



2026

MARCH

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

The Ottawa real estate market is showing its signature resilience as we head into the spring! With the overall average sale price up 2.5% to \$708,511, the market remains a steady and reliable investment.

The best news for buyers? We are seeing the highest inventory levels in over a year (3.51 months), meaning more selection and a much more balanced pace to find the perfect home. Whether you're looking for a detached home (averaging \$909,073) or a condo, the current "Goldilocks" conditions with stable prices and more choice are creating a fantastic window of opportunity.

March year-over-year sales volume of \$647,578,697

Down 8.4% from 2025's \$707,344,055, with unit sales of 914, down 10.7% from last March's 1,023. New listings of 2,069 are up slightly by 0.5% from last year, which helped push the sales-to-new-listings ratio to 44.2%.

Year-to-date sales volume of \$1,487,075,267

Down 7.5% from 2025's \$1,607,021,604, with unit sales of 2,197, down 6.6% from last year's 2,352. New listings of 4,901 are up 0.5% from 2025, resulting in a sales-to-new-listings ratio of 44.8%, a decrease of 7.1% from the previous year.

Year-to-date average sale price of \$676,866

Down 0.9% from 2025's \$683,257, with the average days-on-market of 45, up 12.9% from 2025's 40. The average sale price for the month of March was \$708,511, an increase of 2.5% from last March's \$691,441.

March NUMBERS

Median Sale Price

\$650,000

+5.0%

Average Sale Price

\$708,511

+6.2%

Sales Volume

\$647,578,697

+34.3%

Unit Sales

914

+26.4%

New Listings

2,069

+42.6%

Unit Sales/Listings Ratio

44.2%

-7.1%

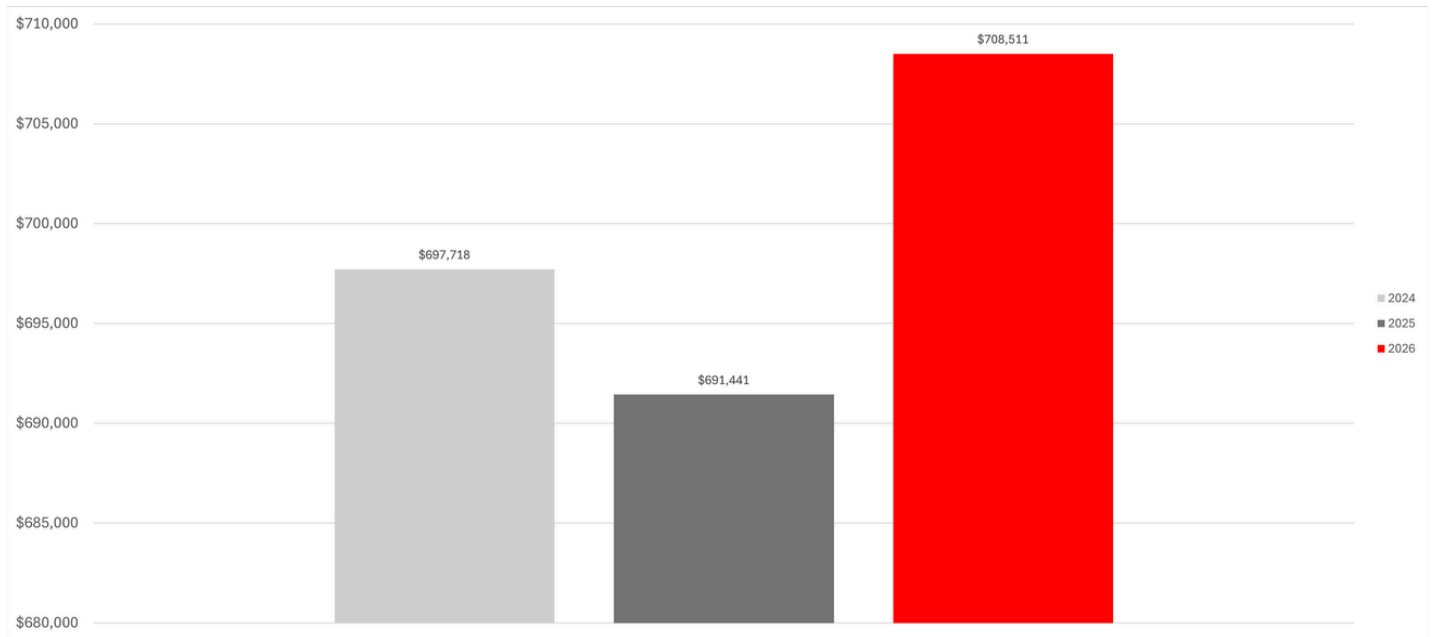
Year-over-year comparison (March 2026 vs. March 2025)

THE MARKET IN DETAIL

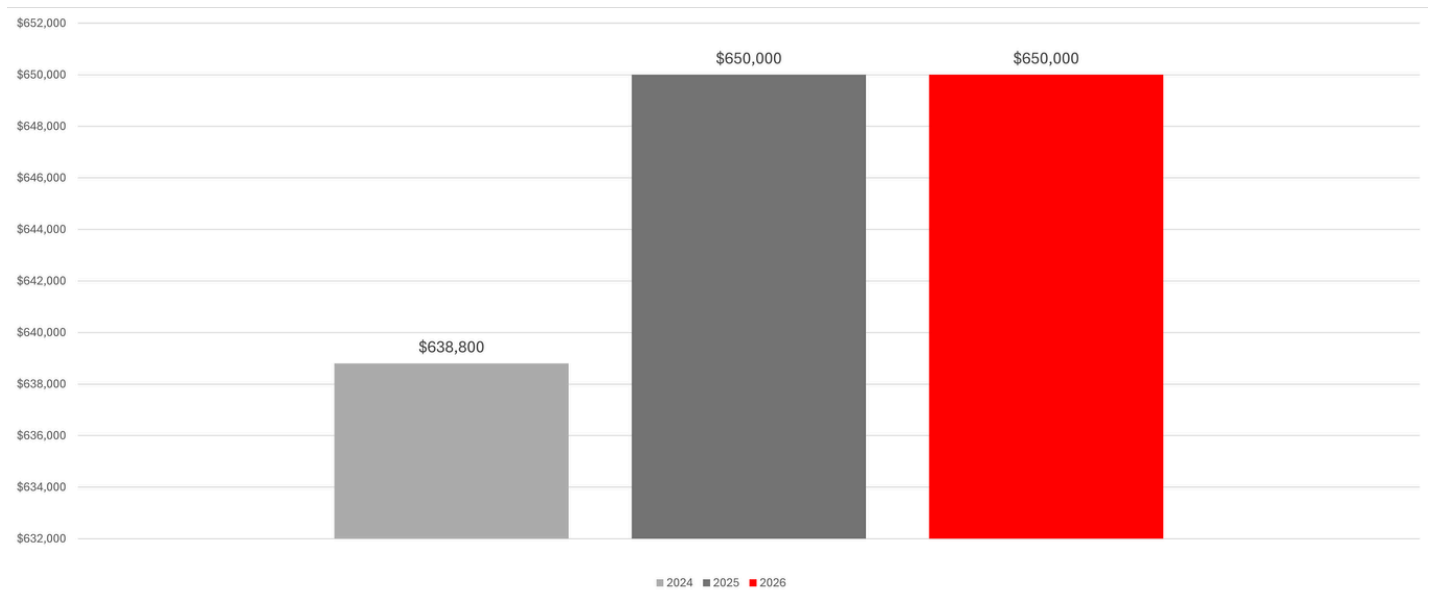
	2024	2025	2026
YTD Volume Sales	\$1,627,060,058	\$1,607,021,604	\$1,487,075,267
YTD Unit Sales	2,404	2,352	2,197
YTD New Listings	4,469	4,876	4,901
YTD Sales/Listings Ratio	53.8%	48.2%	44.8%
Monthly Volume Sales	\$724,928,990	\$707,344,055	\$647,578,697
Monthly Unit Sales	1,039	1,023	914
Monthly New Listings	1,902	2,058	2,069
Monthly Sales/Listings Ratio	55%	50%	44%
Monthly Average Sale Price	\$697,718	\$691,441	\$708,511
Monthly Median Sale Price	\$638,800	\$650,000	\$650,000
YTD Sales: \$0-\$199K	2	7	9
YTD Sales: \$200k-399K	376	362	365
YTD Sales: \$400K-\$599K	389	603	591
YTD Sales: \$600K-\$799K	679	774	729
YTD Sales: \$800K-\$999K	328	362	327
YTD Sales: \$1M+	220	227	221
YTD Sales: \$2M+	21	17	18
YTD Average Days-On-Market	39	42	47
YTD Average Sale Price YTD	\$671,457	\$681,555	\$671,143

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

AVERAGE SALE PRICE

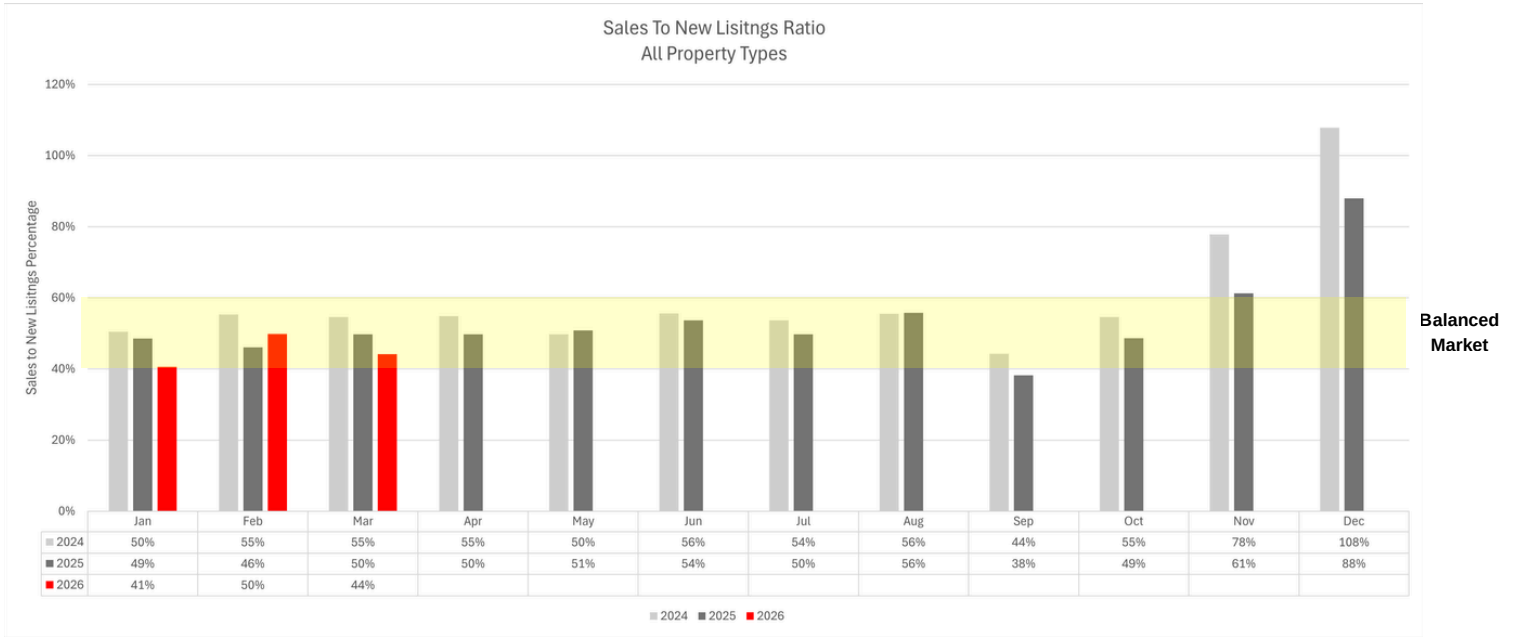


MEDIAN SALE PRICE

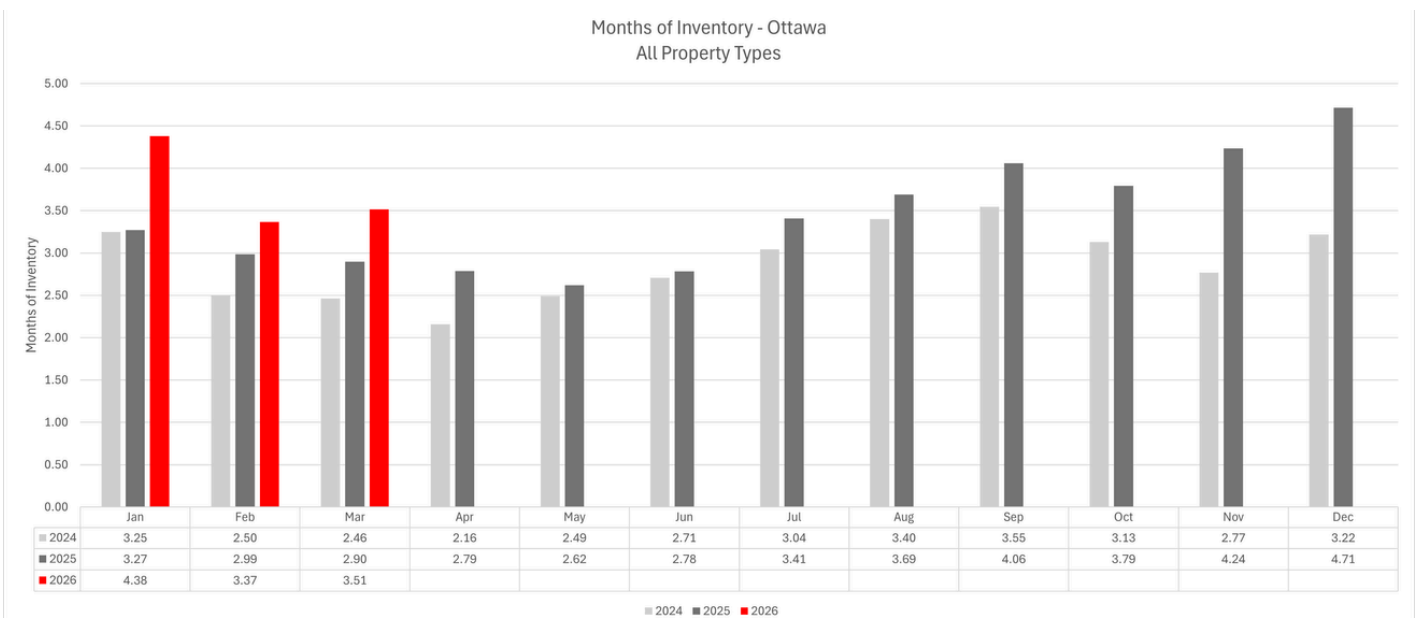


** Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).*

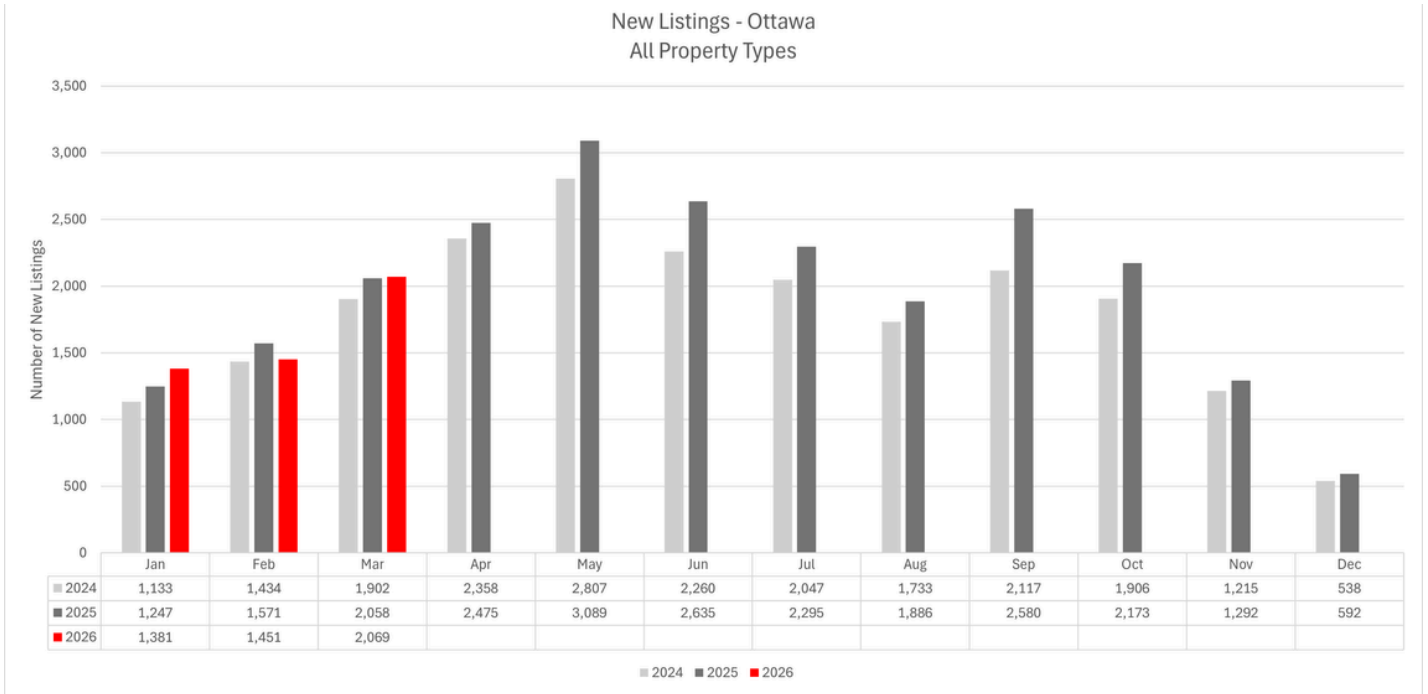
SALES TO NEW LISTINGS RATIO



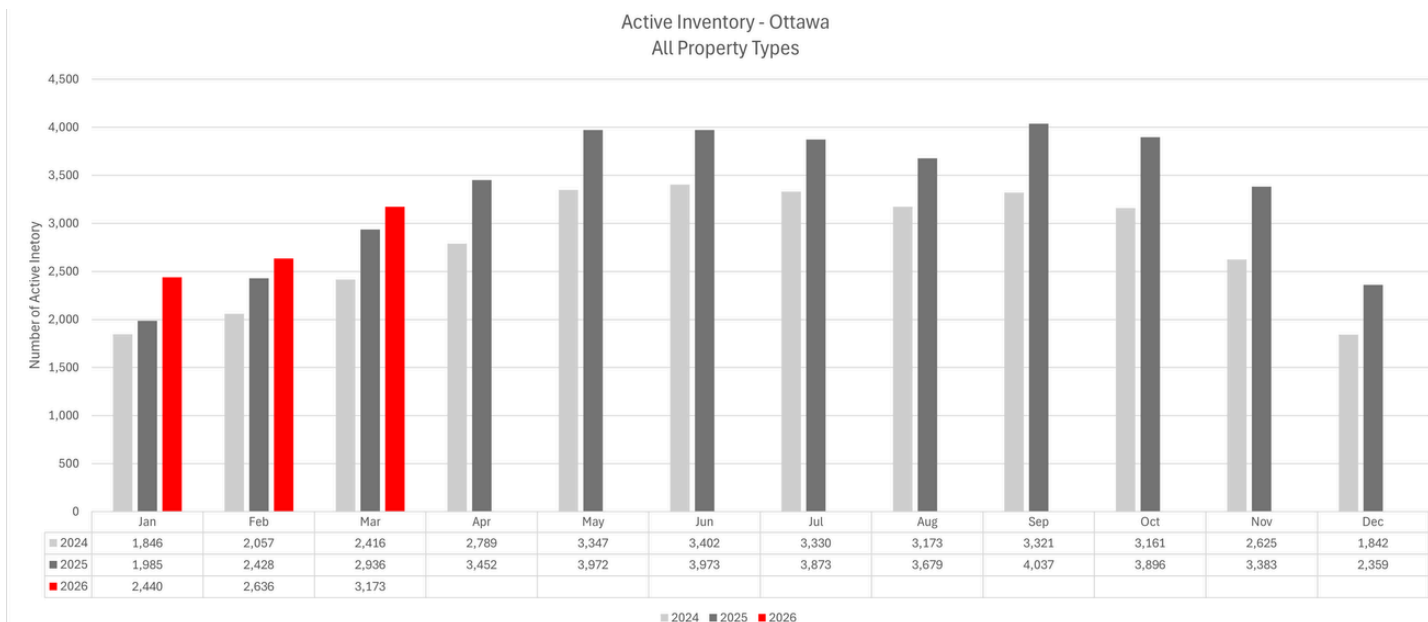
MONTHS OF INVENTORY



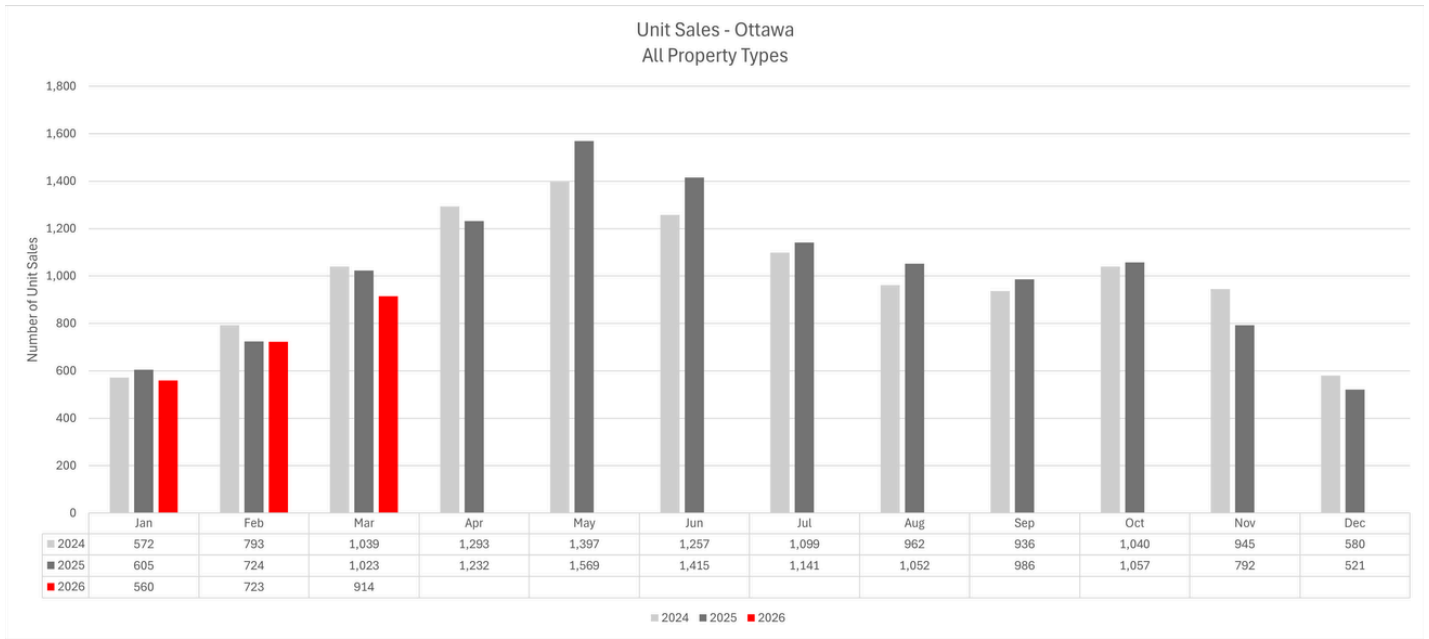
NEW LISTINGS



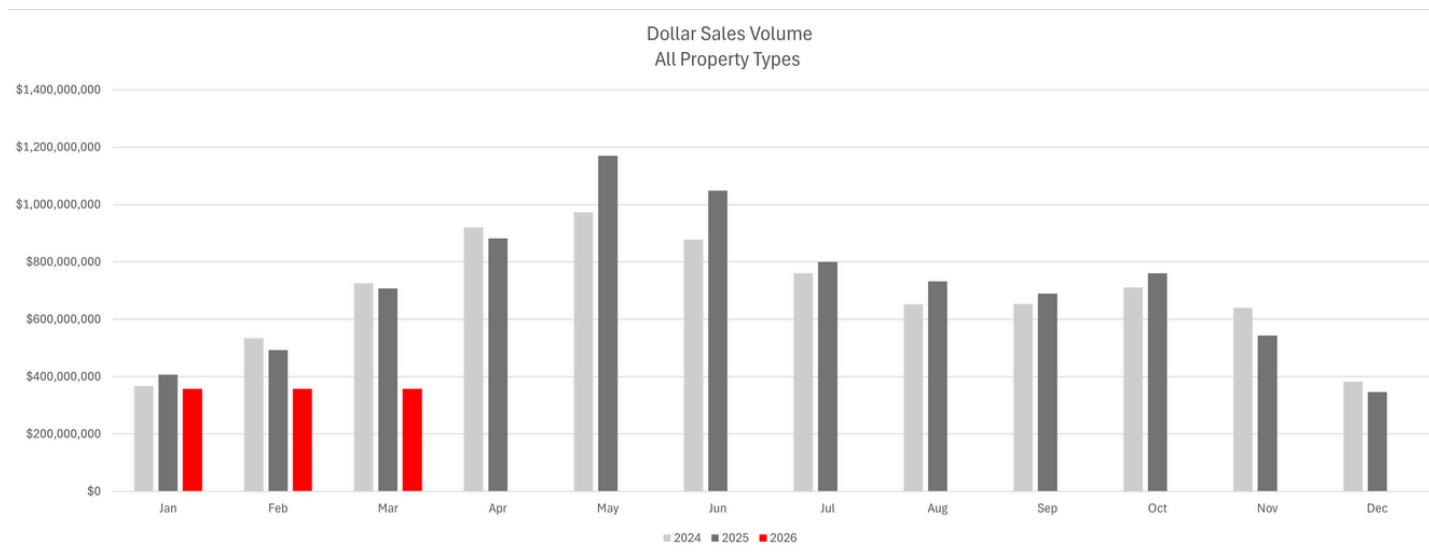
ACTIVE INVENTORY



UNIT SALES



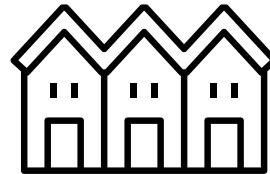
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

	DETACHED	ROWHOUSES	CONDO APARTMENT
YTD Sales Volume	\$765,905,246 -6.9%	\$328,046,125 -0.9%	\$139,754,010 -28.3%
YTD Unit Sales	872 -5.4	532 +1.1%	345 -23.5%
YTD Average Sale Price	\$878,332 -1.6%	\$616,628 -2.0%	\$405,084 -6.2%
March Sales Volume	\$362,951,598 -3.5%	\$136,951,282 -3.1%	51,941,044 -31.7%
March Unit Sales	399 -4.1%	220 -1.8%	131 -26.0%

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
