



**David Warnes**  
Broker

**It's your move...Make it right!**

Real  
Estate  
News

**ROYAL LePAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

## Ottawa Housing Market Closes 2025 on a Note of Stability



Sales softened further, reinforcing the cautious tone that emerged this fall. Inventory levels declined, while prices remained broadly stable. Despite a quiet finish in November and December, annual sales in 2025 ended 1.3% higher than in 2024 by total sales, and 4.1% higher than 2024 by total dollar volume, pointing to a year defined by balance and overall stability.

The year followed an unconventional seasonal pattern, beginning with a delayed spring, transitioning into a steady summer that avoided the usual mid-year dip, and then moderating again through the fall and early winter.

Ottawa continues to show resilience compared with the price corrections seen in some larger Canadian markets. December data suggests a market that is holding steady, offering buyers more choice while maintaining generally steady conditions. That said, market performance continues to vary meaningfully by property type, with the condo segment remaining the softest area of the market.

"Even with a quieter finish to the year, Ottawa's housing market showed real stability in 2025," said OREB's President. "Sales and dollar volume both surpassed 2024 levels despite more moderate conditions through the fall. That balance points to a market driven by fundamentals, not pressure."

### Single-Family Homes:

In December, detached homes continued to outperform townhomes and condos. Prices remained comparatively stable, with supply balanced with 4.3 months of inventory. The single-family benchmark price posted a 0.4% year-over-year increase, underscoring the resilience of this segment. Limited availability and consistent demand continue to support detached homes, which remain the anchor of Ottawa's market stability.

### Townhomes:

Townhomes continue to adjust as inventory levels remain slightly elevated. Sales activity has been more resilient than in the apartment segment, though pricing pressure is becoming more apparent. The townhouse benchmark price declined 3.7% year over year, the average sale price fell just 1.4%. This gap suggests that softness has been more pronounced at the benchmark level than in actual transactions. Sales mix and sustained interest from first-time buyers, who continue to view townhomes as a more accessible entry point, have helped support average and median prices.

### Apartments (Condos):

The apartment segment remains the softest part of the Ottawa market, with December data reinforcing trends seen in November.

Sales activity remained subdued, while months of inventory climbed to nearly eight, well above balanced levels.

### Looking Ahead

As Ottawa enters the new year, December's data suggests that any improvement in activity is likely to be gradual rather than immediate. Interest rate relief has helped support confidence, but buyers continue to move carefully, keeping a close eye on broader economic conditions. A period of modest ups and downs within an overall theme of stability appears likely for 2026.

While close monitoring of the oversupplied condo apartment segment remains important, the broader message for REALTORS® and consumers is consistent: Ottawa's housing market remains stable, segmented by property type, and increasingly shaped by fundamentals rather than urgency.

# Ottawa Residential Average Sales Chart from 1956 to 2025

MLS Residential Sales Percentage Increase or Decrease Over Previous Year

Year	Average Sale Price	Percent Change	Year	Average Sale Price	Percent Change
1956	\$13,351	0.24%	1991	\$143,361	1.36%
1957	\$14,230	6.58%	1992	\$143,868	0.35%
1958	\$15,564	9.37%	1993	\$148,129	2.96%
1959	\$16,038	3.05%	1994	\$147,543	-0.40%
1960	\$16,791	4.70%	1995	\$143,193	-2.90%
1961	\$16,070	-4.29%	1996	\$140,513	-1.90%
1962	\$15,952	-0.73%	1997	\$143,873	2.40%
1963	\$16,549	3.74%	1998	\$143,953	0.10%
1964	\$16,563	0.08%	1999	\$149,650	4.03%
1965	\$17,056	2.98%	2000	\$159,511	6.58%
1966	\$18,004	5.56%	2001	\$175,971	10.32%
1967	\$19,476	8.18%	2002	\$200,711	14.06%
1968	\$23,329	19.78%	2003	\$218,692	9.00%
1969	\$25,652	9.96%	2004	\$235,678	7.70%
1970	\$26,532	3.43%	2005	\$244,531	3.80%
1971	\$27,808	4.81%	2006	\$255,889	4.70%
1972	\$30,576	9.95%	2007	\$272,477	6.40%
1973	\$38,305	25.28%	2008	\$289,477	6.30%
1974	\$46,661	21.81%	2009	\$303,888	4.90%
1975	\$49,633	6.37%	2010	\$327,225	7.70%
1976	\$54,623	10.05%	2011	\$344,240	5.20%
1977	\$57,032	4.41%	2012	\$351,792	2.20%
1978	\$59,134	3.69%	2013	\$357,348	1.60%
1979	\$61,896	4.67%	2014	\$361,712	1.20%
1980	\$62,748	1.38%	2015	\$367,632	1.66%
1981	\$64,896	3.42%	2016	\$372,048	1.20%
1982	\$71,080	9.53%	2017	\$392,474	5.49%
1983	\$86,245	21.34%	2018	\$407,571	3.84%
1984	\$102,084	18.37%	2019	\$441,693	8.37%
1985	\$107,306	5.12%	2020	\$529,675	19.5%
1986	\$111,643	4.04%	2021	\$645,976	21.9%
1987	\$119,612	7.14%	2022	\$691,528	7.10%
1988	\$128,434	7.38%	2023	\$654,857	-5.30%
1989	\$137,455	7.02%	2024	\$679,067	3.69%
1990	\$141,438	2.90%	2025	\$685,198	1.00%