Ottawa Real Estate Board Residential Market Activity and MLS® Home Price Index Report

June 2026

Prepared for the Ottawa Real Estate Board by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data from the PropTx MLS ® System collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

Ottawa
MLS® Residential Market Activity

Actual	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	1,518	-4.9%	5.9%	3.5%	-19.0%	-18.8%	-9.4%
Dollar Volume	$1,113,677,163	-3.7%	13.0%	10.7%	-12.7%	25.7%	66.8%
New Listings	3,110	5.6%	22.7%	28.2%	9.5%	37.1%	15.8%
Active Listings	4,982	13.2%	30.6%	90.2%	180.2%	78.8%	-24.5%
Sales to New Listings Ratio [1]	48.8	54.2	56.5	60.5	66.0	82.5	62.4
Months of Inventory [2]	3.3	2.8	2.7	1.8	0.9	1.5	3.9
Average Price	$733,648	1.3%	6.6%	7.0%	7.8%	54.8%	84.1%
Median Price	$655,000	-1.3%	1.7%	3.6%	5.5%	52.3%	84.5%
Sale to List Price Ratio [3]	98.5	98.5	98.6	99.4	106.9	100.7	97.4
Median Days on Market	22.0	19.0	18.0	14.0	7.0	14.0	33.0

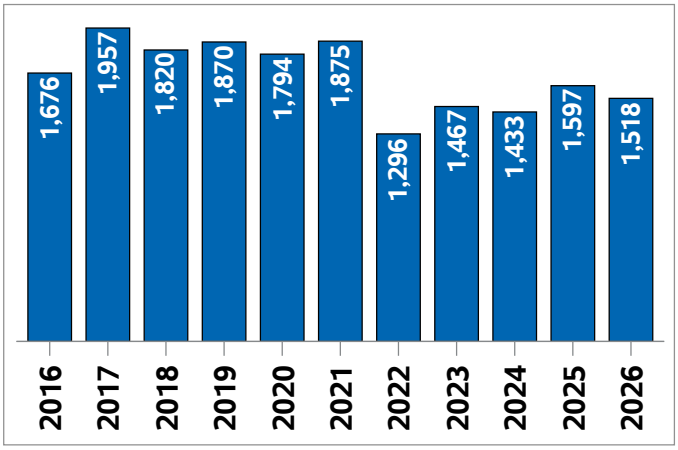
Year-to-Date	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	6,969	-6.1%	-3.3%	0.3%	-32.1%	-22.4%	-4.3%
Dollar Volume	$4,899,335,175	-6.2%	-0.5%	4.9%	-29.5%	19.5%	71.9%
New Listings	15,391	5.4%	15.0%	38.4%	13.7%	26.0%	-1.4%
Active Listings [4]	3,990	14.6%	34.4%	78.7%	239.6%	57.5%	-31.3%
Sales to New Listings Ratio [5]	45.3	50.8	53.8	62.5	75.9	73.5	46.7
Months of Inventory [6]	3.4	2.8	2.5	1.9	0.7	1.7	4.8
Average Price	$703,018	-0.2%	2.9%	4.6%	3.8%	54.1%	79.6%
Median Price	$640,000	-1.5%	0.8%	2.4%	2.2%	53.5%	82.5%
Sale to List Price Ratio [7]	98.3	98.6	98.6	98.8	111.2	100.2	97.5
Median Days on Market	22.0	19.0	18.0	16.0	6.0	14.0	30.0

[1] Sales / new listings * 100; compared to levels from previous periods.
[2] Active listings at month end / monthly sales; compared to levels from previous periods.
[3] Sale price / list price * 100; average for all homes sold in the current month.
[4] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
[5] Sum of sales from January to current month / sum of new listings from January to current month.
[6] The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
[7] Sale price / list price * 100; average for all homes sold so far this year.
[8] Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

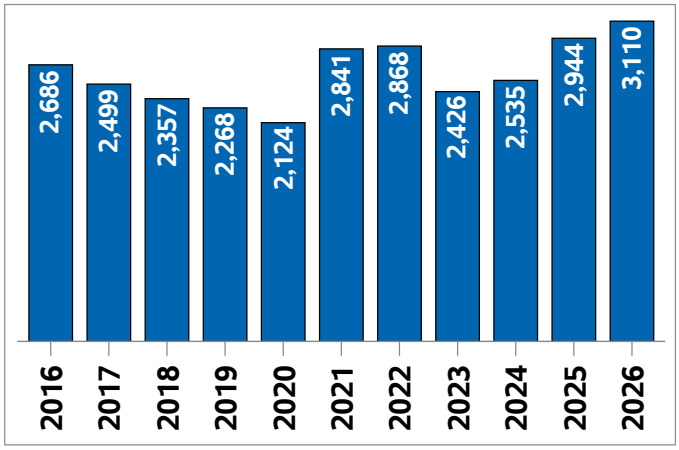
Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Residential Market Activity

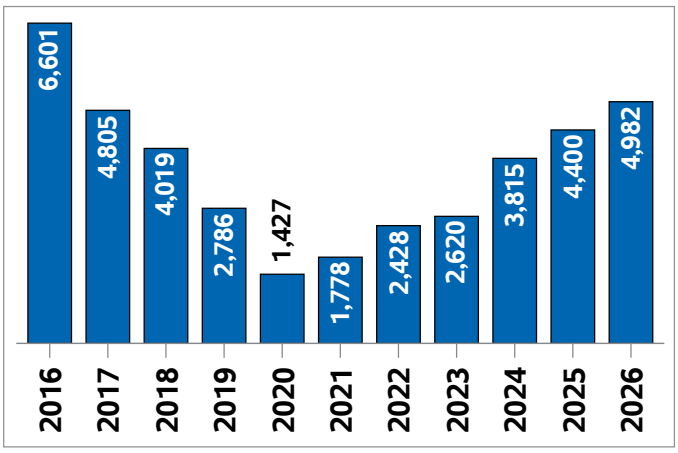
Sales Activity (June only)



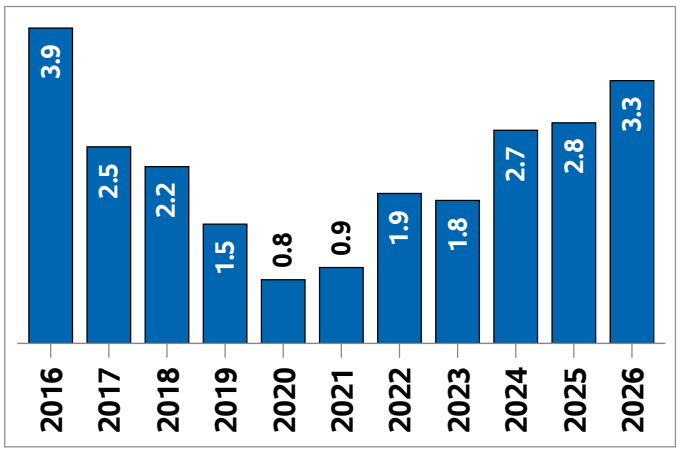
New Listings (June only)



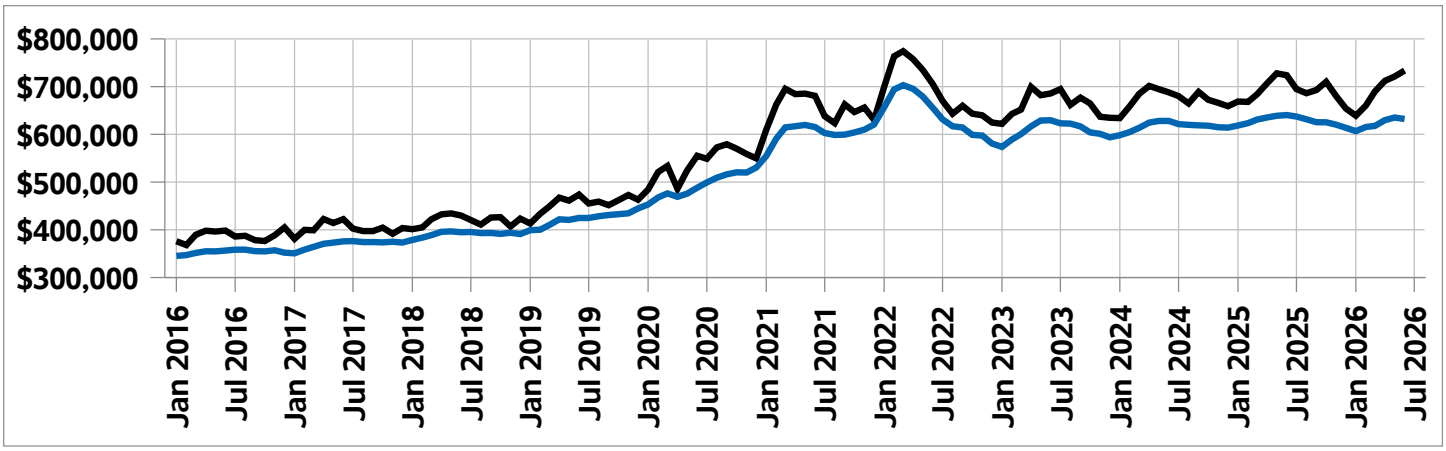
Active Listings (June only)



Months of Inventory (June only)



MLS® HPI Composite Benchmark Price and Average Price



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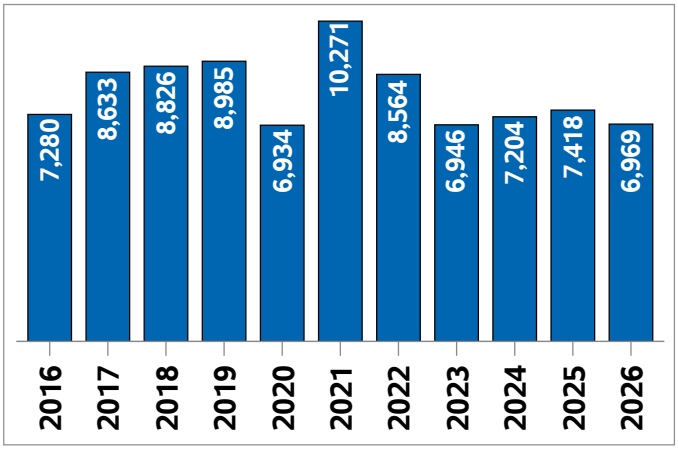
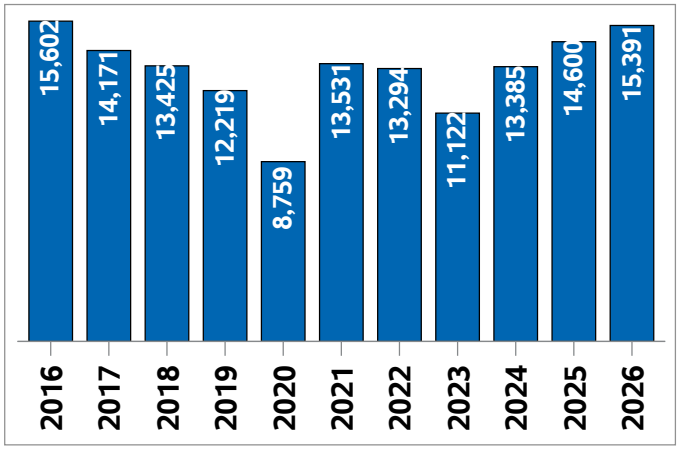
Ottawa
MLS® Residential Market Activity

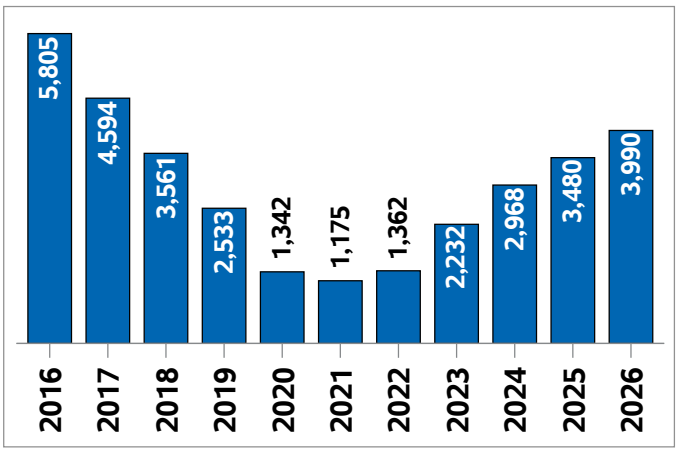
Sales Activity (June Year-to-Date)



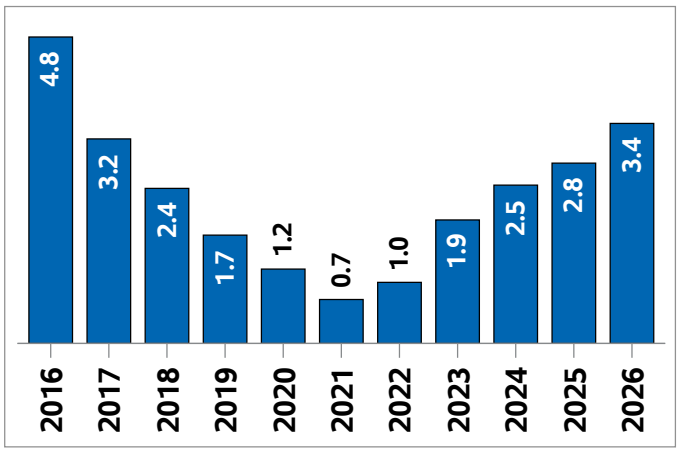
New Listings (June Year-to-Date)



Active Listings [1] (June Year-to-Date)



Months of Inventory [2] (June Year-to-Date)



[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
[2] Average active listings January to the current month / average sales January to the current month.

Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Single Family Market Activity

Actual	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	879	-1.8%	15.4%	23.1%	-8.6%	-14.2%	-13.8%
Dollar Volume	$773,930,425	-0.6%	22.7%	27.3%	-3.6%	33.7%	65.2%
New Listings	1,679	5.2%	20.6%	28.1%	11.5%	22.9%	11.1%
Active Listings	2,421	7.7%	13.0%	63.3%	174.5%	32.7%	-33.1%
Sales to New Listings Ratio [1]	52.4	56.1	54.7	54.5	63.9	75.0	67.5
Months of Inventory [2]	2.8	2.5	2.8	2.1	0.9	1.8	3.5
Average Price	$880,467	1.2%	6.4%	3.4%	5.5%	55.8%	91.7%
Median Price	$790,000	-1.2%	2.0%	1.7%	5.3%	51.9%	88.1%
Sale to List Price Ratio [3]	98.9	98.7	98.5	99.4	108.5	100.2	97.5
Median Days on Market	20.0	17.0	16.0	14.0	6.0	13.0	30.0

Year-to-Date	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	3,717	-4.8%	-0.3%	6.2%	-28.9%	-22.9%	-14.2%
Dollar Volume	$3,177,968,159	-4.8%	2.9%	10.4%	-26.6%	20.7%	62.6%
New Listings	7,955	4.5%	9.0%	33.7%	15.9%	12.2%	-8.9%
Active Listings [4]	1,910	8.9%	15.9%	56.5%	244.7%	20.4%	-40.1%
Sales to New Listings Ratio [5]	46.7	51.3	51.1	58.8	76.2	68.0	49.6
Months of Inventory [6]	3.1	2.7	2.7	2.1	0.6	2.0	4.4
Average Price	$854,982	-0.0%	3.3%	4.0%	3.2%	56.5%	89.6%
Median Price	$785,000	-0.0%	2.8%	3.7%	3.3%	56.8%	90.5%
Sale to List Price Ratio [7]	98.6	98.7	98.6	98.8	112.2	100.0	97.6
Median Days on Market	19.0	17.0	16.0	15.0	6.0	13.0	29.0

[1] Sales / new listings * 100; compared to levels from previous periods.
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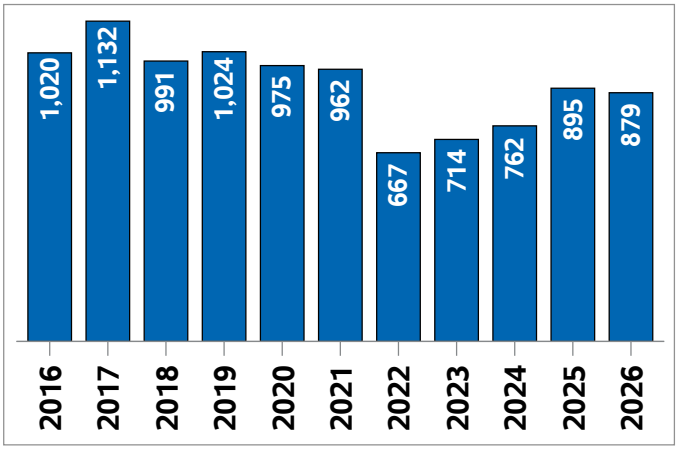
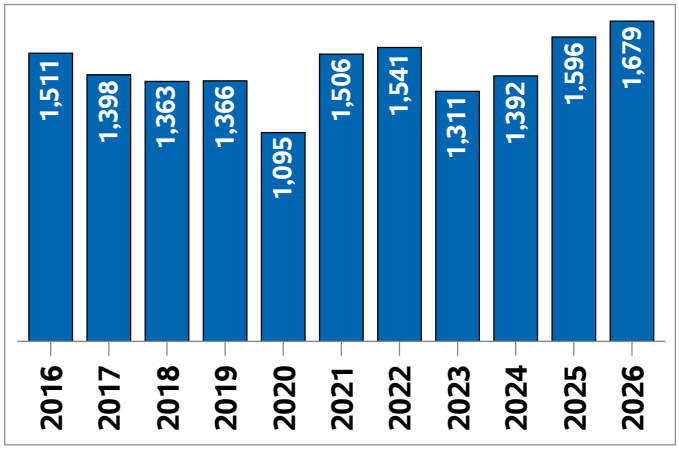
Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Single Family Market Activity

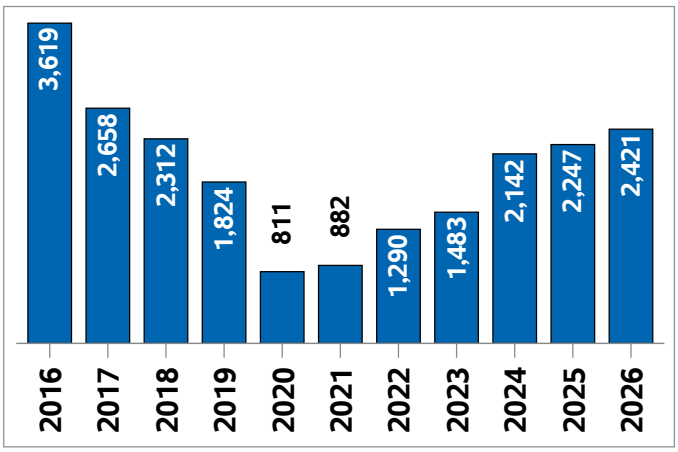
Sales Activity (June only)



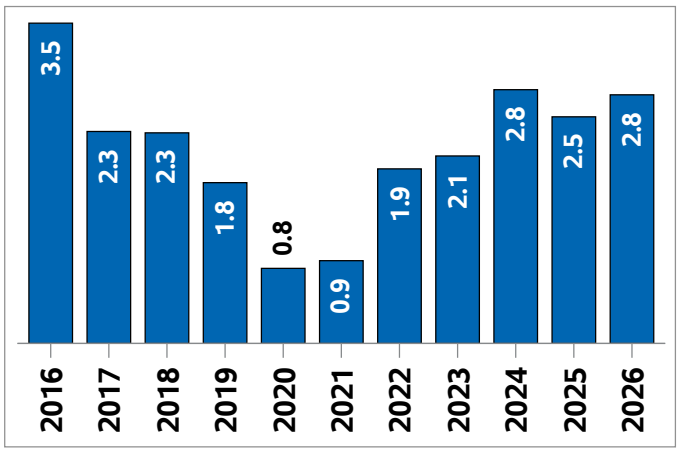
New Listings (June only)



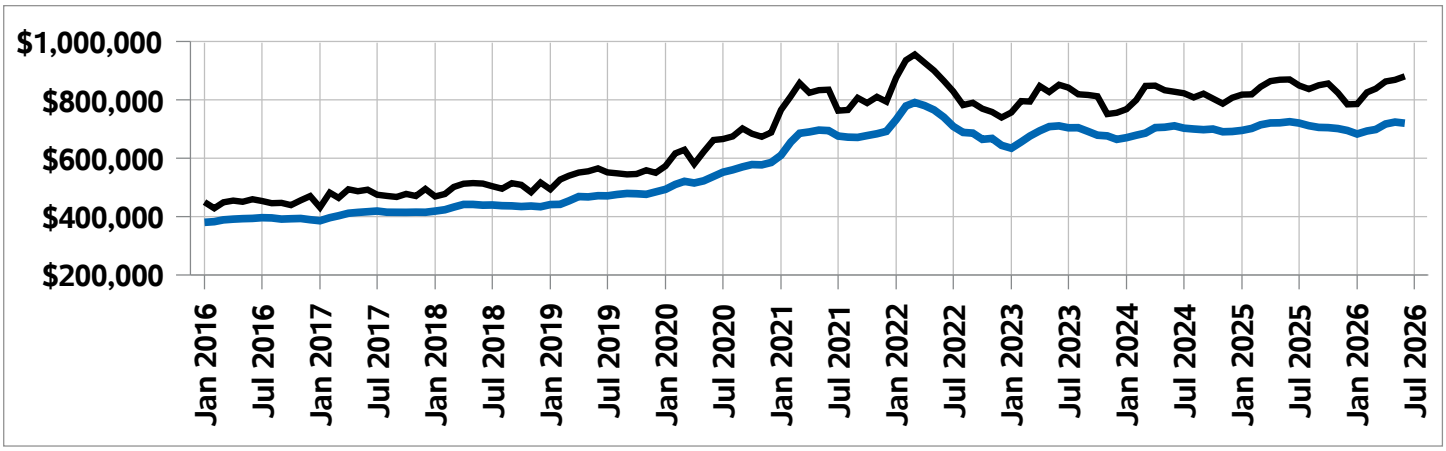
Active Listings (June only)



Months of Inventory (June only)



MLS® HPI Single Family Benchmark Price and Average Price



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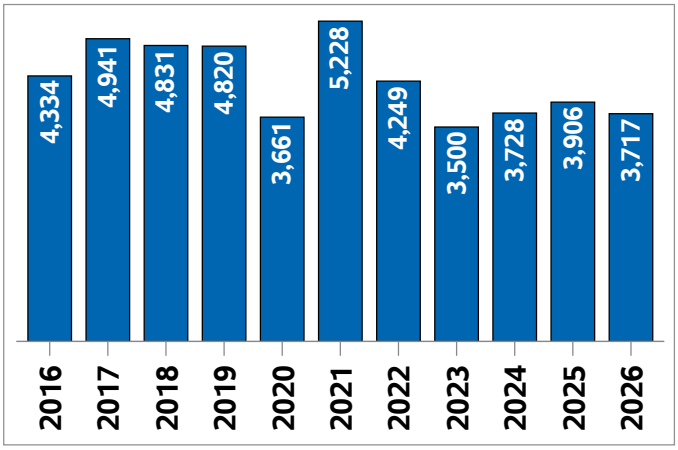
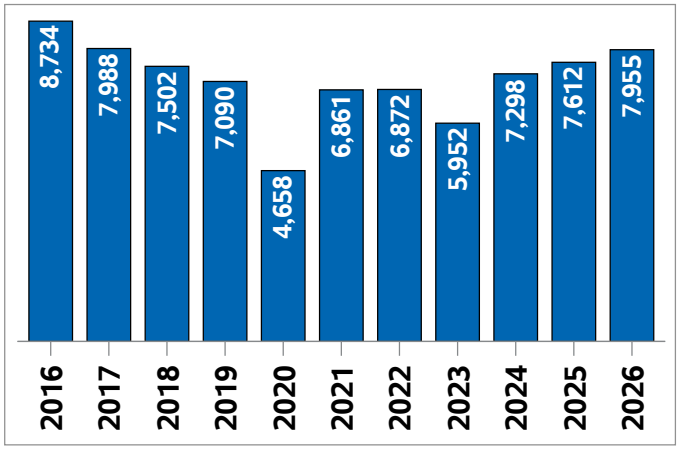
Ottawa
MLS® Single Family Market Activity

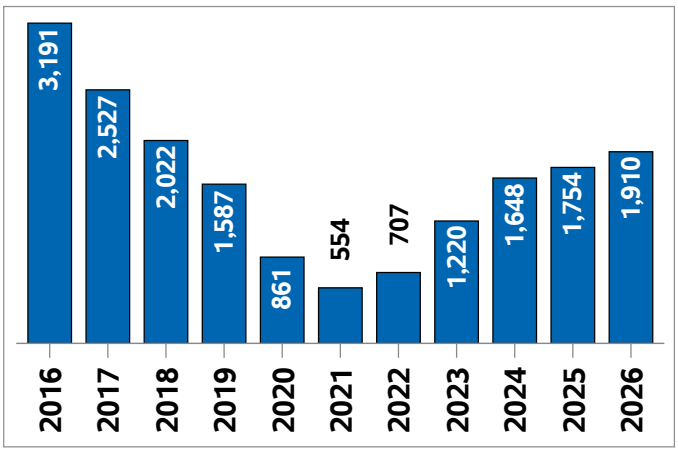
Sales Activity (June Year-to-Date)



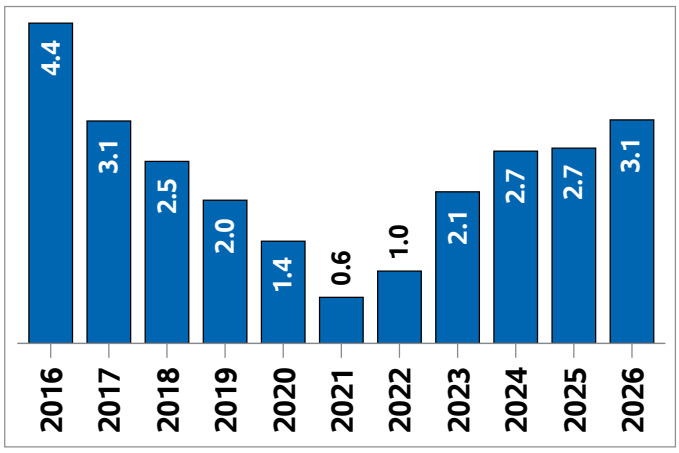
New Listings (June Year-to-Date)



Active Listings [1] (June Year-to-Date)



Months of Inventory [2] (June Year-to-Date)



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Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Townhouse Market Activity

Actual	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	429	-7.3%	8.3%	3.6%	-22.6%	-11.4%	2.9%
Dollar Volume	$238,090,862	-10.2%	5.0%	-0.2%	-23.2%	29.9%	85.8%
New Listings	911	9.6%	51.8%	41.2%	18.5%	89.4%	47.4%
Active Listings	1,372	27.6%	103.9%	161.8%	263.9%	415.8%	12.8%
Sales to New Listings Ratio [1]	47.1	55.7	66.0	64.2	72.0	100.6	67.5
Months of Inventory [2]	3.2	2.3	1.7	1.3	0.7	0.5	2.9
Average Price	$554,990	-3.1%	-3.0%	-3.7%	-0.9%	46.6%	80.6%
Median Price	$560,000	-3.4%	-4.4%	-4.3%	-0.9%	47.4%	80.6%
Sale to List Price Ratio [3]	98.4	98.9	99.1	100.0	107.0	102.6	97.7
Median Days on Market	22.0	20.0	15.0	12.0	6.0	9.0	32.0

Year-to-Date	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	2,168	-3.8%	7.1%	10.8%	-23.8%	-6.3%	13.5%
Dollar Volume	$1,201,247,874	-6.4%	4.0%	7.7%	-26.0%	40.2%	106.5%
New Listings	4,460	12.7%	42.4%	62.1%	20.7%	72.7%	28.8%
Active Listings [4]	1,057	35.1%	90.9%	155.9%	376.8%	292.5%	1.7%
Sales to New Listings Ratio [5]	48.6	56.9	64.6	71.1	76.9	89.7	55.2
Months of Inventory [6]	2.9	2.1	1.6	1.3	0.5	0.7	3.3
Average Price	$554,081	-2.8%	-2.9%	-2.8%	-2.9%	49.7%	81.9%
Median Price	$563,000	-2.9%	-2.9%	-2.6%	-2.9%	50.5%	85.8%
Sale to List Price Ratio [7]	98.6	99.0	99.0	99.4	113.7	101.8	97.8
Median Days on Market	23.0	18.0	16.0	13.0	5.0	10.0	28.0

[1] Sales / new listings * 100; compared to levels from previous periods.
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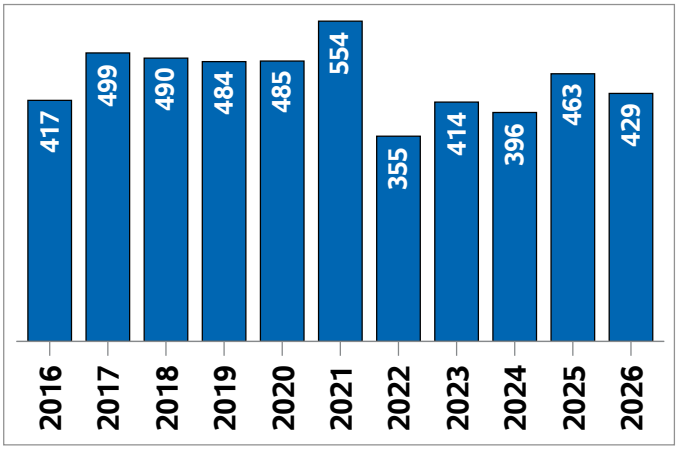
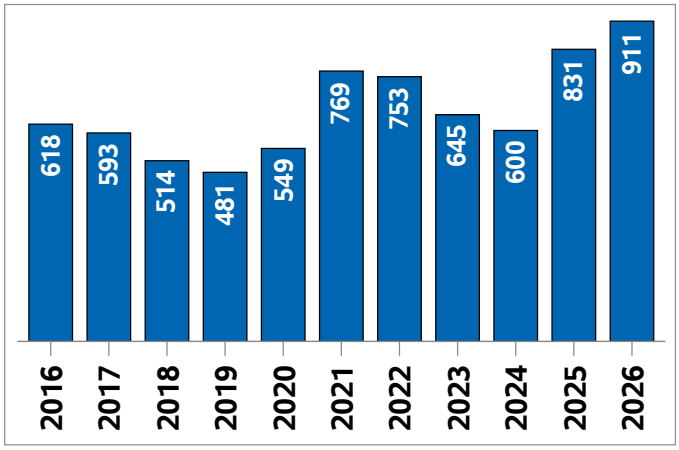
Ottawa
MLS® Townhouse Market Activity

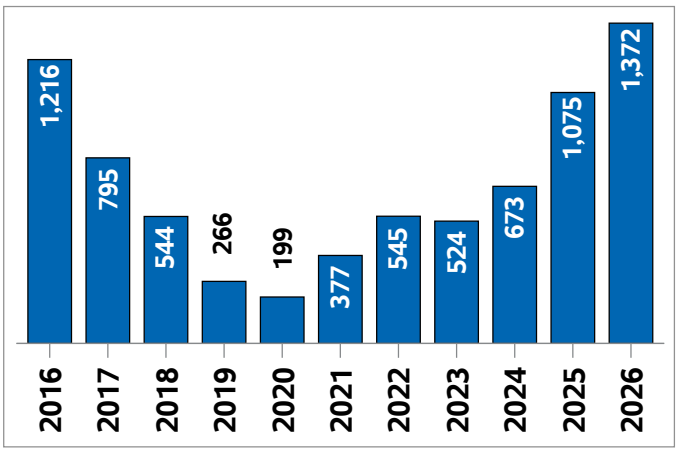
Sales Activity (June only)



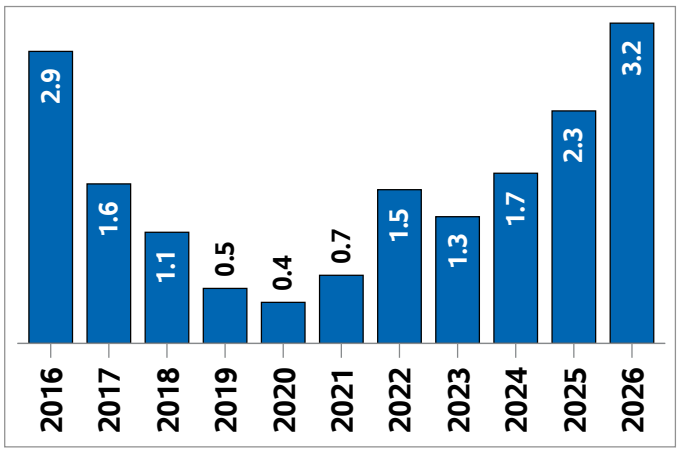
New Listings (June only)



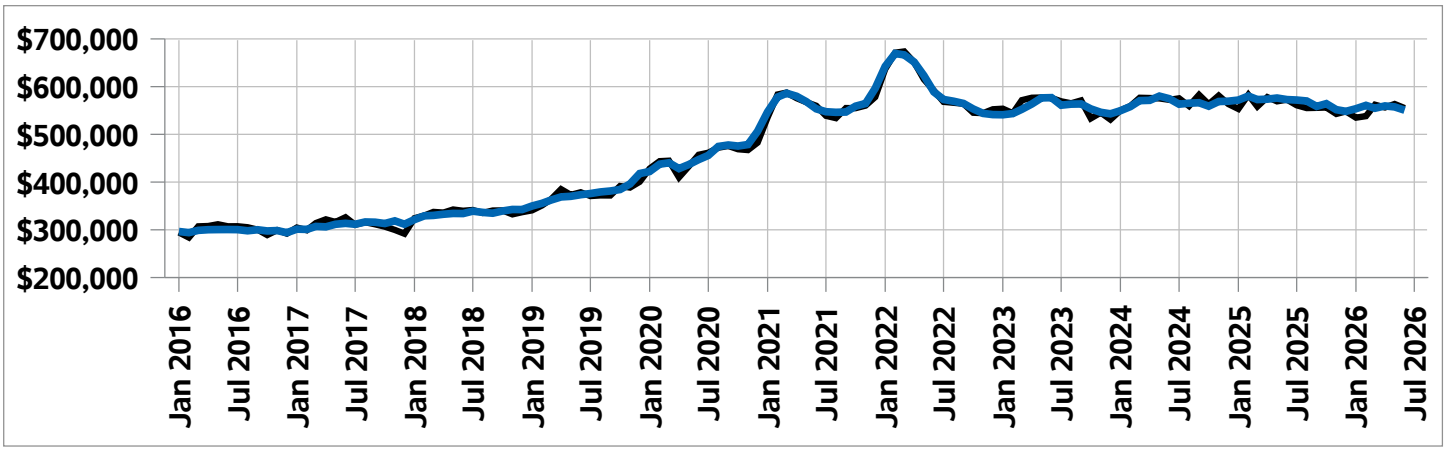
Active Listings (June only)



Months of Inventory (June only)



MLS® HPI Townhouse Benchmark Price and Average Price



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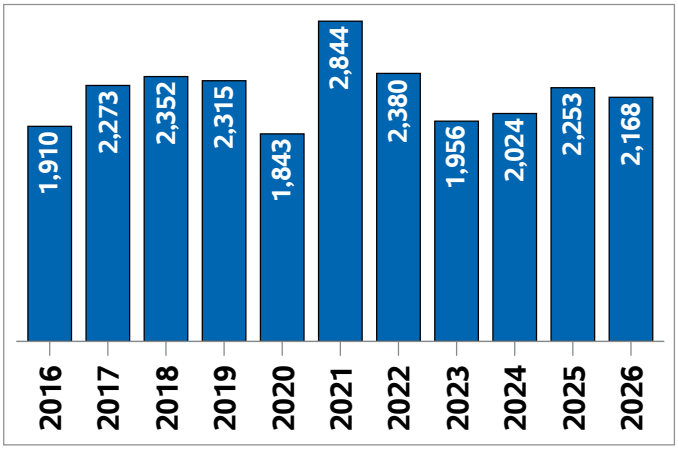
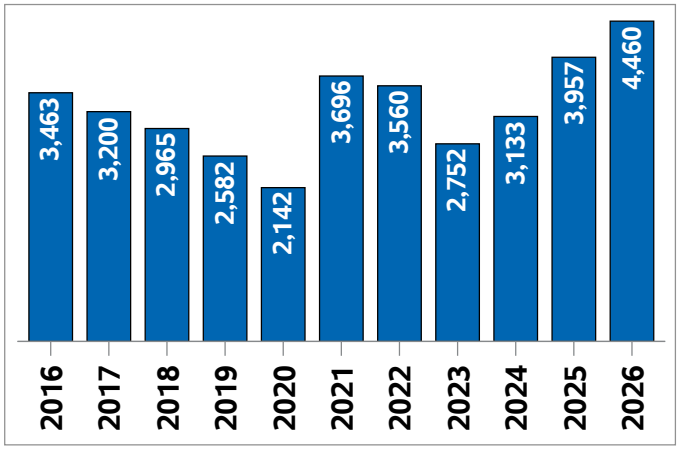
Ottawa
MLS® Townhouse Market Activity

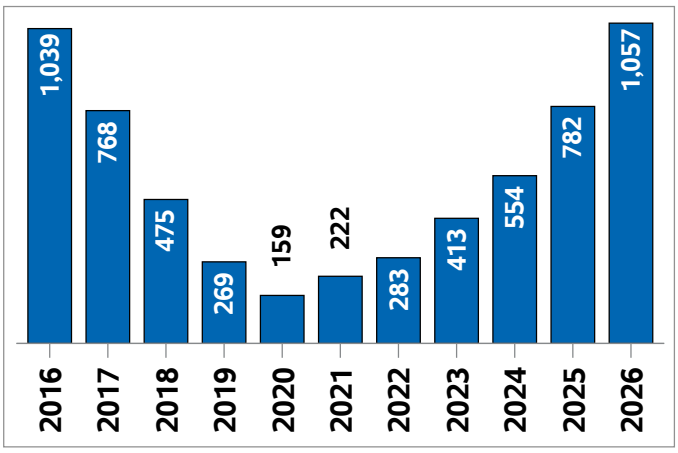
Sales Activity (June Year-to-Date)



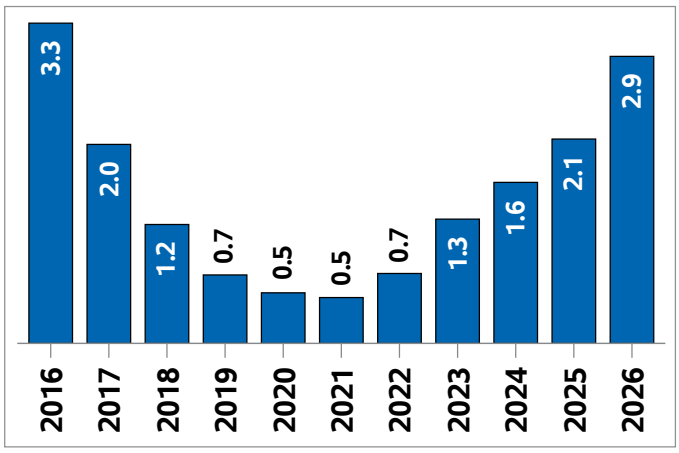
New Listings (June Year-to-Date)



Active Listings [1] (June Year-to-Date)



Months of Inventory [2] (June Year-to-Date)



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Ottawa
MLS® Apartment Market Activity

Actual	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	178	-14.0%	-31.3%	-43.1%	-45.6%	-47.2%	-16.8%
Dollar Volume	$76,931,495	-11.3%	-33.5%	-45.9%	-45.7%	-29.4%	30.4%
New Listings	423	-0.7%	-12.1%	4.2%	-12.6%	14.0%	-12.1%
Active Listings	940	8.4%	13.7%	101.3%	142.9%	59.6%	-40.3%
Sales to New Listings Ratio [1]	42.1	48.6	53.8	77.1	67.6	90.8	44.5
Months of Inventory [2]	5.3	4.2	3.2	1.5	1.2	1.7	7.4
Average Price	$432,199	3.2%	-3.3%	-4.9%	-0.3%	33.7%	56.8%
Median Price	$360,000	-8.2%	-10.0%	-13.9%	-10.0%	22.9%	52.1%
Sale to List Price Ratio [3]	97.1	97.4	98.2	98.6	102.7	99.5	96.8
Median Days on Market	35.0	36.0	26.0	20.0	9.0	21.0	56.5

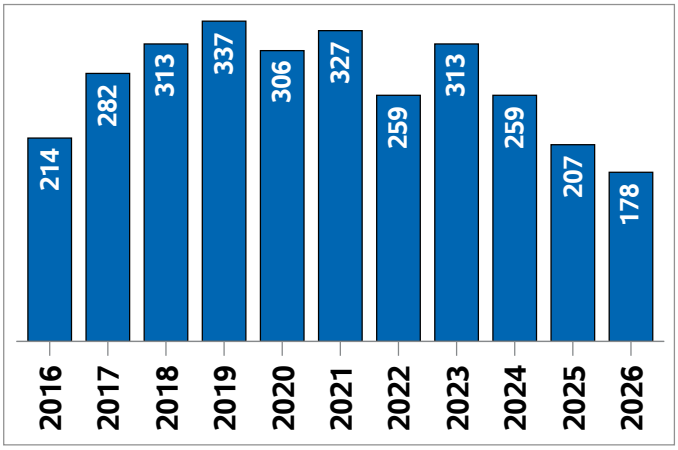
Year-to-Date	June 2026	Compared to [8]					
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	935	-15.5%	-30.1%	-32.0%	-53.2%	-45.1%	2.7%
Dollar Volume	$394,072,784	-19.2%	-33.4%	-34.0%	-53.1%	-25.5%	56.5%
New Listings	2,492	-3.3%	-3.8%	19.3%	-2.6%	9.1%	-18.2%
Active Listings [4]	835	7.2%	32.7%	72.2%	169.0%	41.3%	-41.1%
Sales to New Listings Ratio [5]	37.5	42.9	51.6	65.9	78.0	74.6	29.9
Months of Inventory [6]	5.4	4.2	2.8	2.1	0.9	2.1	9.3
Average Price	$421,468	-4.4%	-4.8%	-3.0%	0.2%	35.8%	52.3%
Median Price	$373,000	-6.7%	-6.8%	-6.7%	-6.7%	33.7%	55.4%
Sale to List Price Ratio [7]	97.1	97.6	98.2	98.1	105.8	98.9	96.8
Median Days on Market	37.0	32.0	24.0	22.0	7.0	23.0	52.0

[1] Sales / new listings * 100; compared to levels from previous periods.
[2] Active listings at month end / monthly sales; compared to levels from previous periods.
[3] Sale price / list price * 100; average for all homes sold in the current month.
[4] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
[5] Sum of sales from January to current month / sum of new listings from January to current month.
[6] The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
[7] Sale price / list price * 100; average for all homes sold so far this year.
[8] Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

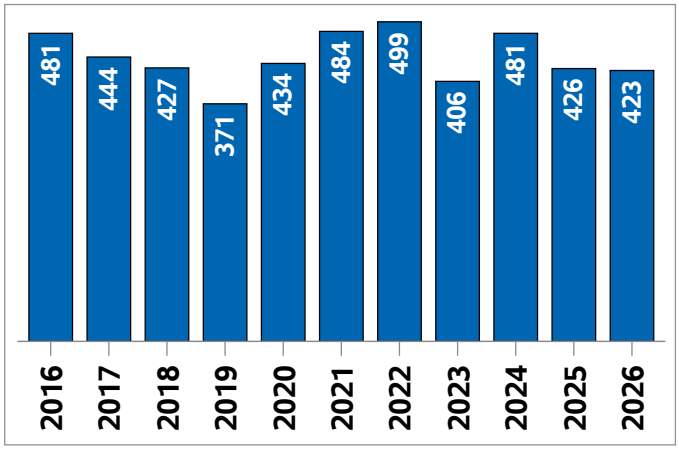
Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Apartment Market Activity

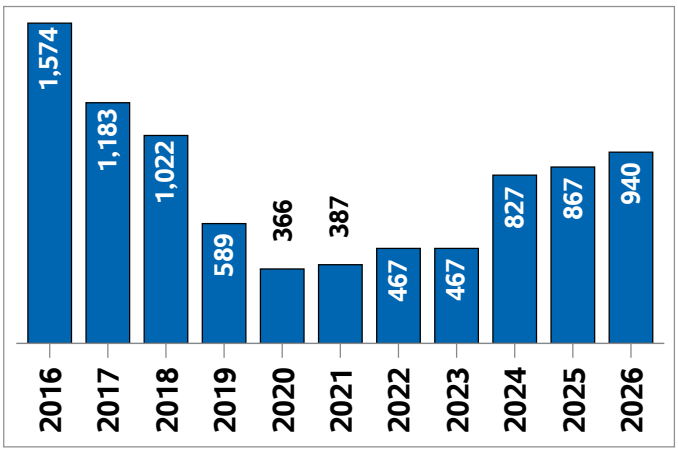
Sales Activity (June only)



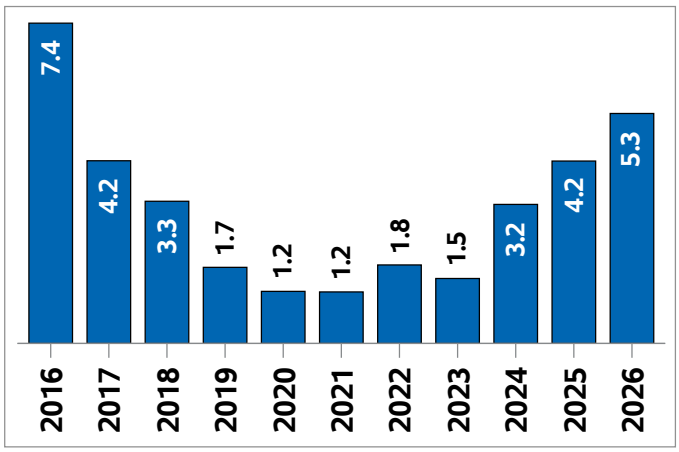
New Listings (June only)



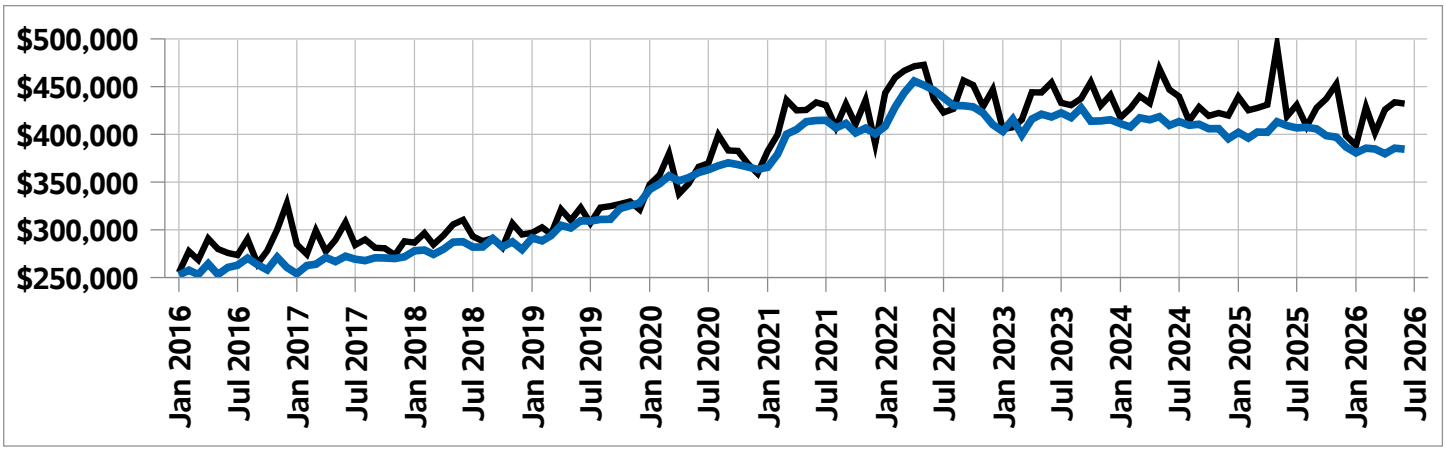
Active Listings (June only)



Months of Inventory (June only)



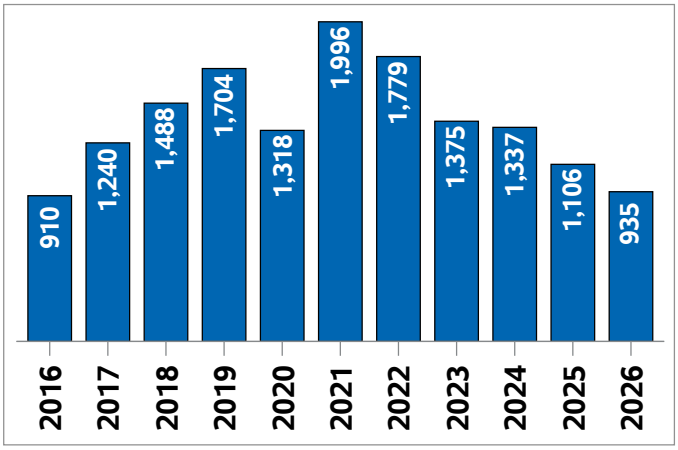
MLS® HPI Apartment Benchmark Price and Average Price



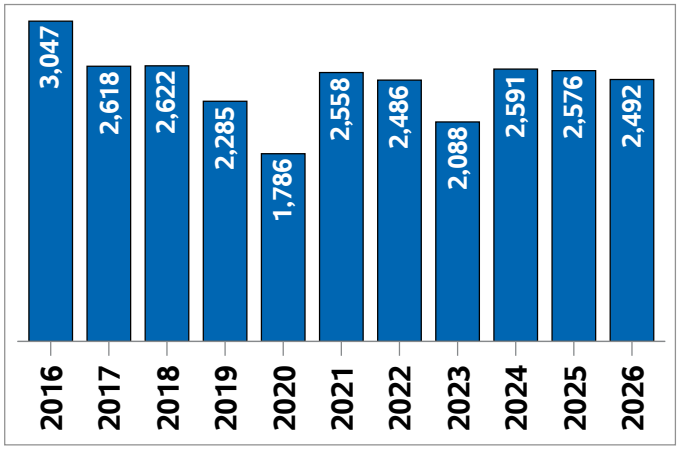
Source: Canadian MLS® Systems, CREA

Ottawa
MLS® Apartment Market Activity

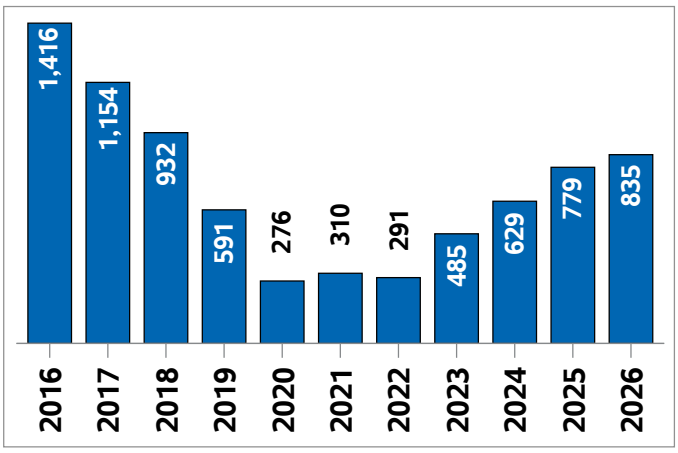
Sales Activity (June Year-to-Date)



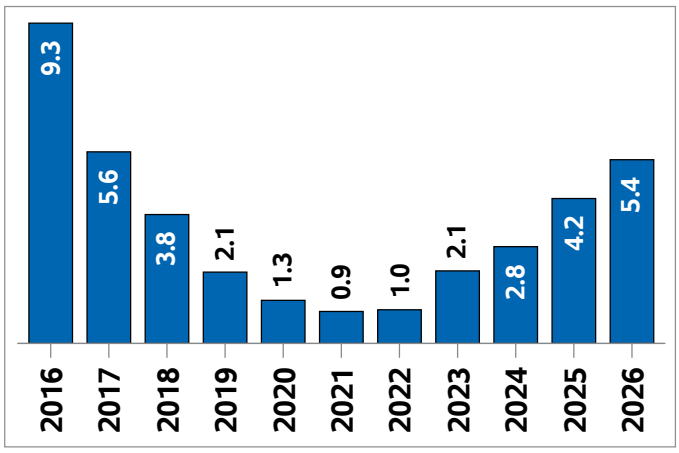
New Listings (June Year-to-Date)



Active Listings [1] (June Year-to-Date)



Months of Inventory [2] (June Year-to-Date)



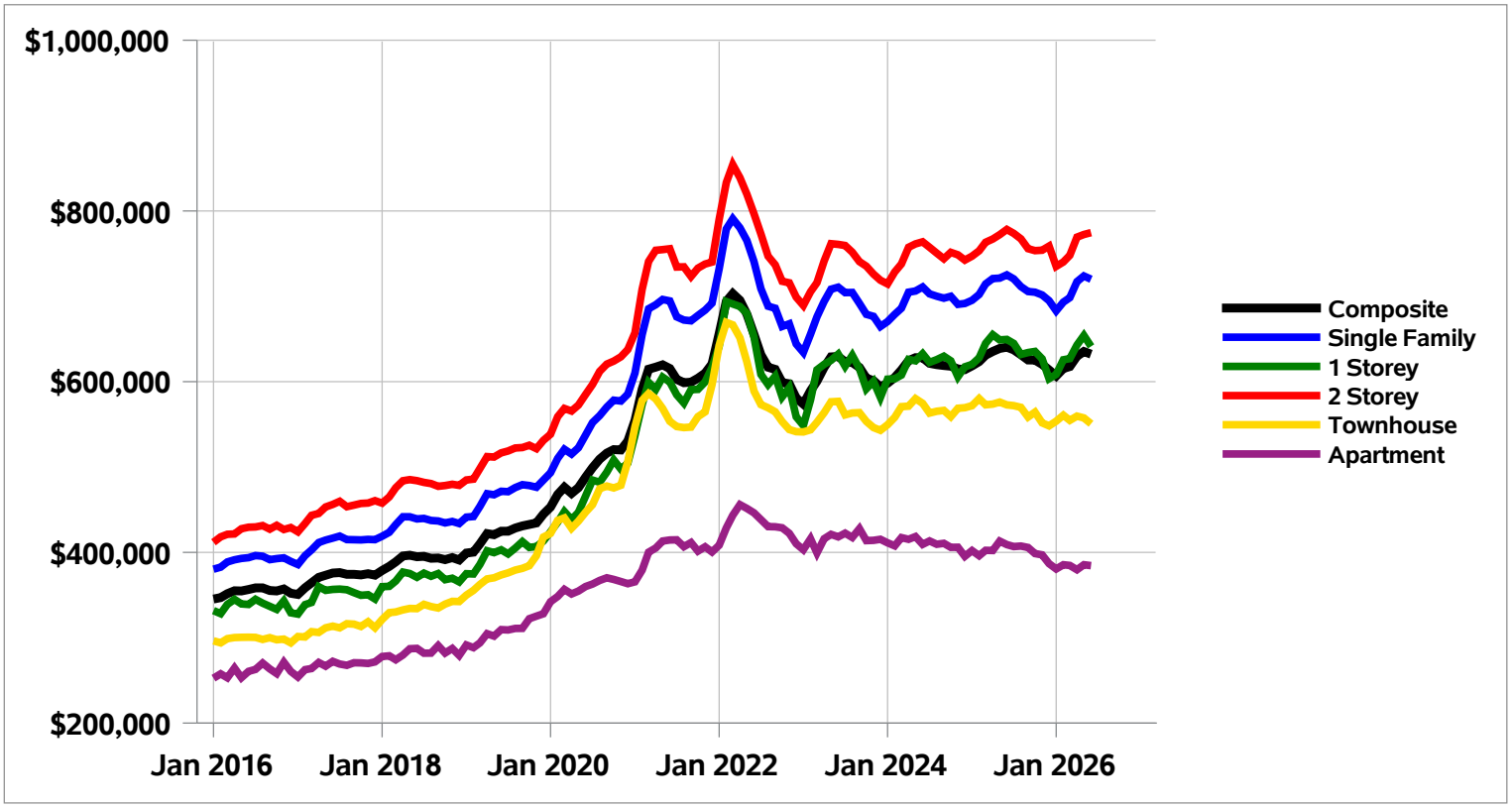
[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
[2] Average active listings January to the current month / average sales January to the current month.

Source: Canadian MLS® Systems, CREA

Ottawa
MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price							
Benchmark Type:	June 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	**$632,200**	-0.5	2.3	3.0	-1.3	0.4	2.7
Single Family	**$720,000**	-0.5	3.1	3.6	-0.7	1.3	3.7
One Storey	**$641,300**	-2.0	2.3	6.3	-1.3	1.4	7.0
Two Storey	**$774,600**	0.3	3.6	2.1	-0.5	1.8	2.5
Townhouse	**$550,700**	-1.2	-0.7	0.5	-3.9	-4.5	-0.5
Apartment	**$384,500**	-0.3	-0.1	-0.6	-6.0	-8.1	-7.2

MLS® HPI Benchmark Price



Source: Canadian MLS® Systems, CREA

Ottawa
MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1366
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1566
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5993
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Source: Canadian MLS® Systems, CREA

Ottawa
MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Basement Finish	Totally finished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1320
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7920
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1785
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4954
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Source: Canadian MLS® Systems, CREA

Ottawa
MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Attached Specification	Row
Basement Finish	Totally finished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1301
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	6 to 15
Attached Specification	Row
Basement Finish	Unfinished
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	952
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers

Source: Canadian MLS® Systems, CREA