



2026

AUGUST

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

August brought fantastic opportunities to the local real estate market. With active inventory on the rise and 1,878 new listings entering the market, buyers have more breathing room, time, and options to find their dream home as properties average 38 days on market.

Meanwhile, steady price trends continue to show long term stability and value for current homeowners. A median sale price holding firm at \$630,000 and an average sale price rising 1.7% to \$707,917 reflect a reliable and healthy environment for everyone!

August year-over-year sales volume of \$600,313,695

Down 18.1% from 2025's \$732,634,734 with unit sales of 848, down 19.4% from last August's 1,052. New listings of 1,878 are down by 0.4% from last year, which helped push the sales-to-new-listings ratio to 45%.

Year-to-date sales volume of \$5,822,662,824

Down 6.7% from 2025's \$6,238,226,634 with unit sales of 8,195 down 6.4% from last year's 8,760. New listings of 17,660 are up 2.3% from 2025, resulting in a sales-to-new-listings ratio of 46%, a decrease of 9.8% from the previous year.

Year-to-date average sale price of \$710,514

Down 0.2% from 2025's \$712,126 with the average days-on-market of 38, up 12.8% from 2025's 33. The average sale price for the month of August was \$707,917 an increase of 1.7% from last August's \$696,421.

August NUMBERS

Median Sale Price

\$630,00

0.0%

Average Sale Price

\$707,917

1.7%

Sales Volume

\$600,313,695

-18.1%

Unit Sales

848

19.4%

New Listings

1,878

-0.4%

Unit Sales/Listings Ratio

45%

-19.6%

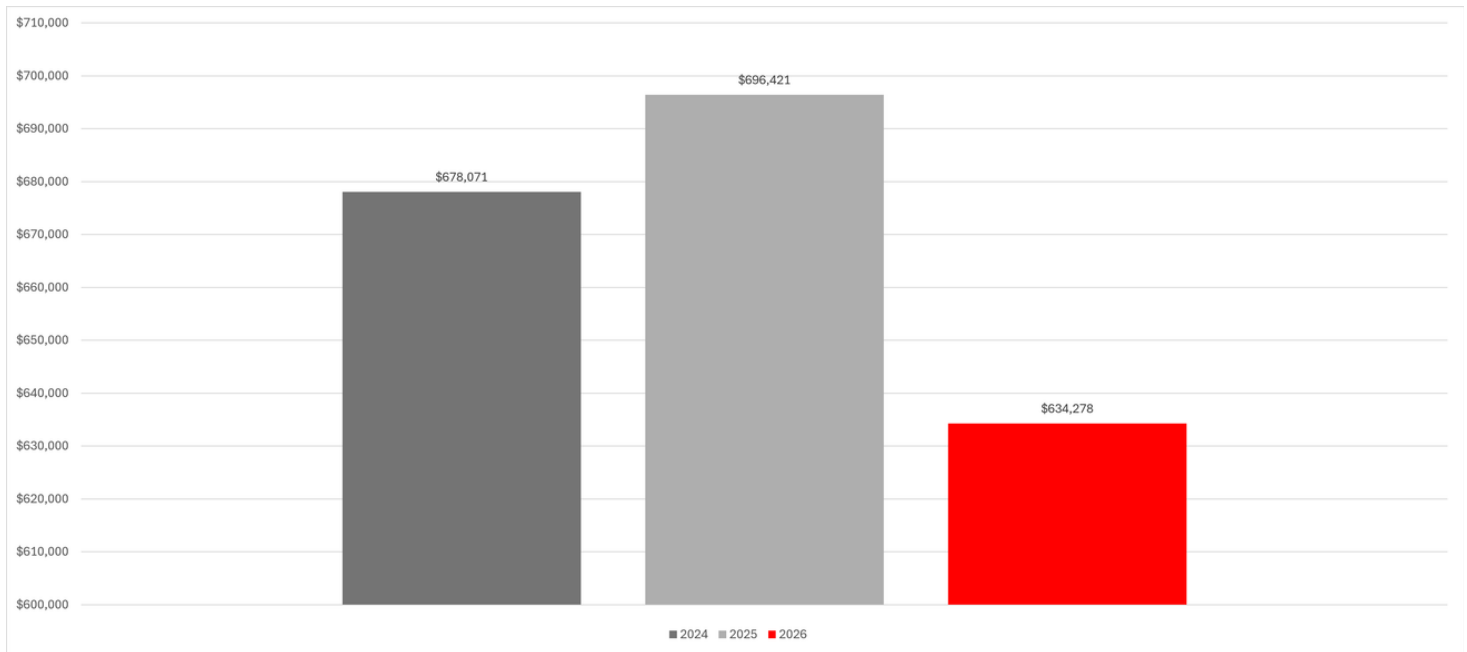
Year-over-year comparison (August 2026 vs. August 2025)

THE MARKET IN DETAIL

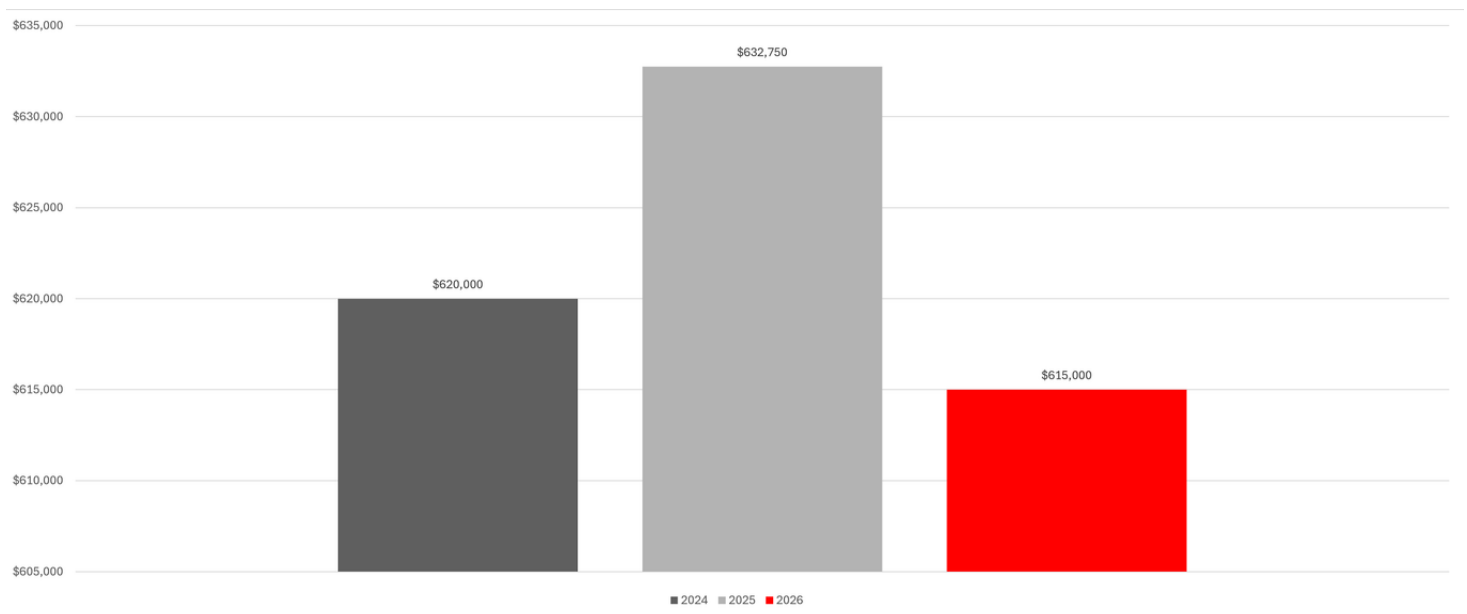
	2024	2025	2026
YTD Volume Sales	\$5,809,540,866	\$6,238,226,634	\$5,822,622,824
YTD Unit Sales	8,412	8,760	8,195
YTD New Listings	15,674	17,255	17,660
YTD Sales/Listings Ratio	54%	51%	46%
Monthly Volume Sales	\$652,304,529	\$732,634,734	\$600,313,695
Monthly Unit Sales	962	1,052	848
Monthly New Listings	1,733	1,885	1,878
Monthly Sales/Listings Ratio	56%	56%	45%
Monthly Average Sale Price	\$678,071	\$696,421	\$707,917
Monthly Median Sale Price	\$620,000	\$632,750	\$630,000
YTD Sales: \$0-\$199K	4	4	3
YTD Sales: \$200k-399K	145	147	164
YTD Sales: \$400K-\$599K	283	292	327
YTD Sales: \$600K-\$799K	288	311	261
YTD Sales: \$800K-\$999K	128	175	121
YTD Sales: \$1M+	107	120	93
YTD Sales: \$2M+	6	3	13
YTD Average Days-On-Market	34	35	39
YTD Average Sale Price	\$686,225	\$712,126	\$710,514

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

AVERAGE SALE PRICE

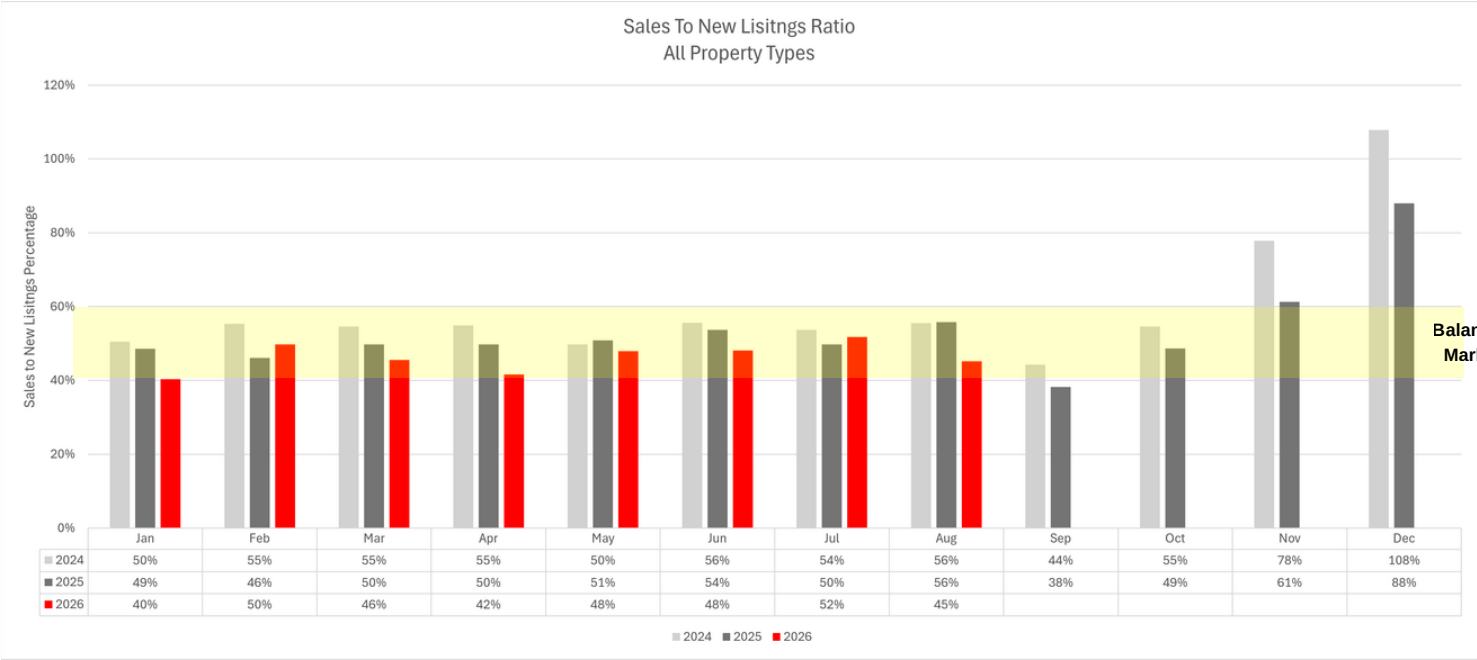


MEDIAN SALE PRICE

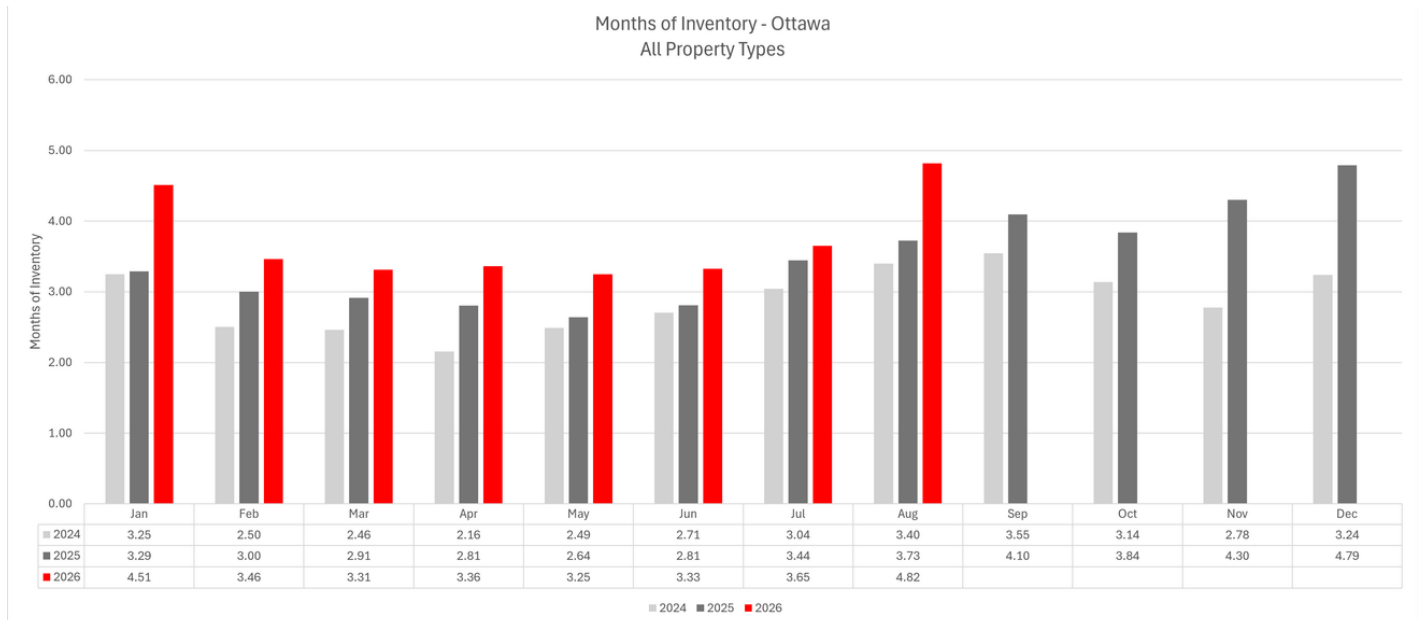


** Average Sale Price and Median Sale Price is based on residential sales (including freehold and condominiums).*

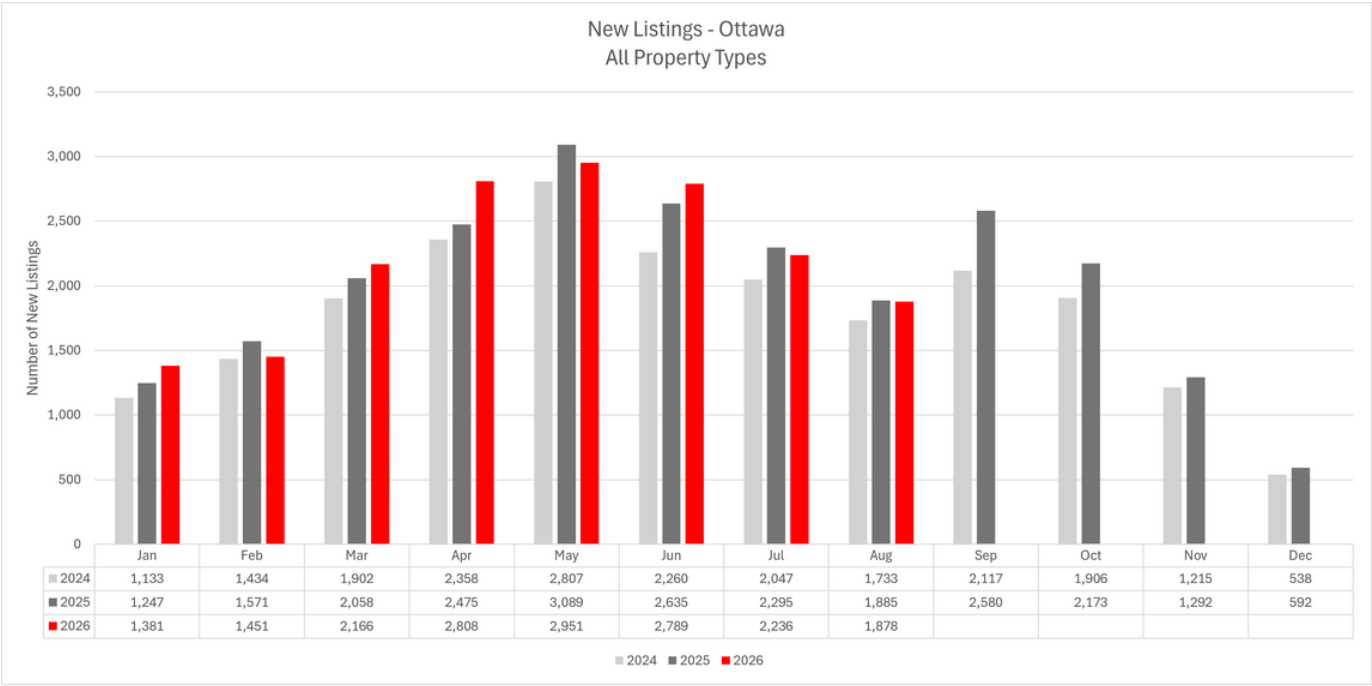
SALES TO NEW LISTINGS RATIO



MONTHS OF INVENTORY



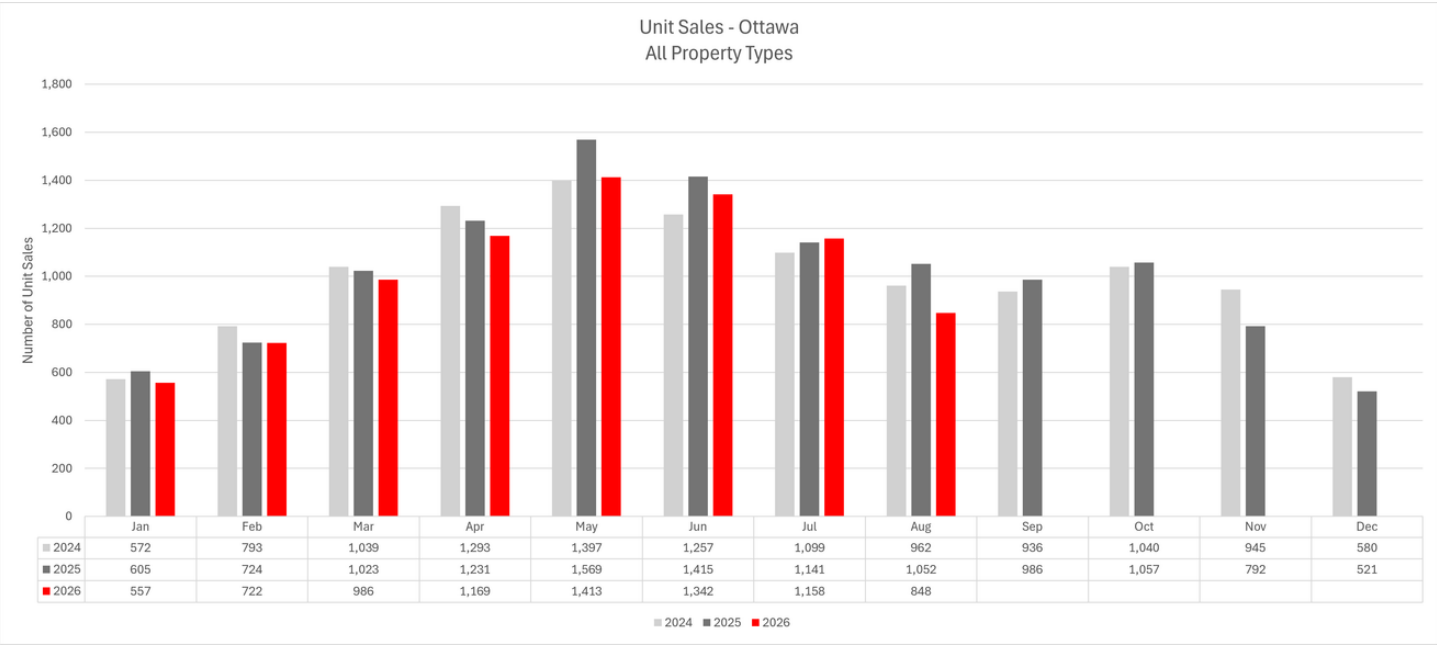
NEW LISTINGS



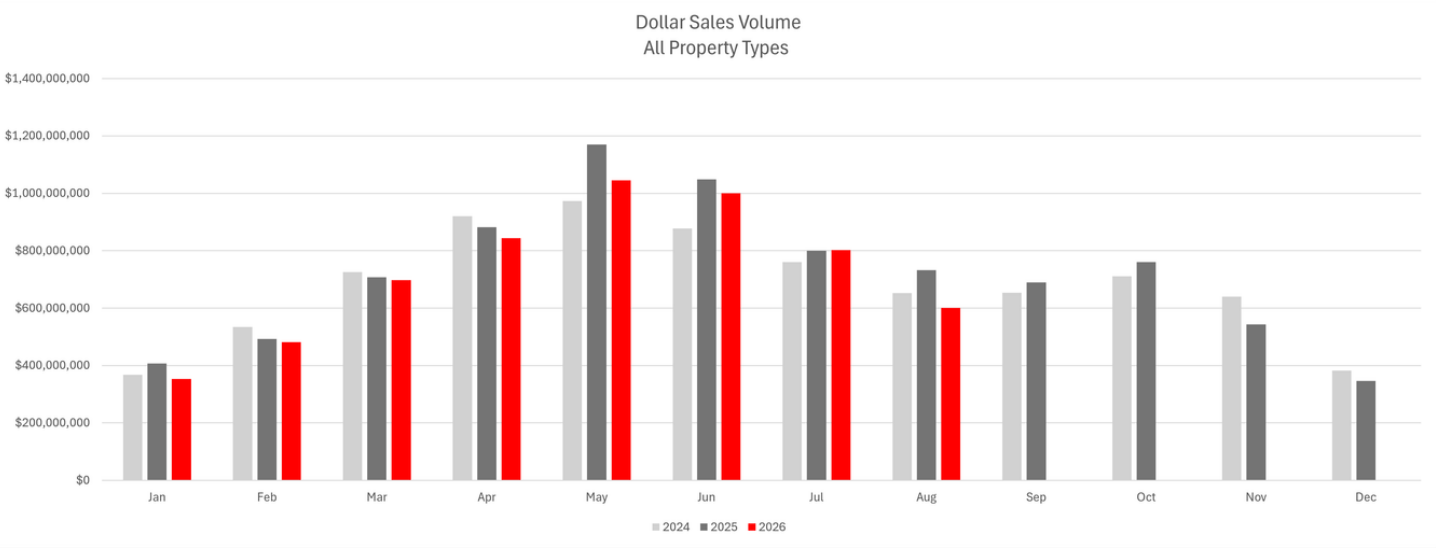
ACTIVE INVENTORY



UNIT SALES



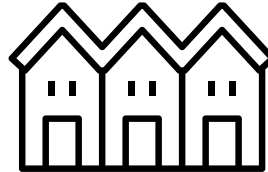
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

YTD Sales Volume	 \$3,232,453,084 -5.7%	 \$1,160,350,775 -7.3%	 \$500,013,039 -17.8%
YTD Unit Sales	 3,537 -5.1%	 1,901 -4.8%	 1,177 -15.2%
YTD Average Sale Price	 \$913,897 -0.6%	 \$610,390 -2.7%	 \$424,820 -3.1%
August Sales Volume	 \$344,639,173 -15.0%	 \$120,044,736 -22.9%	 \$52,706,895 -20.3%
August Unit Sales	 376 -14.9%	 206 -18.9%	 122 -24.7%

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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