

Ottawa Housing Market Heats Up in June as Buyers Have More Choice

OTTAWA, July 7, 2025 - 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 *

“June was the busiest month 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, have a delayed spring market,” says OREB President Paul Czan. “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% and inventory building. That's partly due to an increase in new construction, but also, we've seen a slowdown in immigration numbers,” adds Czan. “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 MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures.

- In June 2025, the overall MLS® HPI composite benchmark price was \$634,300 — 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 townhouse/row units** was \$467,900, a 9.0% increase from 2024.
 - » The benchmark price for apartments was \$411,500, representing a 0.6% decline year-over-year.
- The average price of homes sold in June 2025 was \$723,152 a 5.2% increase over June 2024.
- The total dollar volume of all home sales in June reached \$1.15 billion — a 16.3% increase compared to the same month last year.

OREB cautions that the average sale price can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The calculation of the average sale price is based on the total dollar volume of all properties sold. Prices will vary from neighbourhood to neighbourhood.

By the Numbers – Inventory & New Listings:

- In June 2025, 2,933 new residential properties were listed, marking a 13.8% increase over June 2024. New listings were 6.6% above the five-year average.
- Active residential listings at the end of June totaled 4,350 units, up 11.6% compared to the same month last year. Active listings were 42.6% above the five-year average.
- Months of inventory remained unchanged at 2.7, 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.

**Due to the transition to PropTx, OREB is momentarily unable to provide the 10-year average.*

***In its classification system, the Canadian Real Estate Association (CREA) identifies townhouses under the subtypes “Att Row Townhouse” and “Condo Townhouse.”*

