



# 2026

# MAY

# 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 housing market kept steady and resilient this May! A welcome 8.8% boost in active inventory gives buyers more options and breathing room, shifting the market to a comfortable 3.29 months of inventory. While overall sales saw a year-over-year dip, prices remained remarkably stable.

The overall average sale price held strong at \$738,719 (down just 0.9%), while detached homes showed incredible endurance, barely moving at \$936,317 (down a mere 0.2%).

### May year-over-year sales volume of \$1,024,603,093

Down 12.4% from 2025's \$1,169,568,166, with unit sales of 1,387, down 11.6% from last May's 1,569. New listings of 2,942 are down by 4.8% from last year, which helped push the sales-to-new-listings ratio to 47%.

### Year-to-date sales volume of \$3,405,377,062

Down 6.9% from 2025's \$3,658,811,359, with unit sales of 4,826, down 6.3% from last year's 5,153. New listings of 10,750 are up 3.0% from 2025, resulting in a sales-to-new-listings ratio of 44.9%, a decrease of 9.1% from the previous year.

### Year-to-date average sale price of \$705,631

Down 0.6% from 2025's \$710,035, with the average days-on-market of 39, up 18.2% from 2025's 33. The average sale price for the month of May was \$738,719, a decrease of 0.9% from last May's \$745,423.

### May NUMBERS

Median Sale Price

**\$670,000**

-1.5%

Average Sale Price

**\$738,719**

-0.9%

Sales Volume

**\$1,024,603,093**

-12.4%

Unit Sales

**1,387**

-11.6%

New Listings

**2,942**

+6.2%

Unit Sales/Listings Ratio

**47%**

-7.8%

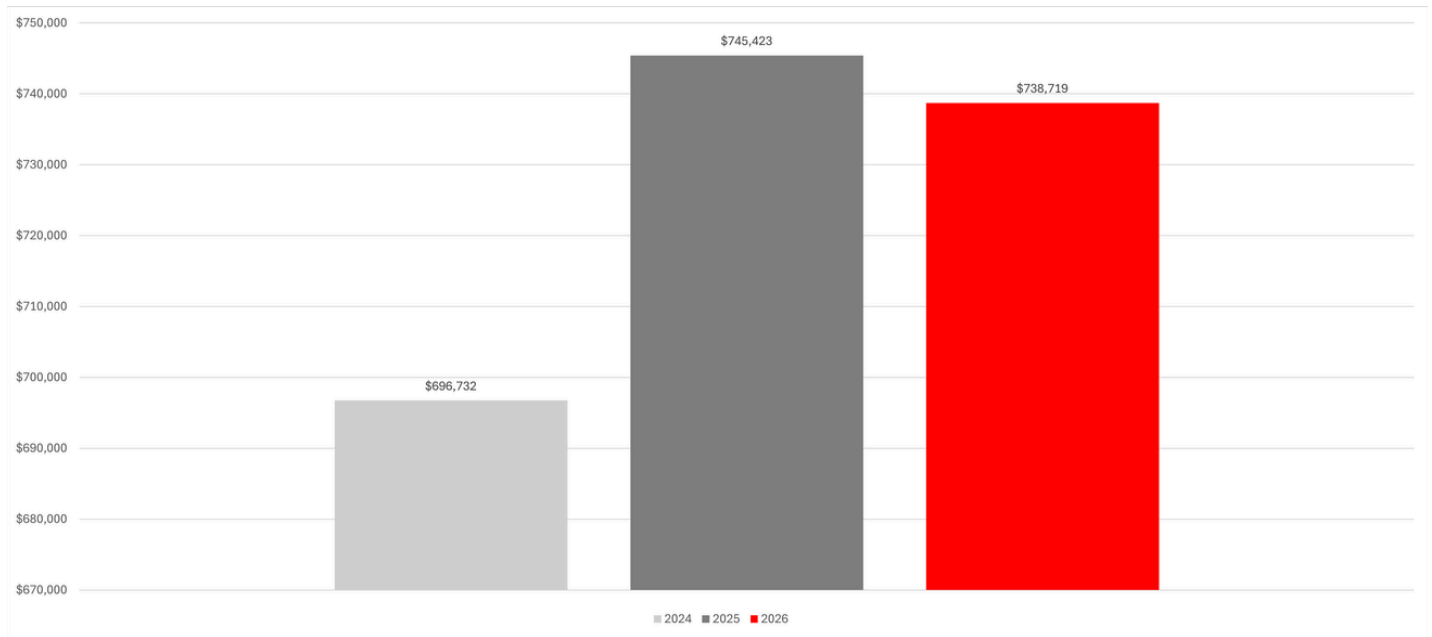
*Year-over-year comparison (May 2026 vs. May 2025)*

# THE MARKET IN DETAIL

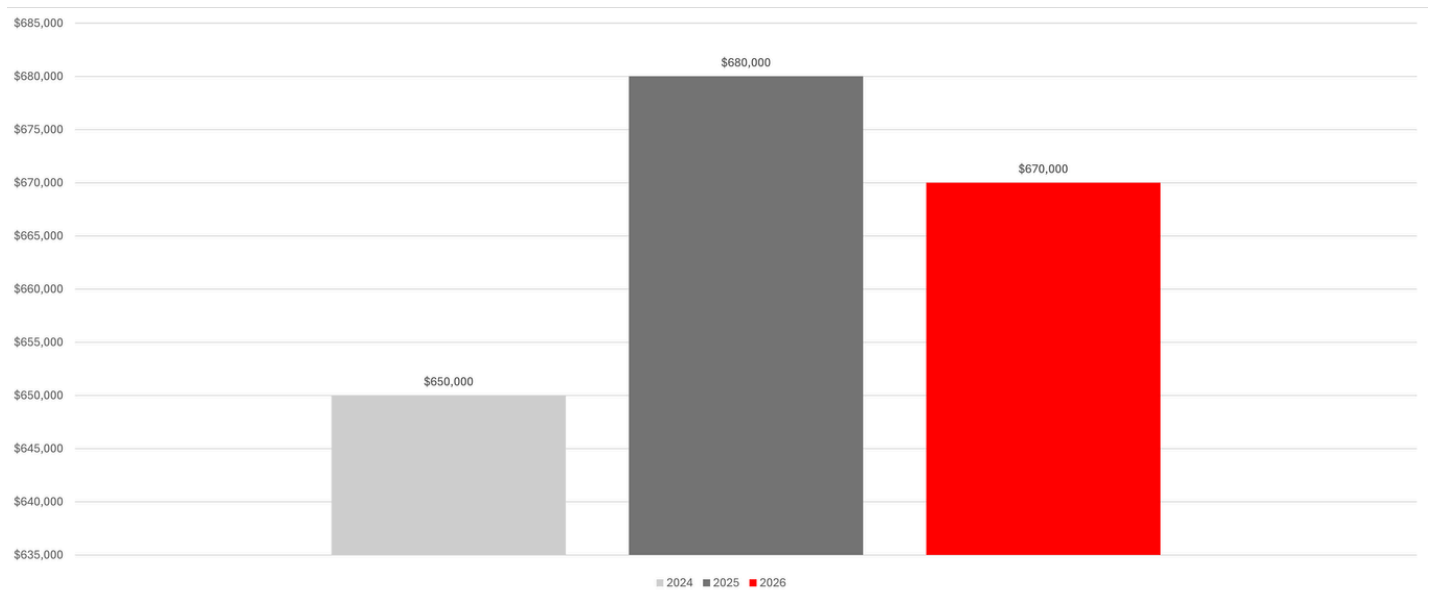
	2024	2025	2026
<b>YTD Volume Sales</b>	\$3,520,362,787	\$3,658,813,359	\$3,405,377,062
<b>YTD Unit Sales</b>	5,094	5,153	4,826
<b>YTD New Listings</b>	9,634	10,440	10,750
<b>YTD Sales/Listings Ratio</b>	54%	49%	44%
<b>Monthly Volume Sales</b>	\$973,335,300	\$1,169,568,166	\$1,024,603,093
<b>Monthly Unit Sales</b>	1,397	1,569	1,387
<b>Monthly New Listings</b>	2,807	3,089	2,942
<b>Monthly Sales/Listings Ratio</b>	50%	51%	45%
<b>Monthly Average Sale Price</b>	\$696,732	\$745,423	\$705,631
<b>Monthly Median Sale Price</b>	\$650,000	\$680,000	\$645,000
<b>YTD Sales: \$0-\$199K</b>	28	14	14
<b>YTD Sales: \$200k-399K</b>	690	679	679
<b>YTD Sales: \$400K-\$599K</b>	1387	1265	1242
<b>YTD Sales: \$600K-\$799K</b>	1667	1722	1514
<b>YTD Sales: \$800K-\$999K</b>	770	840	774
<b>YTD Sales: \$1M+</b>	511	587	590
<b>YTD Sales: \$2M+</b>	153	26	18
<b>YTD Average Days-On-Market</b>	41	45	40
<b>YTD Average Sale Price</b>	\$684,520	\$701,235	\$705,631

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

# AVERAGE SALE PRICE

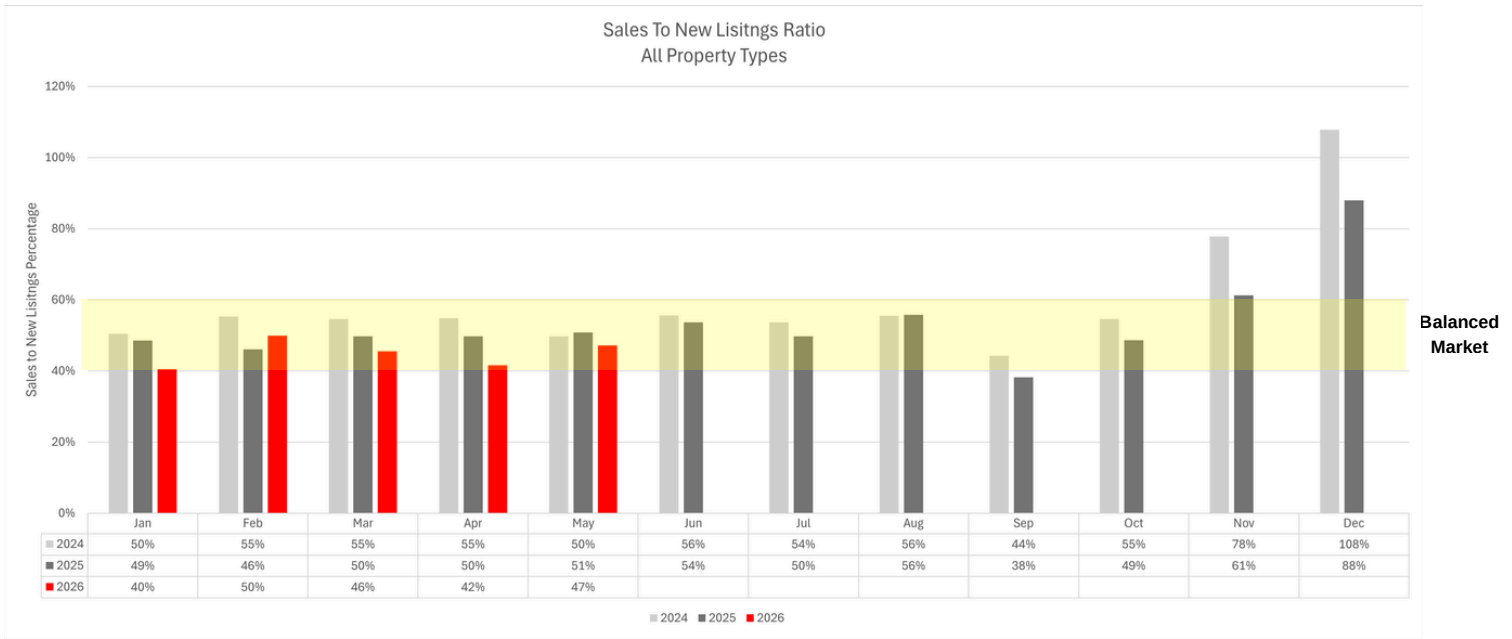


# MEDIAN SALE PRICE

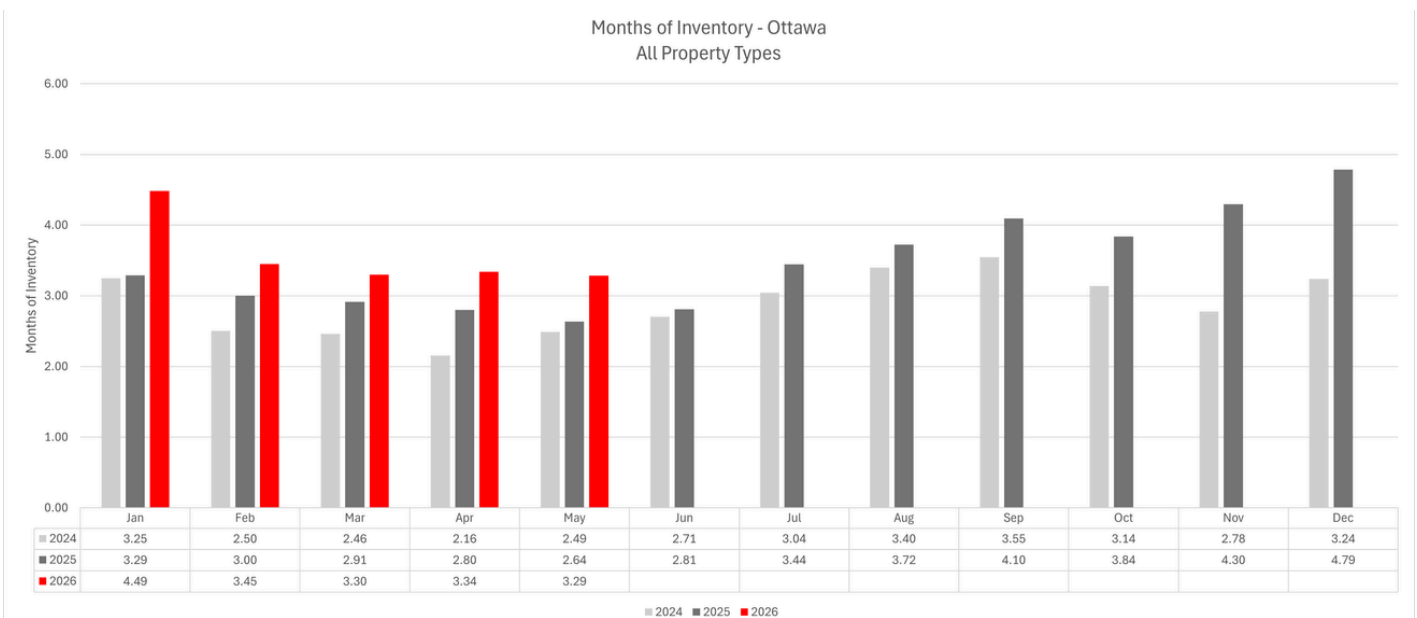


*\* Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).*

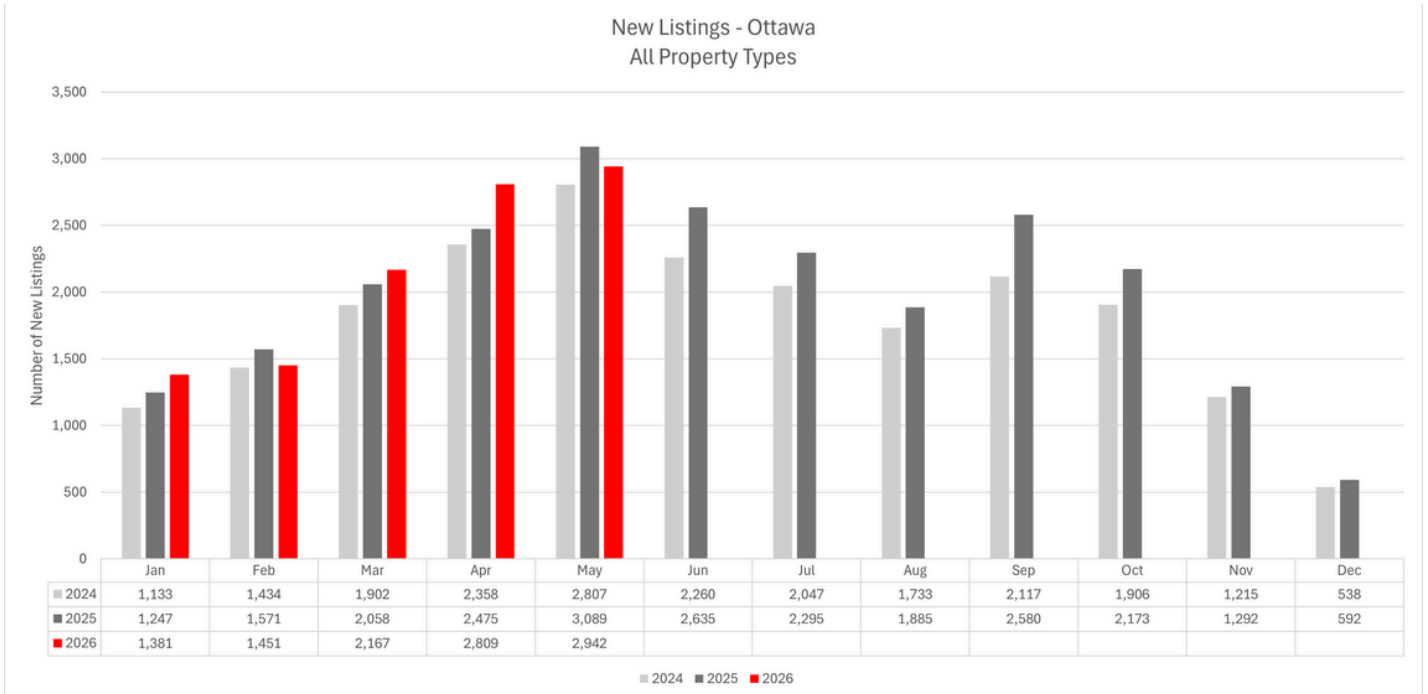
# SALES TO NEW LISTINGS RATIO



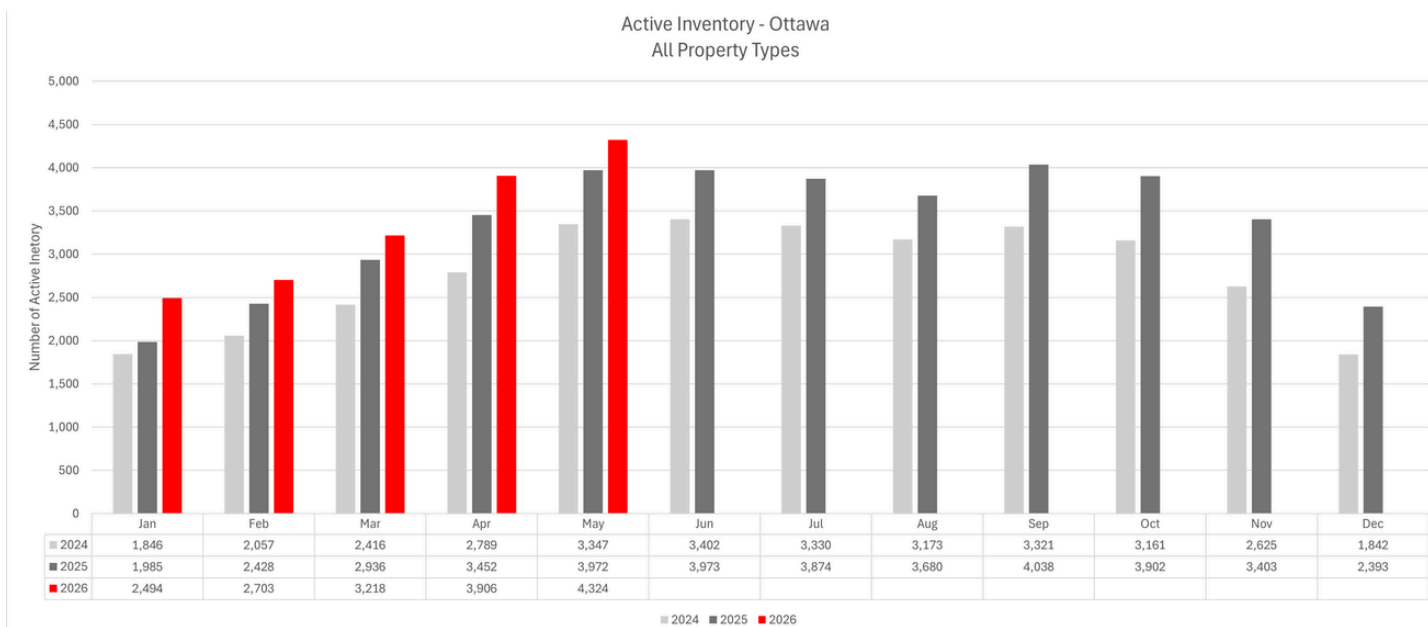
# MONTHS OF INVENTORY



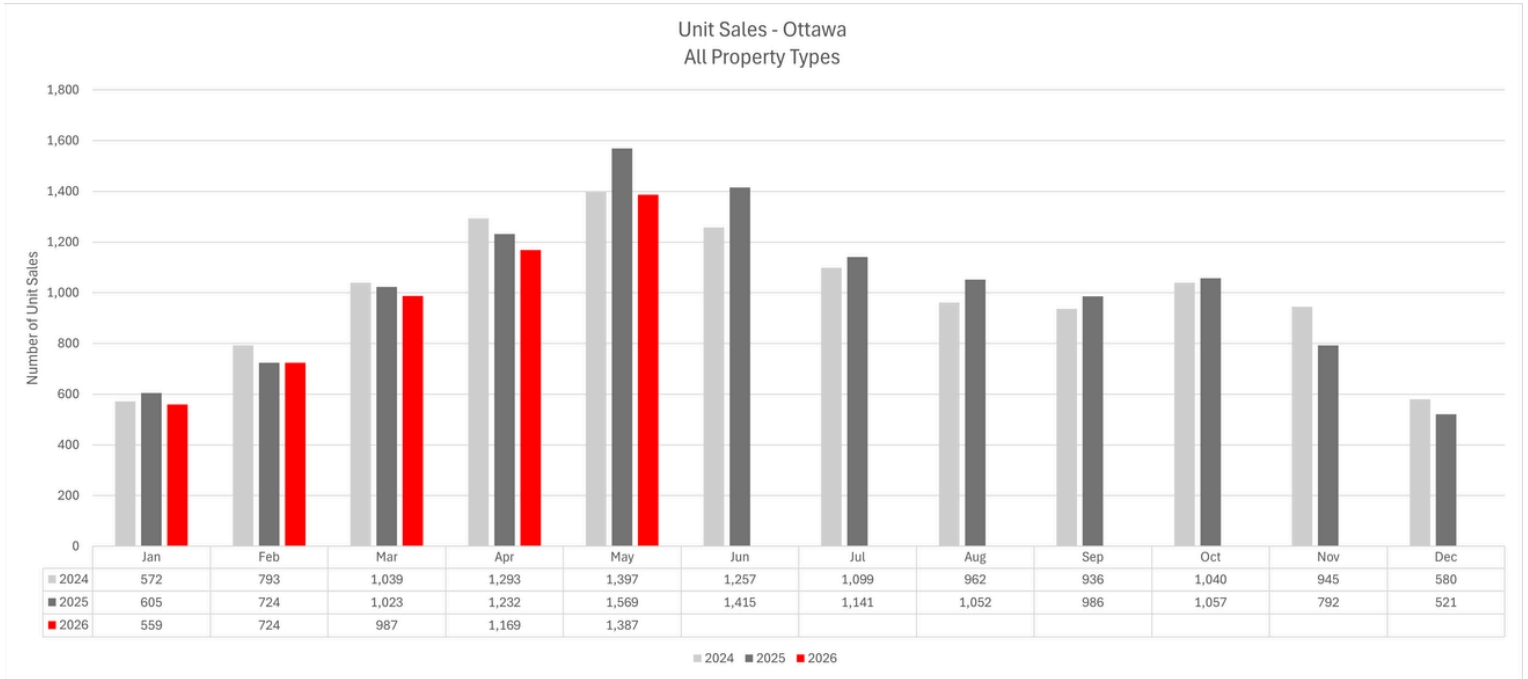
# NEW LISTINGS



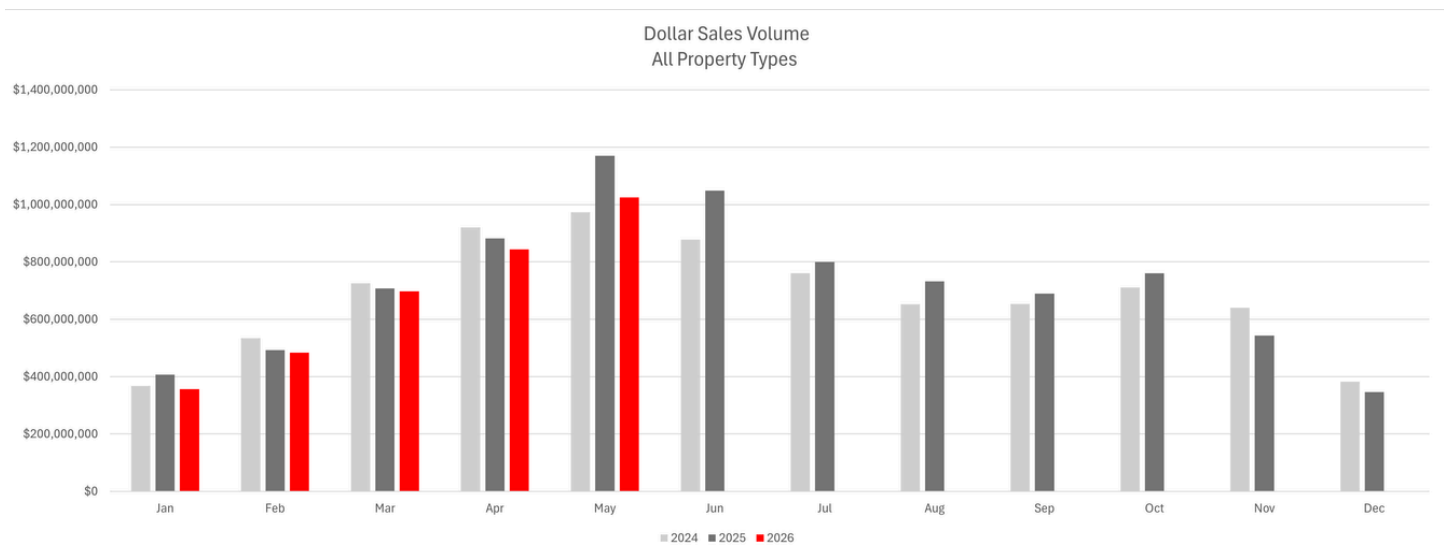
# ACTIVE INVENTORY



# UNIT SALES



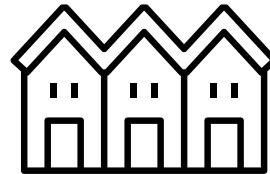
# DOLLAR VOLUME SALES



# SALES BY TYPE



## DETACHED



## ROWHOUSES



## CONDO APARTMENT

	DETACHED	ROWHOUSES	CONDO APARTMENT
YTD Sales Volume	\$1,837,190,425 -6.8%	\$701,494,513 -4.1%	\$303,482,789 -21.4%
YTD Unit Sales	2,026 -5.7%	1,139 -1.9%	722 -16.1%
YTD Average Sale Price	\$906,807 - -1.1%	\$615,886 -2.2%	\$420,336 -6.2%
May Sales Volume	\$594,561,268 -10.1	\$197,870,935 -15.1%	\$81,507,700 -20.1%
May Unit Sales	635 -9.9%	323 -12.5%	186 -10.6%

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

# OUR LOCATIONS

## OTTAWA CENTRAL

613.725.1171

1723 Carling Ave, Ottawa,

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## ALMONTE

613.256.1860

48 Mill Street, Almonte

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## BARRHAVEN

613.825.7653

4-3101 Strandherd Drive, Nepean

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## CARLETON PLACE

613.253.3300

24 Lansdowne Ave, Carleton Place

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## KANATA

613.592.6400

484 Hazeldean Road, Kanata

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## KANATA NORTH

613.270.8200

555 Legget Drive Suite 101, Kanata

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## KEMPTVILLE

613.258.1990

139 Prescott St, Kemptville

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## MANOTICK

613.692.3567

5536 Manotick Main, Manotick



## OTTAWA / WESTBORO

613.729.9090

384 Richmond Road, Ottawa

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## STITTSVILLE

613.831.9287

12B 6081 Hazeldean Road, Stittsville



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