

## Signs of Growth Amid Ottawa's Steady Housing Market

**OTTAWA, August 7, 2025** — Ottawa's housing market continues to demonstrate steady demand, moderate price growth, and a healthy level of supply—even as other markets experience increased volatility.

Nevertheless, it is important to keep an eye on what is happening across the province. Some markets in Ontario are encountering more pronounced slowdowns—with declining sales, price corrections, and rising inventory levels outpacing demand.

Historically, the perception is that Ottawa has been somewhat insulated from such extremes, due in part to its stable employment base and consistent population growth, but it is not entirely immune. Broader provincial or national trends have the potential to ripple through the local market over time.

Currently, the rise in active listings both year-over-year and compared to the five-year average, may serve as an early indicator of rising supply pressure. At the same time, the sales-to-new-listings ratio change from 51.7% to 55.1% from a year ago, provides a mixed signal that may indicate demand is currently keeping pace with supply. For the time being, this rise in inventory provides buyers with more choice, but this is certainly a trend worth monitoring.

"While we've seen demand may be softening in the condo market, especially in the downtown core, as a whole, Ottawa's real estate market continues to stand out for its resilience and stability," says Paul Czan, President of the Ottawa Real Estate Board (OREB).

"With steady demand, balanced inventory, and moderate price growth, our fundamentals remain strong. We're keeping a close eye on changing dynamics, and we'll continue monitoring the data and providing transparent insights to help our Members and the public navigate with confidence."

### Residential Market Activity

In July 2025, a total of 1,318 homes were sold across the Ottawa Real Estate Board (OREB) region. While this is down from 1,602 units in June, it represents a 4.9% increase over July last year.

Looking at the bigger picture, there have been 8,704 home sales so far this year, which is 3.1% higher than at this time in 2024.

The average sale price for all sold listings in July was \$695,209, up 2.2% from last year.

This year, the average year-to-date price is \$702,840, a 3% increase over the first seven months of 2024.

Altogether, the total value of homes sold in July reached approximately \$920 million, up 7.2% year-over-year, representing a huge contribution to the overall Ottawa economy.

On the listing side, there were 2,549 new residential listings added in July, a solid 11.7% increase compared to last year, and 4,205 active listings on the market, up 14% from July 2024, and 23.6% above the five-year average for this time of year.

Finally, the months of inventory—a measure of supply—rose slightly to 3.2 months, up from 2.9 at this time last year and 2.7 months from last month. 3.2 months of inventory is typically understood to be an indicator of what is considered a balanced market.

### MLS® Home Price Index

As for prices, the MLS® Home Price Index (HPI) composite benchmark price in Ottawa was \$633,100 in July, a modest 1.9% increase year-over-year.

If we break that benchmark price down by property type:

- Single-family homes came in at \$704,800, up 2%.
- Townhouses saw the biggest jump — up 8.3% to \$468,000.
- Apartments, on the other hand, dipped slightly, — down 1.6% to \$411,900.