



2026

SEPTEMBER

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

September delivered a well balanced landscape for both sides of the move. Healthy inventory growth provided buyers more options, giving purchasers much needed breathing room to compare properties. Meanwhile, stable average sale prices kept market values steady.



September year-over-year sales volume of \$623,789,020

Down 9.5% from 2025's \$689,627,177 with unit sales of 888, down 9.9% from last September's 986. New listings of 2,614 are up by 1.3% from last year, which helped push the sales-to-new-listings ratio to %.



Year-to-date sales volume of \$6,453,008,323

Down 6.9% from 2025's \$6,927,853,811 with unit sales of 9,093 down 0.9% from last year's 9,746. New listings of 20,277 are up 2.2% from 2025, resulting in a sales-to-new-listings ratio of 45%, a decrease of 11.8% from the previous year.



Year-to-date average sale price of \$709,668

Down 0.2% from 2025's \$710,841 with the average days-on-market of 38, up 12.9% from 2025's 34. The average sale price for the month of September was \$702,465 an increase of 0.4% from last September's \$699,419.

September NUMBERS

Median Sale Price

\$640,00

0.0%

Average Sale Price

\$702,465

0.4%

Sales Volume

\$623,789,020

-9.5%

Unit Sales

888

-9.9%

New Listings

2,614

1.3%

Unit Sales/Listings Ratio

45%

-11.8%

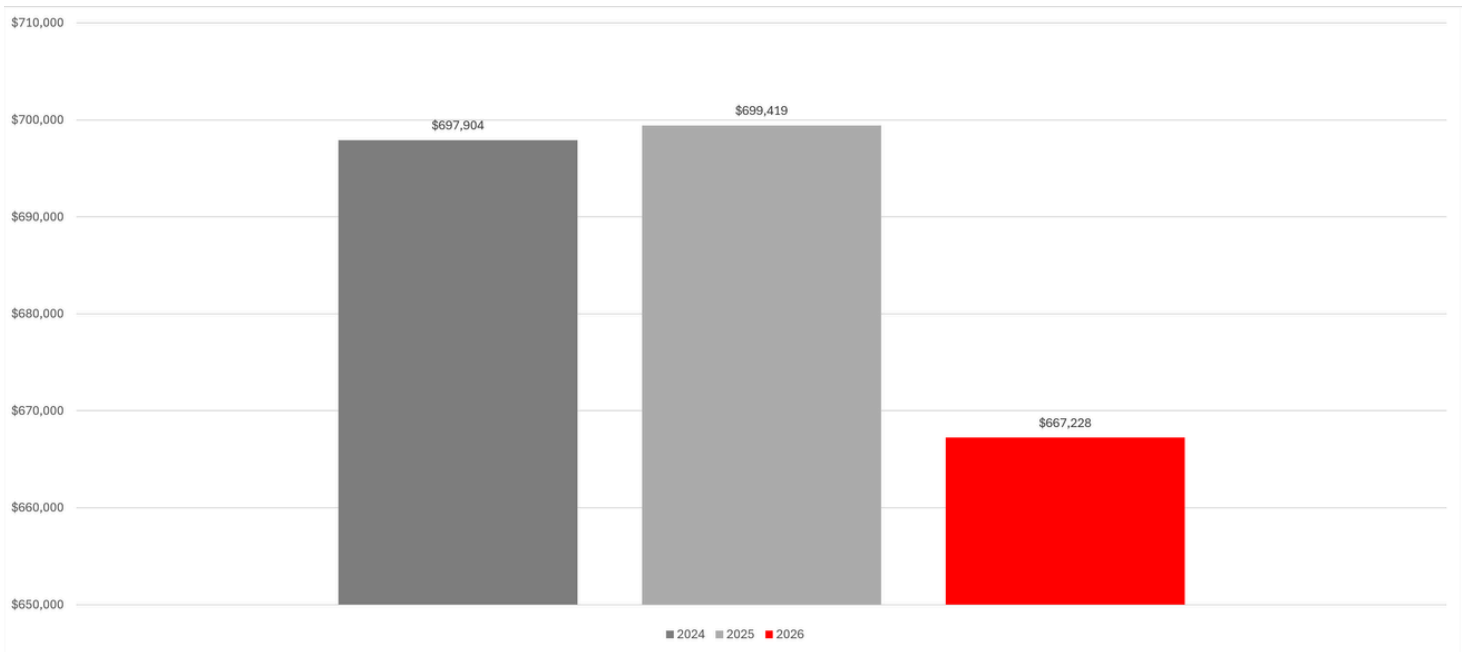
Year-over-year comparison
(September 2026 vs. September 2025)

THE MARKET IN DETAIL

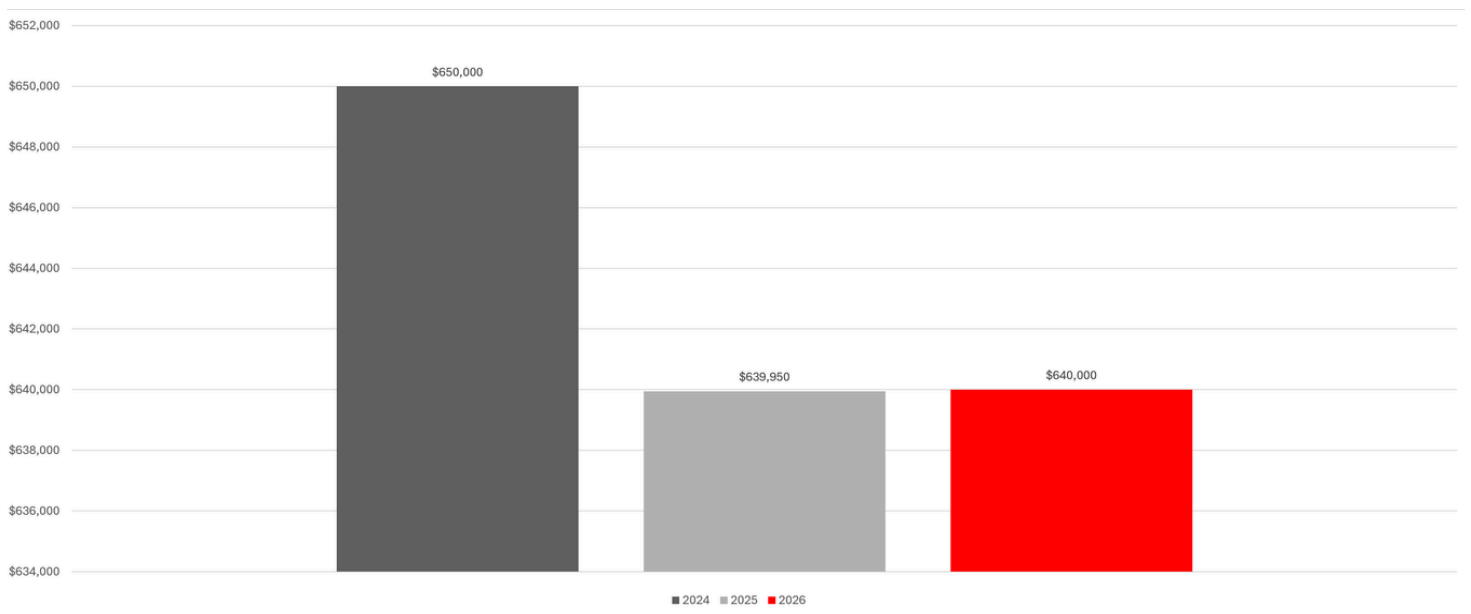
	2024	2025	2026
YTD Volume Sales	\$6,462,778,626	\$6,927,853,811	\$6,453,008,323
YTD Unit Sales	9,348	9,746	9,093
YTD New Listings	17,791	19,835	20,277
YTD Sales/Listings Ratio	54%	51%	45%
Monthly Volume Sales	\$653,237,739	\$689,627,177	\$623,789,020
Monthly Unit Sales	936	986	888
Monthly New Listings	2,117	2,580	2,614
Monthly Sales/Listings Ratio	44%	38%	44%
Monthly Average Sale Price	\$697,904	\$699,419	\$702,465
Monthly Median Sale Price	\$650,000	\$639,950	\$640,000
YTD Sales: \$0-\$199K	39	32	34
YTD Sales: \$200k-399K	1,273	1,265	1,280
YTD Sales: \$400K-\$599K	2,521	2,451	2,345
YTD Sales: \$600K-\$799K	3,058	3,183	2,808
YTD Sales: \$800K-\$999K	1,395	1,599	1,444
YTD Sales: \$1M+	964	1,134	1,095
YTD Sales: \$2M+	68	81	92
YTD Average Days-On-Market	34	35	39
YTD Average Sale Price	\$687,523	\$704,815	\$701,852

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

AVERAGE SALE PRICE



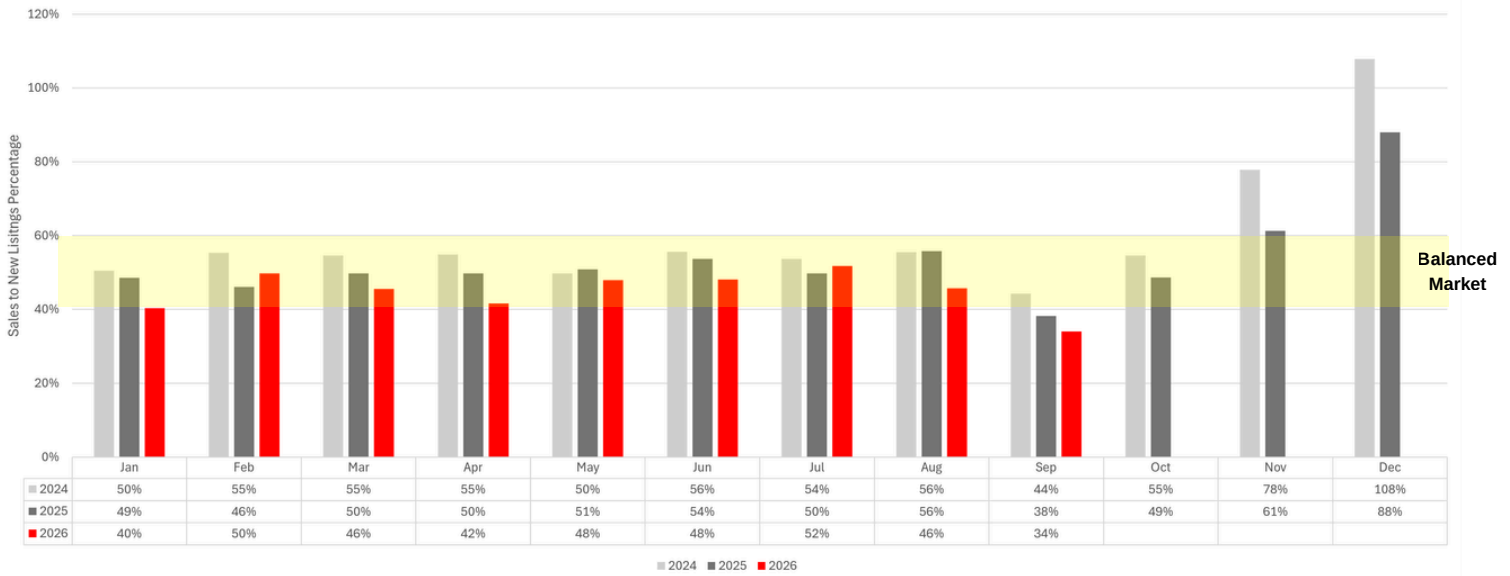
MEDIAN SALE PRICE



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

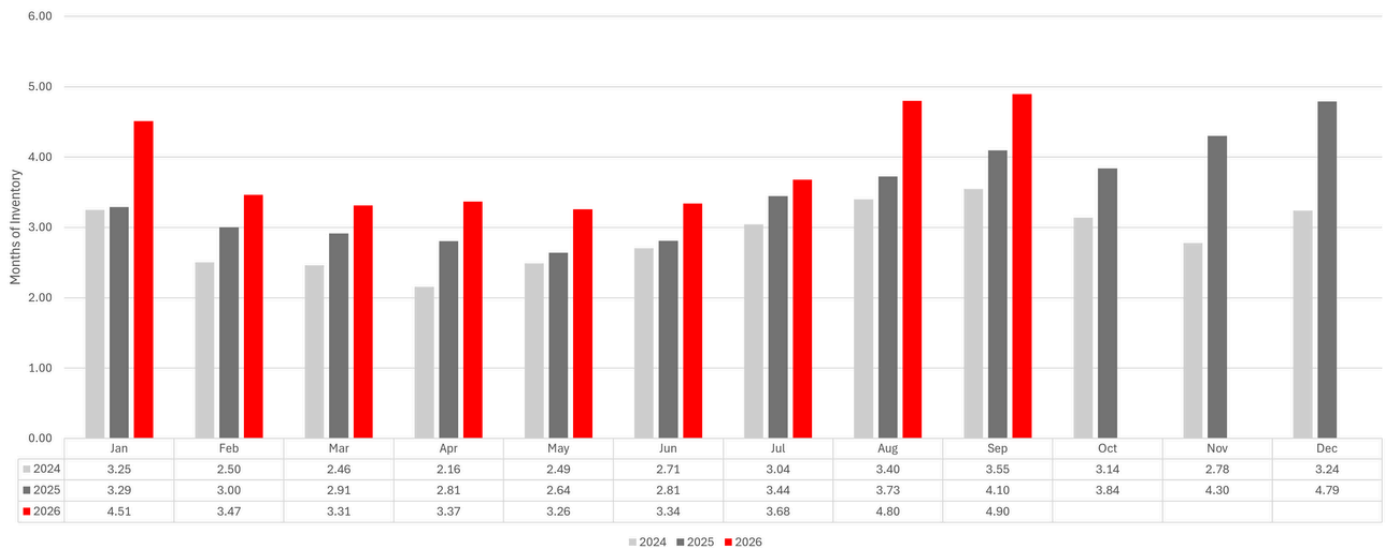
SALES TO NEW LISTINGS RATIO

Sales To New Listngs Ratio
All Property Types

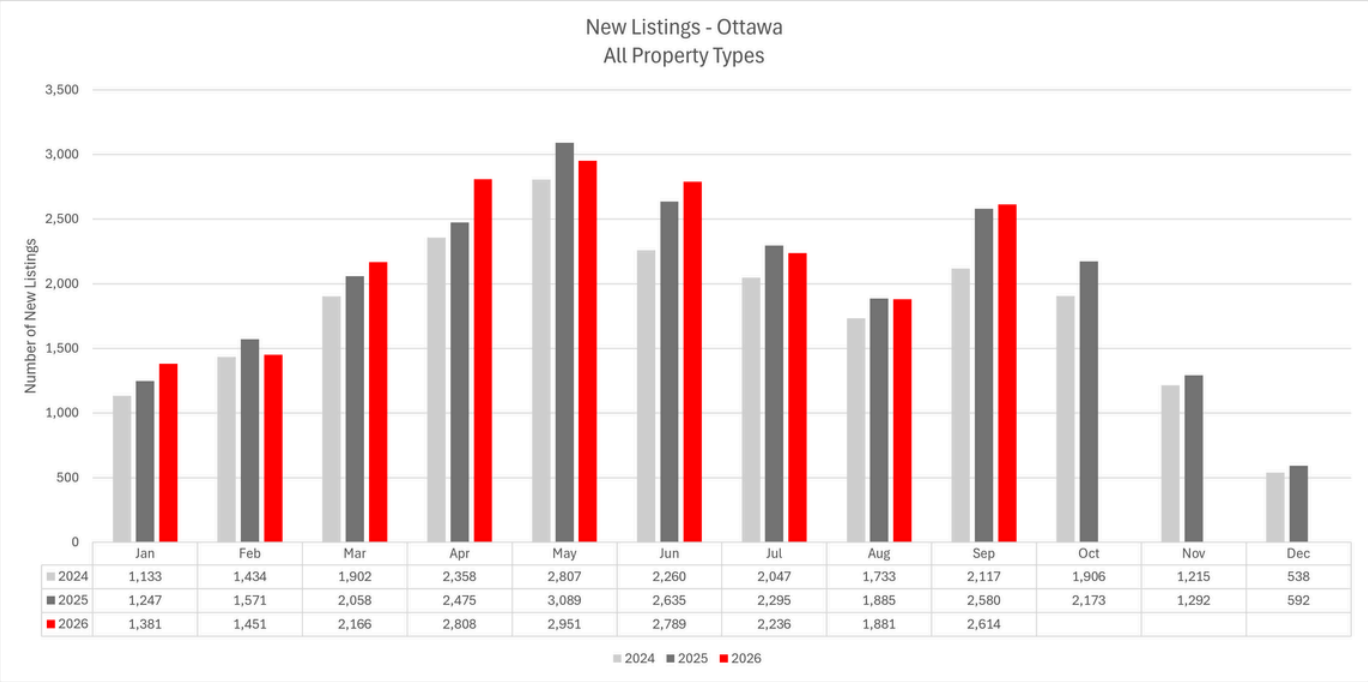


MONTHS OF INVENTORY

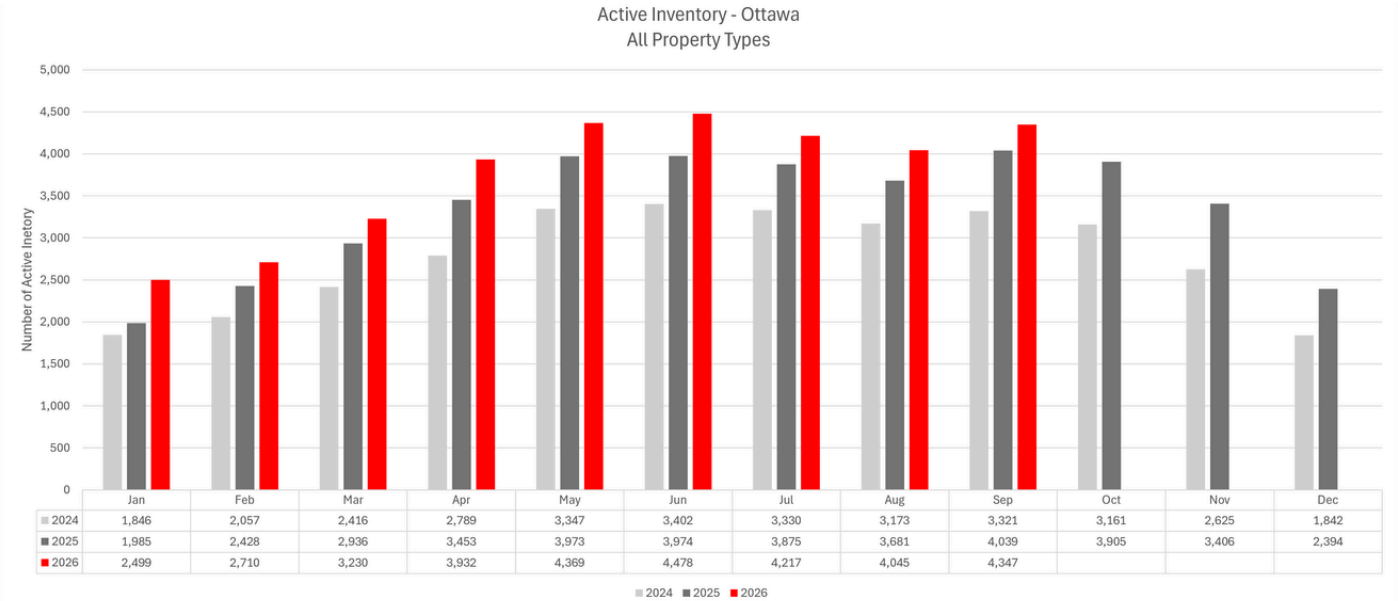
Months of Inventory - Ottawa
All Property Types



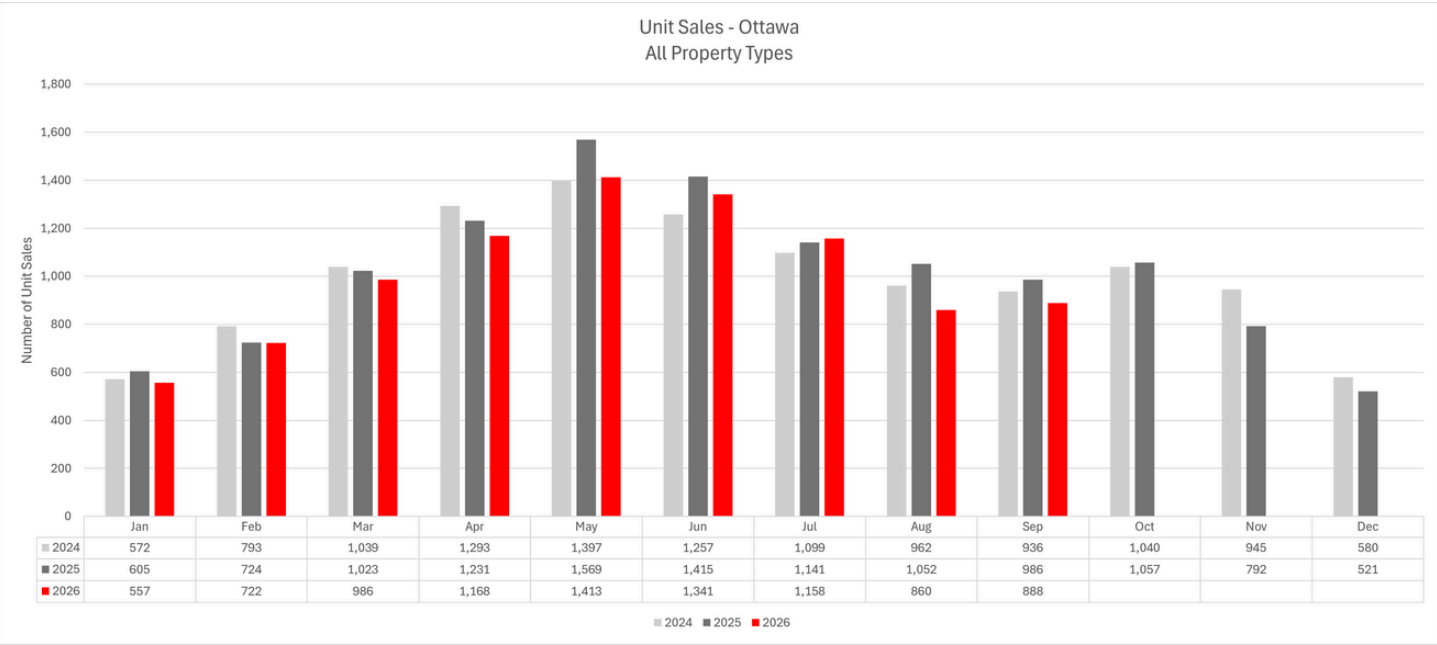
NEW LISTINGS



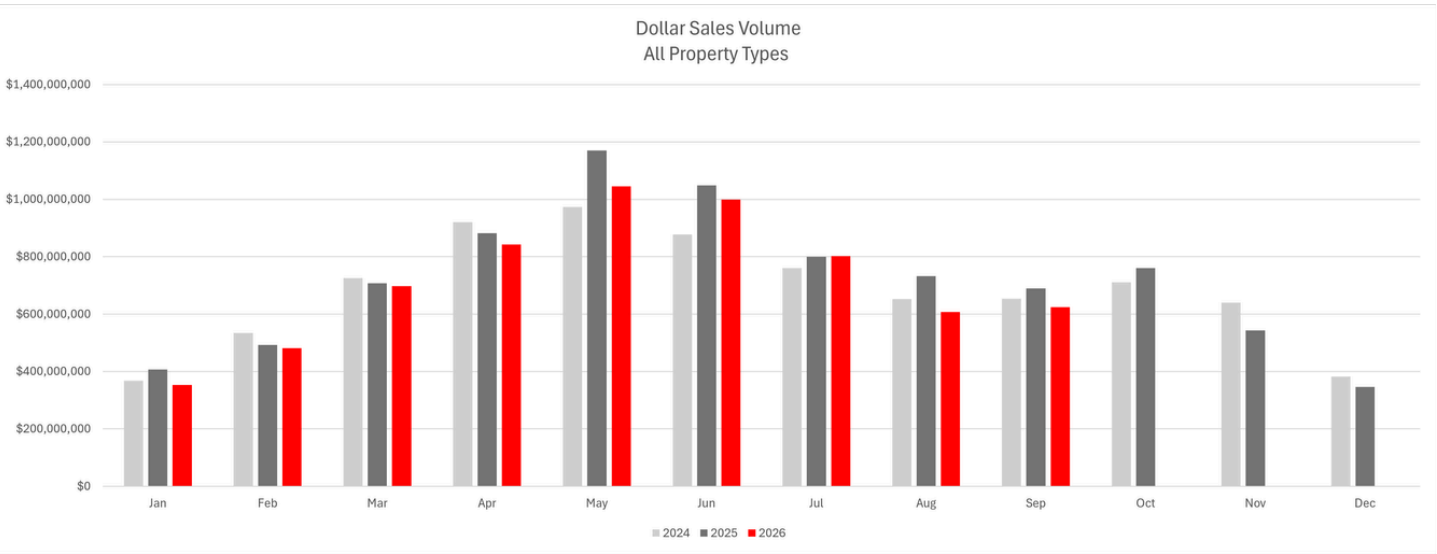
ACTIVE INVENTORY



UNIT SALES



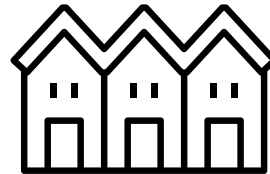
DOLLAR VOLUME SALES



SALES BY TYPE



DETACHED



ROWHOUSES



CONDO APARTMENT

YTD Sales Volume	 \$3,586,831,273 -5.9%	 \$1,126,176,997 -6.8%	 \$550,085,171 -18.3%
YTD Unit Sales	 3,929 -5.4%	 2,126 -4.2%	 1,21 -16.1%
YTD Average Sale Price	 \$912,912 -0.5%	 \$628,261 -2.6%	 \$426,092 -2.7%
September Sales Volume	 \$351,196,198 -8.3%	 \$135,721,859 -1.8%	 \$47,184,032 -27.7%
September Unit Sales	 388 -8.5%	 225 0.4%	 109 -16.1%

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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