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June Housing Market Posts Annual Gain Despite Summer Slowdown



A total of 1,602 homes were sold through the MLS® System of the Ottawa Real Estate Board (OREB) in June 2025. This marks an 11.34% decrease from the previous month, but a more modest 10.6% increase compared to June 2024 and sits 3.8% above the five-year average.

"This was the busiest June we've seen in quite some time, with sales up 10.6% and new listings rising nearly 14% year over year, signifying we did, in fact, experience a delayed spring market," says OREB's President. "We're seeing more inventory hit the market, giving buyers more choice. With the changing market conditions, sellers need to be future-focused—pricing thoughtfully and preparing their homes to be one of the top picks in their area."

"Apartments are one segment that continues to feel the strain, with sales down about 20% across Ottawa and inventory building. There is a variety of compounding factors in play here including an increase in new construction, elevated financing costs and rising strata fees reducing affordability—especially for first-time buyers, but also, we're seeing neighbourhood-specific factors impacting demand," adds OREB's President. "Still, Ottawa remains a stable market. We're getting back to familiar seasonal trends—where summer activity will pick up for families looking for a home prior to the school year, and with students returning to the city—a stronger fall is likely ahead."

By the Numbers – Prices:

The overall MLS® HPI composite benchmark price was \$634,300 in June 2025; a 1.6% increase from June 2024.

The benchmark price for single-family homes was \$707,600, up 1.6% year-over-year.

The benchmark price for a townhouse/row unit was \$467,900, a 9.0% increase from 2024.

The benchmark apartment price was \$411,500, a 0.6% decline from the previous year.

The average price of homes sold in June 2025 was \$723,152, a 5.2% increase from June 2024.

The total dollar volume of all home sales in June 2025 reached \$1.15 billion, a 16.3% increase compared to the same period last year.

By the Numbers – Inventory & New Listings:

The number of new listings increased by 13.8% compared to June 2024, with 2,933 new residential properties added to the market. New listings were 6.6% above the five-year average.

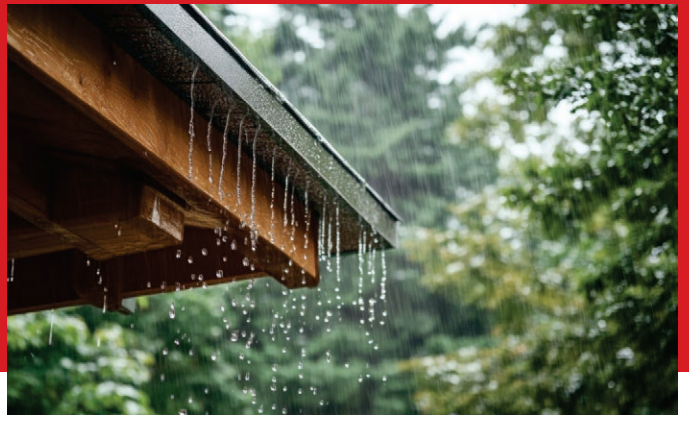
Active residential listings totaled 4,350 units at the end of June 2025, reflecting an 11.6% increase from June 2024. Active listings were 42.6% above the five-year average.

Months of inventory remained steady at 2.7 in June 2025, relatively the same level as in June 2024. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.



Not intended to solicit properties currently listed for sale.

Is Your Home Prepared for Extreme Weather?



Climate events like storms, floods, and wildfires are becoming more frequent and severe. Preparing your home for extreme weather is no longer optional — it's non-negotiable for protecting your property and keeping your family safe.

This guide will help you secure key areas of your home, from the roof to the basement, ensuring you're ready for whatever nature throws your way.

1. Protect Your Roof

Your roof is your home's first line of defense against extreme weather.

Inspect regularly: Check for loose shingles, damaged flashing, or signs of wear. Address issues promptly to avoid leaks during storms.

Reinforce the structure: Install hurricane clips or straps to secure the roof to the walls, particularly if you live in a storm-prone area.

Clear debris: Keep gutters and downspouts clean to prevent water buildup that can damage your roof.

2. Fortify Your Windows

Windows are vulnerable during high winds and storms. Strengthen them to reduce the risk of breakage.

Install storm shutters: These provide a protective barrier during hurricanes and heavy storms.

Upgrade to impact-resistant glass: These windows can withstand strong winds and flying debris.

Use caulk or weatherstripping: Seal gaps around windows to prevent water intrusion and improve energy efficiency.

Pro Tip: Keep heavy-duty plastic sheeting on hand for temporary repairs after a storm.

3. Waterproof Your Basement

Flooding is a common threat, especially during heavy rains or rising waters.

Install a sump pump: A sump pump with a battery backup can remove water quickly during a flood.

Seal cracks: Use waterproof sealant to close cracks in basement walls and floors.

Elevate utilities: Raise appliances, HVAC systems, and electrical outlets above potential flood levels.

Pro Tip: Keep a dehumidifier in the basement to manage moisture and reduce mold risk.

4. Safeguard Your Deck and Outdoor Spaces

Outdoor areas are particularly exposed to extreme weather. Protect them to minimize damage.

Anchor furniture: Secure patio furniture and other outdoor items to prevent them from becoming projectiles in high winds.

Waterproof wood surfaces: Apply sealant to decks and fences to protect against water damage and rotting.

Trim trees: Remove overhanging branches near your home to reduce the risk of damage during storms.

5. General Preparedness Tips

No matter the type of extreme weather, preparation is key.

Create an emergency kit: Include essentials like flashlights, batteries, water, non-perishable food, and a first-aid kit.

Review your insurance policy: Ensure your coverage includes damages from floods, wildfires, or hurricanes as needed.

Develop an evacuation plan: Know the safest routes and designate a meeting point for your family.

Taking proactive steps to prepare your home for extreme weather not only safeguards your investment but also provides peace of mind. By addressing vulnerabilities in your roof, windows, basement, and outdoor areas, you can face severe weather with confidence.