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## Momentum Builds in Ottawa's Housing Market Amid Greater Certainty



The number of homes sold through the MLS® System of the Ottawa Real Estate Board (OREB) totaled 1,306 units in April 2025. This represented an 18.4% increase from March 2025, but an 11.2% decline from April 2024.

Home sales were 17.6% below the five-year average and 16.2% below the 10-year average for the month of April.

"While April sales were down year-over-year, we saw a healthy month-over-month increase—an encouraging sign of growing momentum as we move through the spring market," says OREB's President. "Inventory remains at higher levels compared to previous years, indicating a gradual move towards a balanced market."

"With more certainty following the federal election, buyers are returning with greater confidence—but they're proceeding cautiously, taking their time, including conditions in their offers, and being more selective," adds OREB's President. "Sellers, meanwhile, are adjusting to longer days on market, which makes strategic pricing and thoughtful home preparation more important than ever. If the listing is priced well, shows well, it's moving—possibly getting multiple offers. Looking ahead, we'll be watching how the federal government's recent housing commitments translate into action. Policies aimed at increasing supply, improving affordability, and supporting first-time buyers are welcome steps toward meaningful impact here in Ottawa."

### By the Numbers – Prices:

The overall MLS® HPI composite benchmark price was \$631,200 in April 2025, a 1.1% rise compared to April 2024.

The benchmark price for single-family homes was \$703,200, up 1.0% year-over-year in April.

By comparison, the benchmark price for a townhouse/row unit was \$440,000, an increase of 4.4% from 2024.

The benchmark apartment price was \$404,000, a 2.8% decline from the previous year.

The average price of homes sold in April 2025 was \$707,180, a 0.4% increase from April 2024.

The total dollar volume of all home sales in April 2025 amounted to \$923.5 million, a 10.8% drop compared to the same period last year.

### By the Numbers – Inventory & New Listings:

The number of new listings declined by 3.8% compared to April 2024, with 2,589 new residential properties added to the market. New listings were 2.8% above the five-year average and 5.6% above the 10-year average for the month of April.

Active residential listings totaled 4,878 units at the end of April 2025, reflecting a 54.2% surge from April 2024. Active listings were 86.9% above the five-year average and 51.3% above the 10-year average for the month of April.

Months of inventory stood at 3.7 at the end of April 2025, compared to 2.2 in April 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.

# Tips for Reopening Your Cottage This Spring



The arrival of warmer weather and longer days is a welcome sign for many Canadians – especially those eager to return to their cottages. With the Victoria Day long weekend fast approaching (often seen as the unofficial start of summer), thousands are preparing to unlock the cabin doors and breathe new life into their seasonal properties.

But before you can fully relax at the lakeside, there's a bit of work to be done. If your cottage was unoccupied during the winter months, it's important to give it the care and attention it needs to ensure a safe and comfortable season ahead.

**Here are a few helpful tips to make reopening your cottage as smooth as possible.**

## Start the Reopening Process Before You Arrive

A successful cottage reopening starts before you even set foot on the property. In the weeks leading up to your trip, take time to reconnect with service providers and double-check key maintenance items.

Contact your utility companies to reinstate services like electricity, internet, propane and gas. If you paused trash collection or water delivery, now's the time to get those back in motion. Schedule a chimney sweep and, if your property has a septic tank or outhouse, book a cleaning or inspection to make sure everything's functioning safely.

Also take a moment to review your cottage insurance policy, as well as coverage for boats, trailers or recreational vehicles. Make sure everything is up to date before opening weekend.

Don't forget to pack your reopening essentials: keys, tools, cleaning supplies, flashlights, batteries, light bulbs, and even pest control products can save you an unexpected trip into town.

## Take a Walk Around the Property

Upon arrival, do a thorough walk about your lot to look for signs of weather damage. Inspect the roof for missing shingles, blocked gutters, leaks or any branches that may have fallen during the winter. On the ground, keep an eye out for signs of rot on your deck or siding, broken windows or wildlife that may have made their way indoors during the winter.

Once inside, inspect your cottage for dampness, pests or unpleasant odours. Get some fresh air running through your cottage and flush out any stale smells by opening all of the windows and doors. This is also a good opportunity to look for any mould or mildew that may be lurking around window sills and entryways. If there is any serious damage to the property, be sure to alert your insurance provider immediately.

## Safely Restore Water and Power

When your initial inspection is complete, it's time to restore your essential utilities.

For water, start by checking that pipes are intact and free of cracks caused by freezing. Reconnect any pipes that were disconnected in the fall, then proceed to fill your water heater and replace filters if needed. Once the main water valve is turned on, allow water to run through a tap to flush the lines.

Keep in mind: some cottages rely on lake-drawn water or well systems, which may require extra care or professional servicing.

Before flipping on the power, inspect your electrical meter and exterior power lines for signs of damage. Once you're in the clear, turn on the main breaker and test appliances, outlets and lights room by room to make sure everything is running smoothly.

## Get Your Outdoor Spaces Summer-Ready

Don't forget to give your exterior living spaces some love. After months of snow, your yard, dock, and deck will likely need some cleanup before they're ready for prime time.

## Restock the Essentials

Before you officially break out the Muskoka chairs and settle in, remember to check those smaller to-do items off your list. Ensure that your smoke alarms and carbon monoxide detectors have fresh batteries and replace the filter in your central air system if you have one. Don't forget to refill fire extinguishers and top up the first aid kit with new supplies before you kick back and relax.