



2026

JUNE

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

June's stats are out! Ottawa's real estate market continues to show resilience as we head into summer, with average sale prices holding strong across the board and a healthy boost in inventory giving buyers more fantastic options to explore!

This welcome increase in selection provides a bit more breathing room for buyers in a remarkably stable market. In June, new listings climbed 5.8% to 2,788, bringing the monthly sales-to-new-listings ratio to a comfortable 45%. While monthly sales volume dipped 5.3% to \$991,984,307 across 1,329 units, June's average sale price actually ticked up 0.8% to \$746,414.

June year-over-year sales volume of \$991,984,307

Down 5.3% from 2025's \$1,048,013,351 with unit sales of 1329, down 2.2% from last June's 1,415. New listings of 2,788 are up by 5.8% from last year, which helped push the sales-to-new-listings ratio to 45%.

Year-to-date sales volume of \$4,417,465,649

Down 6.1% from 2025's \$4,706,319,710, with unit sales of 6,183, down 5.8% from last year's 6,567. New listings of 13,547 are up 3.6% from 2025, resulting in a sales-to-new-listings ratio of 45.6%, a decrease of 6.9% from the previous year.

Year-to-date average sale price of \$714,453

Down 0.3% from 2025's \$716,662, with the average days-on-market of 37, up 14.0% from 2025's 33. The average sale price for the month of June was \$746,414, an increase of 0.8% from last June's \$740,645.

June NUMBERS

Median Sale Price

\$665,000

0.9%

Average Sale Price

\$746,414

-0.8%

Sales Volume

\$991,984,307

-5.3%

Unit Sales

1,329

-6.1

New Listings

2,788

+5.8%

Unit Sales/Listings Ratio

45%

-8.2%

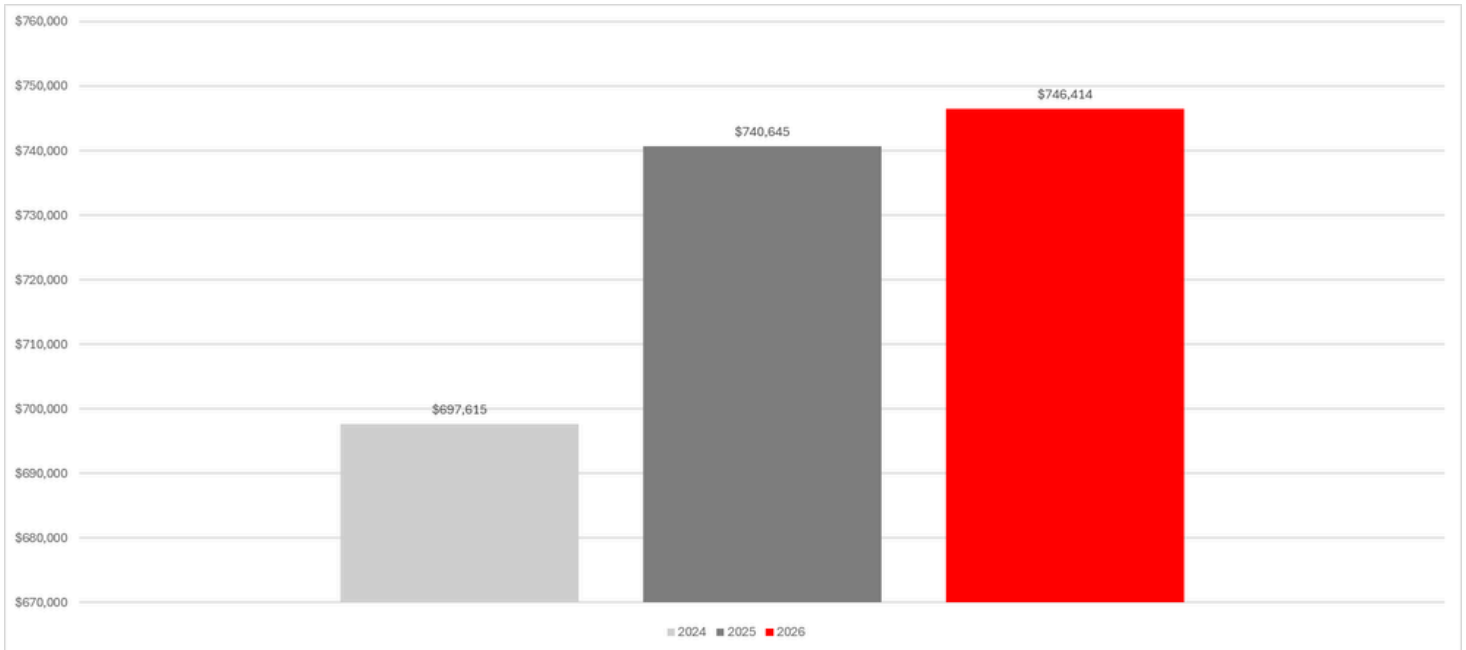
Year-over-year comparison (June 2026 vs. June 2025)

THE MARKET IN DETAIL

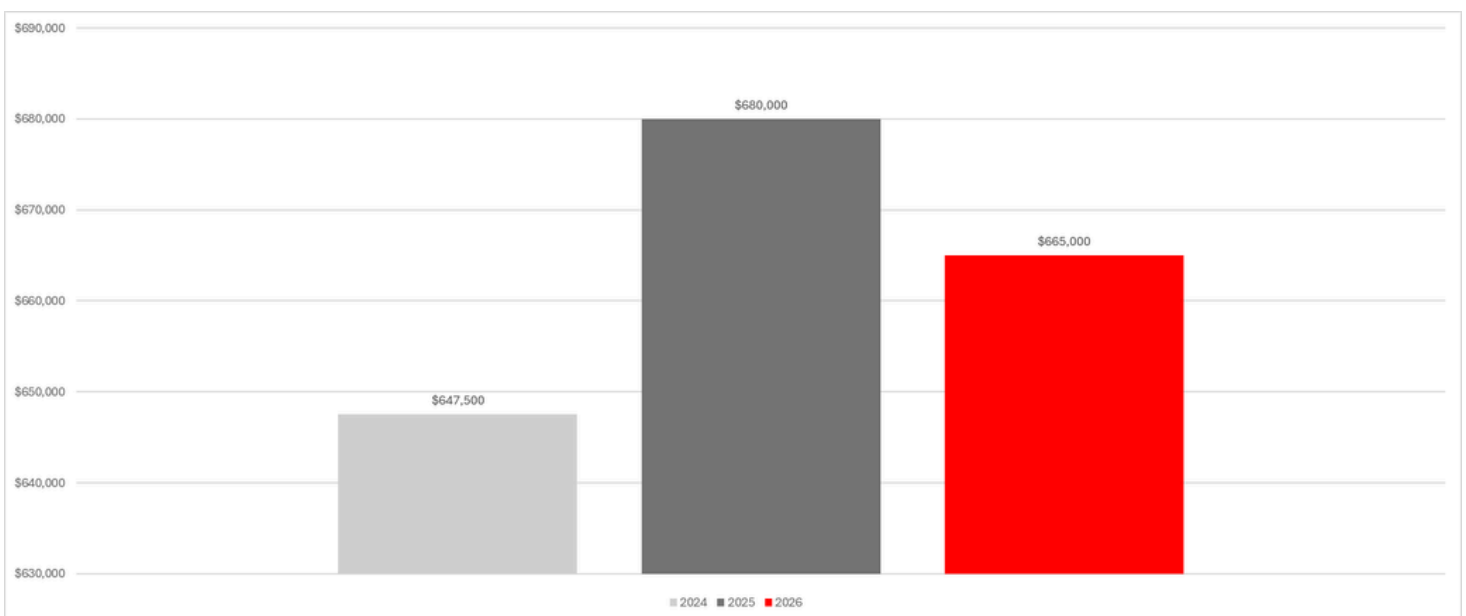
	2024	2025	2026
YTD Volume Sales	\$4,397,266,772	\$4,706,321,734	\$4,417,465,649
YTD Unit Sales	6,351	6,567	6,183
YTD New Listings	11,894	13,075	13,547
YTD Sales/Listings Ratio	56%	49%	45%
Monthly Volume Sales	\$876,901,961	\$1,048,013,351	\$991,984,307
Monthly Unit Sales	1,257	1,415	1,329
Monthly New Listings	2,260	2,635	2,942
Monthly Sales/Listings Ratio	56%	54%	48%
Monthly Average Sale Price	\$697,615	\$740,645	\$746,414
Monthly Median Sale Price	\$647,500	\$680,000	\$665,000
YTD Sales: \$0-\$199K	31	18	20
YTD Sales: \$200k-399K	554	827	847
YTD Sales: \$400K-\$599K	1705	1591	1566
YTD Sales: \$600K-\$799K	2087	2193	1914
YTD Sales: \$800K-\$999K	969	1106	1006
YTD Sales: \$1M+	662	772	776
YTD Sales: \$2M+	42	60	57
YTD Average Days-On-Market	34	43	37
YTD Average Sale Price	\$686,703	\$707,832	\$714,453

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

AVERAGE SALE PRICE



MEDIAN SALE PRICE

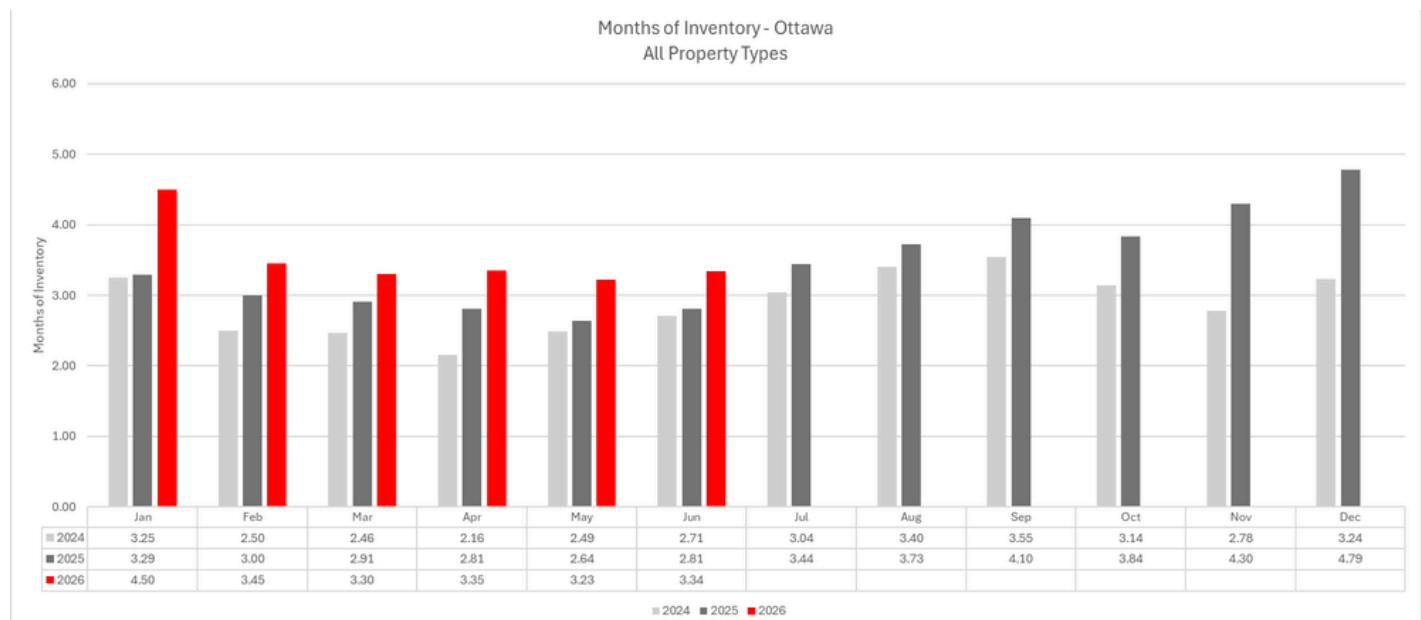


* Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).

SALES TO NEW LISTINGS RATIO



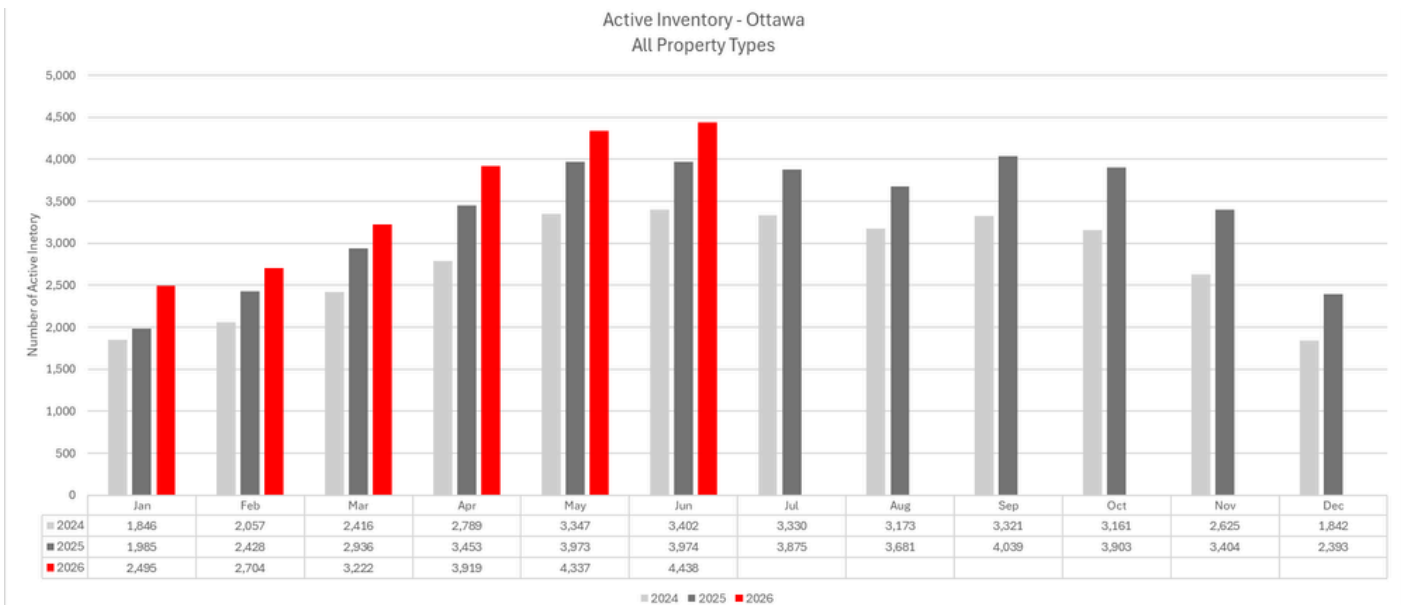
MONTHS OF INVENTORY



NEW LISTINGS



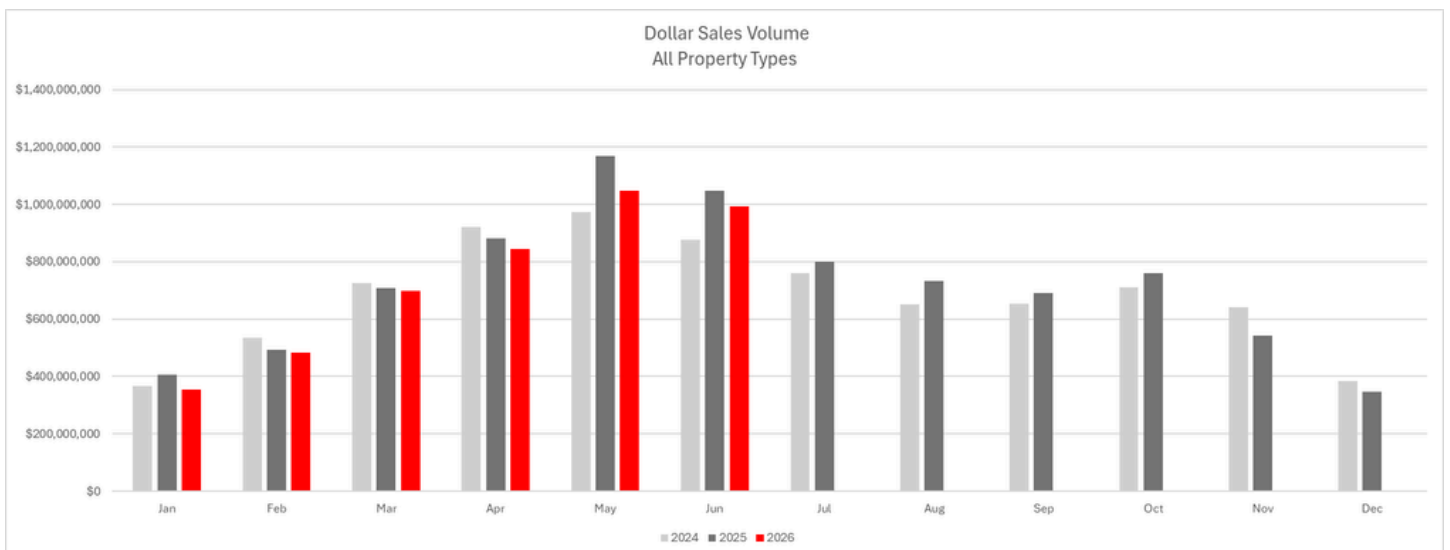
ACTIVE INVENTORY



UNIT SALES



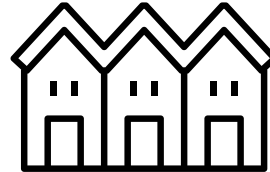
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

	DETACHED	ROWHOUSES	CONDO APARTMENT
YTD Sales Volume	\$2,455,418,525 -5.5%	\$878,963,385 -4.5%	\$376,771,494 -19.4%
YTD Unit Sales	2,678 -5.0%	1,431 -1.9%	891 -15.4%
YTD Average Sale Price	\$916,885 -0.4%	\$614,230 -2.7%	\$422,864 -4.7%
June Sales Volume	\$606,977,000 -3.0%	\$171,841,172 -9.4%	\$72,433,225 -11.6%
June Unit Sales	639 -4.8%	282 -15.4%	167 -13.5%

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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