



Ottawa Real Estate Board Residential Market Activity Report August 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.

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	1,002	-18.6%	-9.6%	-0.2%	-29.4%	-34.3%	-21.4%
Dollar Volume	\$689,629,525	-18.4%	-6.5%	3.8%	-22.1%	-1.6%	39.7%
New Listings	2,119	0.0%	8.6%	7.3%	16.7%	19.0%	2.7%
Active Listings	4,496	11.3%	28.0%	58.3%	175.3%	85.7%	-22.6%
Sales to New Listings Ratio ¹	47.3	58.1	56.8	50.9	78.2	85.7	61.7
Months of Inventory ²	4.5	3.3	3.2	2.8	1.2	1.6	4.6
Average Price	\$688,253	0.3%	3.5%	4.0%	10.4%	49.9%	77.6%
Median Price	\$622,357	-1.2%	1.9%	2.8%	7.3%	46.5%	77.8%
Sale to List Price Ratio ³	97.9	97.9	98.1	98.5	102.3	100.0	97.2
Median Days on Market	29.0	28.0	24.0	18.0	11.0	16.0	42.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	9,283	-6.9%	-3.0%	2.5%	-29.7%	-23.8%	-5.8%
Dollar Volume	\$6,484,475,922	-7.2%	-0.5%	6.2%	-26.3%	16.6%	68.6%
New Listings	20,042	4.0%	13.7%	32.8%	14.3%	24.5%	1.4%
Active Listings ⁴	4,161	14.0%	33.0%	75.7%	217.6%	64.0%	-28.9%
Sales to New Listings Ratio ⁵	46.3	51.8	54.3	60.0	75.3	75.7	49.9
Months of Inventory ⁶	3.6	2.9	2.6	2.1	0.8	1.7	4.8
Average Price	\$698,532	-0.3%	2.6%	3.7%	4.8%	53.0%	79.0%
Median Price	\$639,000	-1.2%	1.2%	2.2%	3.1%	52.9%	82.6%
Sale to List Price Ratio ⁷	98.2	98.5	98.5	98.7	109.3	100.2	97.5
Median Days on Market	24.0	21.0	19.0	16.0	6.0	15.0	33.0

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.

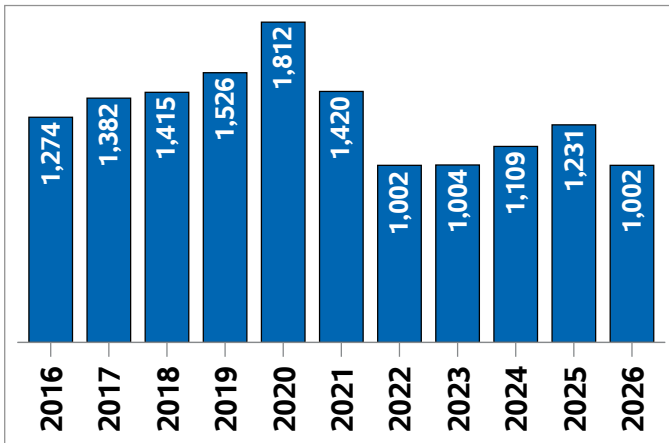
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

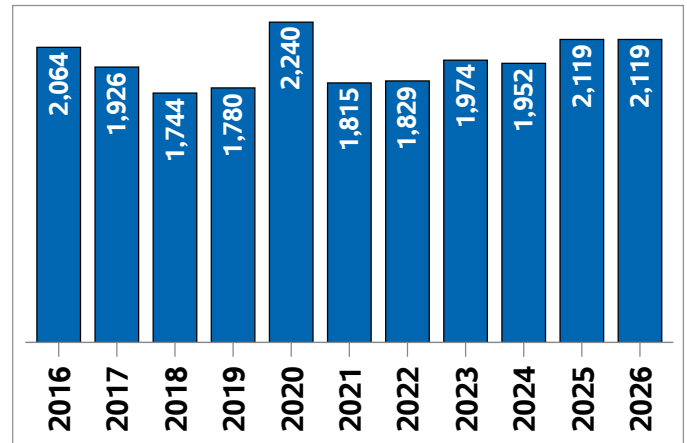
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

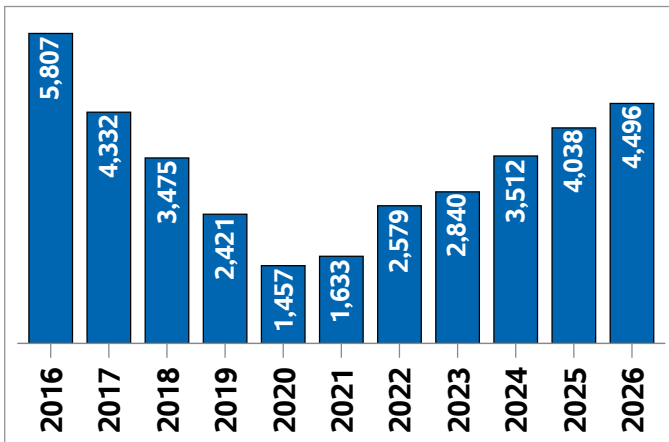
**Sales Activity
(August only)**



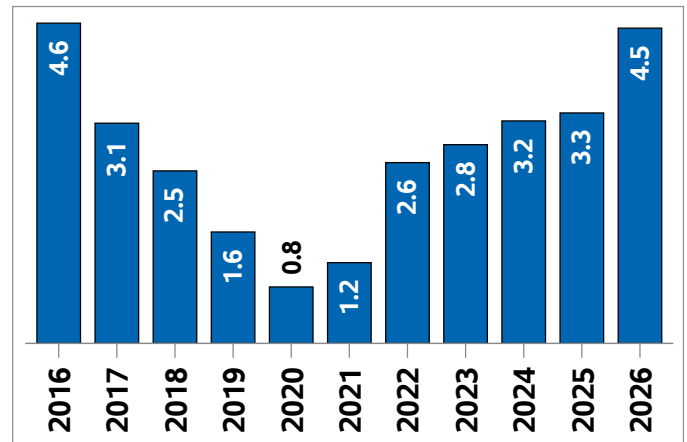
**New Listings
(August only)**



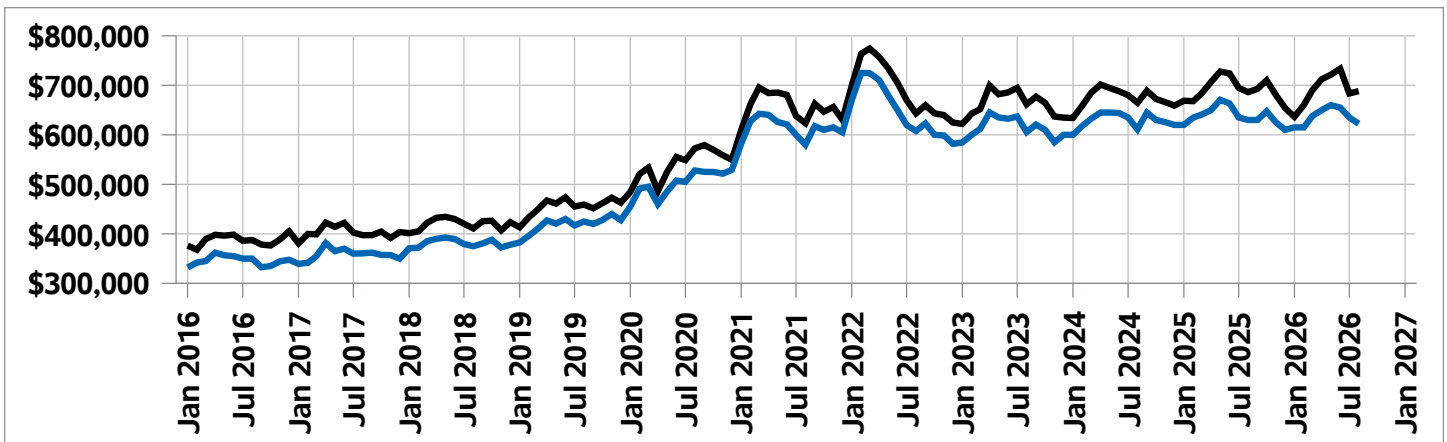
**Active Listings
(August only)**



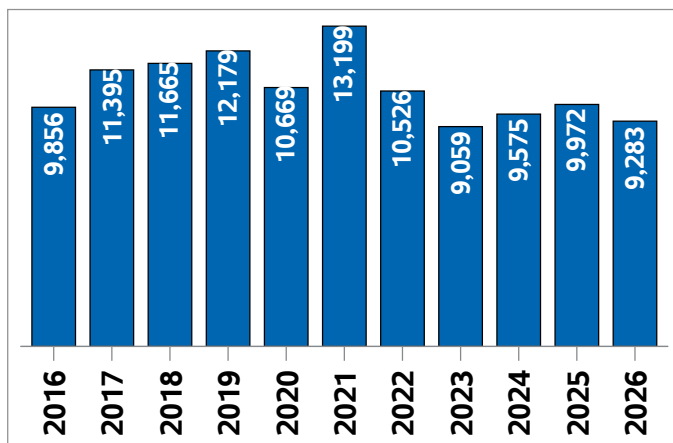
**Months of Inventory
(August only)**



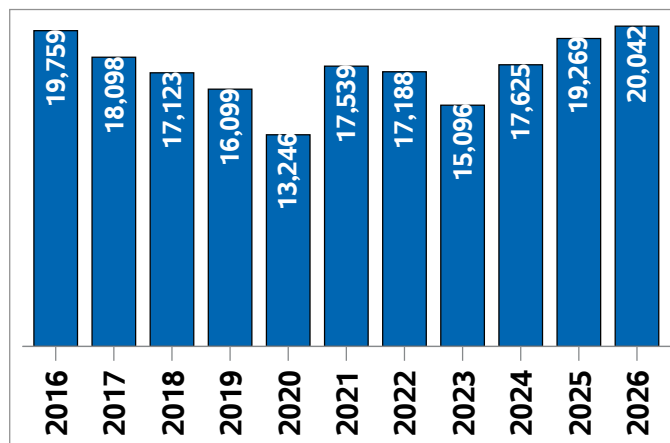
Average Price and Median Price



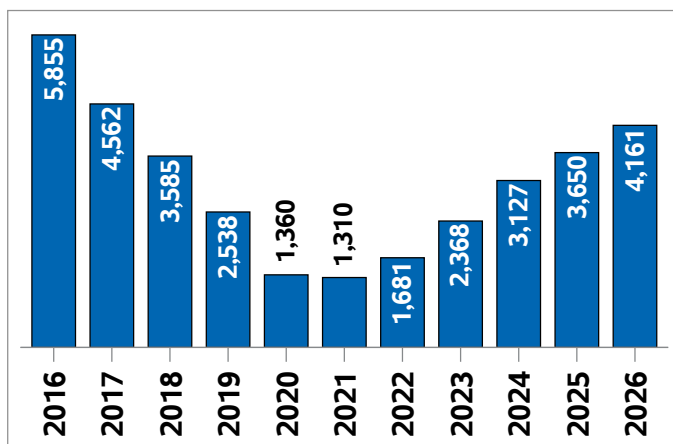
Sales Activity
(August Year-to-Date)



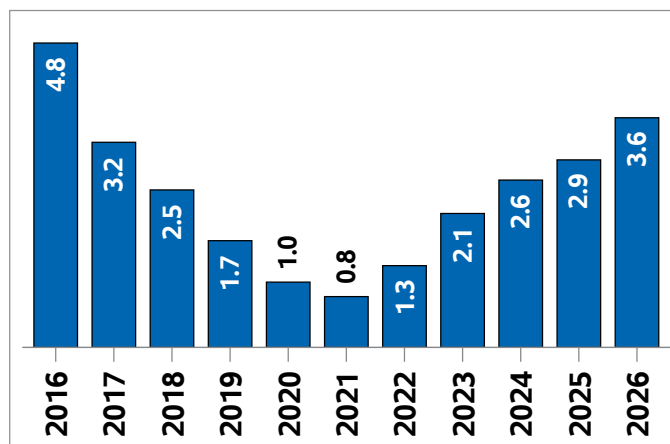
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August 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.

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	535	-16.3%	-8.1%	9.4%	-20.9%	-33.9%	-26.3%
Dollar Volume	\$452,135,490	-15.5%	-3.9%	12.9%	-12.6%	2.0%	39.6%
New Listings	1,072	-1.3%	4.0%	-0.5%	21.8%	0.6%	-8.4%
Active Listings	2,143	6.3%	10.4%	30.6%	178.7%	29.3%	-34.4%
Sales to New Listings Ratio ¹	49.9	58.8	56.5	45.4	76.8	75.9	62.1
Months of Inventory ²	4.0	3.2	3.3	3.4	1.1	2.0	4.5
Average Price	\$845,113	1.0%	4.5%	3.2%	10.4%	54.2%	89.5%
Median Price	\$740,000	-3.2%	-1.3%	-0.7%	2.8%	46.2%	80.5%
Sale to List Price Ratio ³	97.9	98.0	98.0	98.4	102.6	99.5	97.4
Median Days on Market	26.0	24.0	23.0	18.0	10.0	16.0	40.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	4,957	-5.1%	-0.2%	8.1%	-25.8%	-23.8%	-14.3%
Dollar Volume	\$4,211,596,145	-5.4%	2.8%	11.4%	-22.6%	18.2%	61.6%
New Listings	10,324	3.2%	8.0%	26.7%	16.9%	10.3%	-6.7%
Active Listings ⁴	1,994	8.4%	14.9%	51.7%	223.0%	23.2%	-38.3%
Sales to New Listings Ratio ⁵	48.0	52.2	51.9	56.3	75.6	69.6	52.3
Months of Inventory ⁶	3.2	2.8	2.8	2.3	0.7	2.0	4.5
Average Price	\$849,626	-0.3%	3.0%	3.0%	4.3%	55.2%	88.5%
Median Price	\$776,250	-0.9%	2.1%	2.8%	3.5%	54.6%	88.4%
Sale to List Price Ratio ⁷	98.4	98.5	98.5	98.7	110.2	99.9	97.6
Median Days on Market	21.0	18.0	17.0	15.0	6.0	14.0	31.0

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.

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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.

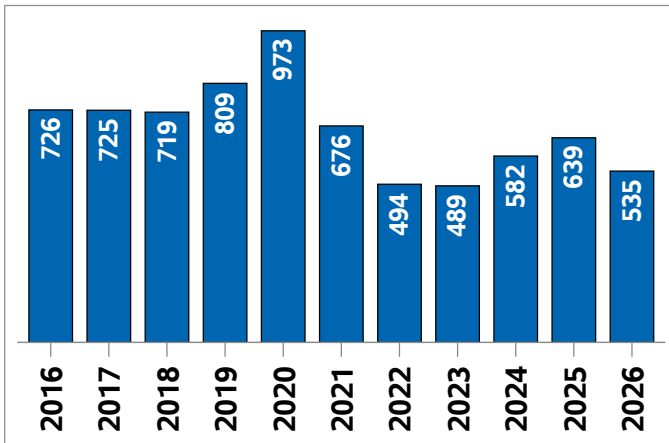
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

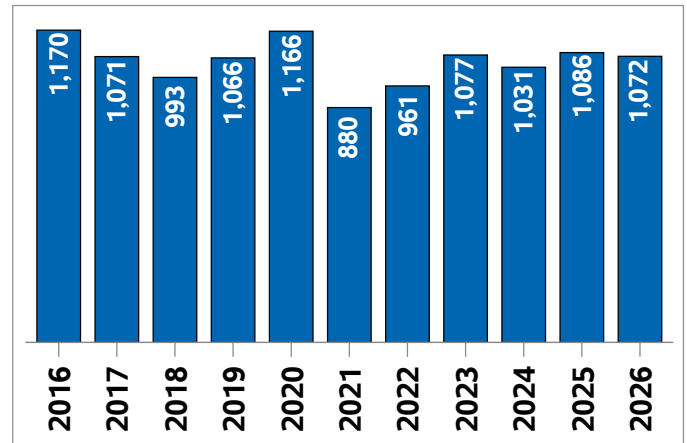
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

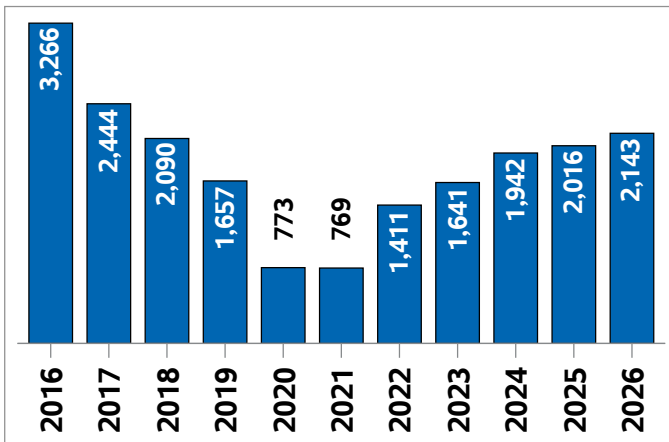
Sales Activity
(August only)



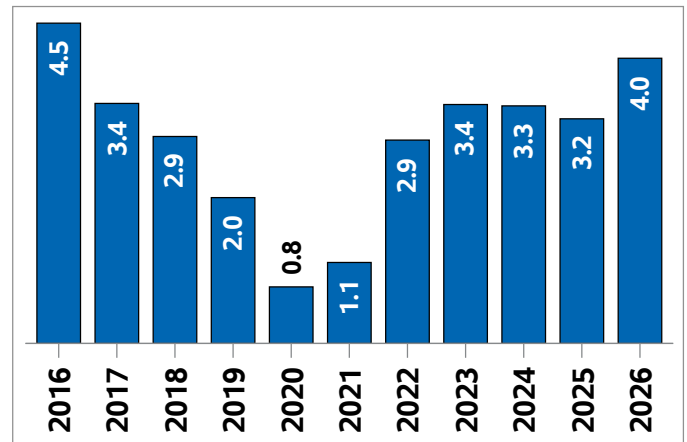
New Listings
(August only)



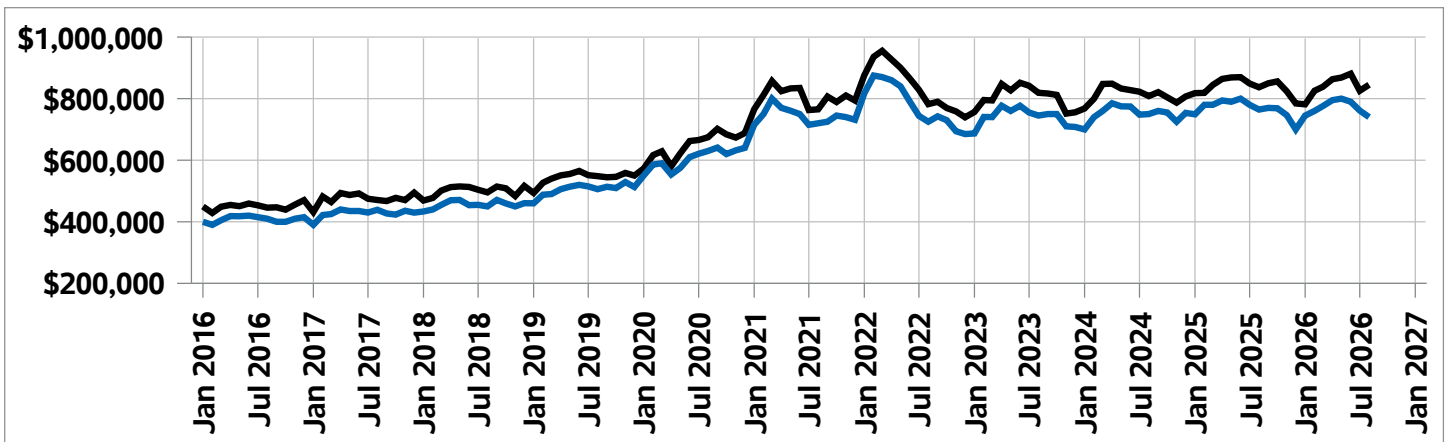
Active Listings
(August only)



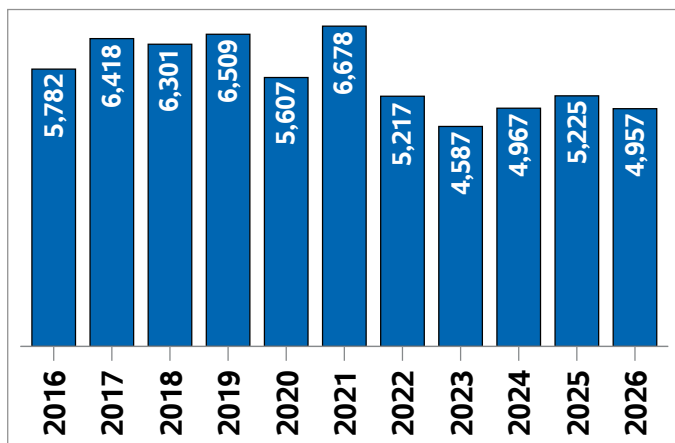
Months of Inventory
(August only)



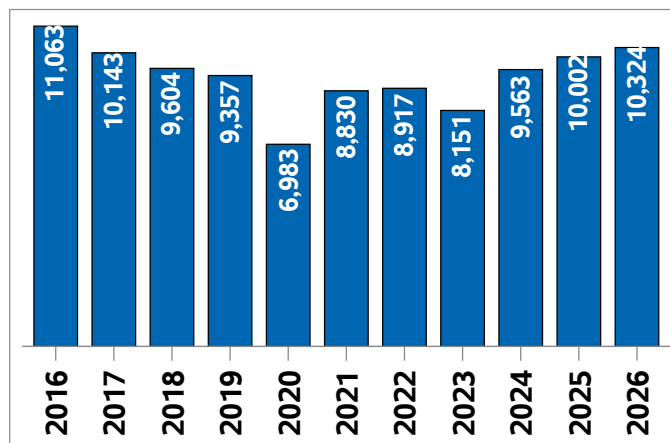
Average Price and Median Price



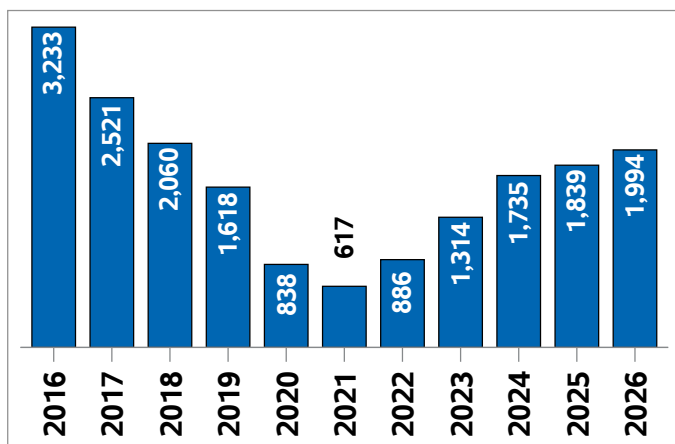
Sales Activity
(August Year-to-Date)



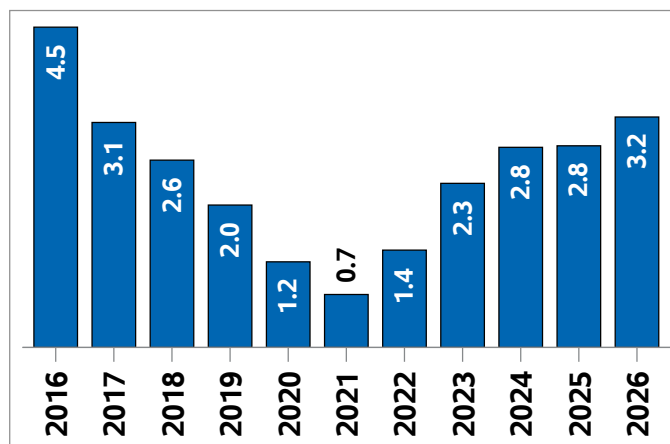
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August Year-to-Date)



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² Average active listings January to the current month / average sales January to the current month.

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	310	-19.9%	2.6%	8.0%	-30.3%	-15.8%	-6.6%
Dollar Volume	\$164,028,000	-23.6%	-2.9%	1.1%	-31.0%	19.8%	61.8%
New Listings	652	6.0%	36.4%	39.3%	24.9%	90.1%	39.6%
Active Listings	1,262	27.1%	96.9%	136.3%	255.5%	537.4%	23.8%
Sales to New Listings Ratio ¹	47.5	62.9	63.2	61.3	85.2	107.3	71.1
Months of Inventory ²	4.1	2.6	2.1	1.9	0.8	0.5	3.1
Average Price	\$529,123	-4.7%	-5.4%	-6.4%	-0.9%	42.2%	73.3%
Median Price	\$541,250	-5.0%	-5.0%	-5.0%	-0.7%	42.6%	83.5%
Sale to List Price Ratio ³	98.3	98.3	98.6	98.9	103.3	101.8	97.6
Median Days on Market	29.0	27.0	22.0	16.0	9.0	12.0	36.0

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	2,894	-5.9%	7.9%	14.1%	-22.0%	-6.3%	11.1%
Dollar Volume	\$1,591,539,601	-8.7%	4.1%	10.2%	-23.7%	39.0%	100.2%
New Listings	5,858	10.1%	40.7%	59.4%	20.6%	73.4%	33.0%
Active Listings ⁴	1,114	32.6%	92.4%	153.1%	321.5%	329.0%	6.8%
Sales to New Listings Ratio ⁵	49.4	57.8	64.4	69.0	76.3	91.4	59.2
Months of Inventory ⁶	3.1	2.2	1.7	1.4	0.6	0.7	3.2
Average Price	\$549,945	-3.0%	-3.5%	-3.4%	-2.3%	48.4%	80.3%
Median Price	\$558,000	-3.0%	-3.8%	-3.5%	-2.1%	48.8%	84.8%
Sale to List Price Ratio ⁷	98.5	98.9	98.9	99.3	111.3	101.9	97.8
Median Days on Market	24.0	20.0	17.0	14.0	6.0	10.0	29.0

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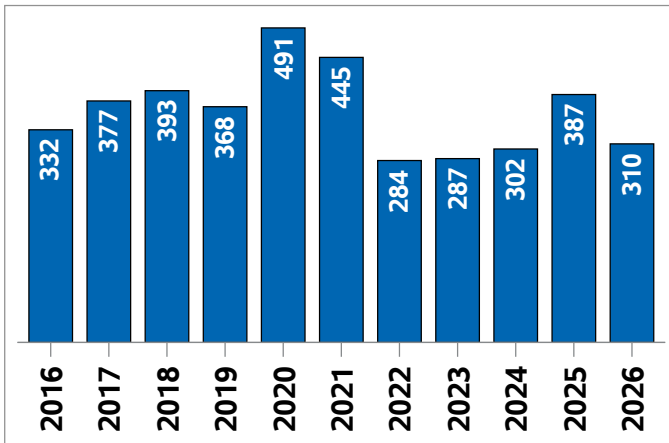
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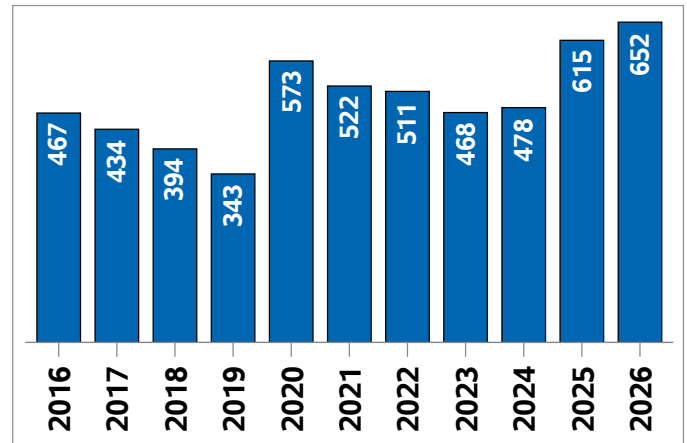
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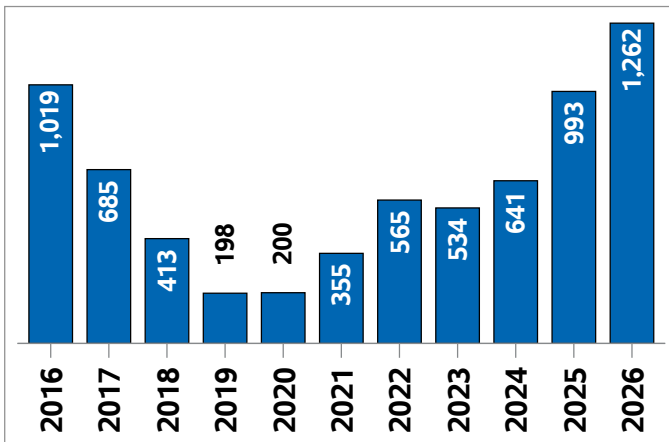
**Sales Activity
(August only)**



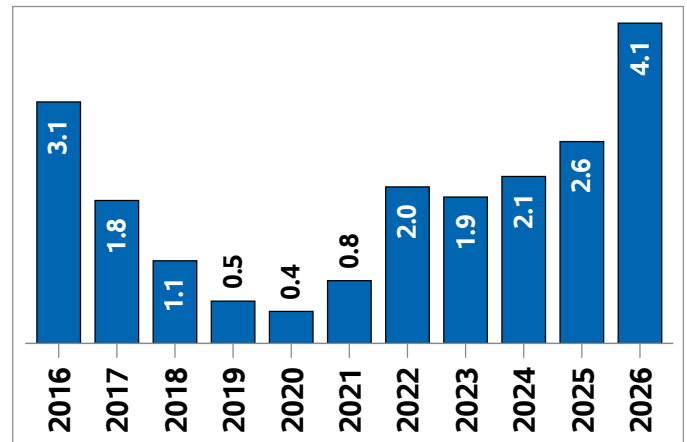
**New Listings
(August only)**



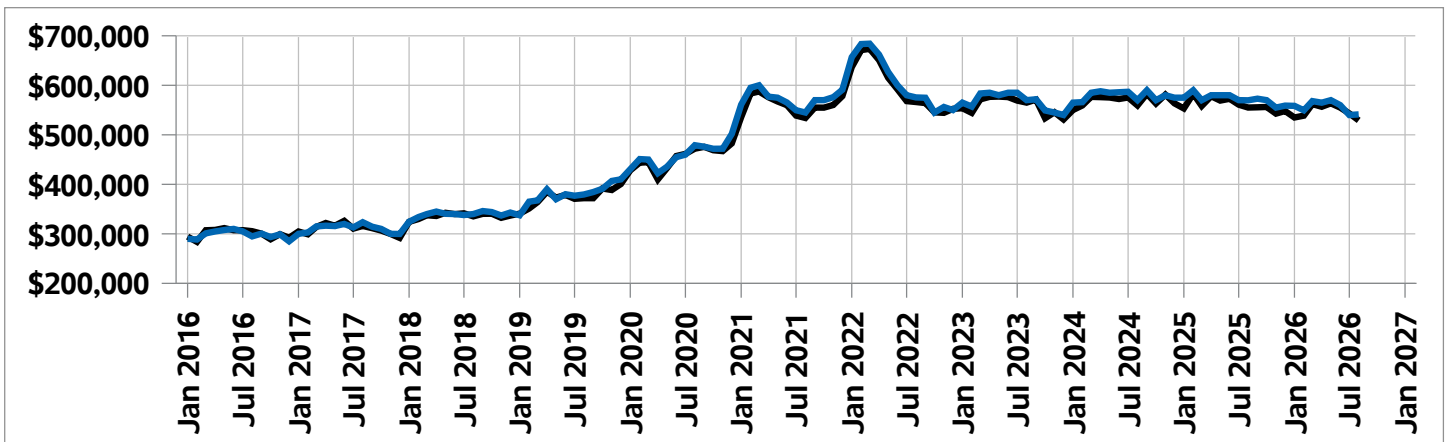
**Active Listings
(August only)**



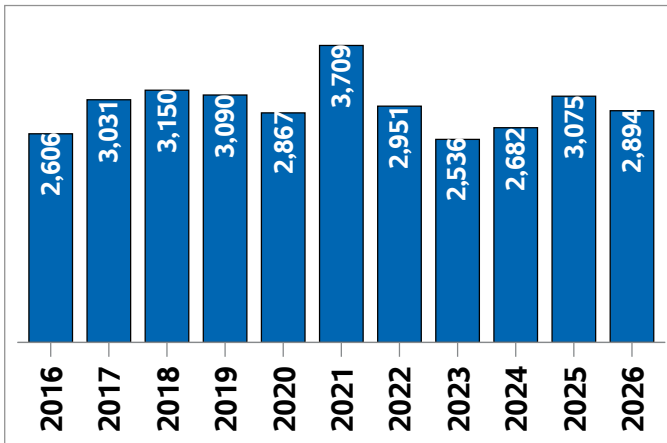
**Months of Inventory
(August only)**



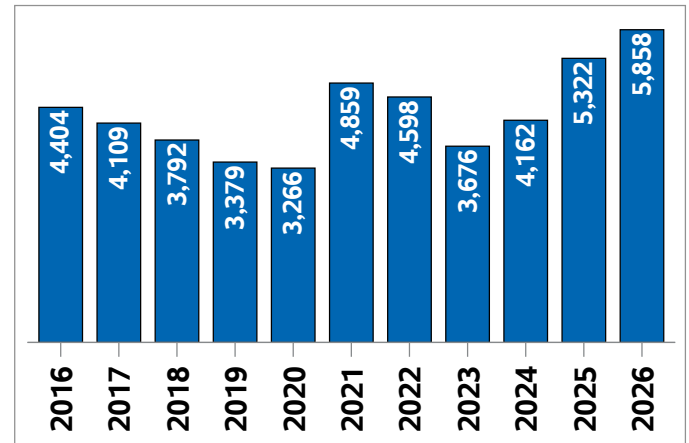
Average Price and Median Price



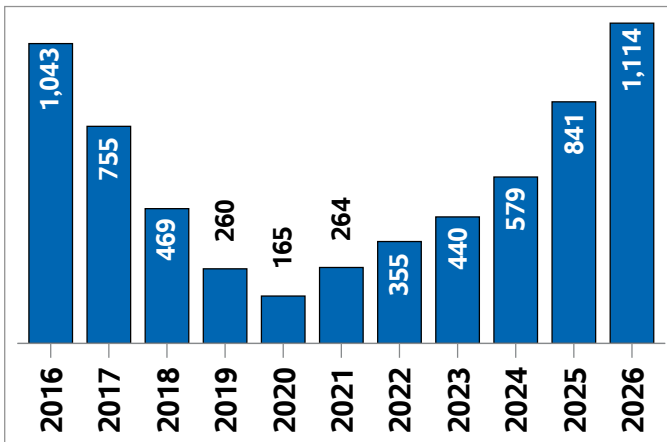
Sales Activity
(August Year-to-Date)



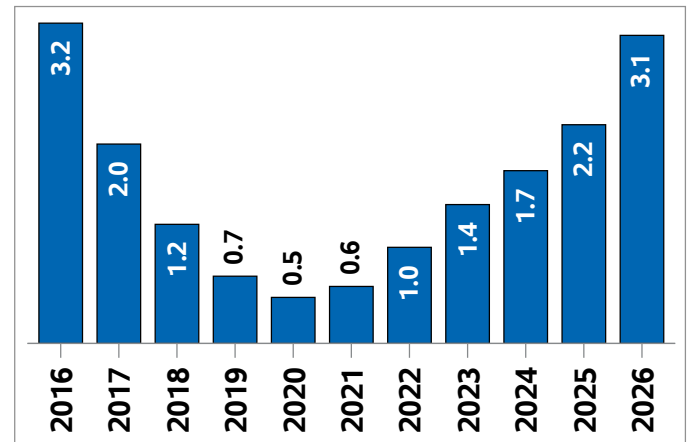
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August Year-to-Date)



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² Average active listings January to the current month / average sales January to the current month.

Actual	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	136	-22.3%	-34.3%	-37.3%	-50.7%	-57.2%	-27.7%
Dollar Volume	\$58,062,535	-18.8%	-32.3%	-37.9%	-48.4%	-43.5%	6.4%
New Listings	316	-10.2%	-17.3%	-15.5%	-13.7%	-0.9%	-16.8%
Active Listings	851	6.0%	11.8%	67.2%	110.1%	88.7%	-36.7%
Sales to New Listings Ratio ¹	43.0	49.7	54.2	58.0	75.4	99.7	49.5
Months of Inventory ²	6.3	4.6	3.7	2.3	1.5	1.4	7.1
Average Price	\$426,930	4.5%	3.1%	-0.8%	4.8%	32.1%	47.0%
Median Price	\$379,500	6.3%	-2.9%	-5.1%	-0.1%	30.4%	53.6%
Sale to List Price Ratio ³	97.3	97.2	98.0	98.3	100.3	99.4	96.5
Median Days on Market	42.0	38.0	35.0	20.0	15.0	22.0	59.5

Year-to-Date	August 2026	Compared to ⁸					
		August 2025	August 2024	August 2023	August 2021	August 2019	August 2016
Sales Activity	1,240	-15.2%	-30.3%	-30.9%	-51.6%	-47.7%	-4.1%
Dollar Volume	\$524,824,417	-17.6%	-32.8%	-32.6%	-51.2%	-29.0%	45.9%
New Listings	3,219	-3.6%	-6.0%	14.1%	-3.4%	8.0%	-15.9%
Active Listings ⁴	850	7.6%	27.2%	72.8%	154.1%	50.2%	-39.9%
Sales to New Listings Ratio ⁵	38.5	43.8	52.0	63.6	76.8	79.6	33.8
Months of Inventory ⁶	5.5	4.3	3.0	2.2	1.0	1.9	8.7
Average Price	\$423,245	-2.9%	-3.5%	-2.4%	0.7%	35.8%	52.1%
Median Price	\$374,950	-5.1%	-6.2%	-6.3%	-5.1%	33.9%	56.2%
Sale to List Price Ratio ⁷	97.1	97.6	98.1	98.2	104.7	99.1	96.8
Median Days on Market	38.0	33.0	26.0	21.0	8.0	23.0	53.0

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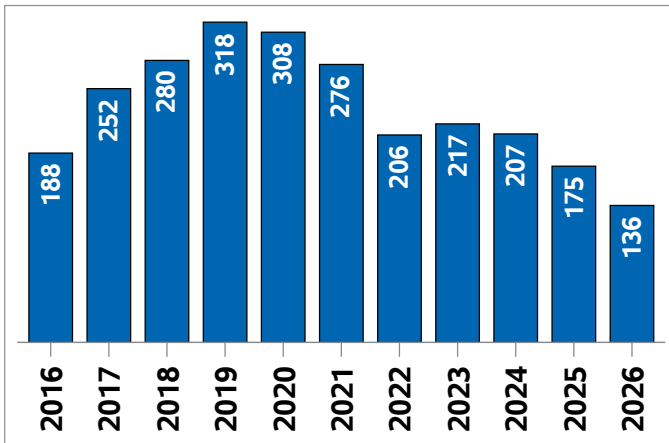
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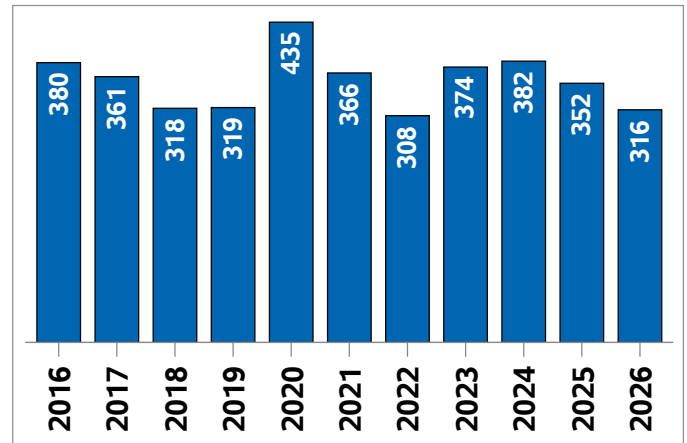
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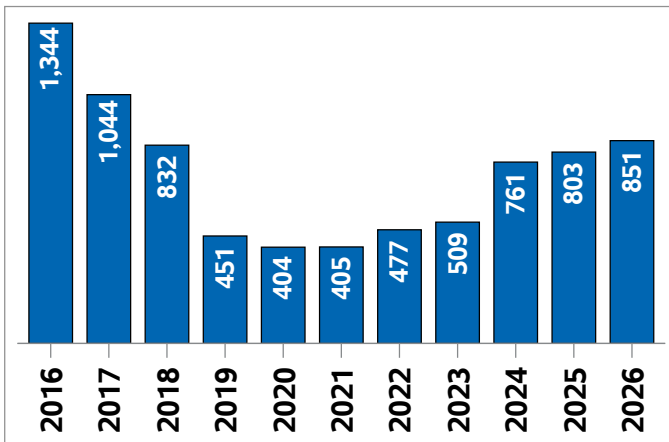
Sales Activity
(August only)



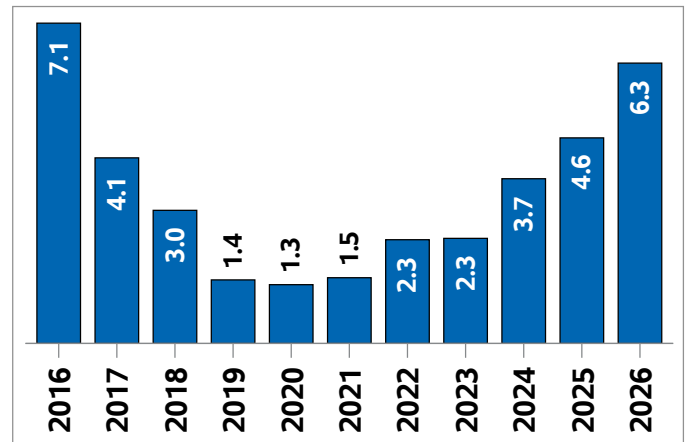
New Listings
(August only)



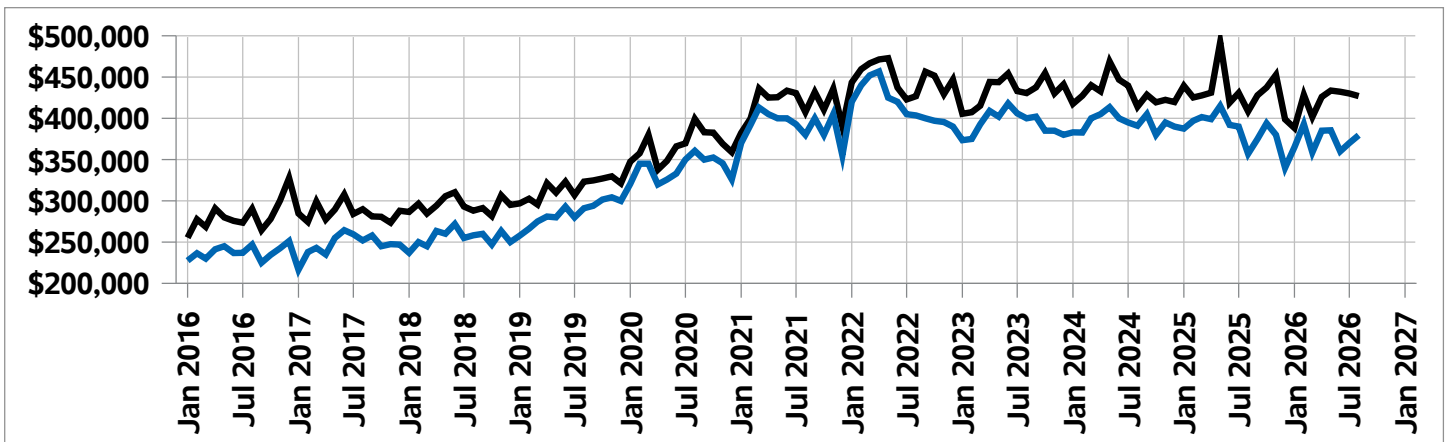
Active Listings
(August only)



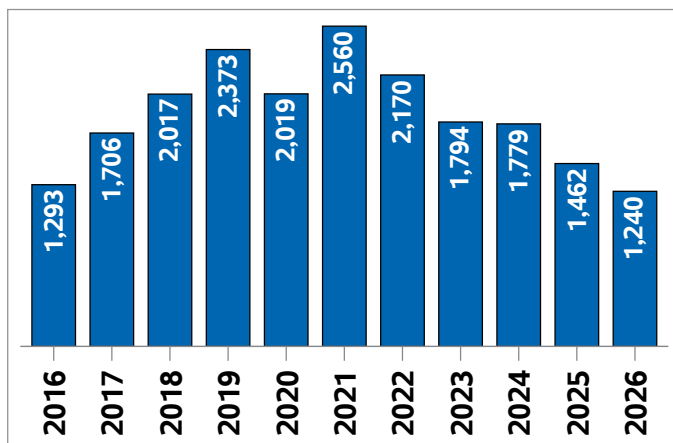
Months of Inventory
(August only)



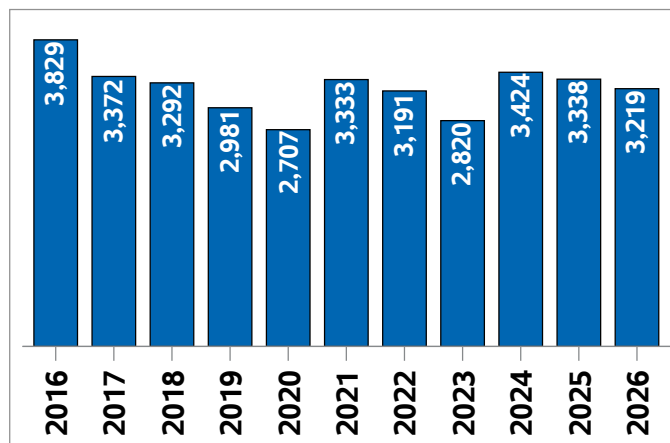
Average Price and Median Price



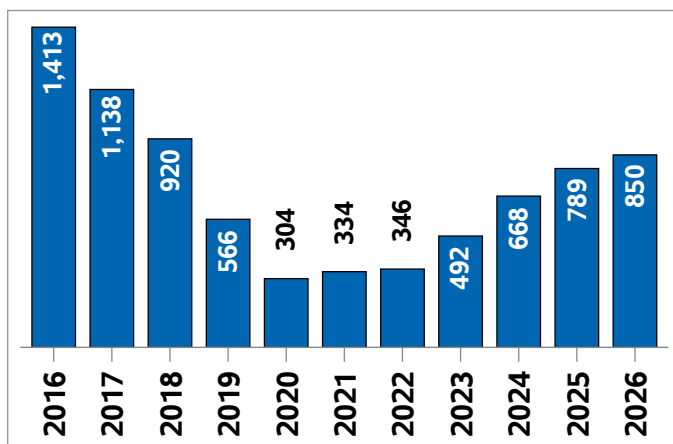
Sales Activity
(August Year-to-Date)



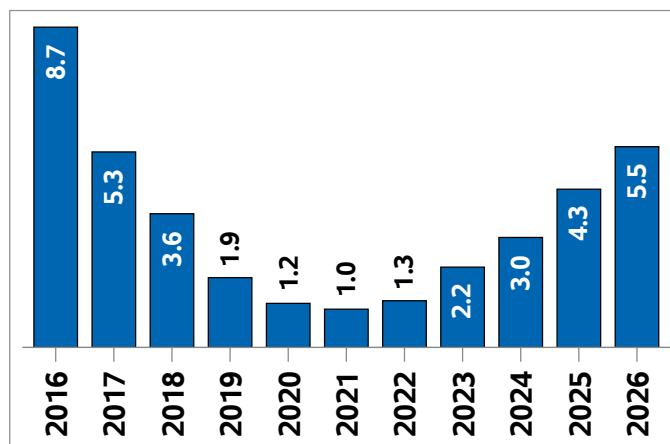
New Listings
(August Year-to-Date)



Active Listings ¹
(August Year-to-Date)



Months of Inventory ²
(August 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.