Sales	\$534,667,024	\$492,667,236	\$478,123,835
Monthly Unit Sales	793	724	715
Monthly New Listings	1,434	1,571	1,442
Monthly Sales/Listings Ratio	55.3%	46.10%	49.60%
Monthly Average Sale Price	\$674,233	\$680,480	\$668,705
Monthly Median Sale Price	\$622,500	\$638,700	\$619,990
YTD Sales: \$0-\$199K	1	5	6
YTD Sales: \$200k-399K	218	225	230
YTD Sales: \$400K-\$599K	389	470	354
YTD Sales: \$600K-\$799K	421	431	413
YTD Sales: \$800K-\$999K	176	206	165
YTD Sales: \$1M+	110	134	107
YTD Sales: \$2M+	9	6	8
YTD Average Days-On-Market	44	44	51
YTD Average Sale Price YTD	\$658,327	\$676,958	\$655,127

The Ottawa MLS® Sales and Listing Summary 2024
 vs. 2025 vs. 2026

AVERAGE SALE PRICE

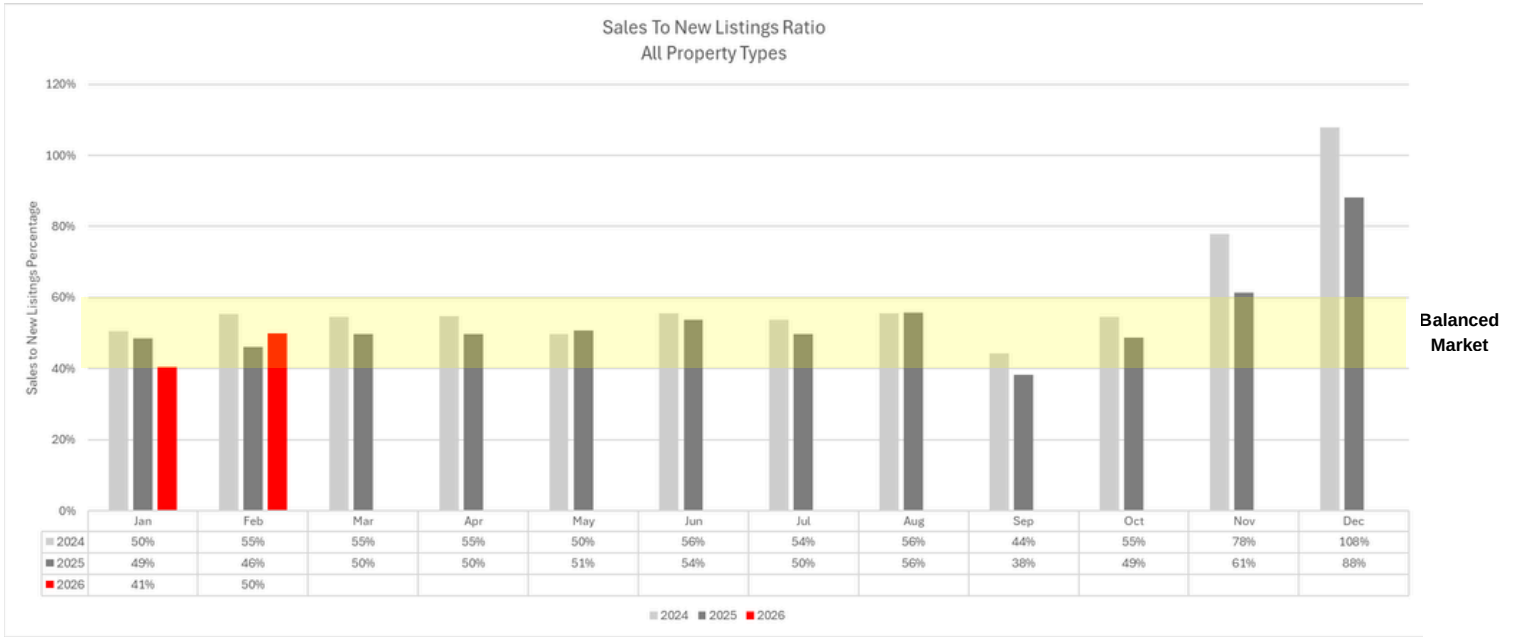


MEDIAN SALE PRICE

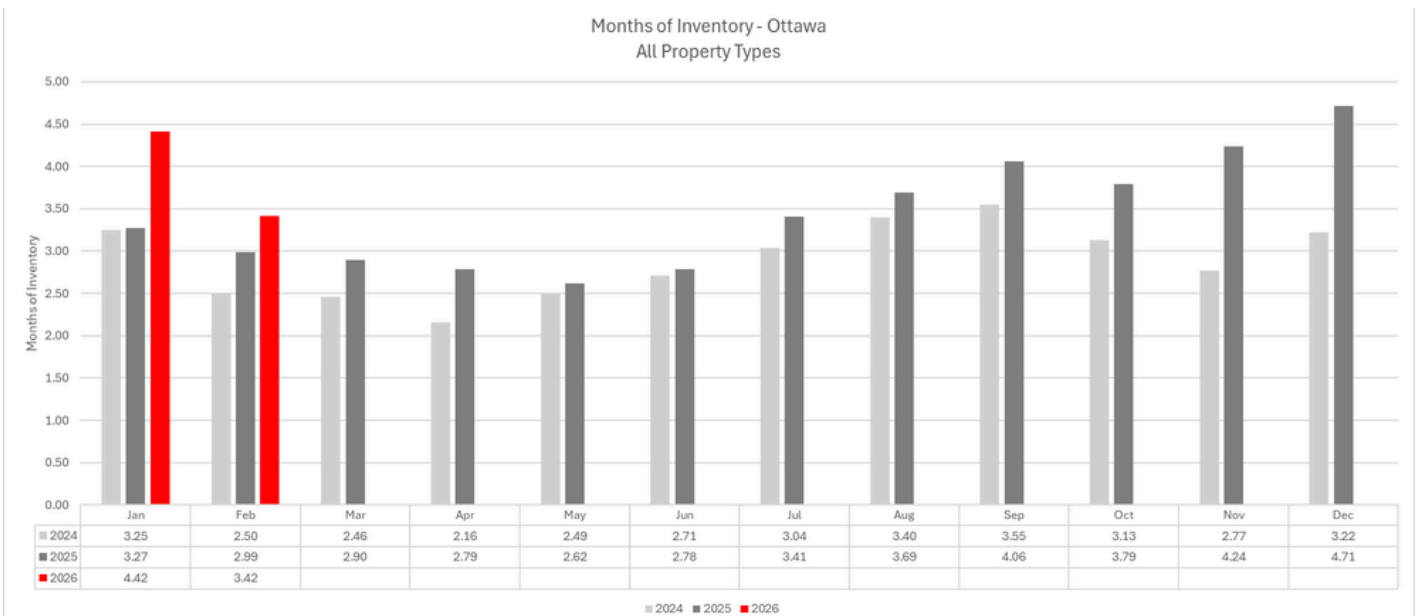


** Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).*

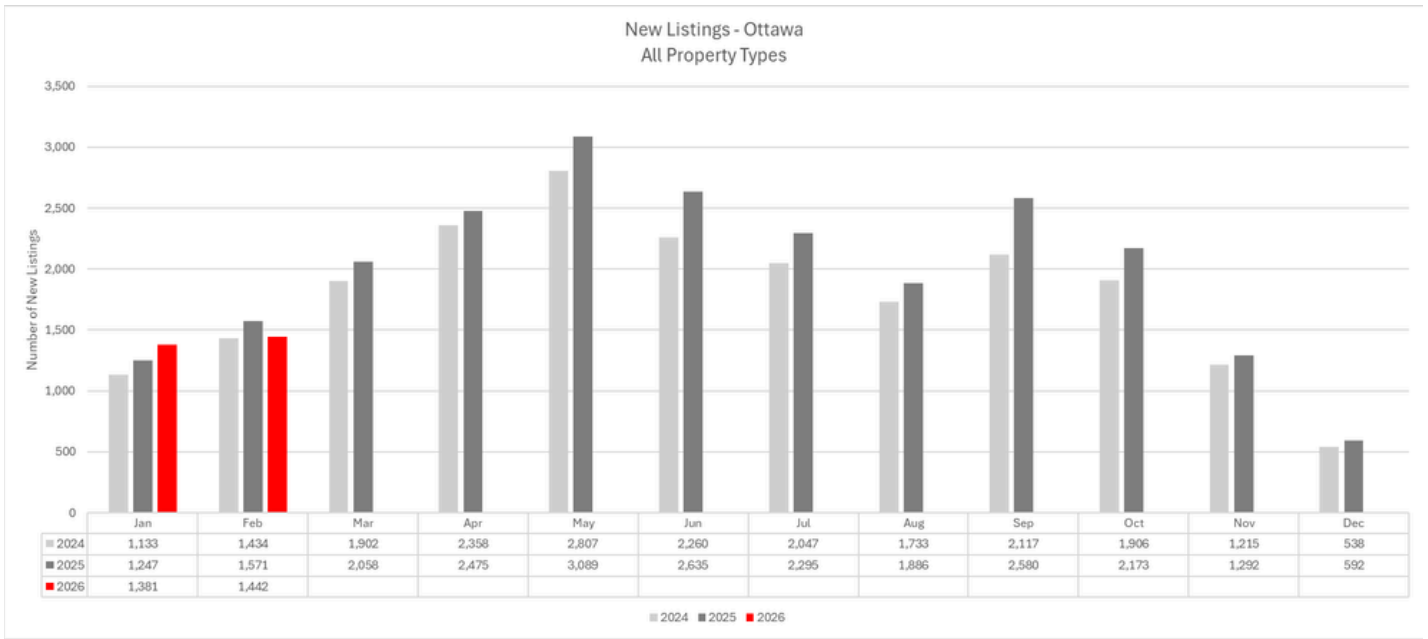
SALES TO NEW LISTINGS RATIO



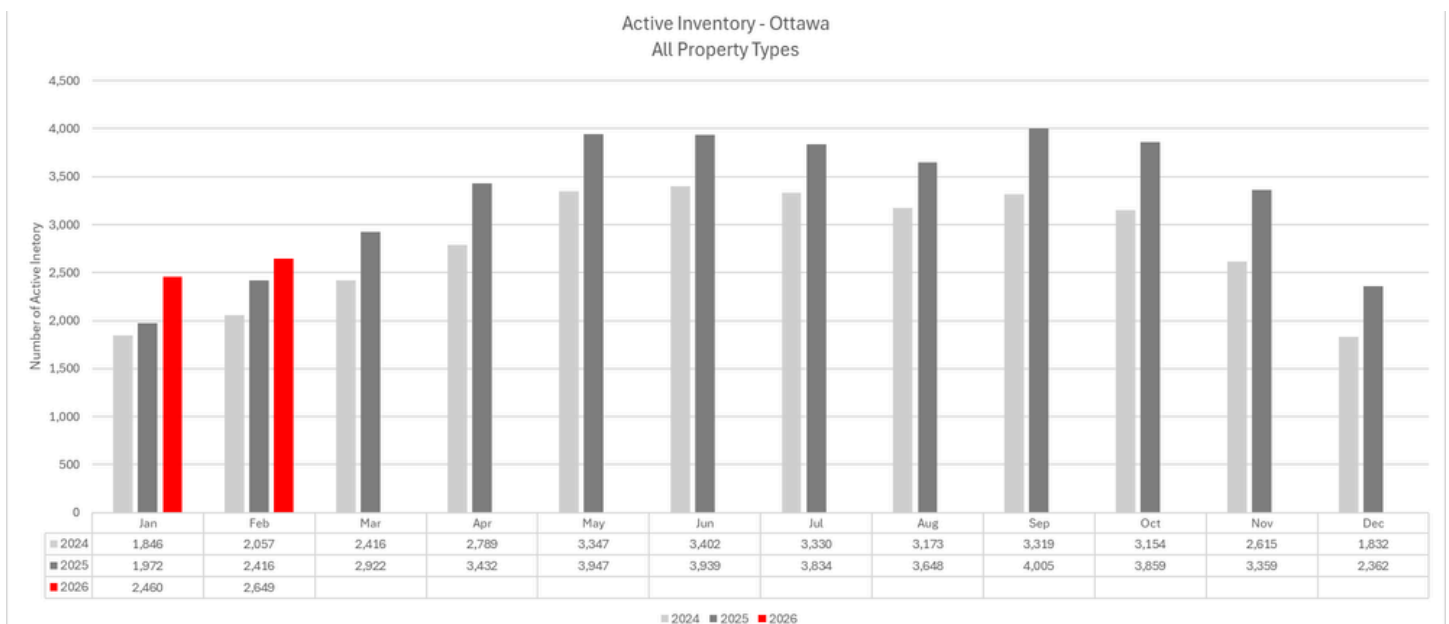
MONTHS OF INVENTORY



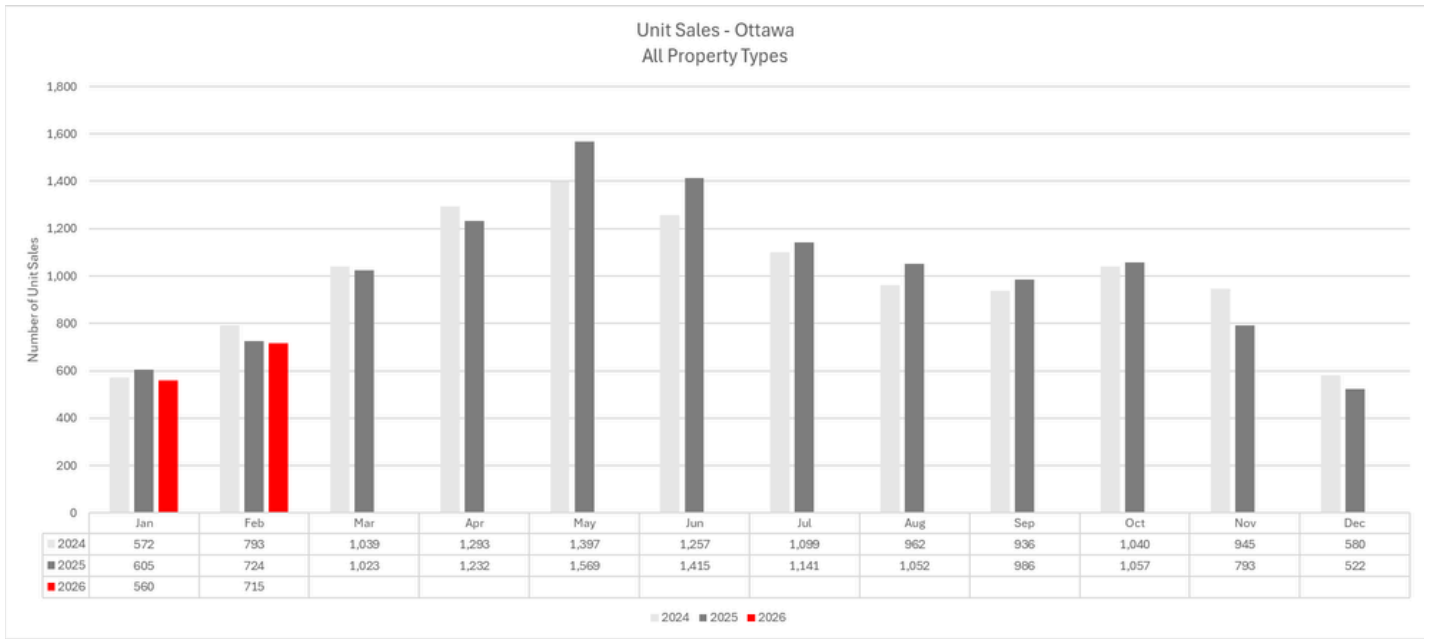
NEW LISTINGS



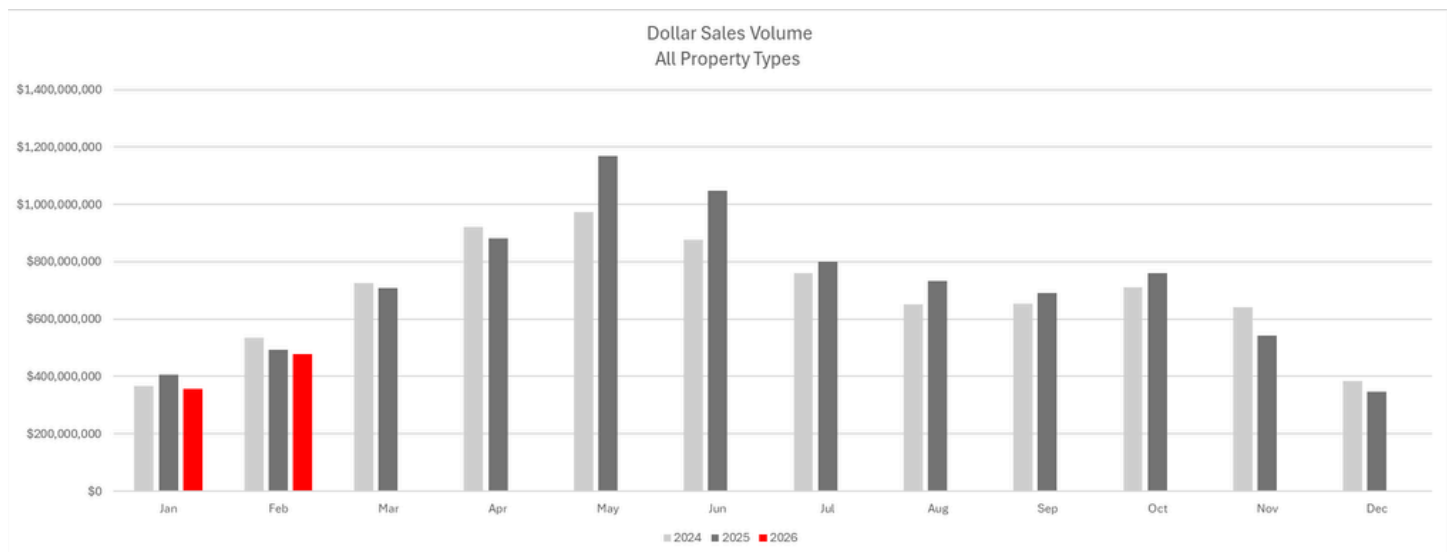
ACTIVE INVENTORY



UNIT SALES



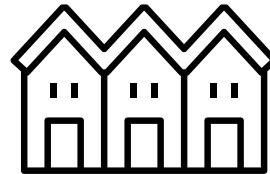
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

	DETACHED	ROWHOUSES	CONDO APARTMENT
YTD Sales Volume	\$402,320,648 -10.0%	\$190,474,853 0.4%	\$86,822,966 -26.9%
YTD Unit Sales	472 -6.7	311 +3.0%	212 -22.6%
YTD Average Sale Price	\$852,374 -3.5%	\$612,459 -2.5%	\$409,542 -5.5%
February Sales Volume	\$229,727,583 -6.4%	\$105,872,154 -2.9%	50,748,746 -24.7%
February Unit Sales	263 -5.1%	171 0.0%	118 -25.3%

Year-Over-Year Comparison (2026 vs. 2025)

OUR LOCATIONS

OTTAWA CENTRAL

613.725.1171

1723 Carling Ave, Ottawa,

ALMONTE

613.256.1860

48 Mill Street, Almonte

BARRHAVEN

613.825.7653

4-3101 Strandherd Drive, Nepean

CARLETON PLACE

613.253.3300

24 Lansdowne Ave, Carleton Place

KANATA

613.592.6400

484 Hazeldean Road, Kanata

KANATA NORTH

613.270.8200

555 Legget Drive Suite 101, Kanata

KEMPTVILLE

613.258.1990

139 Prescott St, Kemptville

MANOTICK

613.692.3567

5536 Manotick Main, Manotick



OTTAWA / WESTBORO

613.729.9090

384 Richmond Road, Ottawa

STITTSVILLE

613.831.9287

12B 6081 Hazeldean Road, Stittsville



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