



2026

JULY

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

As spring shifted into summer, Ottawa's housing market stayed impressively strong and resilient. July sales held steady year-over-year, while a slight decrease in new listings brought a healthier, more balanced dynamic between supply and demand with a 51.2% sales-to-new-listings ratio.

Even with plenty of options available for eager buyers, homes are averaging 38 days on the market giving buyers a bit more breathing room to make confident choices. As the flow of new supply begins to moderate alongside steady overall pricing, it's setting up a smooth, stable season ahead.

July year-over-year sales volume of \$789,994,737

Down 1.2% from 2025's \$799,272,190 with unit sales of 1,141, up 0.0% from last July's 1,141. New listings of 2,230 are down by 2.8% from last year, which helped push the sales-to-new-listings ratio to 51.2%.

Year-to-date sales volume of \$5,215,016,148

Down 5.3% from 2025's \$5,505,591,900, with unit sales of 7,336 down 4.8% from last year's 7,708. New listings of 15,777 are up 2.6% from 2025, resulting in a sales-to-new-listings ratio of 51.2%, a decrease of 3.6% from the previous year.

Year-to-date average sale price of \$710,880

Down 0.5% from 2025's \$714,270 with the average days-on-market of 38, up 14.0% from 2025's 33. The average sale price for the month of July was \$742,371, a decrease of 3.1% from last July's \$766,356.

July NUMBERS

Median Sale Price

\$640,00

0.0%

Average Sale Price

\$692,370

-1.2%

Sales Volume

\$789,994,737

-1.2%

Unit Sales

1,141

0.0%

New Listings

2,230

-2.8%

Unit Sales/Listings Ratio

51.2%

+1.4%

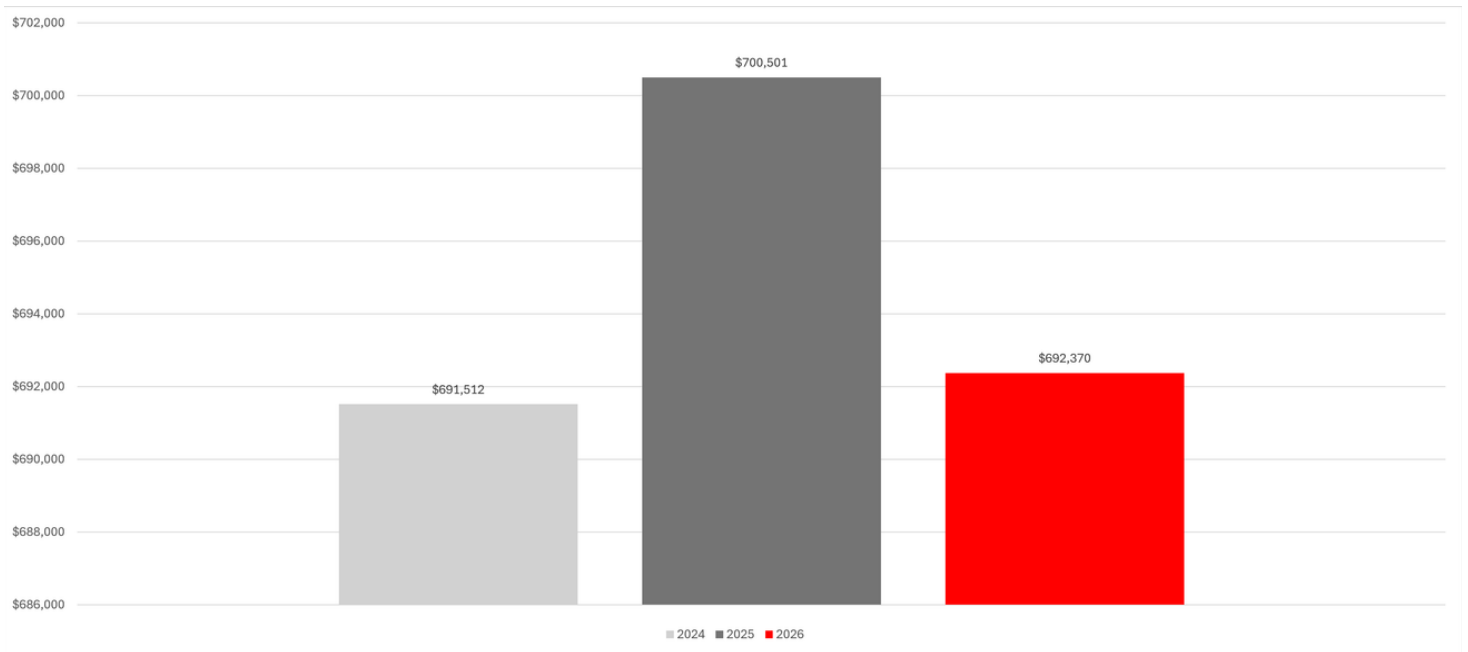
Year-over-year comparison (July 2026 vs. July 2025)

THE MARKET IN DETAIL

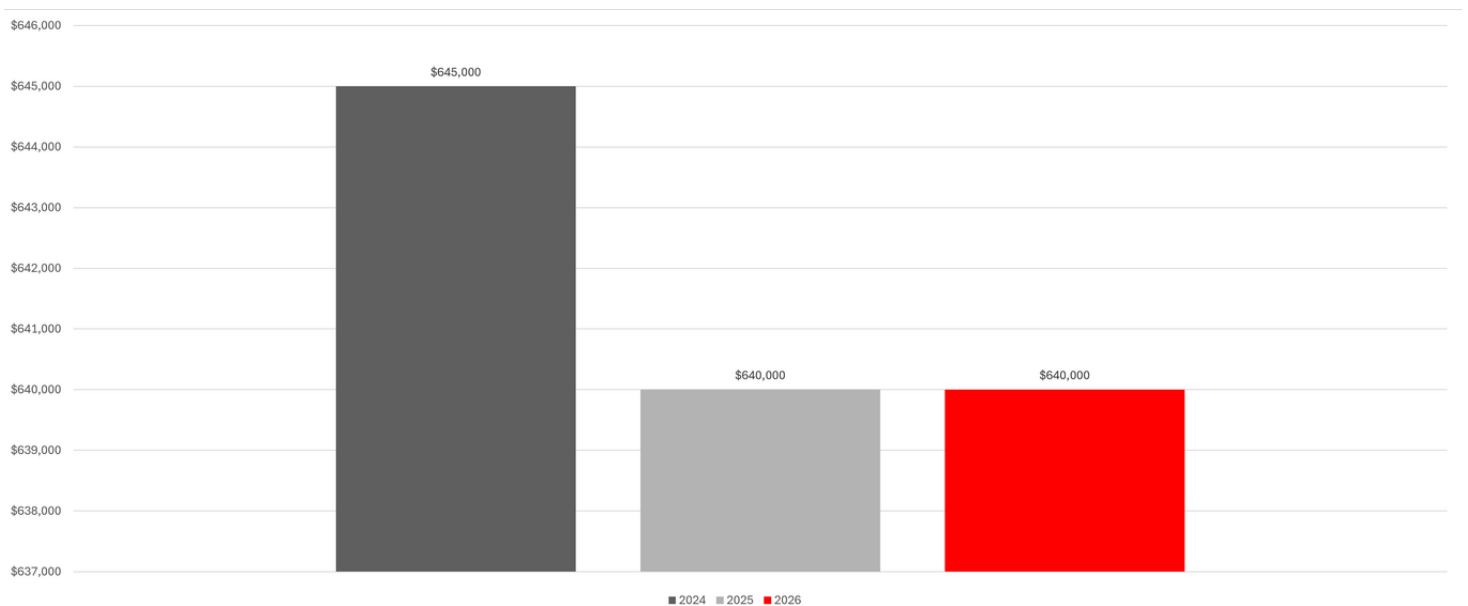
	2024	2025	2026
YTD Volume Sales	\$5,157,236,358	\$5,505,591,900	\$5,215,016,148
YTD Unit Sales	7,450	7,708	7,336
YTD New Listings	13,941	15,370	15,777
YTD Sales/Listings Ratio	53%	50%	46%
Monthly Volume Sales	\$759,971,610	\$799,272,190	\$789,994,737
Monthly Unit Sales	1,099	1,141	1,141
Monthly New Listings	2,047	2,295	2,230
Monthly Sales/Listings Ratio	54%	50%	51%
Monthly Average Sale Price	\$691,512	\$700,501	\$742,371
Monthly Median Sale Price	\$645,000	\$640,000	\$640,000
YTD Sales: \$0-\$199K	32	23	24
YTD Sales: \$200k-399K	1,009	972	1,029
YTD Sales: \$400K-\$599K	2,703	1,908	1,864
YTD Sales: \$600K-\$799K	2,466	2,556	2,272
YTD Sales: \$800K-\$999K	1,130	1,275	1,186
YTD Sales: \$1M+	764	905	902
YTD Sales: \$2M+	55	69	70
YTD Average Days-On-Market	32	43	38
YTD Average Sale Price	\$687,390	\$707,832	\$710,880

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

AVERAGE SALE PRICE



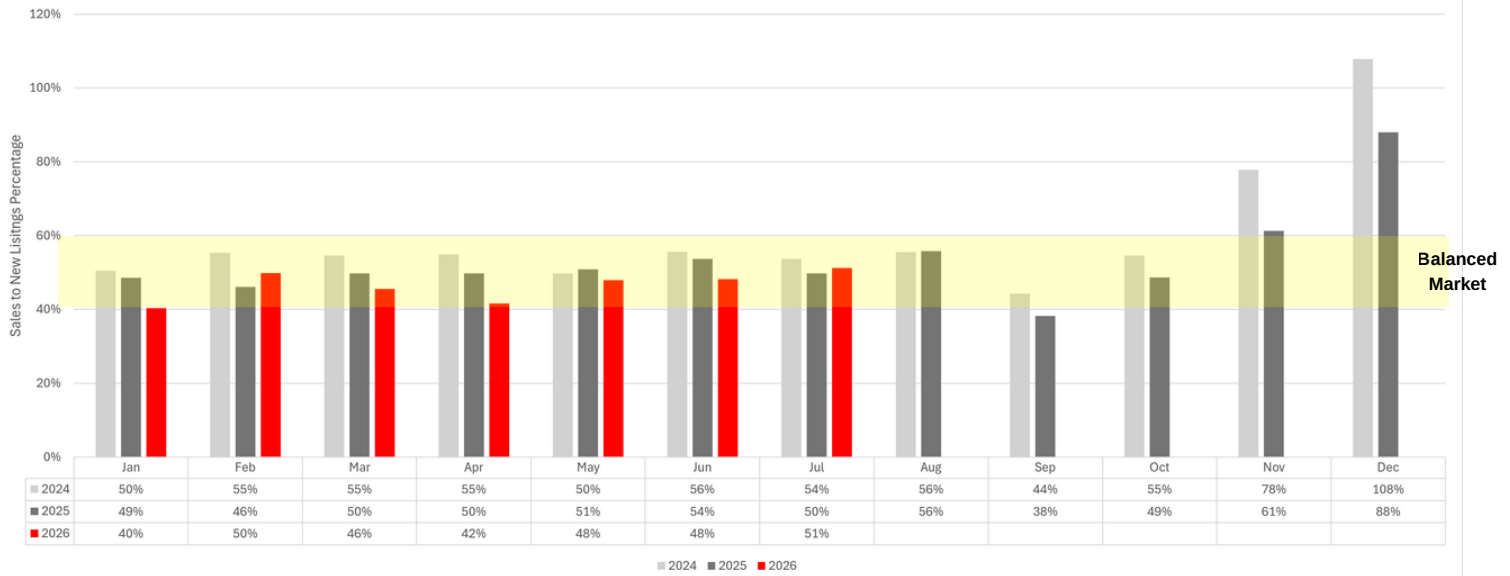
MEDIAN SALE PRICE



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

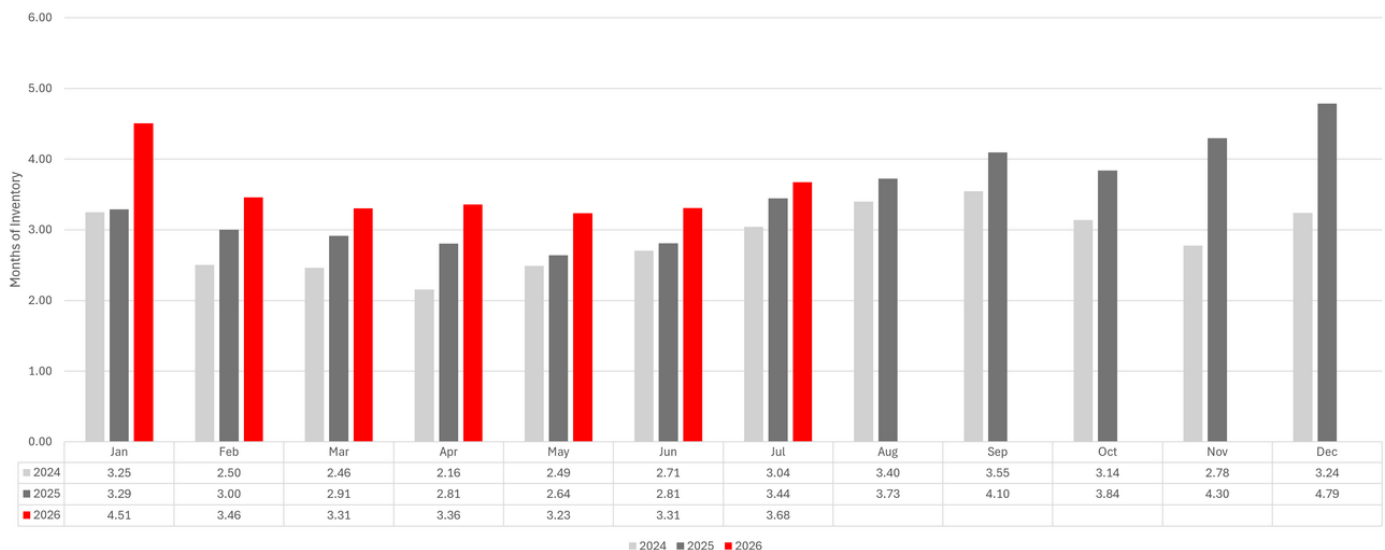
SALES TO NEW LISTINGS RATIO

Sales To New Listings Ratio
All Property Types



MONTHS OF INVENTORY

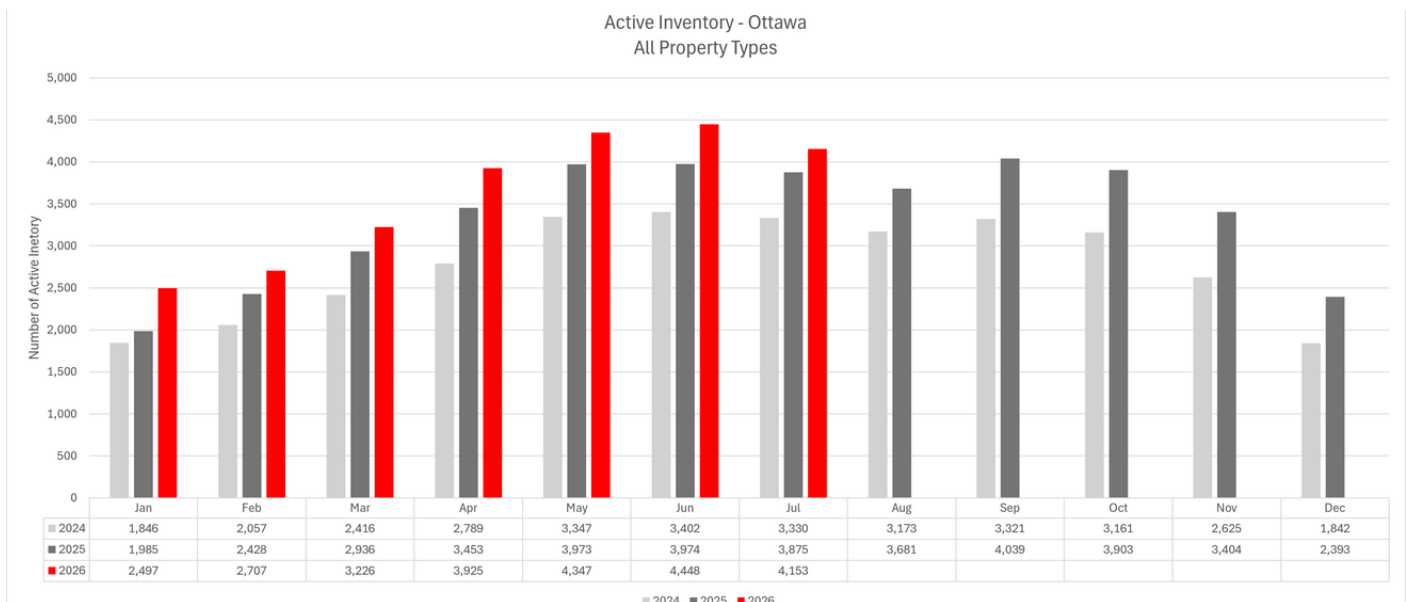
Months of Inventory - Ottawa
All Property Types



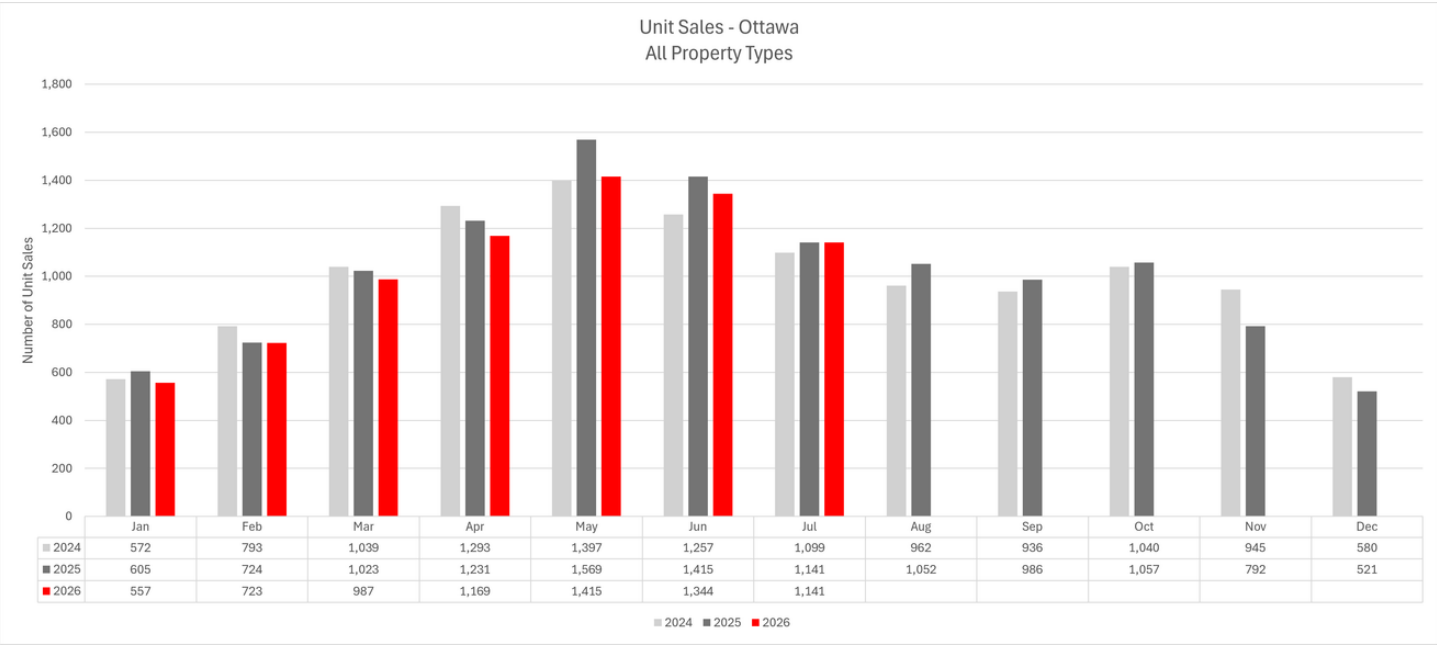
NEW LISTINGS



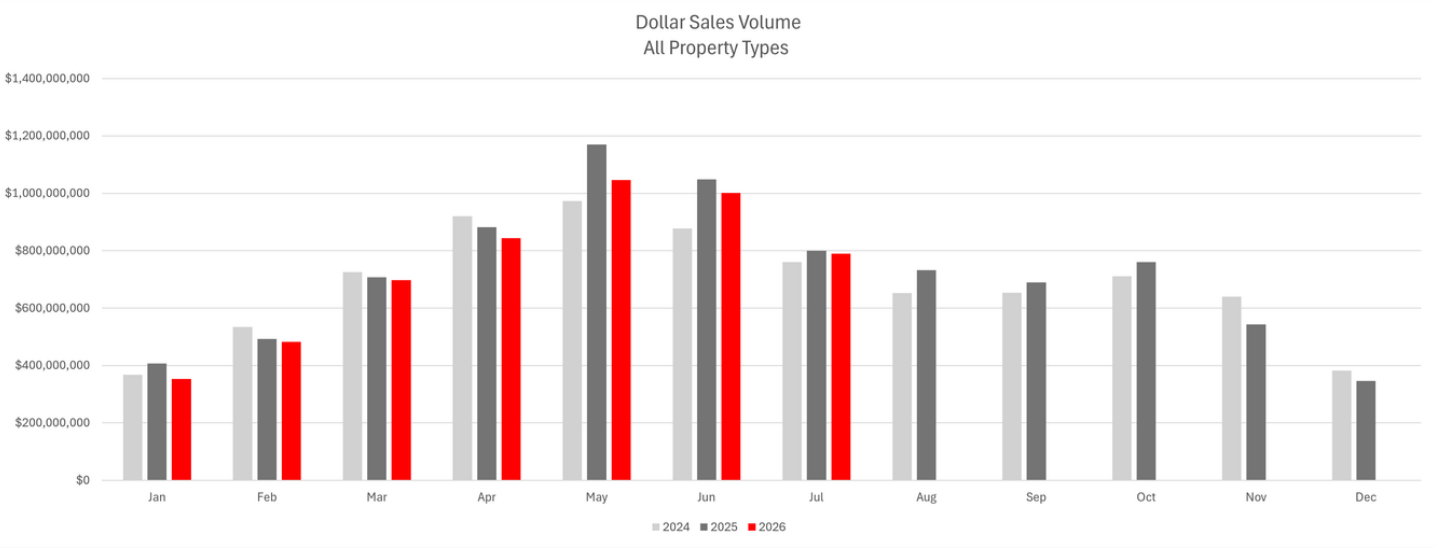
ACTIVE INVENTORY



UNIT SALES



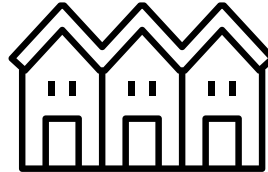
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

YTD Sales Volume	 \$2,885,948,011 -4.5%	 \$1,038,460,198 -5.3%	 \$445,900,404 -17.8%
YTD Unit Sales	 3,160 -3.9%	 1,692 -2.9%	 1,051 -14.3%
YTD Average Sale Price	 \$913,275 -0.7%	 \$613,747 -2.5%	 \$424,263 -4.1%
July Sales Volume	 \$426,189,485 0.3%	 \$157,423,052 -10.3%	 \$67,921,910 -9.3%
July Unit Sales	 478 2.4%	 257 -9.2%	 157 -9.2%

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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