



Ottawa Real Estate Board Residential Market Activity and MLS® Home Price Index Report March 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	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	1,075	-4.7%	-7.2%	0.3%	-47.6%	-21.4%	27.5%
Dollar Volume	\$744,528,333	-3.8%	-6.5%	6.3%	-48.0%	20.6%	126.1%
New Listings	2,452	7.5%	16.4%	33.6%	-2.6%	26.7%	-12.9%
Active Listings	3,578	10.3%	34.6%	63.5%	292.8%	46.5%	-37.8%
Sales to New Listings Ratio ¹	43.8	49.5	55.0	58.4	81.6	70.7	29.9
Months of Inventory ²	3.3	2.9	2.3	2.0	0.4	1.8	6.8
Average Price	\$692,584	0.9%	0.7%	6.0%	-0.6%	53.5%	77.3%
Median Price	\$642,000	-0.5%	1.2%	4.6%	-0.2%	55.2%	85.0%
Sale to List Price Ratio ³	98.2	98.7	98.9	98.4	114.6	100.0	97.6
Median Days on Market	21.0	18.0	16.0	17.5	5.0	15.0	29.0

Year-to-Date	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	2,474	-5.7%	-8.3%	3.4%	-40.2%	-18.3%	8.3%
Dollar Volume	\$1,658,469,508	-6.5%	-7.6%	7.8%	-40.1%	25.2%	91.3%
New Listings	5,584	2.9%	12.1%	31.3%	13.1%	22.7%	-12.9%
Active Listings ⁴	3,102	14.4%	32.6%	55.4%	289.9%	40.2%	-35.6%
Sales to New Listings Ratio ⁵	44.3	48.3	54.1	56.3	83.7	66.5	35.6
Months of Inventory ⁶	3.8	3.1	2.6	2.5	0.6	2.2	6.3
Average Price	\$670,360	-0.9%	0.7%	4.3%	0.1%	53.2%	76.7%
Median Price	\$625,000	-1.1%	0.8%	4.2%	0.0%	56.3%	82.9%
Sale to List Price Ratio ⁷	97.9	98.5	98.4	97.9	112.8	99.6	97.4
Median Days on Market	26.0	22.0	20.0	21.0	6.0	17.0	29.0

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.

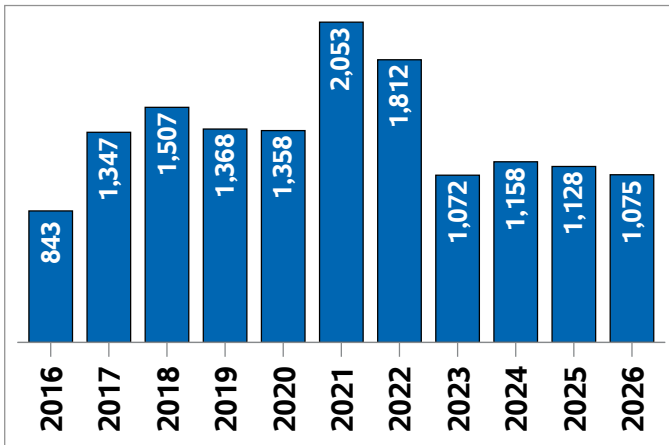
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

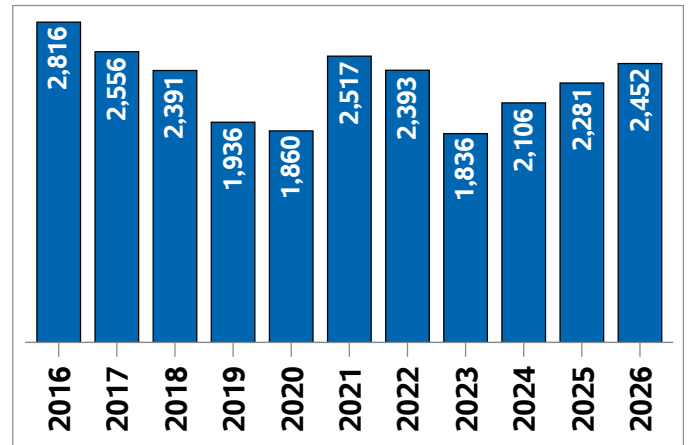
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

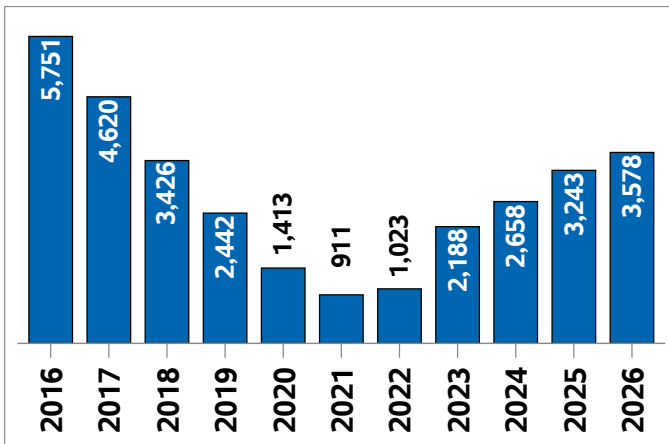
Sales Activity
(March only)



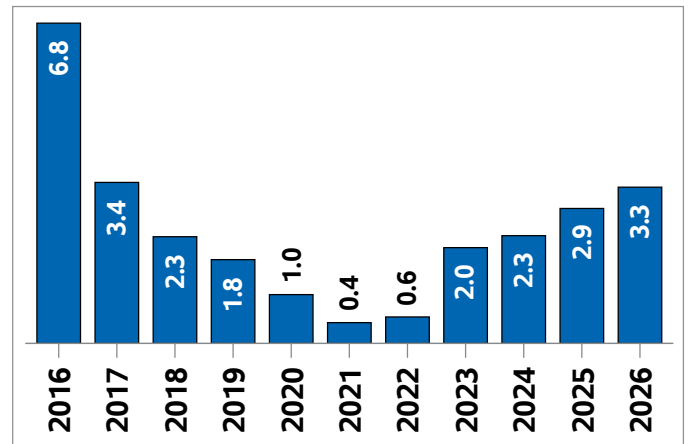
New Listings
(March only)



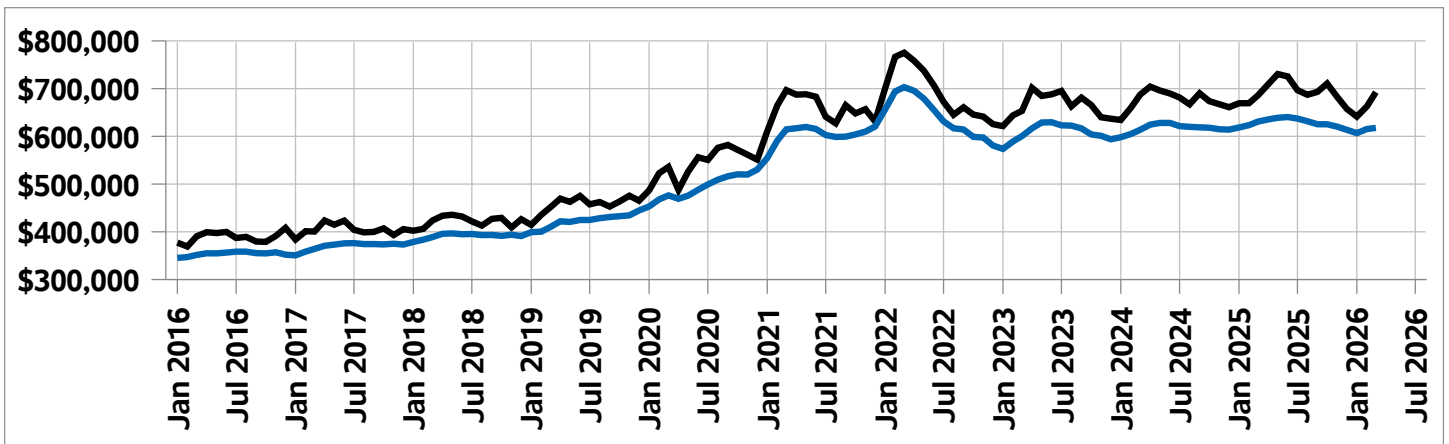
Active Listings
(March only)



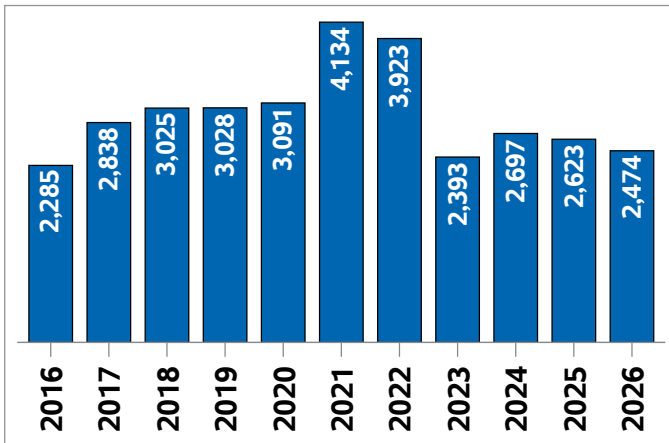
Months of Inventory
(March only)



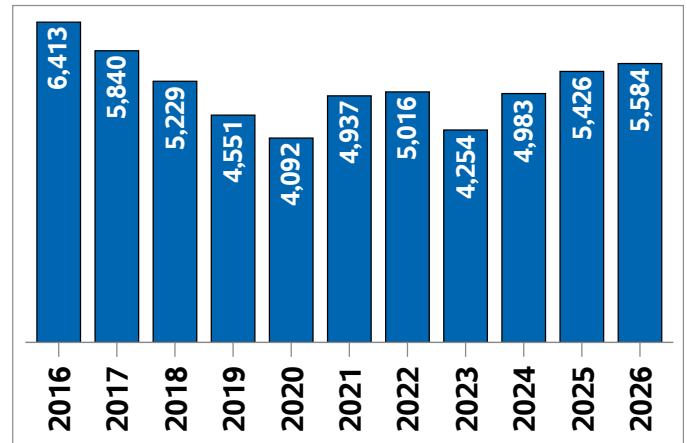
MLS® HPI Composite Benchmark Price and Average Price



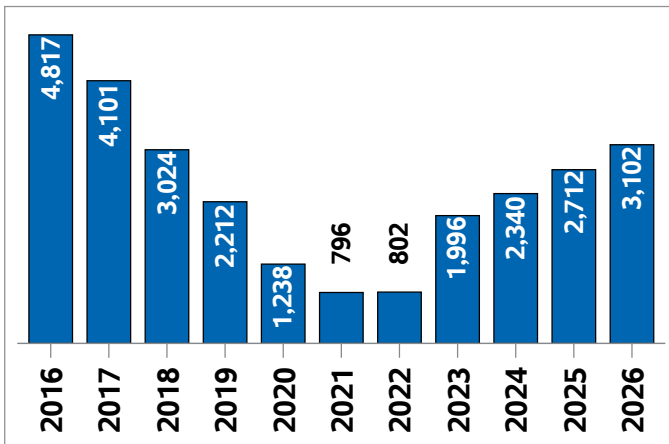
Sales Activity
(March Year-to-Date)



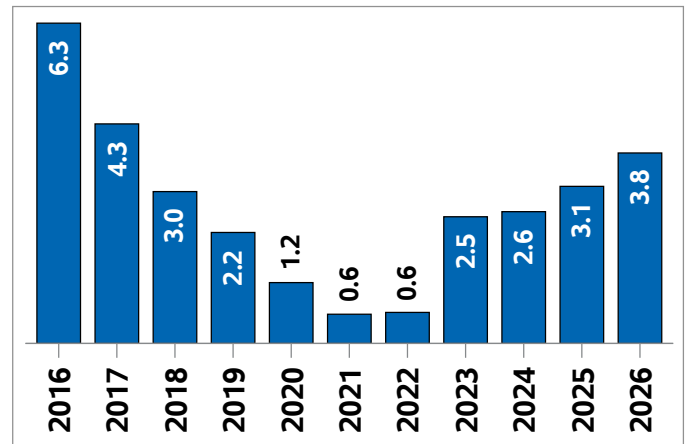
New Listings
(March Year-to-Date)



Active Listings¹
(March Year-to-Date)



Months of Inventory²
(March 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	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	562	0.0%	-0.9%	6.8%	-45.0%	-21.7%	16.1%
Dollar Volume	\$474,893,366	-0.5%	-2.0%	12.6%	-46.1%	20.9%	117.2%
New Listings	1,226	6.3%	6.7%	28.4%	-3.5%	12.9%	-22.4%
Active Listings	1,671	4.8%	13.1%	43.2%	294.1%	12.8%	-46.5%
Sales to New Listings Ratio ¹	45.8	48.7	49.3	55.1	80.5	66.1	30.7
Months of Inventory ²	3.0	2.8	2.6	2.2	0.4	2.1	6.5
Average Price	\$845,006	-0.5%	-1.1%	5.4%	-2.0%	54.5%	87.0%
Median Price	\$779,150	-0.3%	1.2%	5.3%	-2.6%	57.4%	92.0%
Sale to List Price Ratio ³	98.3	98.6	99.0	98.3	115.4	99.9	97.6
Median Days on Market	18.0	16.0	14.0	17.0	5.0	13.0	25.5

Year-to-Date	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	1,203	-6.7%	-8.9%	3.5%	-39.9%	-23.0%	-6.2%
Dollar Volume	\$996,310,905	-7.4%	-7.6%	8.4%	-40.2%	20.3%	75.0%
New Listings	2,675	0.1%	2.1%	22.2%	11.4%	4.6%	-22.8%
Active Listings ⁴	1,424	7.4%	11.7%	34.6%	293.6%	6.6%	-45.2%
Sales to New Listings Ratio ⁵	45.0	48.2	50.4	53.1	83.3	61.1	37.0
Months of Inventory ⁶	3.6	3.1	2.9	2.7	0.5	2.6	6.1
Average Price	\$828,189	-0.8%	1.4%	4.7%	-0.5%	56.3%	86.5%
Median Price	\$765,000	-1.5%	2.3%	3.9%	-0.6%	57.7%	91.7%
Sale to List Price Ratio ⁷	98.0	98.5	98.4	97.7	113.4	99.6	97.4
Median Days on Market	22.0	19.0	18.0	19.0	6.0	15.0	29.0

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.

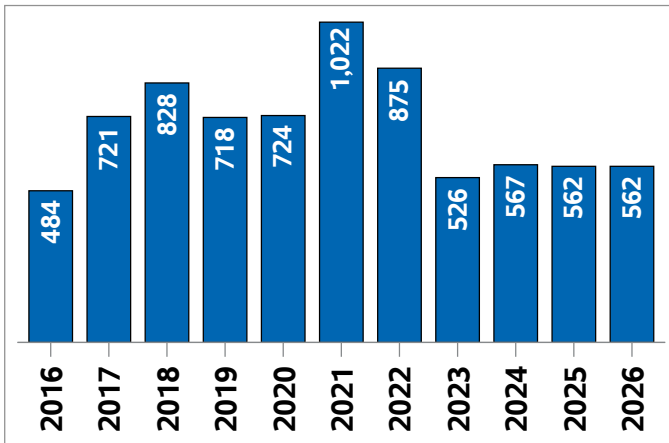
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

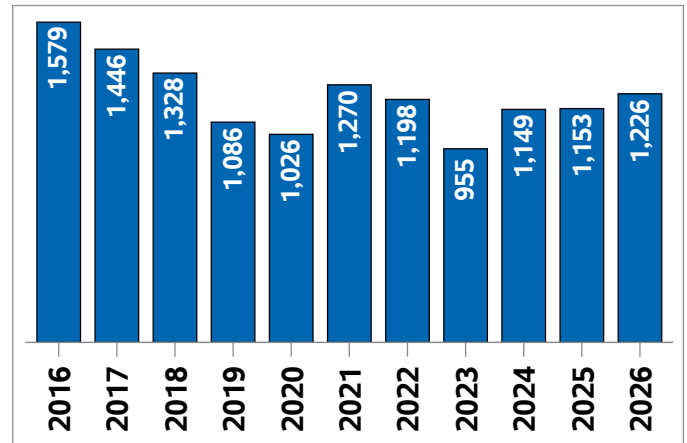
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

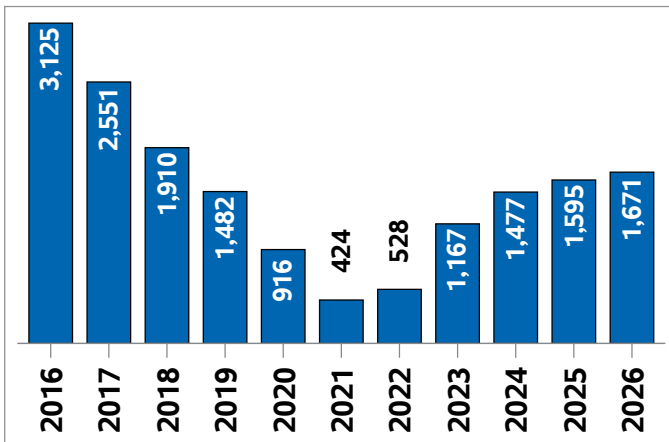
Sales Activity
(March only)



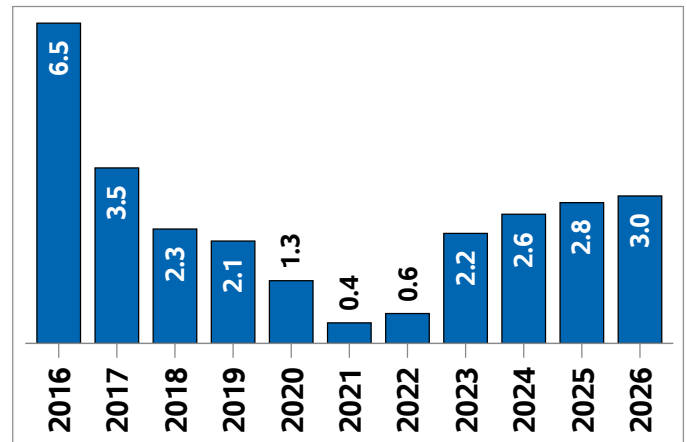
New Listings
(March only)



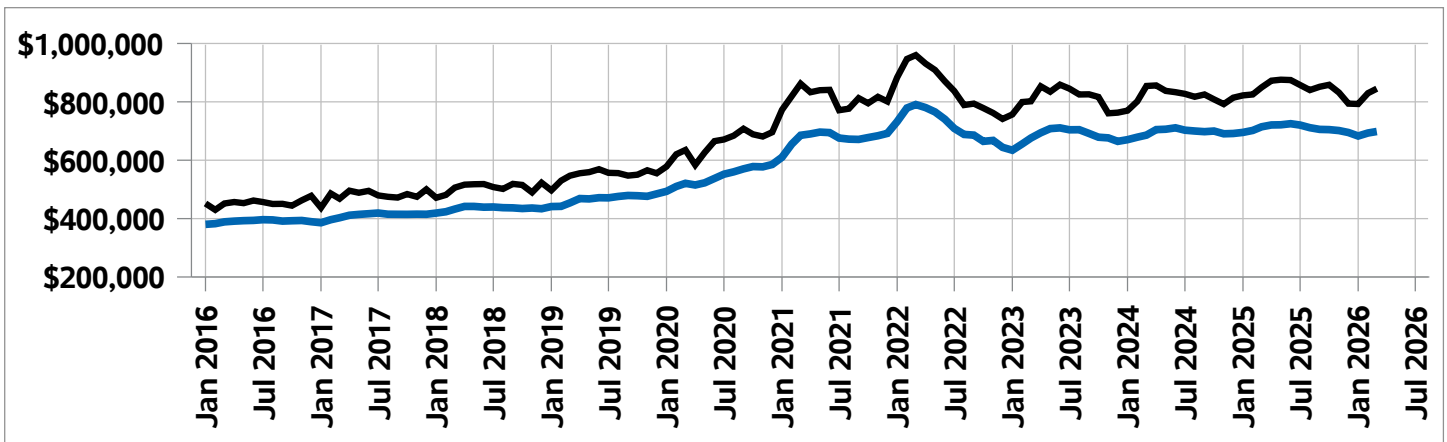
Active Listings
(March only)



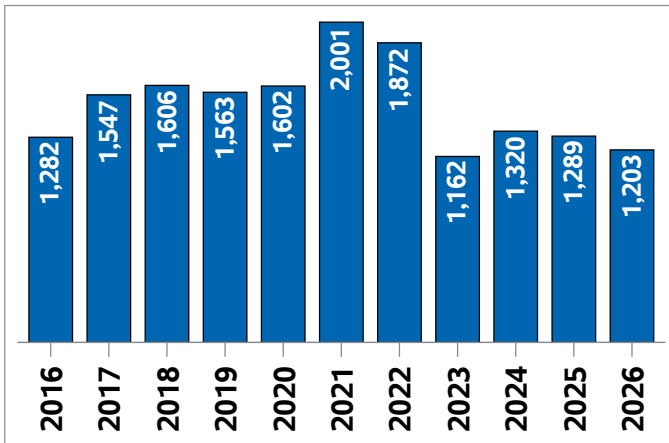
Months of Inventory
(March only)



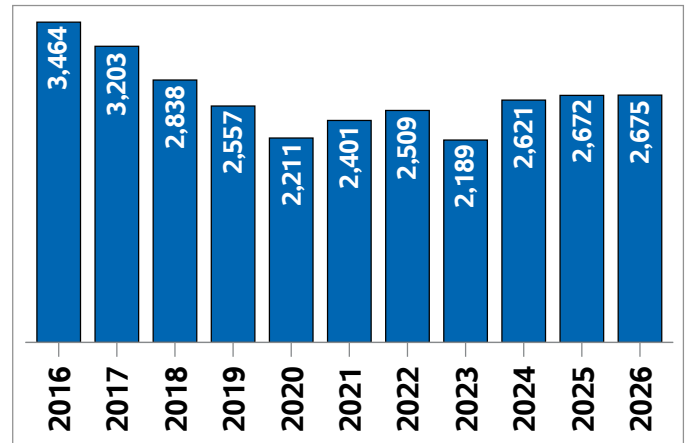
MLS® HPI Single Family Benchmark Price and Average Price



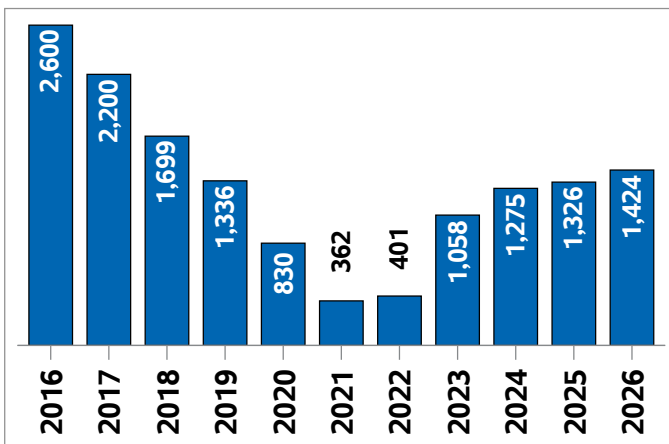
Sales Activity
(March Year-to-Date)



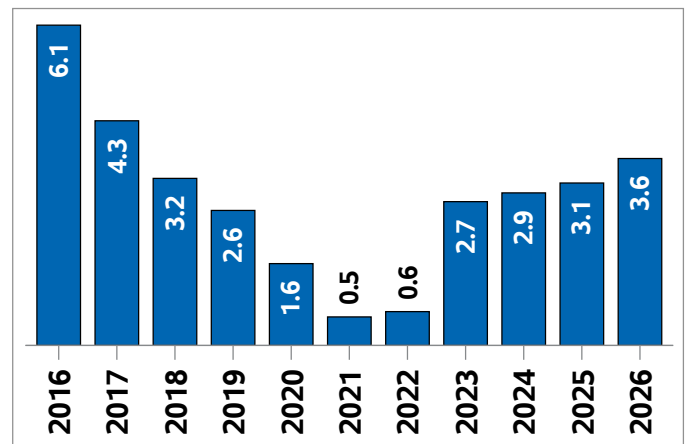
New Listings
(March Year-to-Date)



Active Listings ¹
(March Year-to-Date)



Months of Inventory ²
(March 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	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	344	-4.2%	2.4%	17.0%	-38.0%	0.9%	44.5%
Dollar Volume	\$193,504,372	-3.5%	-0.2%	15.1%	-40.7%	55.6%	164.6%
New Listings	713	15.7%	49.5%	60.6%	8.0%	75.2%	12.8%
Active Listings	947	34.1%	90.5%	131.5%	531.3%	248.2%	-11.6%
Sales to New Listings Ratio ¹	48.2	58.3	70.4	66.2	84.1	83.8	37.7
Months of Inventory ²	2.8	2.0	1.5	1.4	0.3	0.8	4.5
Average Price	\$562,513	0.7%	-2.5%	-1.6%	-4.3%	54.3%	83.1%
Median Price	\$569,495	-0.1%	-2.7%	-2.4%	-5.1%	55.0%	89.2%
Sale to List Price Ratio ³	98.7	99.3	99.3	99.0	118.5	101.4	97.9
Median Days on Market	20.0	17.0	15.0	13.0	5.0	10.0	27.0

Year-to-Date	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	840	3.6%	6.3%	21.0%	-23.1%	8.2%	32.1%
Dollar Volume	\$460,160,552	0.5%	3.2%	18.8%	-26.8%	67.1%	144.8%
New Listings	1,673	18.3%	38.5%	61.2%	30.6%	80.5%	15.8%
Active Listings ⁴	815	43.2%	77.1%	117.6%	668.6%	243.3%	-4.6%
Sales to New Listings Ratio ⁵	50.2	57.4	65.4	66.9	85.2	83.7	44.0
Months of Inventory ⁶	2.9	2.1	1.7	1.6	0.3	0.9	4.0
Average Price	\$547,810	-3.0%	-3.0%	-1.9%	-4.8%	54.3%	85.4%
Median Price	\$560,000	-2.8%	-2.6%	-1.8%	-4.8%	55.6%	90.5%
Sale to List Price Ratio ⁷	98.5	99.1	98.8	98.4	118.1	100.9	97.8
Median Days on Market	24.0	19.0	18.0	16.5	5.0	11.0	23.0

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.

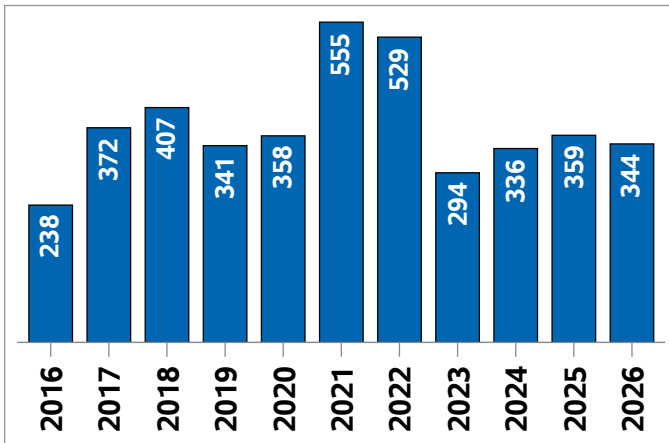
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

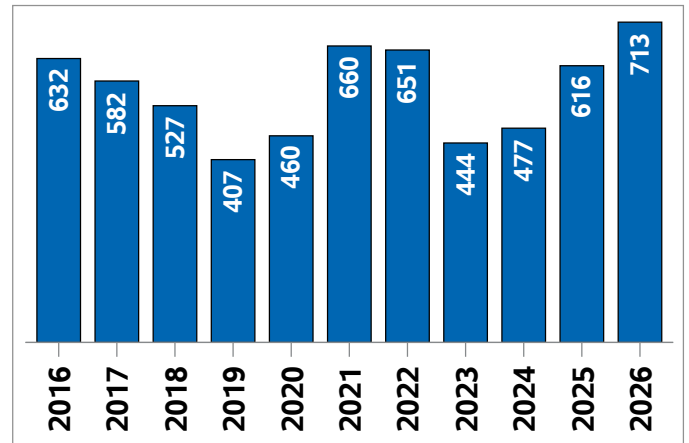
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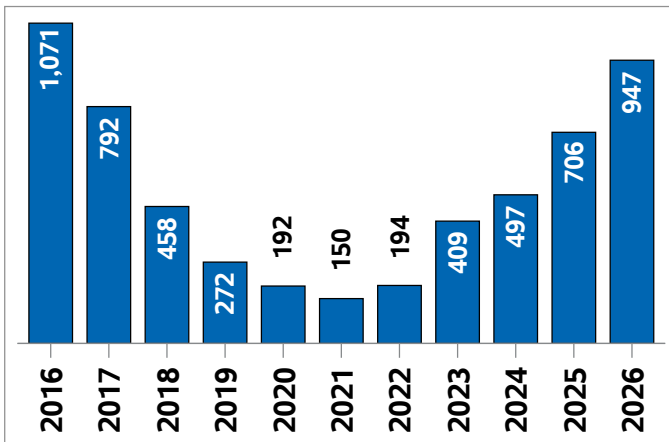
Sales Activity
(March only)



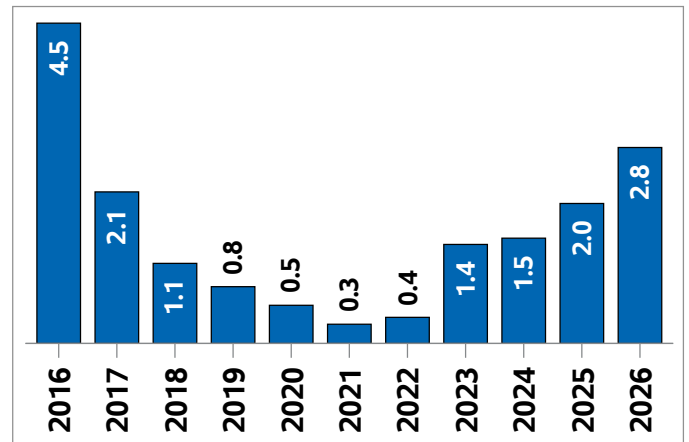
New Listings
(March only)



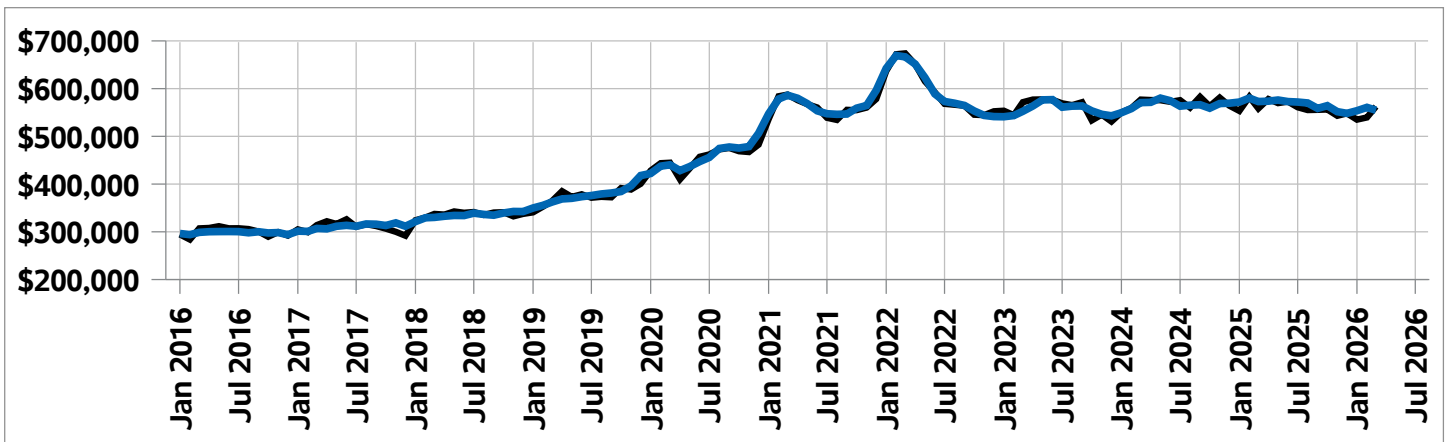
Active Listings
(March only)



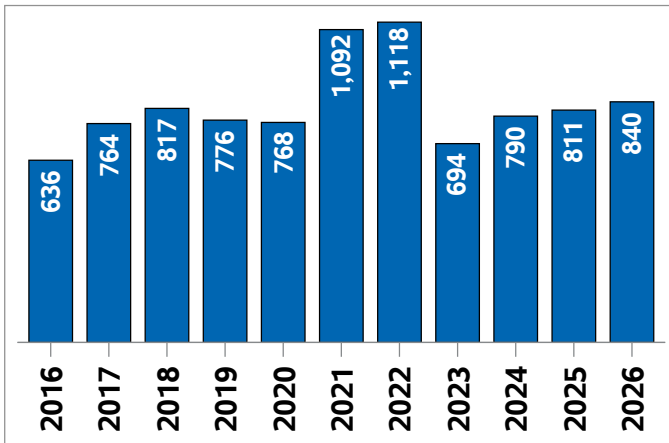
Months of Inventory
(March only)



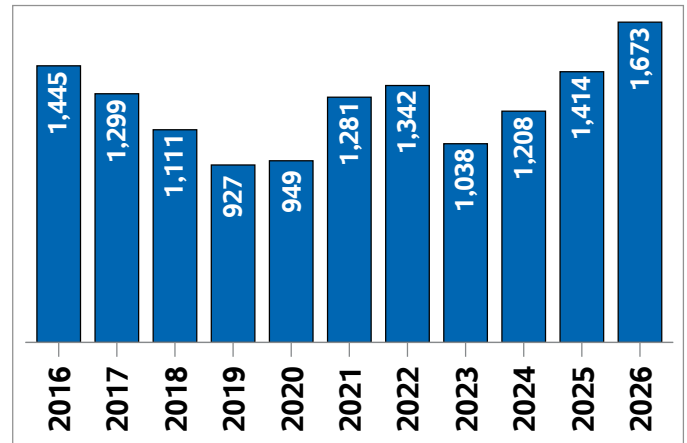
MLS® HPI Townhouse Benchmark Price and Average Price



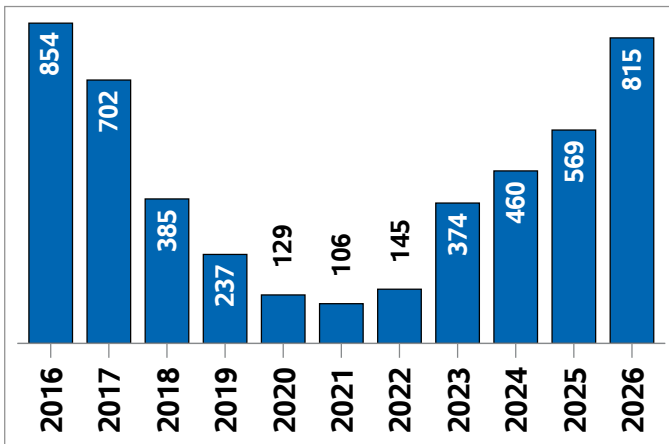
Sales Activity
(March Year-to-Date)



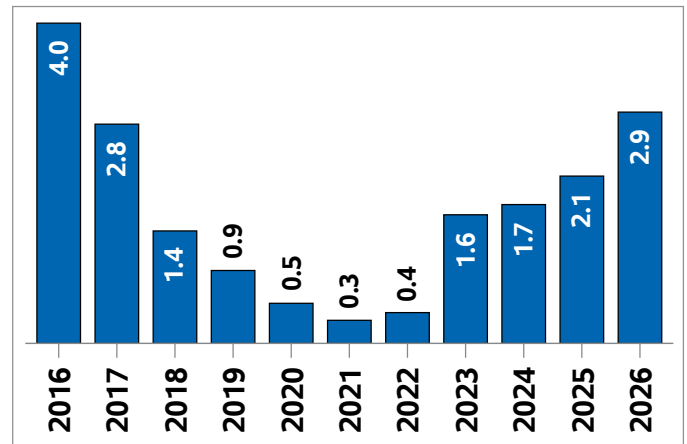
New Listings
(March Year-to-Date)



Active Listings ¹
(March Year-to-Date)



Months of Inventory ²
(March 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	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	148	-18.2%	-37.6%	-37.3%	-66.1%	-47.7%	48.0%
Dollar Volume	\$59,445,044	-23.2%	-43.0%	-39.4%	-68.8%	-28.9%	121.4%
New Listings	450	3.4%	7.9%	16.9%	-12.5%	10.8%	-16.8%
Active Listings	808	4.0%	44.5%	59.4%	202.6%	31.6%	-42.7%
Sales to New Listings Ratio ¹	32.9	41.6	56.8	61.3	85.0	69.7	18.5
Months of Inventory ²	5.5	4.3	2.4	2.1	0.6	2.2	14.1
Average Price	\$401,656	-6.1%	-8.7%	-3.3%	-8.0%	35.9%	49.6%
Median Price	\$358,750	-10.3%	-10.3%	-8.7%	-13.6%	30.5%	56.0%
Sale to List Price Ratio ³	97.2	98.1	98.3	97.7	108.8	98.8	96.7
Median Days on Market	35.5	32.0	21.0	28.5	6.0	22.0	54.0

Year-to-Date	March 2026	Compared to ⁸					
		March 2025	March 2024	March 2023	March 2021	March 2019	March 2016
Sales Activity	365	-21.7%	-31.3%	-26.3%	-61.2%	-41.8%	14.4%
Dollar Volume	\$148,615,810	-25.8%	-35.0%	-26.9%	-61.7%	-20.5%	73.3%
New Listings	1,064	-6.7%	5.5%	17.7%	-1.9%	9.6%	-21.2%
Active Listings ⁴	718	5.7%	45.4%	51.2%	166.9%	26.9%	-41.7%
Sales to New Listings Ratio ⁵	34.3	40.9	52.6	54.8	86.6	64.6	23.6
Months of Inventory ⁶	5.9	4.4	2.8	2.9	0.9	2.7	11.6
Average Price	\$407,167	-5.2%	-5.5%	-0.9%	-1.4%	36.5%	51.5%
Median Price	\$365,000	-7.6%	-7.0%	-4.4%	-7.6%	36.2%	56.0%
Sale to List Price Ratio ⁷	96.9	97.7	98.0	97.4	106.5	98.4	96.8
Median Days on Market	47.0	34.5	27.0	30.0	7.0	25.0	55.0

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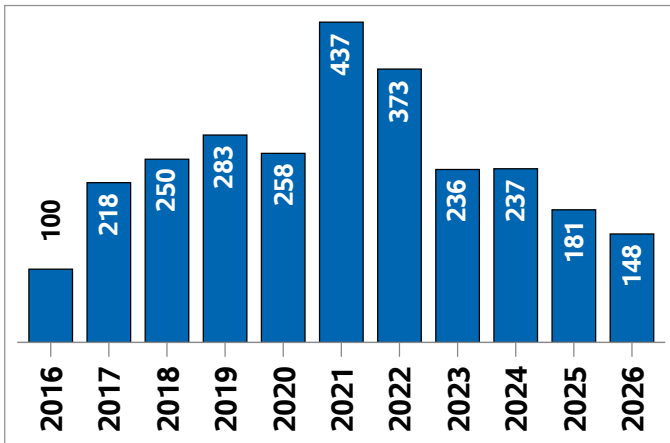
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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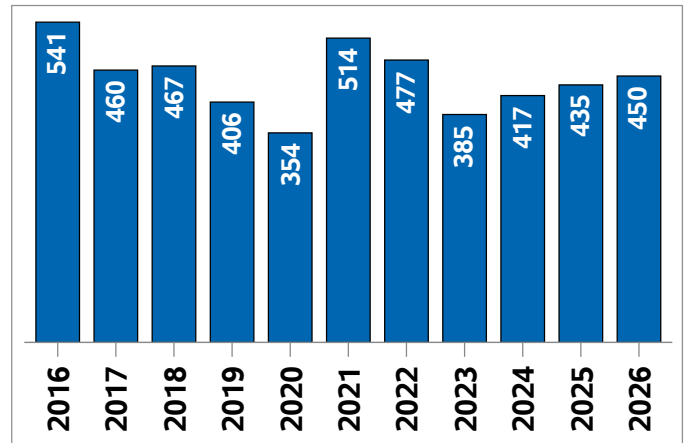
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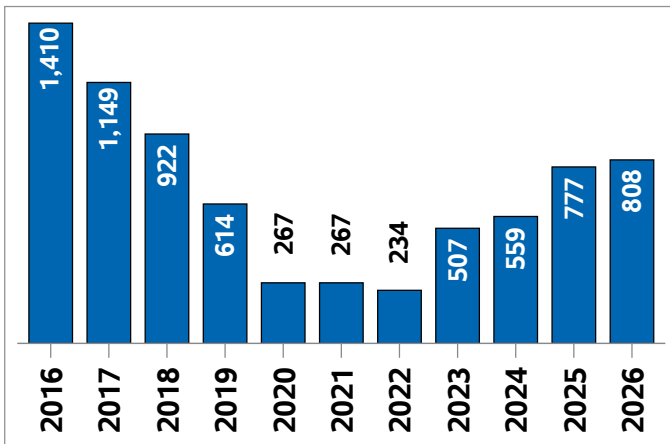
Sales Activity
(March only)



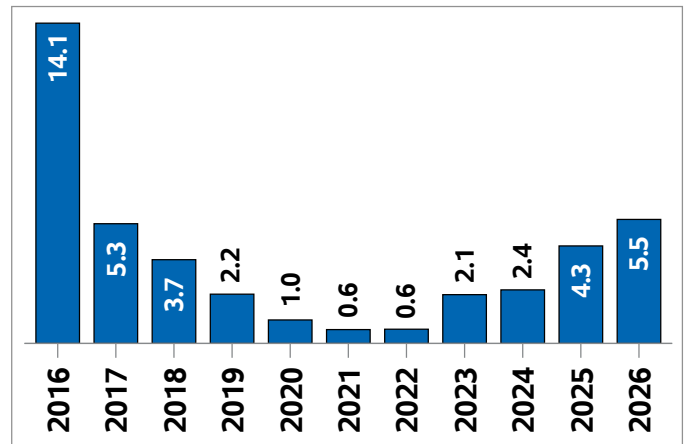
New Listings
(March only)



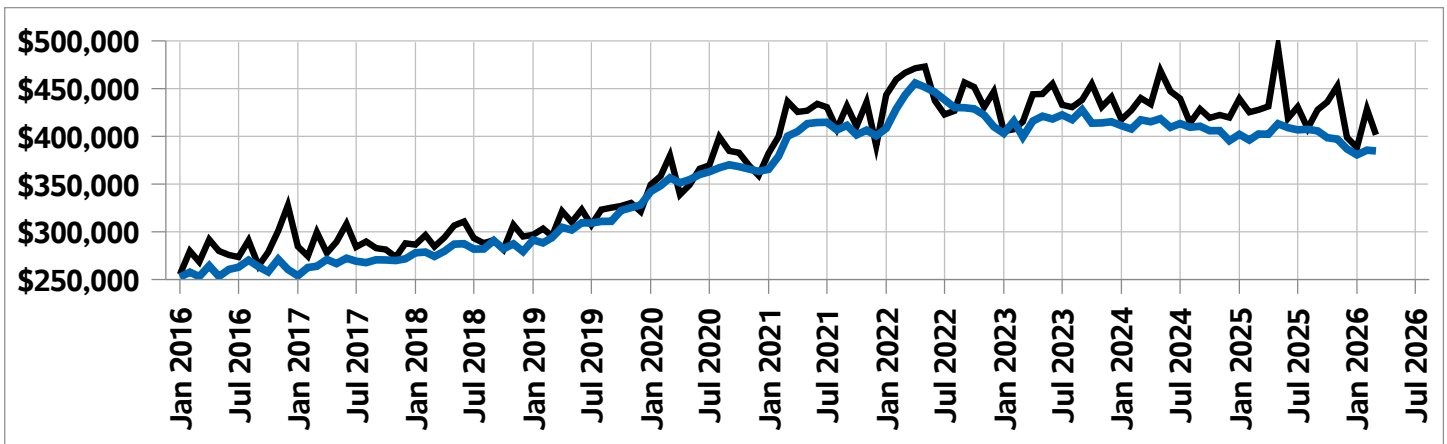
Active Listings
(March only)



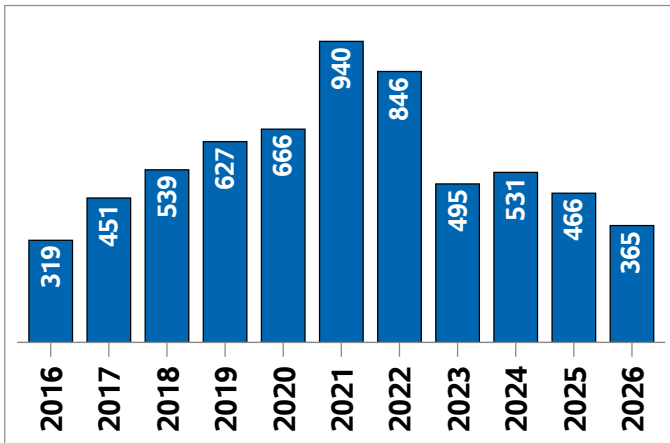
Months of Inventory
(March only)



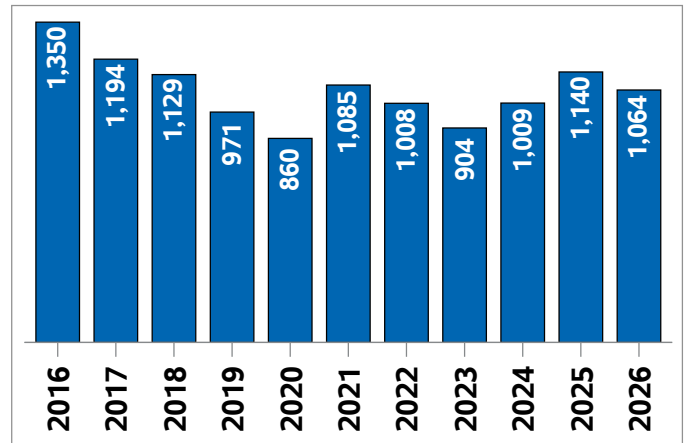
MLS® HPI Apartment Benchmark Price and Average Price



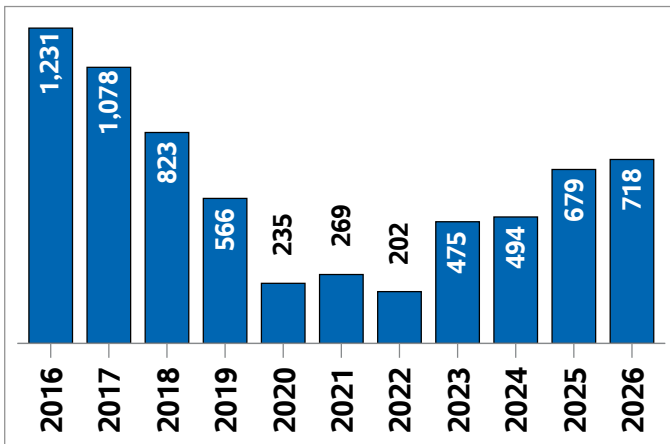
Sales Activity
(March Year-to-Date)



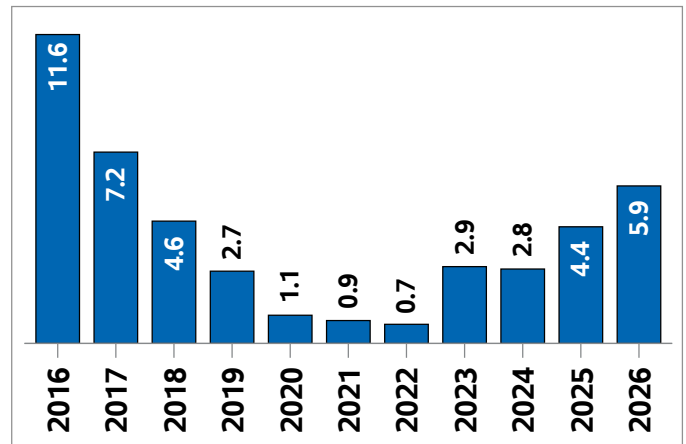
New Listings
(March Year-to-Date)



Active Listings ¹
(March Year-to-Date)



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



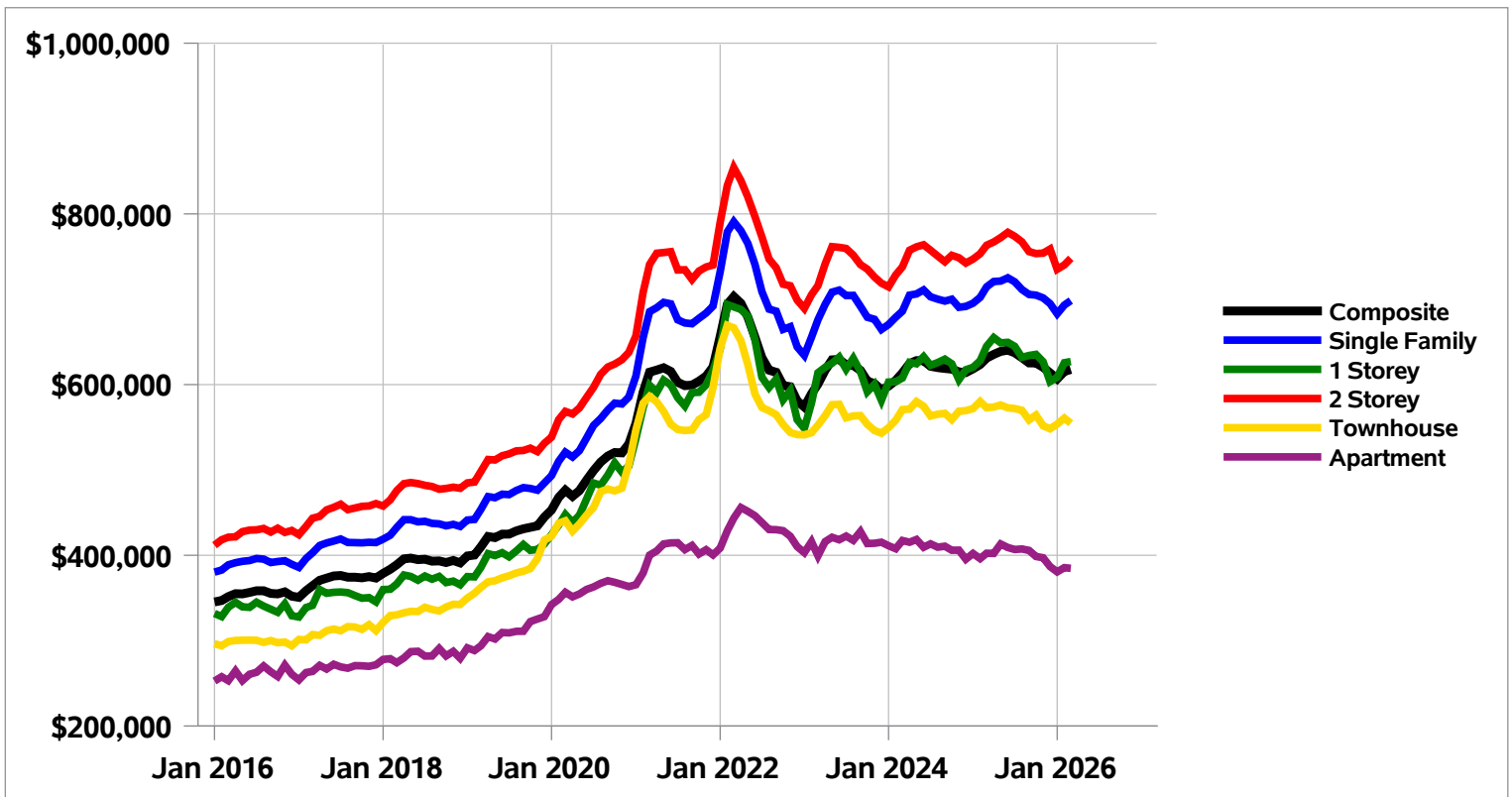
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$617,700	0.4	0.7	-1.2	-2.1	2.8	0.5
Single Family	\$698,400	0.8	0.5	-1.0	-2.3	3.3	1.9
One Storey	\$627,000	0.2	3.9	-1.1	-2.8	2.1	4.6
Two Storey	\$748,000	1.1	-1.4	-1.0	-2.0	4.5	1.0
Townhouse	\$554,700	-1.1	1.2	-0.7	-3.2	0.4	-5.4
Apartment	\$384,700	-0.2	-0.5	-5.2	-4.4	-3.7	-3.9

MLS® HPI Benchmark Price



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

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

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