

ROYAL LEPAGE®
Team Realty
Independently Owned and Operated, Brokerage

2026
OCTOBER
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

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OVERVIEW

BALANCED MARKET

October's resale market offered a win-win landscape, giving buyers exceptional selection with 3,627 active listings and more room to negotiate favorable prices. At the same time, demand remained with a healthy number of completed transactions, demonstrating that well-priced homes continue to sell successfully for motivated sellers.

October year-over-year sales volume of $613,210,514

Down 16.4% from 2025's $733,214,190 with unit sales of 889, down 13.3% from last October's 1,025. New listings of 3,627 are up by 5.8% from last year, which helped push the sales-to-new-listings ratio to 46%.

Year-to-date sales volume of $6,838,733,666

Down 8.4% from 2025's $6,838,733,666 with unit sales of 9,691 down 7.6% from last year's 10,490. New listings of 21,143 are up 1.7% from 2025, resulting in a sales-to-new-listings ratio of 45%, a decrease of 8.1% from the previous year.

Year-to-date average sale price of $705,679

Down 0.8% from 2025's $711,704 with the average days-on-market of 37, up 12.4% from 2025's 33. The average sale price for the month of October was $689,776 an increase of 3.6% from last October's $715,331.

October NUMBERS

Median Sale Price
$626,000
-3.7%

Average Sale Price
$689,776
-3.6%

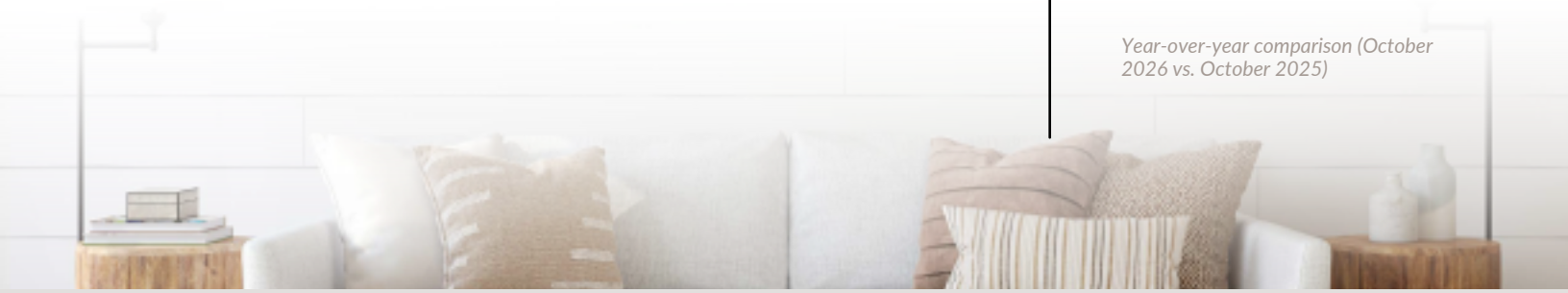
Sales Volume
$613,210,514
-16.4%

Unit Sales
889
-13.3%

New Listings
3,627
+5.8%

Unit Sales/Listings Ratio
46%
-8.0%

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



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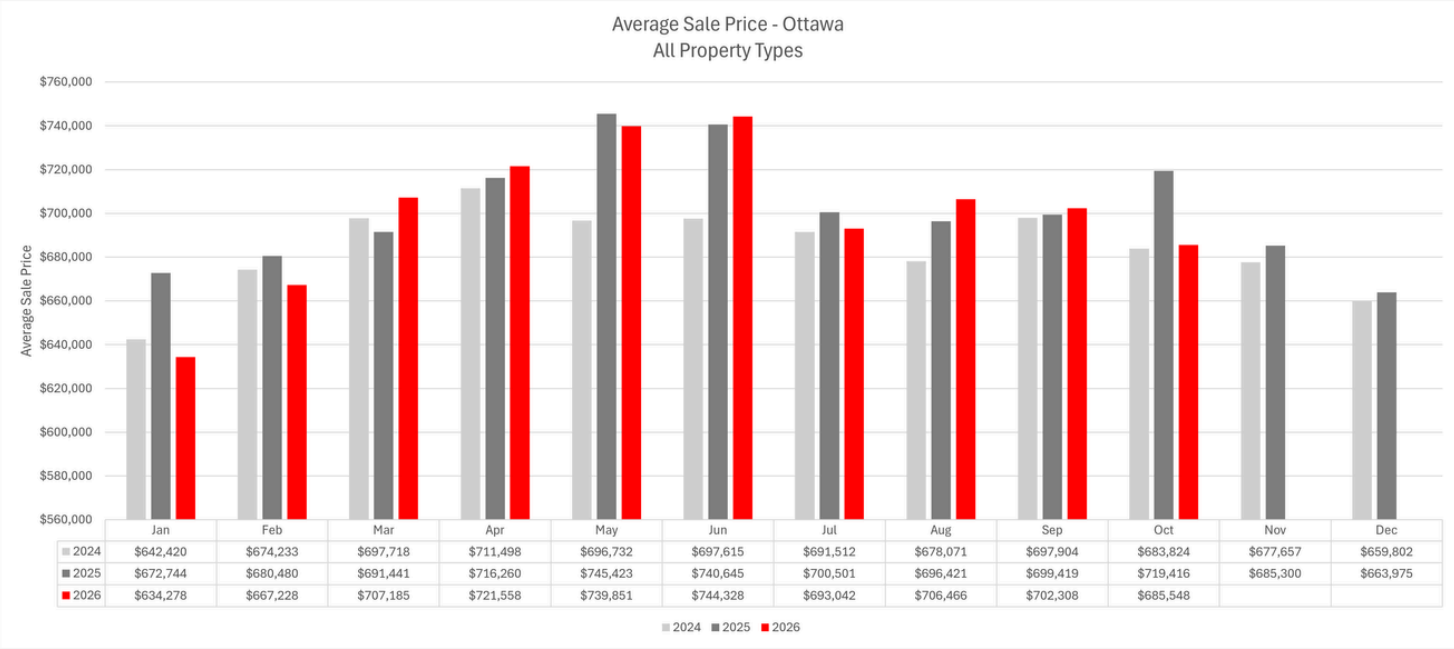
THE MARKET IN **DETAIL**

	2024	2025	2026
YTD Volume Sales	$7,173,955,902	$7,465,775,268	$6,838,733,666
YTD Unit Sales	10,388	10,490	9,691
YTD New Listings	19,697	20,785	21,143
YTD Sales/Listings Ratio	53%	49%	46%
Monthly Volume Sales	$711,177,276	$733,214,190	$613,210,514
Monthly Unit Sales	1,040	1,025	889
Monthly New Listings	1,906	2,037	1,967
Monthly Sales/Listings Ratio	55%	49%	45%
Monthly Average Sale Price	$683,824	$715,331	$689,776
Monthly Median Sale Price	$650,000	$650,000	$626,000
YTD Sales: $0-$199K	4	33	34
YTD Sales: $200k-399K	1,363	1,403	1,280
YTD Sales: $400K-$599K	2,771	2,706	2,345
YTD Sales: $600K-$799K	3,333	3,541	2,808
YTD Sales: $800K-$999K	1,545	1,764	1,444
YTD Sales: $1M+	1,027	1,259	1,095
YTD Sales: $2M+	67	97	92
YTD Average Days-On-Market	34	35	39
YTD Average Sale Price	$687,153	$711,704	$705,679

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

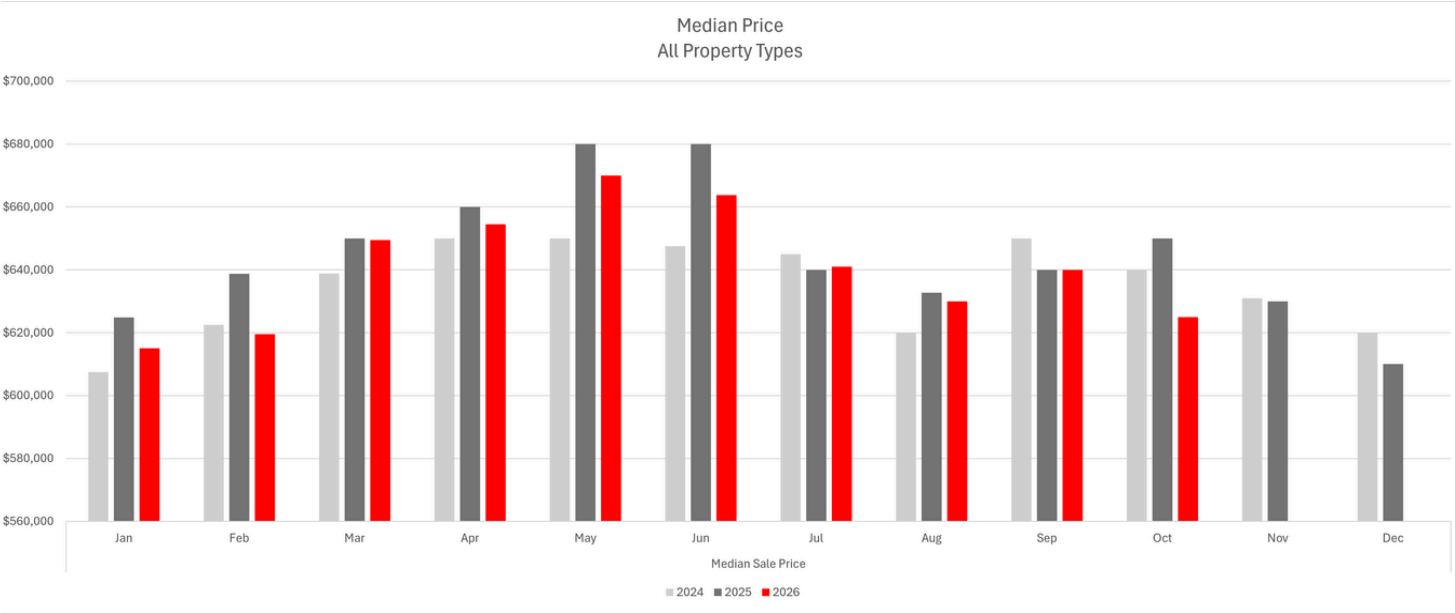
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AVERAGE SALE PRICE



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	$642,420	$674,233	$697,718	$711,498	$696,732	$697,615	$691,512	$678,071	$697,904	$683,824	$677,657	$659,802
2025	$672,744	$680,480	$691,441	$716,260	$745,423	$740,645	$700,501	$696,421	$699,419	$719,416	$685,300	$663,975
2026	$634,278	$667,228	$707,185	$721,558	$739,851	$744,328	$693,042	$706,466	$702,308	$685,548		

MEDIAN SALE PRICE



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

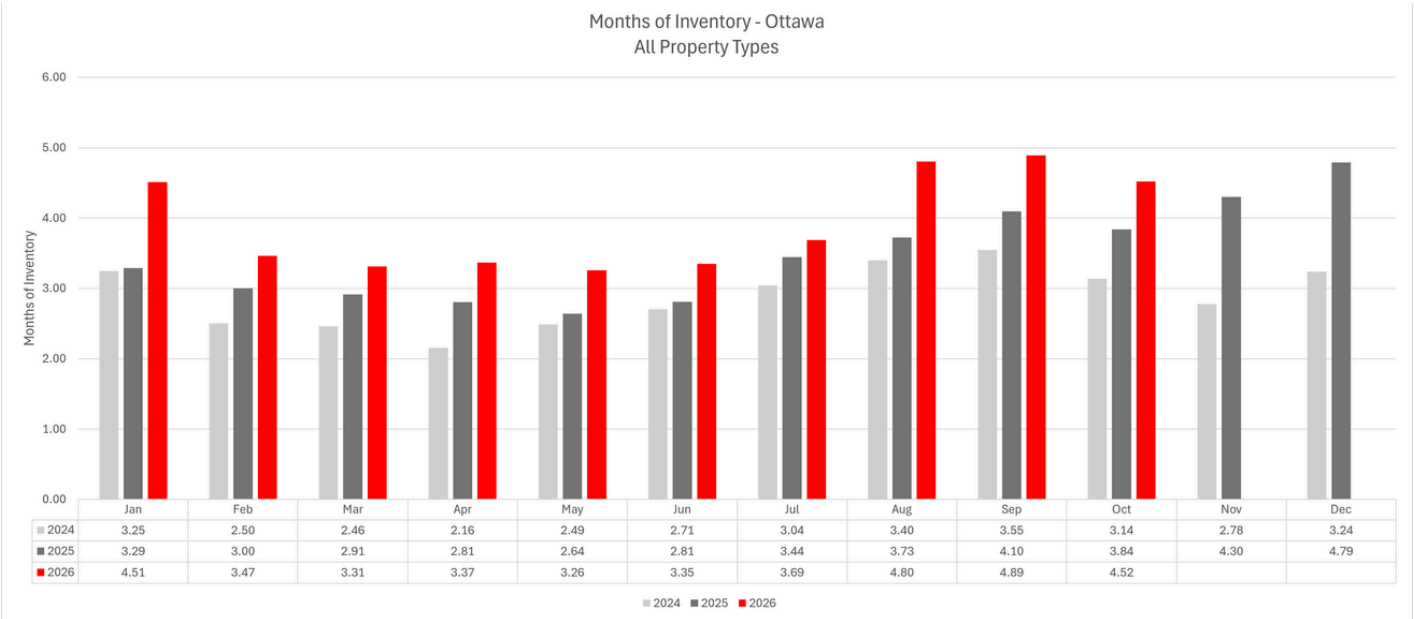
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SALES TO NEW LISTINGS RATIO



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	50%	55%	55%	55%	50%	56%	54%	56%	44%	55%	78%	108%
2025	49%	46%	50%	50%	51%	54%	50%	56%	38%	49%	61%	88%
2026	40%	50%	46%	42%	48%	48%	52%	46%	34%	45%		

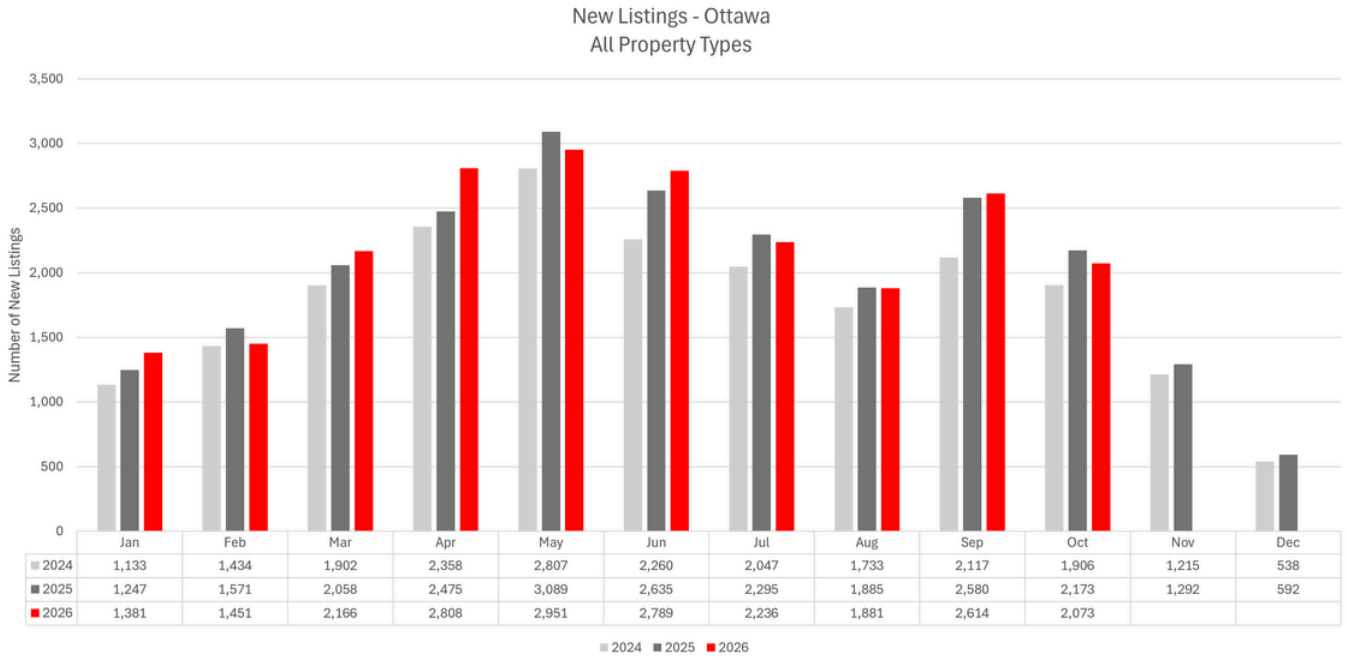
MONTHS OF INVENTORY



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	3.25	2.50	2.46	2.16	2.49	2.71	3.04	3.40	3.55	3.14	2.78	3.24
2025	3.29	3.00	2.91	2.81	2.64	2.81	3.44	3.73	4.10	3.84	4.30	4.79
2026	4.51	3.47	3.31	3.37	3.26	3.35	3.69	4.80	4.89	4.52		

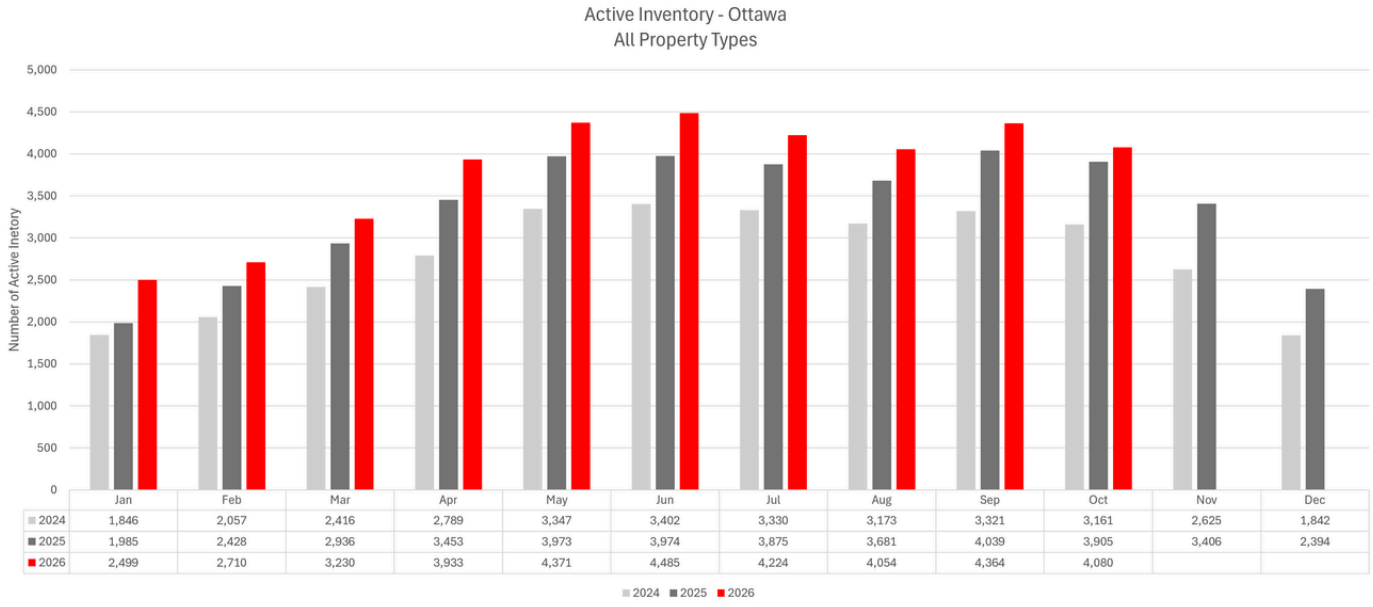
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NEW LISTINGS



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,133	1,434	1,902	2,358	2,807	2,260	2,047	1,733	2,117	1,906	1,215	538
2025	1,247	1,571	2,058	2,475	3,089	2,635	2,295	1,885	2,580	2,173	1,292	592
2026	1,381	1,451	2,166	2,808	2,951	2,789	2,236	1,881	2,614	2,073		

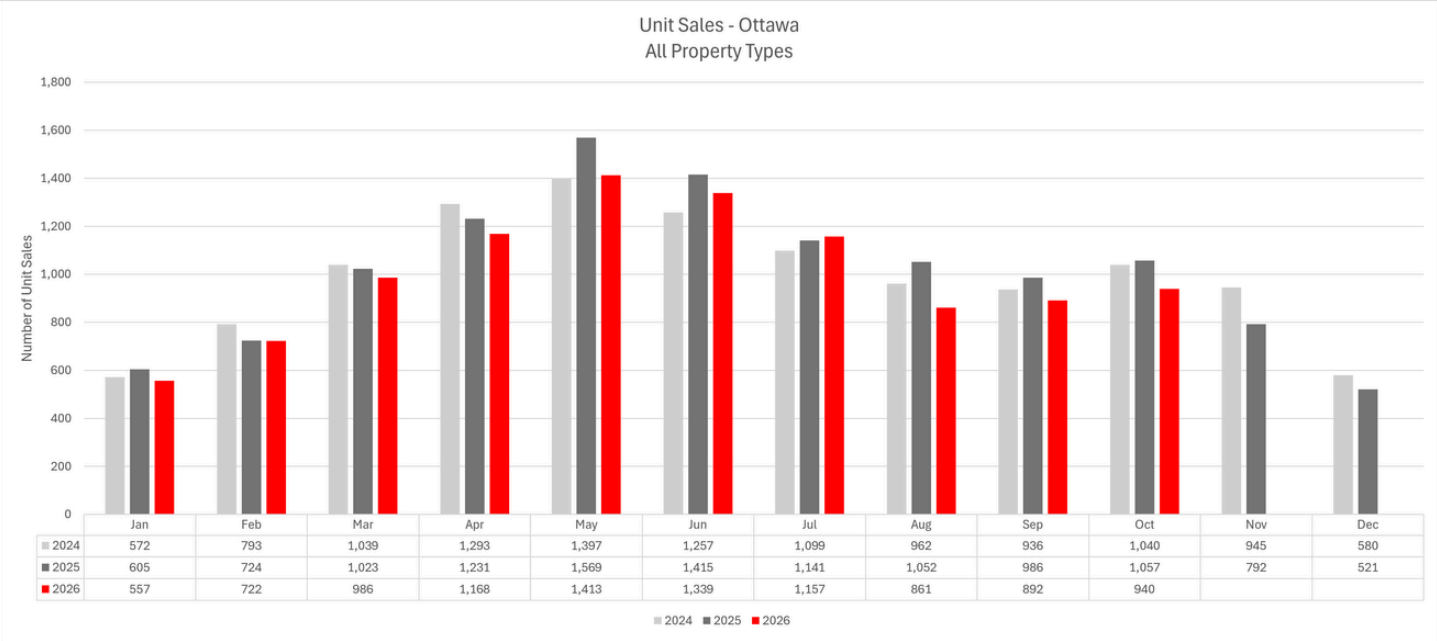
ACTIVE INVENTORY



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	1,846	2,057	2,416	2,789	3,347	3,402	3,330	3,173	3,321	3,161	2,625	1,842
2025	1,985	2,428	2,936	3,453	3,973	3,974	3,875	3,681	4,039	3,905	3,406	2,394
2026	2,499	2,710	3,230	3,933	4,371	4,485	4,224	4,054	4,364	4,080		

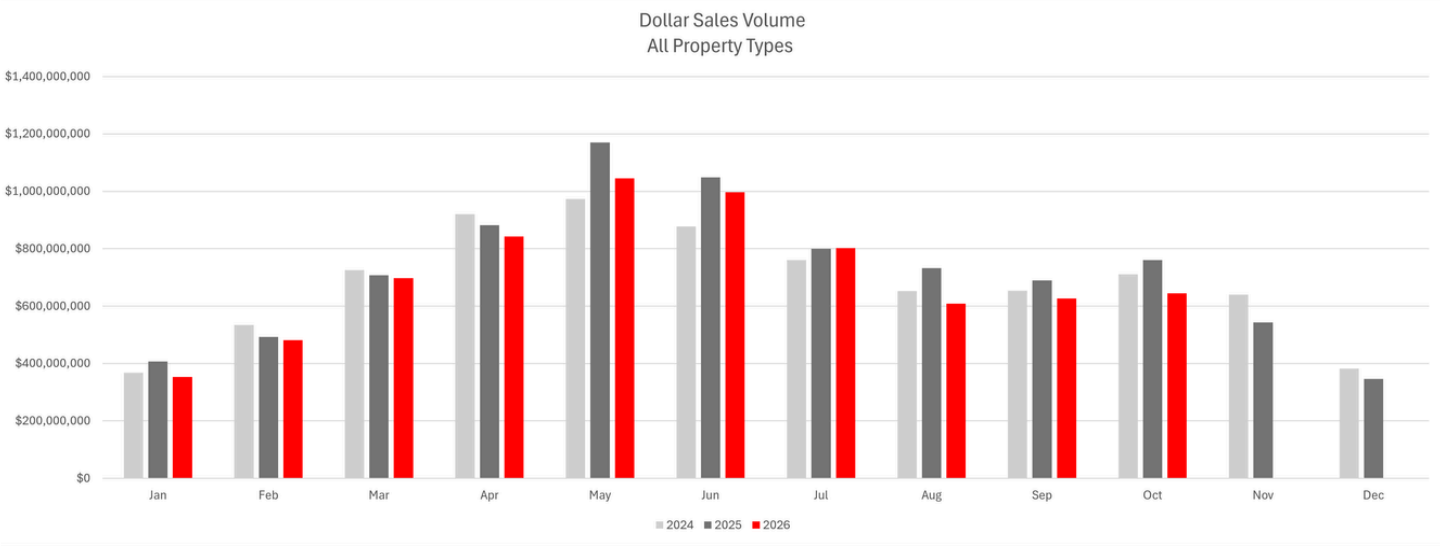
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UNIT SALES



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	572	793	1,039	1,293	1,397	1,257	1,099	962	936	1,040	945	580
2025	605	724	1,023	1,231	1,569	1,415	1,141	1,052	986	1,057	792	521
2026	557	722	986	1,168	1,413	1,339	1,157	861	892	940		

DOLLAR VOLUME SALES



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SALES BY **TYPE**

	DETACHED	ROWHOUSES	CONDO APARTMENT
YTD Sales Volume	$3,949,734,844 -6.9%	$1,429,598,245 -7.1%	$597,181,011 -18.6%
YTD Unit Sales	4,345 -6.1%	2,350 -4.5%	1,401 -16.4%
YTD Average Sale Price	$909,030 -0.8%	$608,340 -2.6%	$426,253 -2.6%
October Sales Volume	$363,694,470 -15.7%	$132,251,248 -10.6%	$47,095,840 -21.2%
October Unit Sales	417 -12.2%	222 -8.3%	110 -19.7%



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

OUR LOCATIONS

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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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