



# 2026

# JANUARY

## 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

## BUYER'S MARKET

With active inventory levels rising to over 2,400, the 'rush' has evolved into 'opportunity.' Buyers are finding the breathing room they've been waiting for more selection and more time for due diligence. While average prices have seen a healthy stabilization, with detached homes averaging \$832,433, the real story is the return of choice and clarity. Whether you're looking for a cozy condo or a spacious family home, now is the time to make a move based on strategy, not just speed. Check out the latest stats to see how these trends are working in your favour!

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



**January year-over-year sales volume of \$355,515,245**

Down -12.65% from 2025's \$407,010,313, with unit sales of 556, down -8.10% from last January's 605. New listings of 1,379 are up +10.59% from last year, with the sales/listing ratio of 40.32% down by -16.90%.



**Year-to-date sales volume of \$355,515,245**

Down -12.65% from 2025's \$407,010,313, with unit sales of 556, down -8.10% from 2025's 605. New listings of 1,379 are up +10.59% from a year ago, with the sales/listing ratio of 40.32% down -16.90%.



**Year-to-date average sale price of \$639,416**

Down from \$672,744 one year ago, with a median sale price of \$615,000, down from \$624,900 one year ago. Average days-on-market of 59 is up 8 days from last year..

### JANUARY NUMBERS

Median Sale Price

**\$615,000**

-1.6%

Average Sale Price

**\$639,416**

-5.0%

Sales Volume

**\$355,515,245**

-8.1%

Unit Sales

**556**

-8.1%

New Listings

**1,379**

+10.6%

Unit Sales/Listings Ratio

**40.3%**

-16.9%

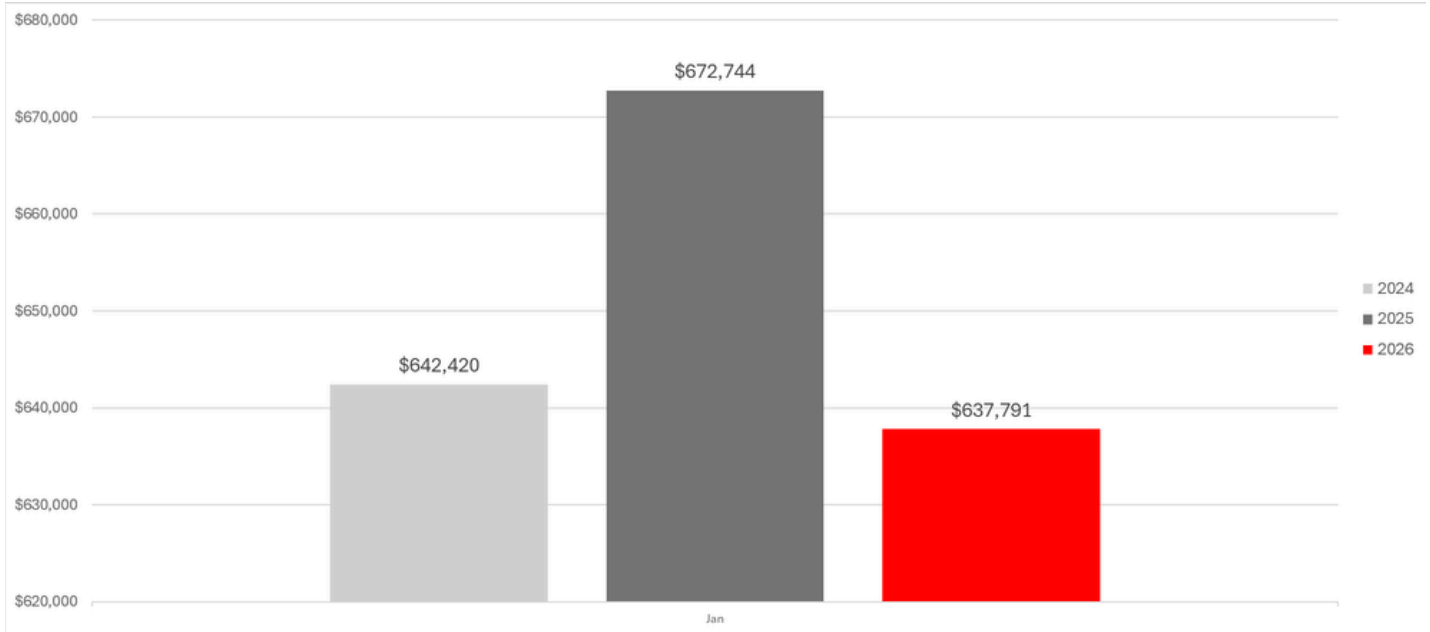
*Year-over-year comparison (January 2026 vs. January 2025)*

# THE MARKET IN DETAIL

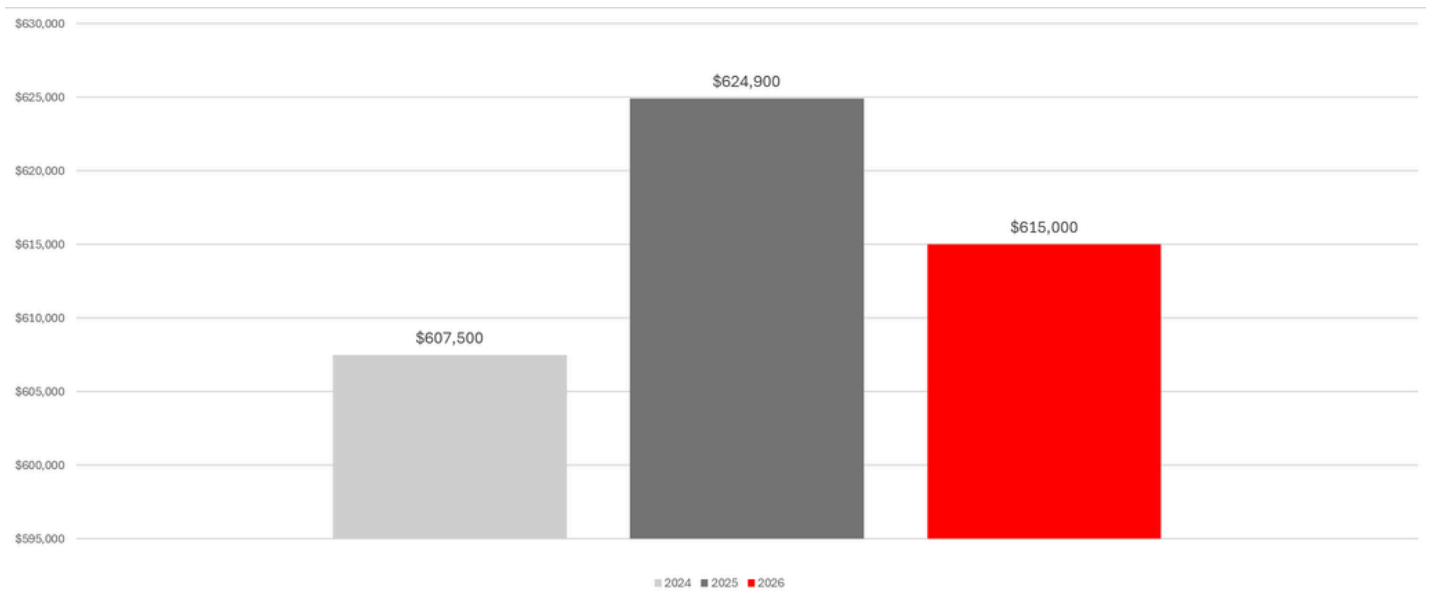
	2024	2025	2026
<b>YTD Volume Sales</b>	\$367,464,044	\$407,010,313	\$355,515,245
<b>YTD Unit Sales</b>	572	605	556
<b>YTD New Listings</b>	1,133	1,247	1,379
<b>YTD Sales/Listings Ratio</b>	50.5%	48.5%	40.3%
<b>Monthly Volume Sales</b>	\$367,464,044	\$407,010,313	\$355,515,245
<b>Monthly Unit Sales</b>	572	605	556
<b>Monthly New Listings</b>	1,133	1,247	1,379
<b>Monthly Sales/Listings Ratio</b>	50.5%	48.5%	40.3%
<b>Monthly Average Sale Price</b>	\$642,420	\$672,744	\$639,416
<b>Monthly Median Sale Price</b>	\$607,500	\$624,900	\$615,000
<b>YTD Sales: \$0-\$199K</b>	1	2	4
<b>YTD Sales: \$200k-399K</b>	103	107	106
<b>YTD Sales: \$400K-\$599K</b>	169	146	148
<b>YTD Sales: \$600K-\$799K</b>	183	209	196
<b>YTD Sales: \$800K-\$999K</b>	65	82	71
<b>YTD Sales: \$1M+</b>	50	55	32
<b>YTD Sales: \$2M+</b>	1	4	3
<b>YTD Average Days-On-Market</b>	52	51	59
<b>YTD Average Sale Price YTD</b>	\$642,420	\$672,744	\$639,416

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

# AVERAGE SALE PRICE

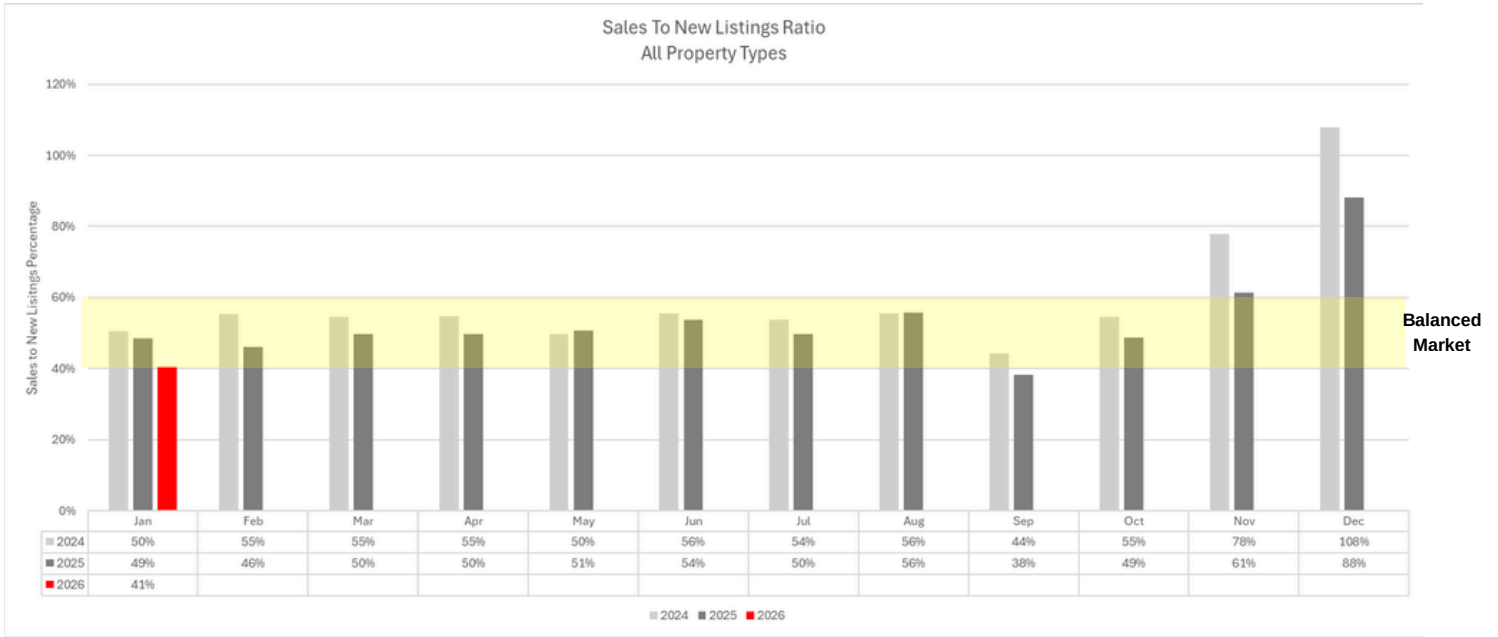


# MEDIAN SALE PRICE

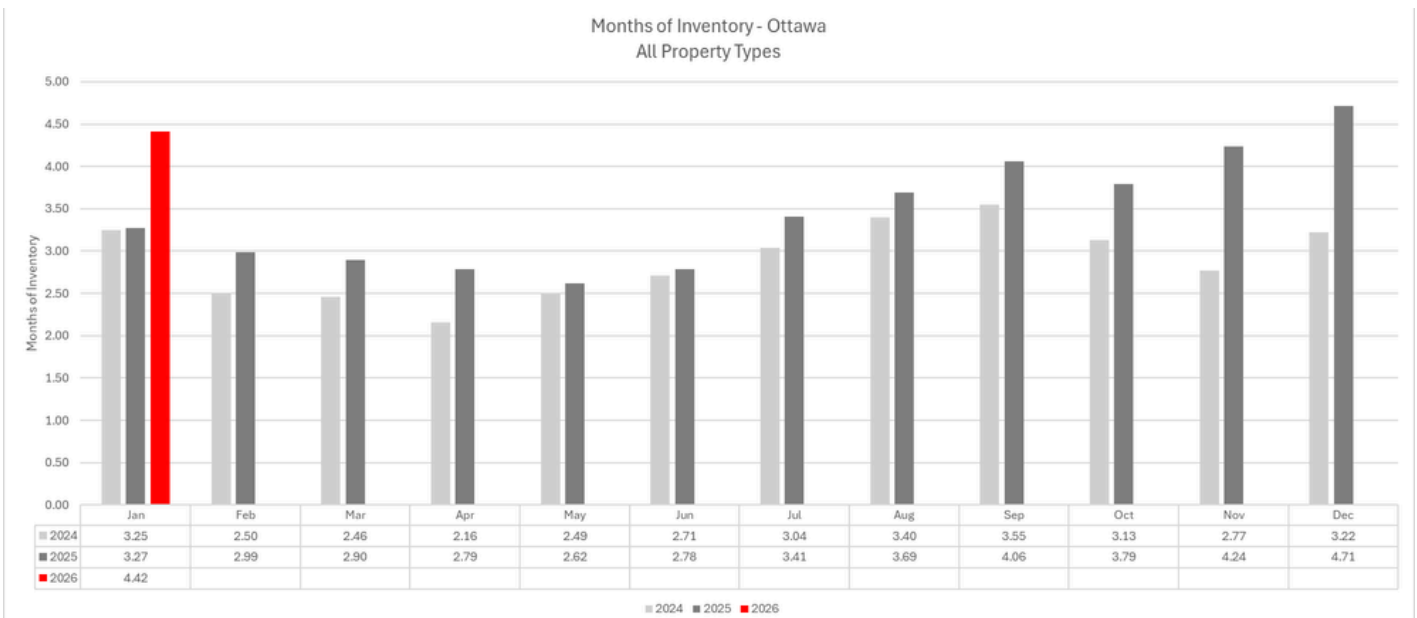


\* Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).

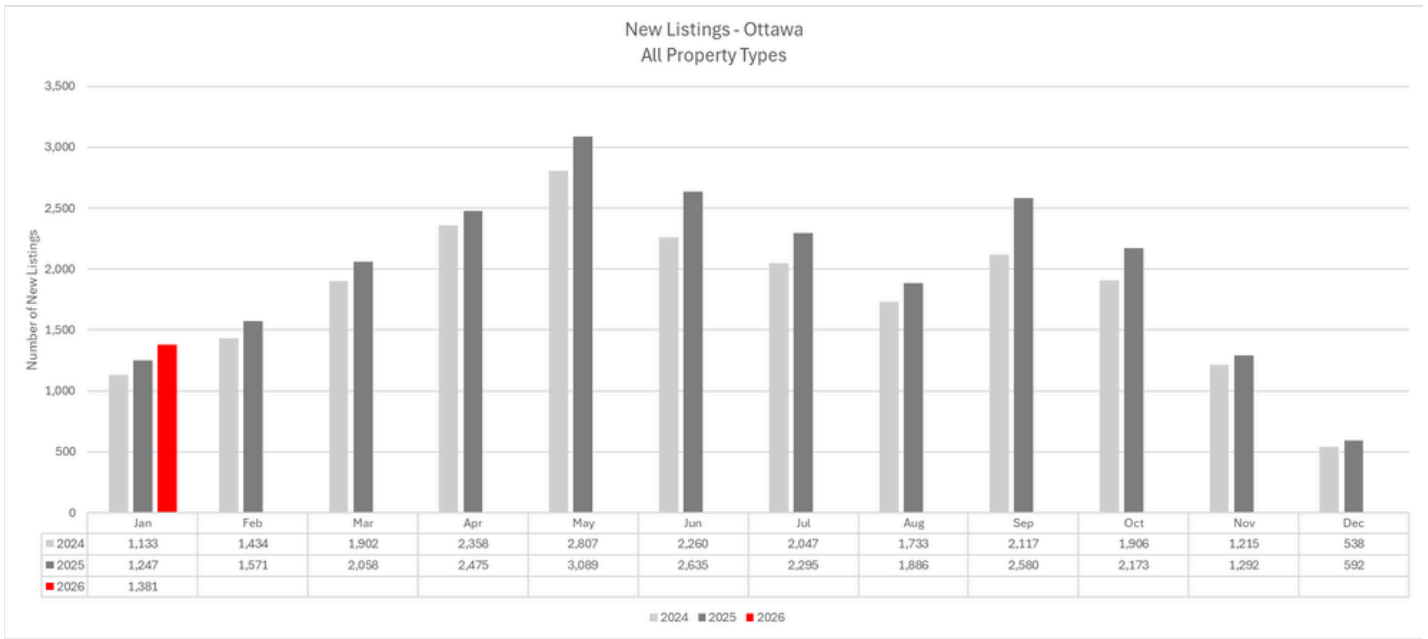
# SALES TO NEW LISTINGS RATIO



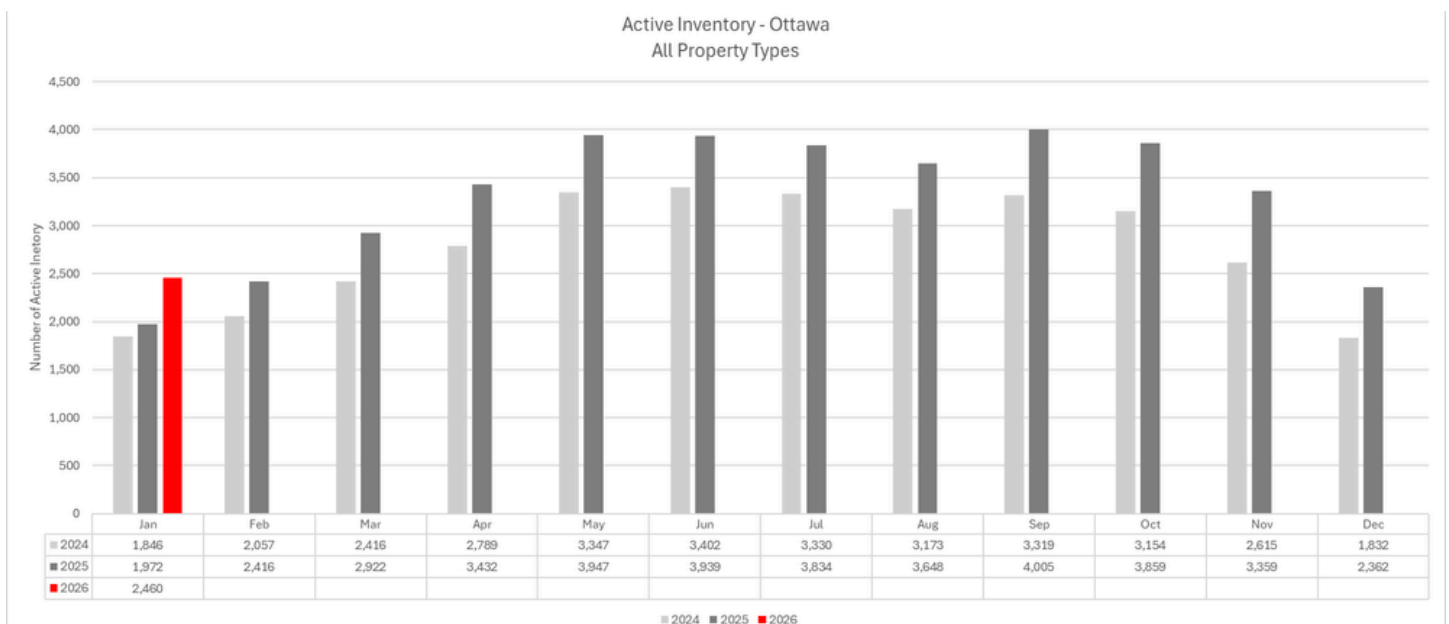
# MONTHS OF INVENTORY



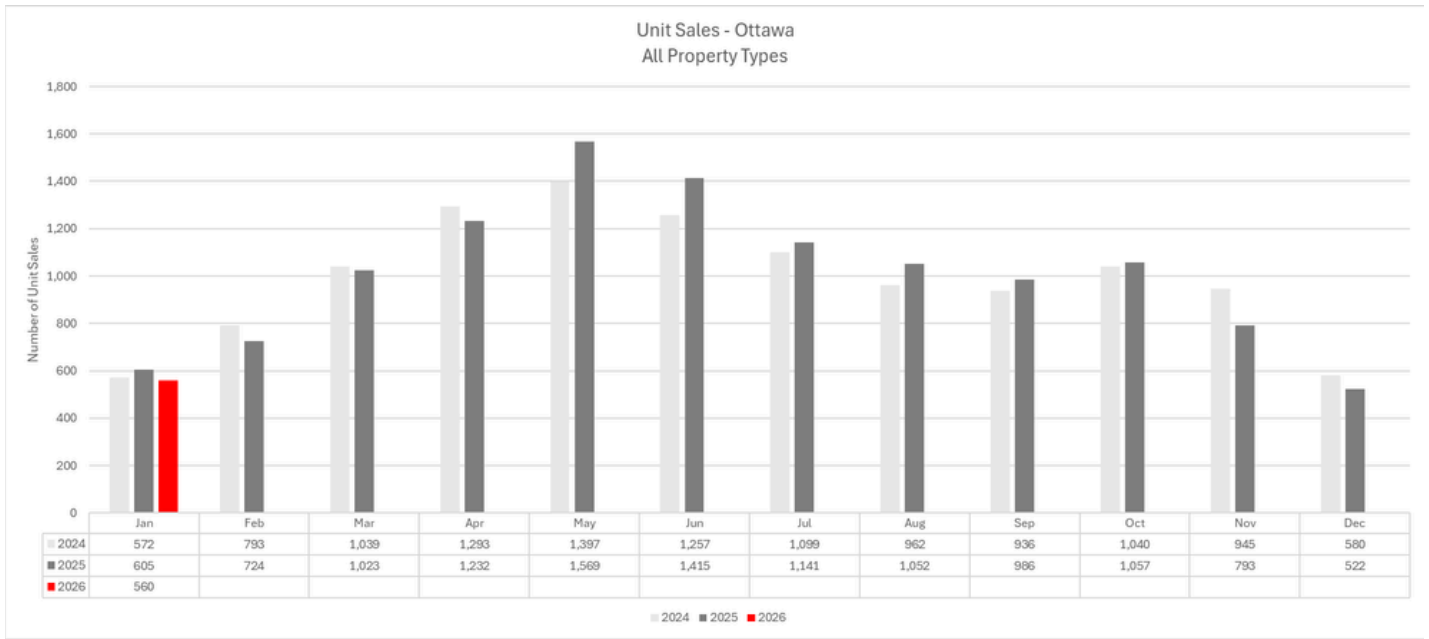
# NEW LISTINGS



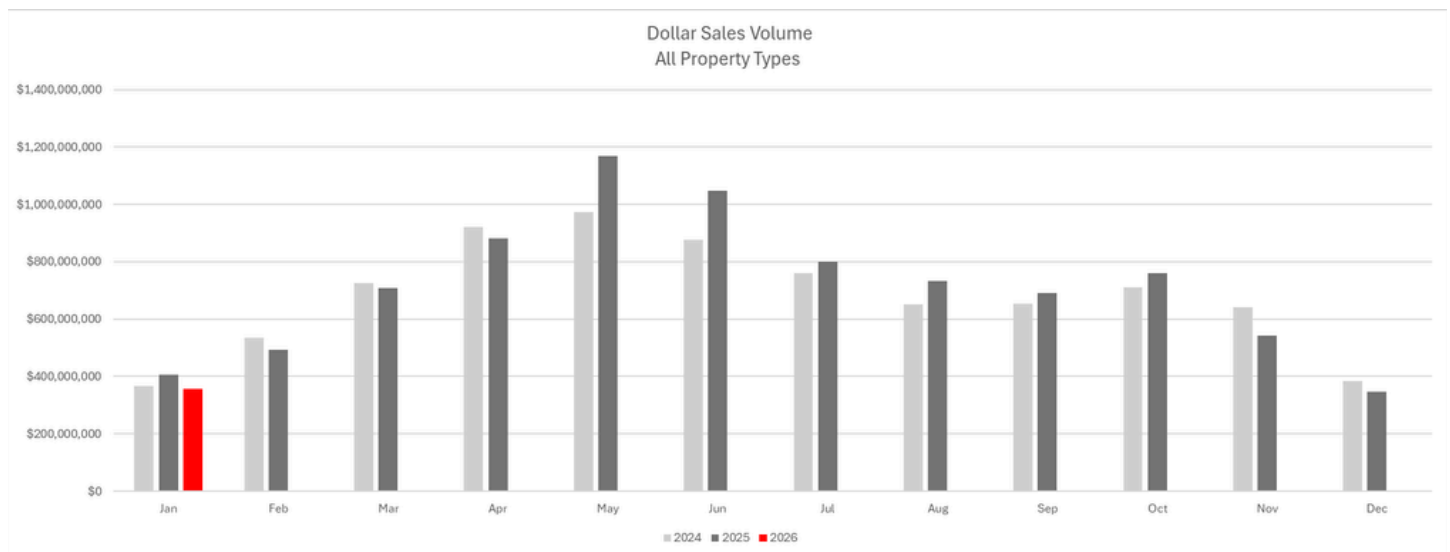
# ACTIVE INVENTORY



# UNIT SALES



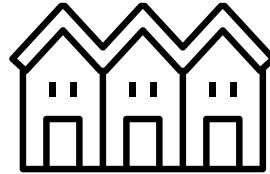
# DOLLAR VOLUME SALES



# SALES BY TYPE



**DETACHED**



**ROWHOUSES**



**CONDO APARTMENT**

YTD Sales Volume	\$170,601,065 -15.3%	\$85,860,199 +6.5%	\$35,161,220 -31.5%
YTD Unit Sales	206 -10.0%	142 +8.4%	91 -21.6%
YTD Average Sale Price	\$828,161 -5.8%	\$604,649 -1.8%	\$386,387 -12.7%
January Sales Volume	\$170,601,065 -15.3%	\$85,860,199 +6.5%	35,161,220 -31.5%
January Unit Sales	206 -10.0%	142 +8.4%	91 -21.6%

*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



[royallepageteam](https://www.facebook.com/royallepageteam)



[ottawa\\_realestate](https://www.instagram.com/ottawa_realestate)

Helping You Is What We Do. Find more Real Estate Market Reports  
at [teamrealty.ca/marketreports](https://teamrealty.ca/marketreports)

---