

June Housing Market Posts Annual Gain Despite Summer Slowdown

OTTAWA, July 8, 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 *

"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 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% 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 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.

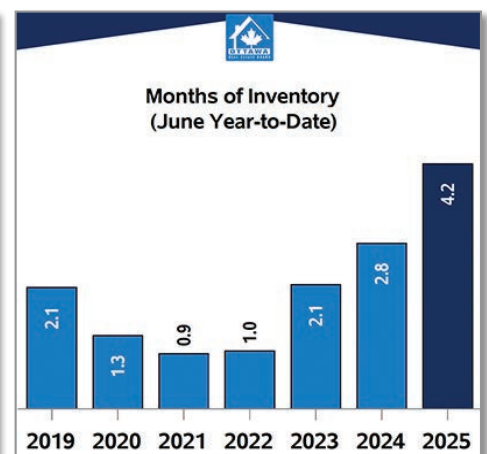
OREB cautions that the average sale price can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The calculation of the average sale price is based on the total dollar volume of all properties sold. Prices will 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 is at 2.7, 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.

**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 Twnhouse" and "Condo Townhouse."*





Ottawa Real Estate Board Residential Market Activity and MLS® Home Price Index Report June 2025



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	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	1,602	10.6%	8.5%	22.2%	-11.3%	—	—
Dollar Volume	\$1,158,489,228	16.3%	14.0%	25.0%	15.5%	—	—
New Listings	2,933	13.8%	19.3%	0.8%	37.4%	—	—
Active Listings	4,350	11.6%	62.3%	73.8%	201.9%	—	—
Sales to New Listings Ratio ¹	54.6	56.2	60.1	45.1	84.7	—	—
Months of Inventory ²	2.7	2.7	1.8	1.9	0.8	—	—
Average Price	\$723,152	5.2%	5.1%	2.3%	30.2%	—	—
Median Price	\$665,000	3.3%	4.9%	2.3%	31.1%	—	—
Sale to List Price Ratio ³	98.5	98.6	99.3	102.0	104.4	—	—
Median Days on Market	19.0	18.0	14.0	9.0	7.0	—	—

Year-to-Date	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	7,406	2.1%	5.9%	-14.6%	6.7%	—	—
Dollar Volume	\$5,217,635,693	5.1%	10.7%	-19.3%	42.9%	—	—
New Listings	14,566	7.1%	29.0%	7.5%	65.7%	—	—
Active Listings ⁴	3,457	13.5%	50.8%	144.9%	155.6%	—	—
Sales to New Listings Ratio ⁵	50.8	53.4	61.9	64.0	78.9	—	—
Months of Inventory ⁶	2.8	2.5	2.0	1.0	1.2	—	—
Average Price	\$704,515	3.0%	4.5%	-5.5%	33.9%	—	—
Median Price	\$650,000	2.4%	4.0%	-7.1%	32.9%	—	—
Sale to List Price Ratio ⁷	98.6	98.6	98.8	108.7	103.8	—	—
Median Days on Market	19.0	18.0	16.0	6.0	8.0	—	—

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.

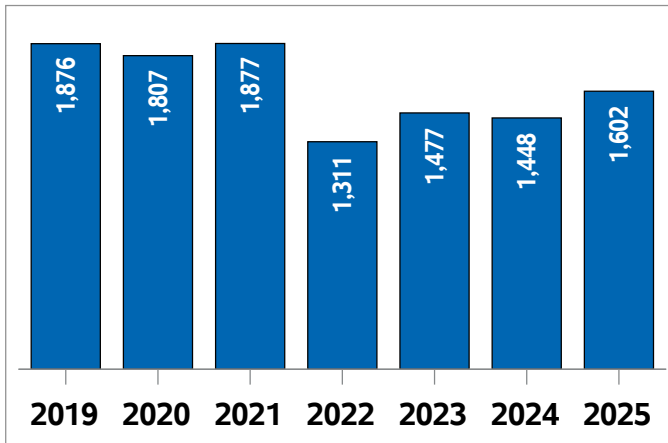
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

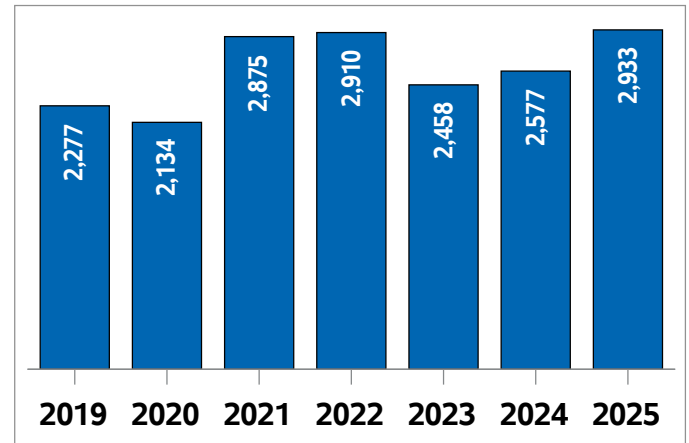
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

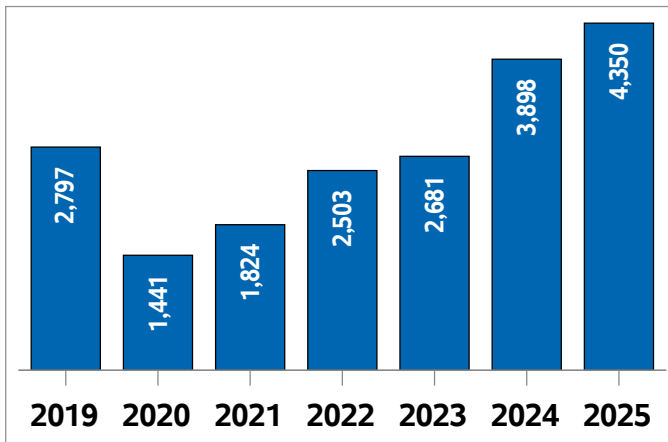
**Sales Activity
(June only)**



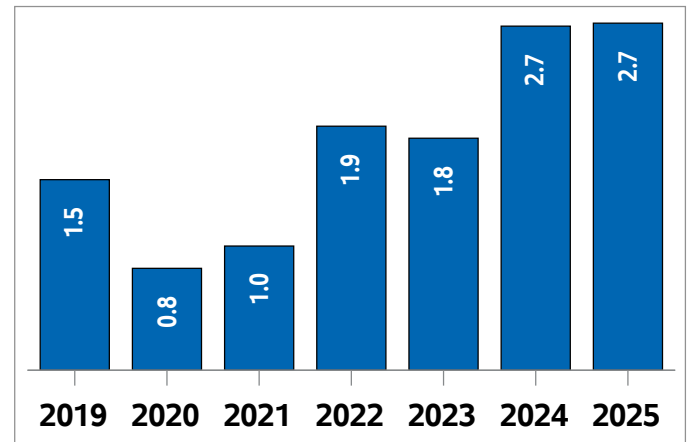
**New Listings
(June only)**



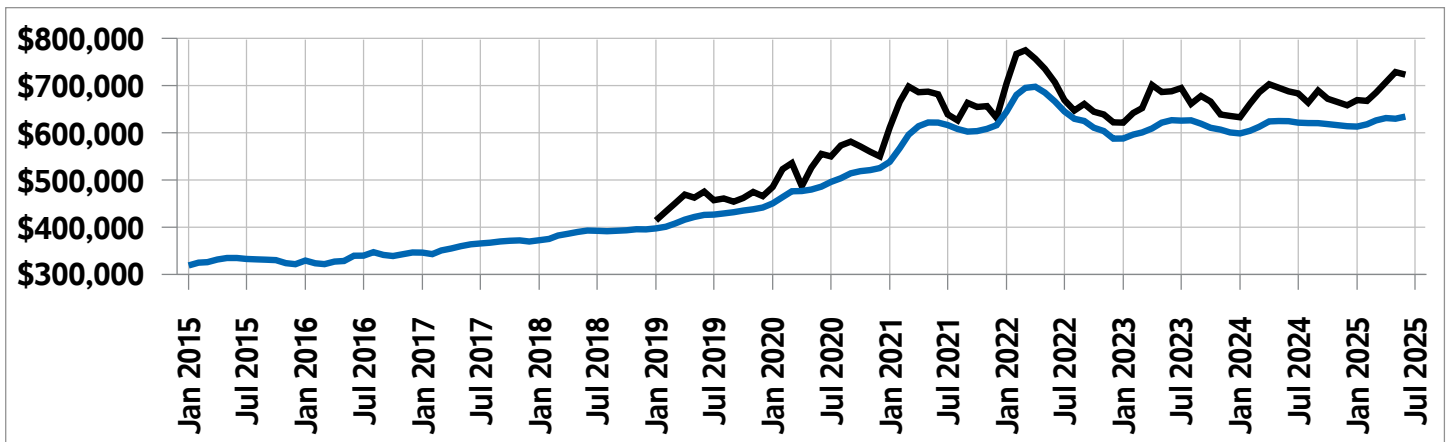
**Active Listings
(June only)**



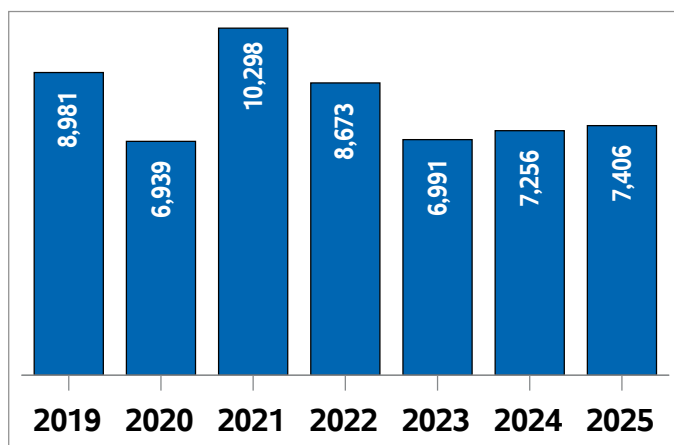
**Months of Inventory
(June only)**



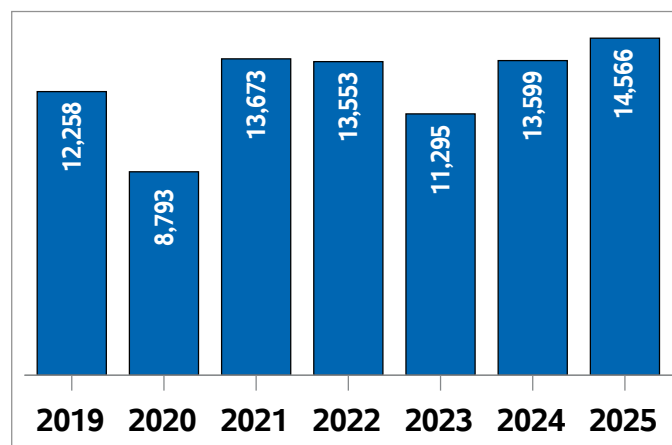
MLS® HPI Composite Benchmark Price and Average Price



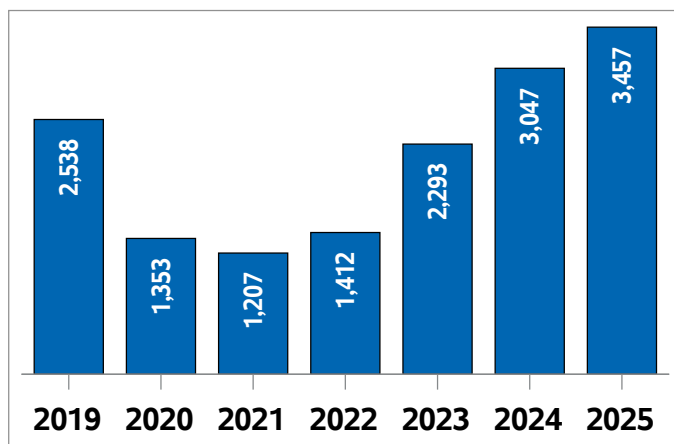
Sales Activity
(June Year-to-Date)



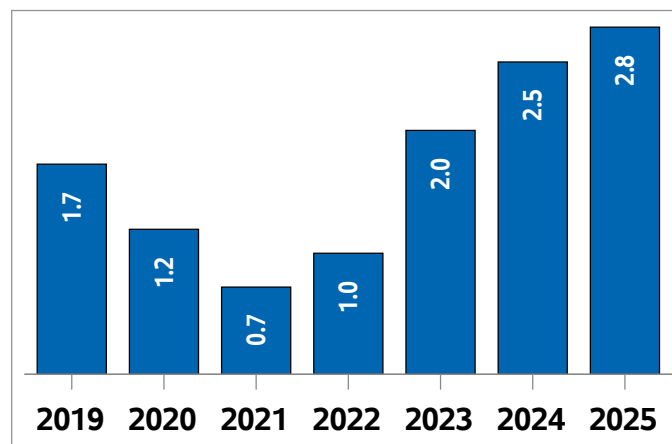
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



Months of Inventory ²
(June 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	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	895	16.4%	24.5%	32.6%	-8.7%	—	—
Dollar Volume	\$780,329,598	22.7%	26.8%	33.0%	20.2%	—	—
New Listings	1,582	11.5%	19.8%	0.9%	44.1%	—	—
Active Listings	2,215	0.8%	46.4%	65.7%	171.1%	—	—
Sales to New Listings Ratio ¹	56.6	54.2	54.5	43.0	89.3	—	—
Months of Inventory ²	2.5	2.9	2.1	2.0	0.8	—	—
Average Price	\$871,877	5.4%	1.8%	0.3%	31.6%	—	—
Median Price	\$800,000	3.5%	2.6%	0.6%	31.1%	—	—
Sale to List Price Ratio ³	98.7	98.5	99.4	101.7	104.3	—	—
Median Days on Market	17.0	16.0	14.0	8.0	7.0	—	—

Year-to-Date	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	3,876	3.5%	10.1%	-9.7%	6.1%	—	—
Dollar Volume	\$3,327,239,674	7.1%	14.5%	-15.6%	45.3%	—	—
New Listings	7,562	1.8%	25.3%	7.8%	62.1%	—	—
Active Listings ⁴	1,739	2.3%	38.2%	136.1%	100.9%	—	—
Sales to New Listings Ratio ⁵	51.3	50.4	58.3	61.2	78.3	—	—
Months of Inventory ⁶	2.7	2.7	2.1	1.0	1.4	—	—
Average Price	\$858,421	3.5%	4.0%	-6.5%	36.9%	—	—
Median Price	\$790,000	3.3%	3.9%	-7.1%	35.0%	—	—
Sale to List Price Ratio ⁷	98.7	98.6	98.7	108.7	102.8	—	—
Median Days on Market	17.0	16.0	15.0	6.0	9.0	—	—

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.

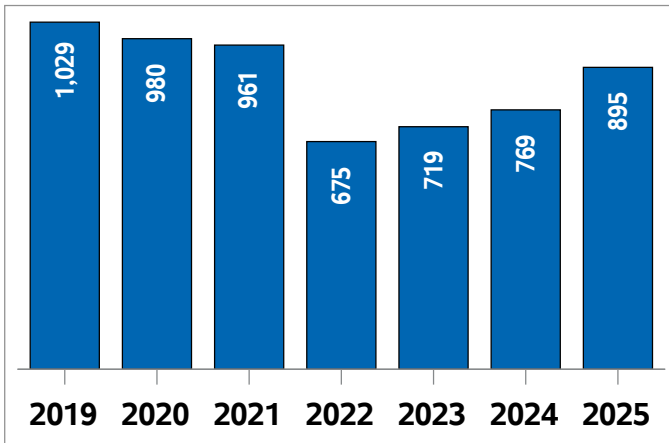
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

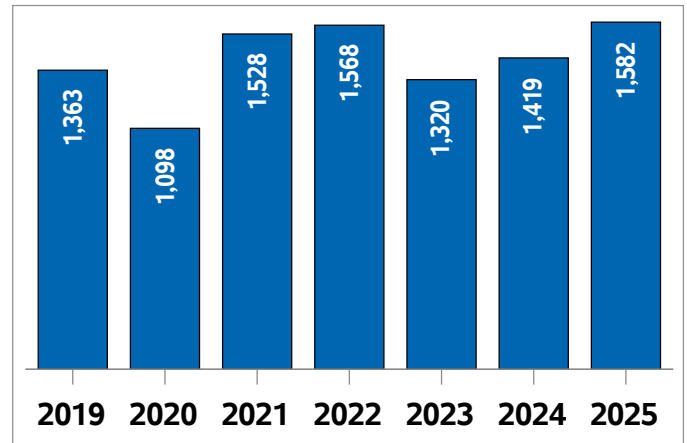
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

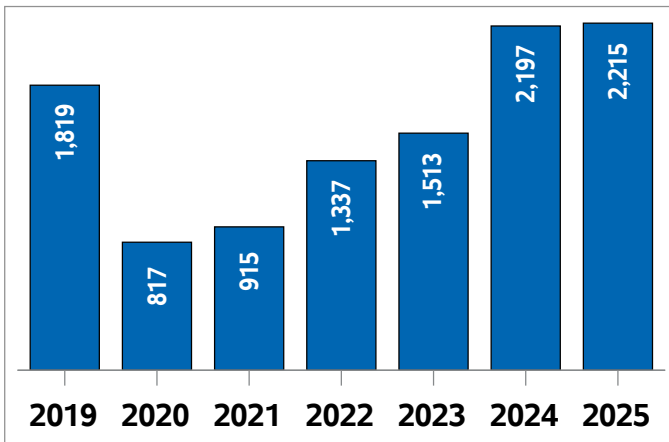
Sales Activity
(June only)



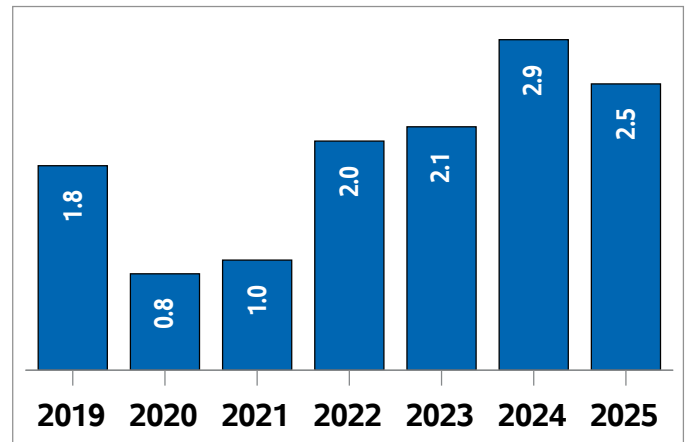
New Listings
(June only)



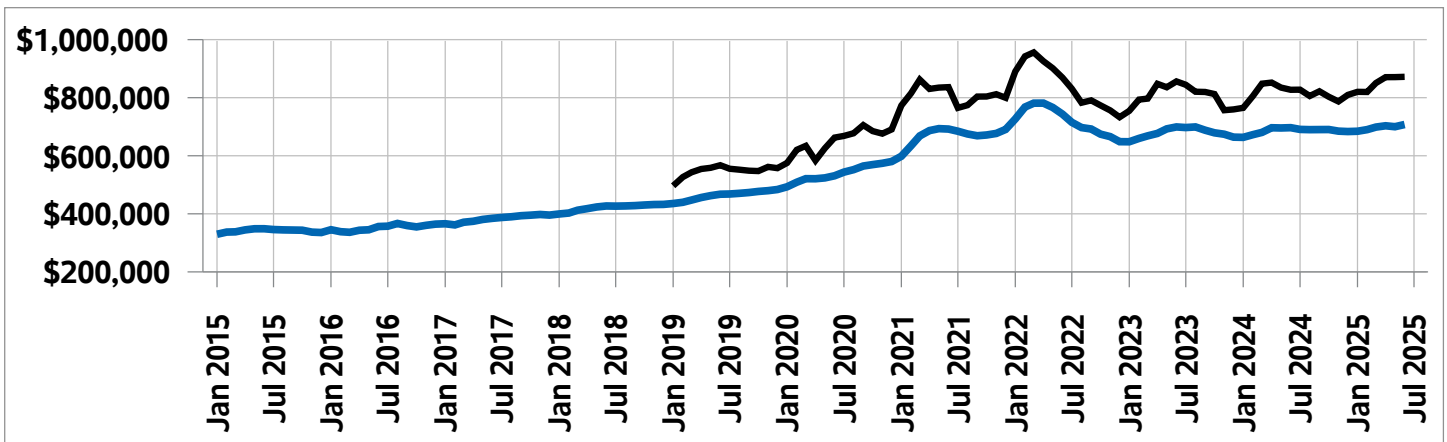
Active Listings
(June only)



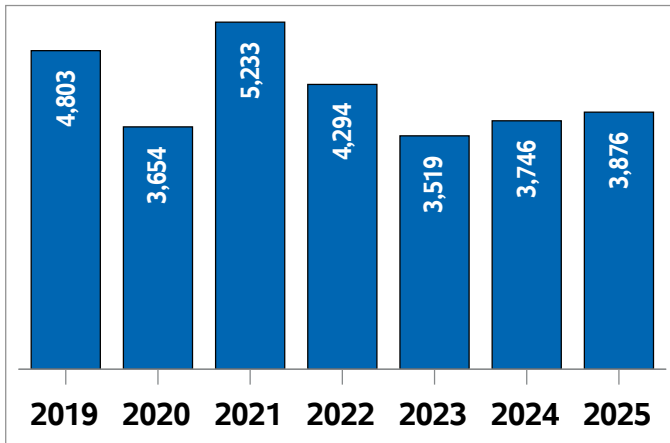
Months of Inventory
(June only)



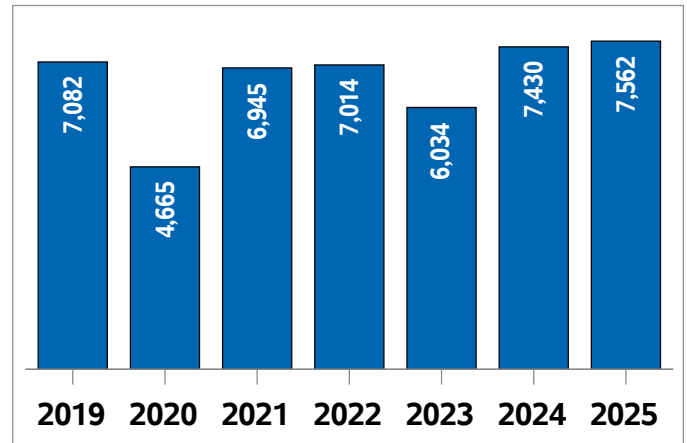
MLS® HPI Single Family Benchmark Price and Average Price



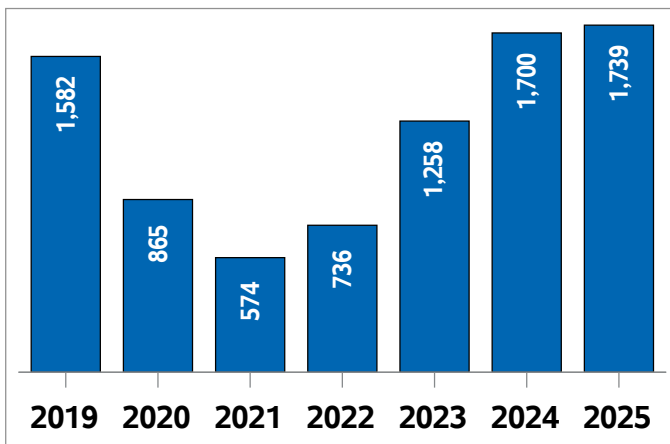
Sales Activity
(June Year-to-Date)



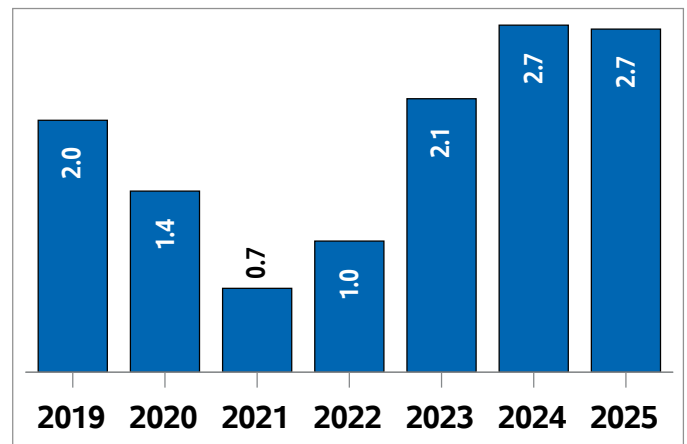
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



Months of Inventory ²
(June 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	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	467	16.8%	11.7%	30.1%	-4.3%	—	—
Dollar Volume	\$266,935,011	16.5%	11.0%	25.6%	19.7%	—	—
New Listings	831	37.4%	27.1%	9.3%	50.8%	—	—
Active Listings	1,055	55.1%	97.2%	90.8%	427.5%	—	—
Sales to New Listings Ratio ¹	56.2	66.1	63.9	47.2	88.6	—	—
Months of Inventory ²	2.3	1.7	1.3	1.5	0.4	—	—
Average Price	\$571,595	-0.2%	-0.7%	-3.4%	25.1%	—	—
Median Price	\$580,000	-1.4%	-0.9%	-3.3%	27.5%	—	—
Sale to List Price Ratio ³	98.8	99.1	100.0	103.0	106.3	—	—
Median Days on Market	20.0	15.0	12.0	8.0	6.0	—	—

Year-to-Date	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	2,260	10.6%	14.8%	-6.3%	22.4%	—	—
Dollar Volume	\$1,287,504,732	10.4%	14.7%	-16.9%	58.7%	—	—
New Listings	3,957	24.8%	42.1%	9.5%	84.0%	—	—
Active Listings ⁴	772	37.1%	84.2%	167.3%	384.5%	—	—
Sales to New Listings Ratio ⁵	57.1	64.5	70.7	66.7	85.9	—	—
Months of Inventory ⁶	2.0	1.7	1.3	0.7	0.5	—	—
Average Price	\$569,692	-0.2%	-0.1%	-11.4%	29.7%	—	—
Median Price	\$580,000	0.0%	0.2%	-10.8%	30.3%	—	—
Sale to List Price Ratio ⁷	99.0	99.0	99.3	111.2	106.6	—	—
Median Days on Market	18.0	16.0	13.0	6.0	6.0	—	—

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.

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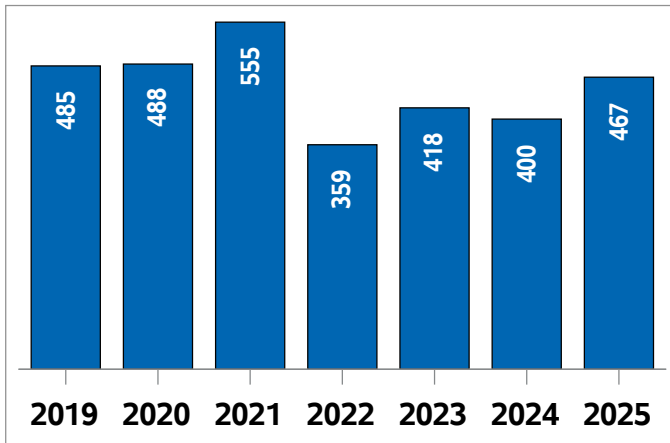
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

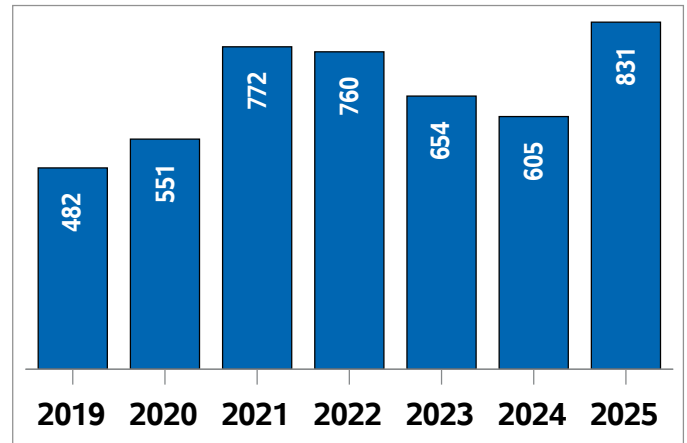
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

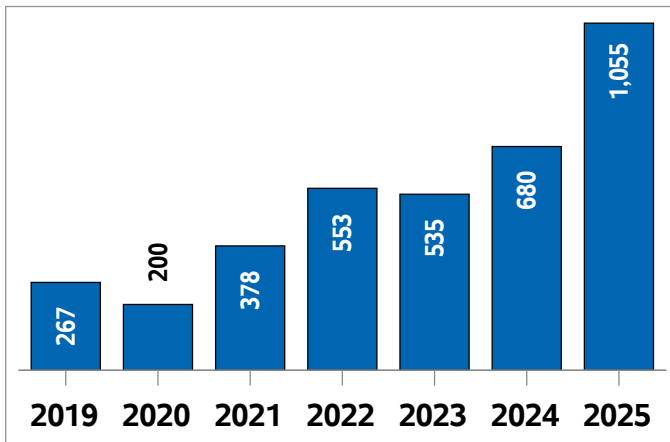
**Sales Activity
(June only)**



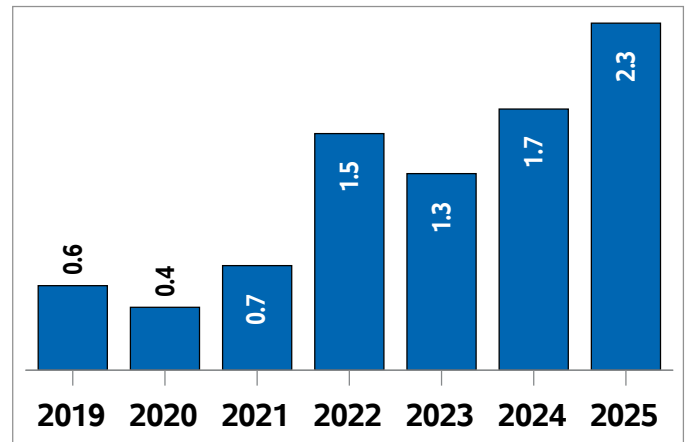
**New Listings
(June only)**



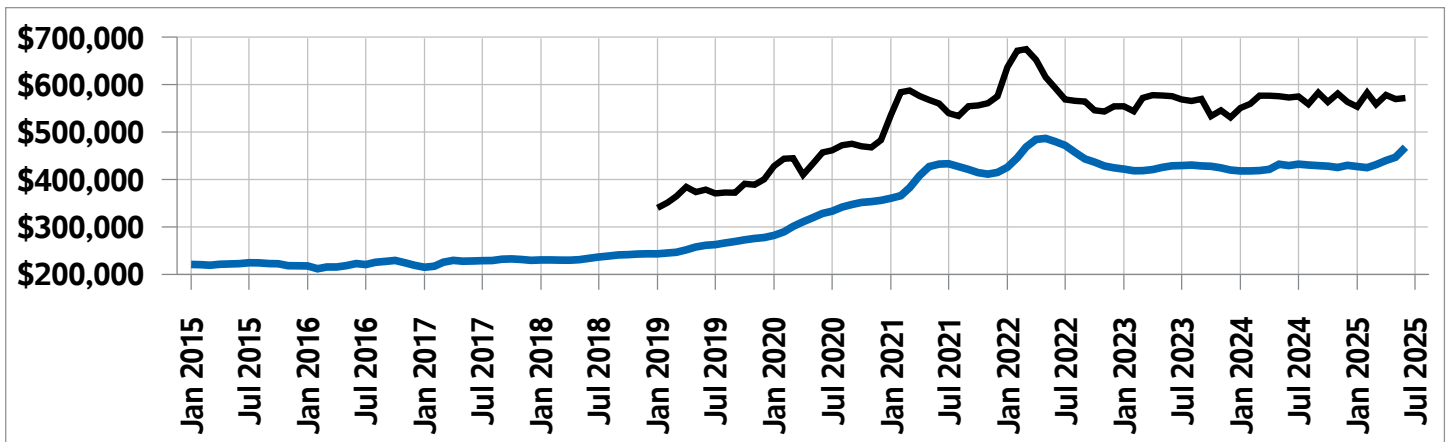
**Active Listings
(June only)**



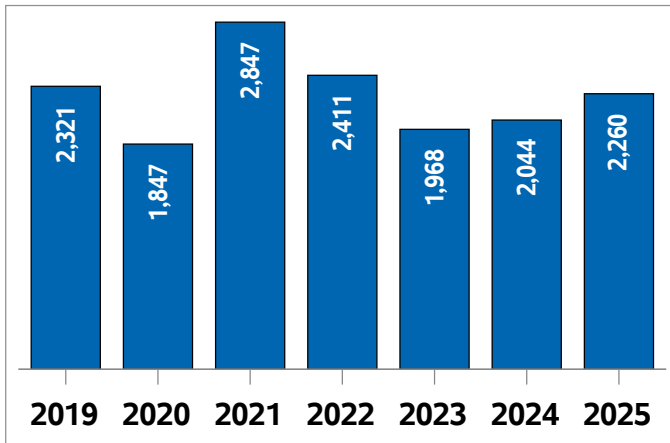
**Months of Inventory
(June only)**



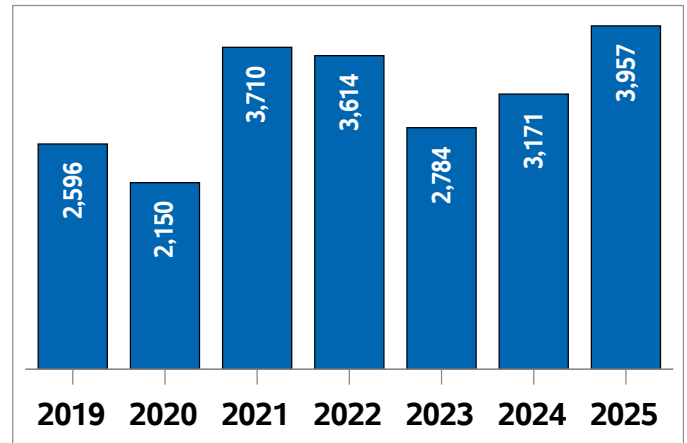
MLS® HPI Townhouse Benchmark Price and Average Price



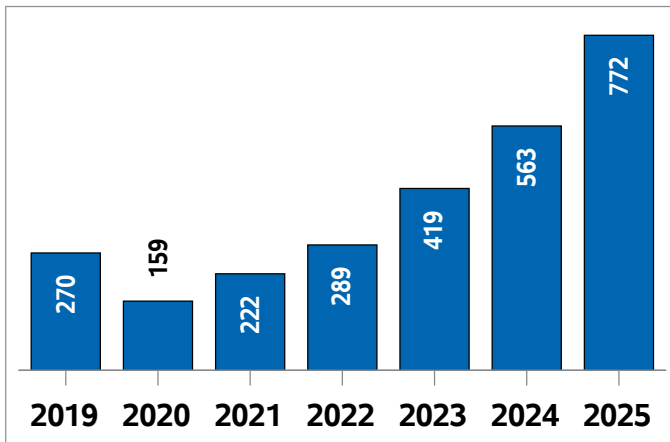
Sales Activity
(June Year-to-Date)



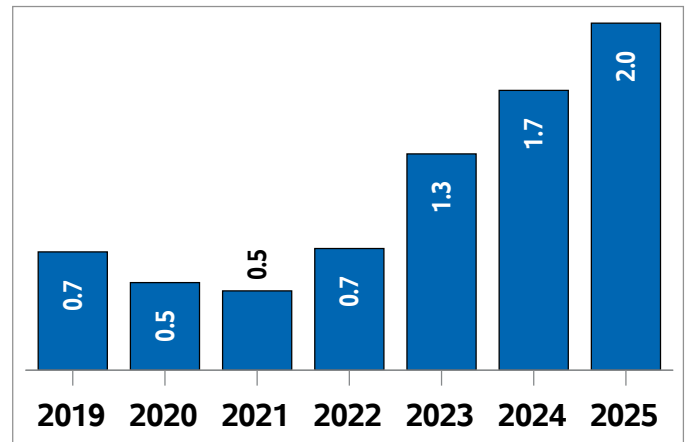
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



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



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

Actual	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	207	-20.7%	-34.3%	-21.0%	-32.4%	—	—
Dollar Volume	\$86,709,319	-25.5%	-39.4%	-24.1%	-22.6%	—	—
New Listings	427	-12.1%	3.6%	-15.3%	-1.6%	—	—
Active Listings	863	3.4%	80.9%	81.3%	134.5%	—	—
Sales to New Listings Ratio ¹	48.5	53.7	76.5	52.0	70.5	—	—
Months of Inventory ²	4.2	3.2	1.5	1.8	1.2	—	—
Average Price	\$418,886	-6.1%	-7.7%	-3.9%	14.5%	—	—
Median Price	\$392,000	-2.0%	-6.2%	-6.1%	17.7%	—	—
Sale to List Price Ratio ³	97.4	98.2	98.6	101.4	101.9	—	—
Median Days on Market	36.0	26.0	20.0	10.0	12.0	—	—

Year-to-Date	June 2025	Compared to ⁸					
		June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	1,107	-17.9%	-20.1%	-38.3%	-16.1%	—	—
Dollar Volume	\$488,236,690	-18.0%	-18.8%	-40.9%	3.1%	—	—
New Listings	2,576	-1.5%	21.9%	2.5%	43.8%	—	—
Active Listings ⁴	777	21.5%	57.7%	161.0%	180.3%	—	—
Sales to New Listings Ratio ⁵	43.0	51.5	65.5	71.4	73.6	—	—
Months of Inventory ⁶	4.2	2.8	2.1	1.0	1.3	—	—
Average Price	\$441,045	-0.1%	1.6%	-4.1%	22.8%	—	—
Median Price	\$399,900	-0.0%	0.0%	-8.6%	20.5%	—	—
Sale to List Price Ratio ⁷	97.6	98.2	98.1	106.1	103.1	—	—
Median Days on Market	32.0	24.0	22.0	7.0	11.0	—	—

¹ Sales / new listings * 100; compared to levels from previous periods.

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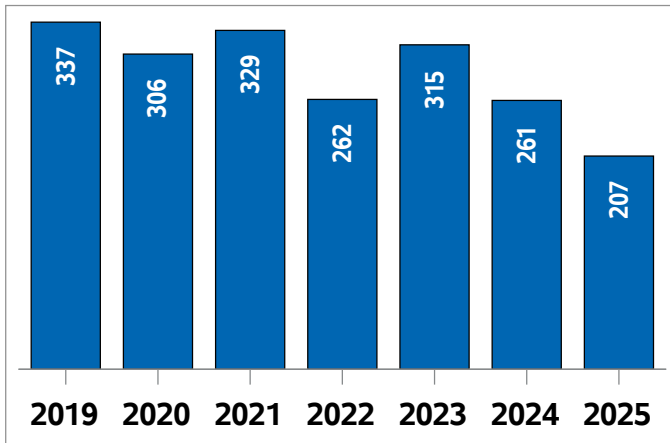
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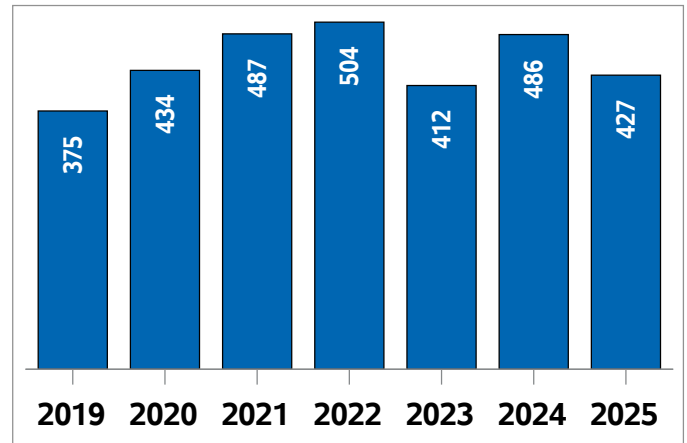
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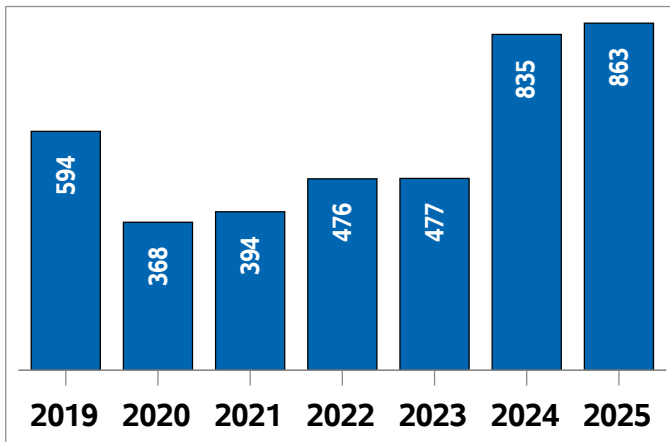
Sales Activity
(June only)



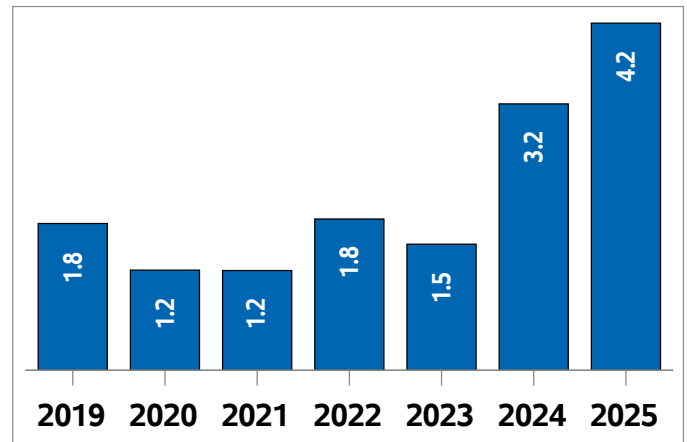
New Listings
(June only)



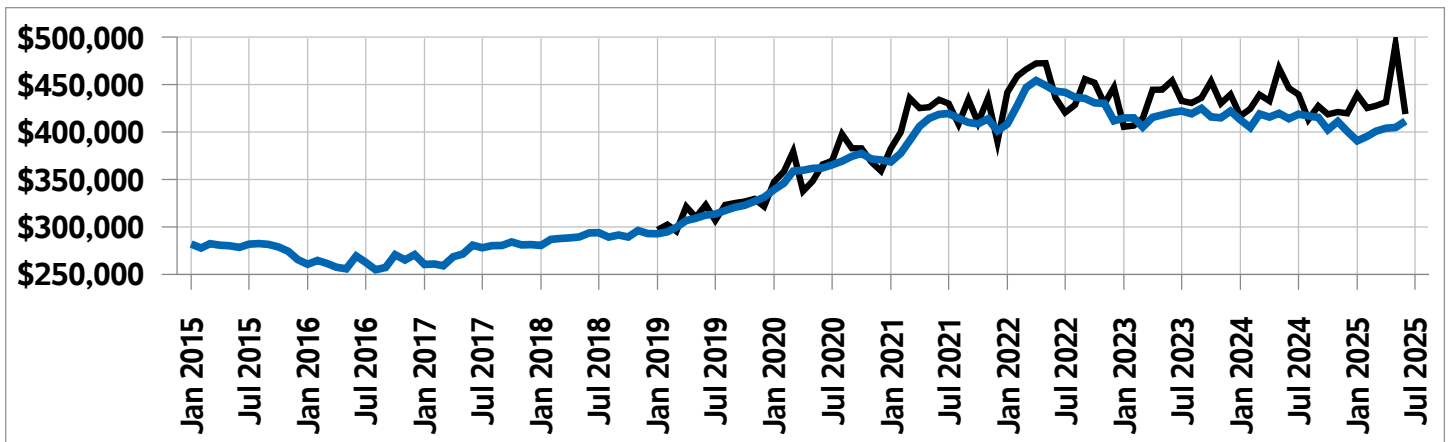
Active Listings
(June only)



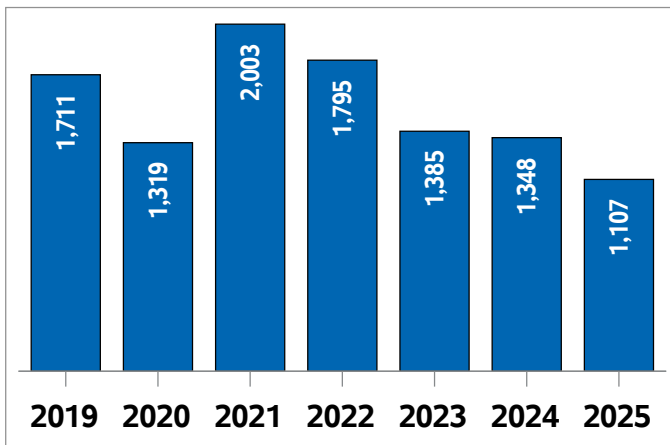
Months of Inventory
(June only)



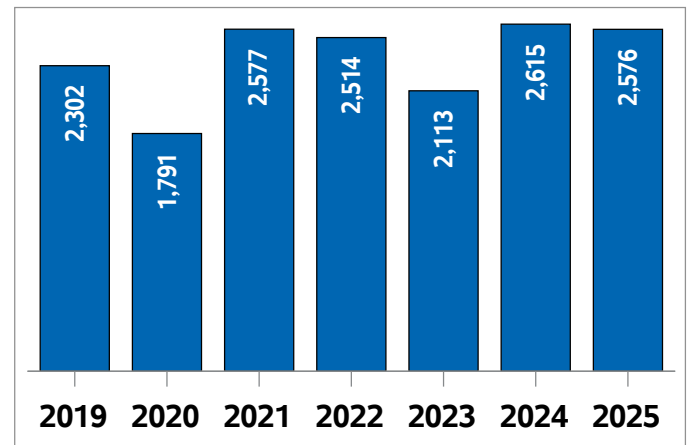
MLS® HPI Apartment Benchmark Price and Average Price



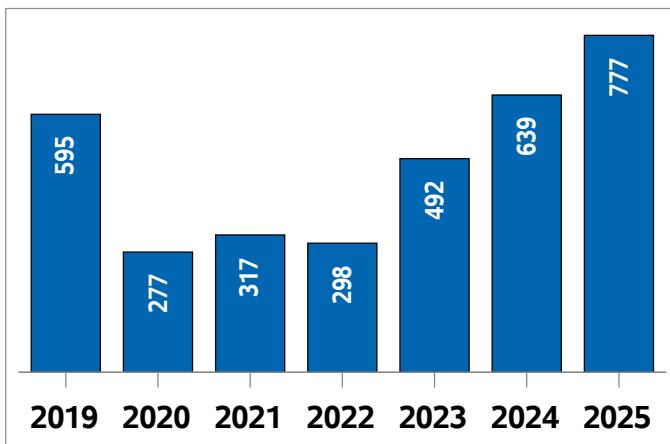
Sales Activity
(June Year-to-Date)



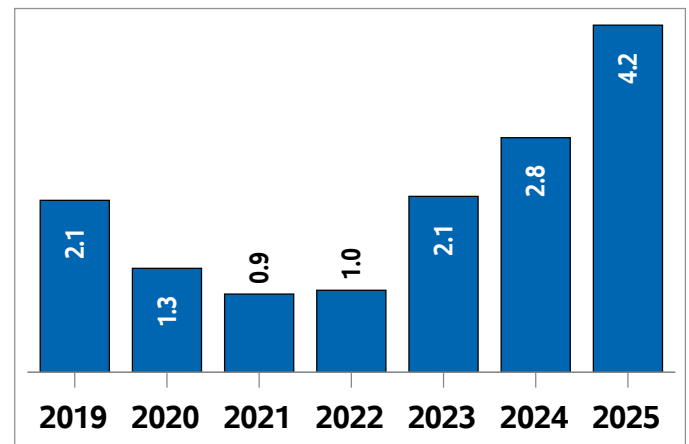
New Listings
(June Year-to-Date)



Active Listings ¹
(June Year-to-Date)



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



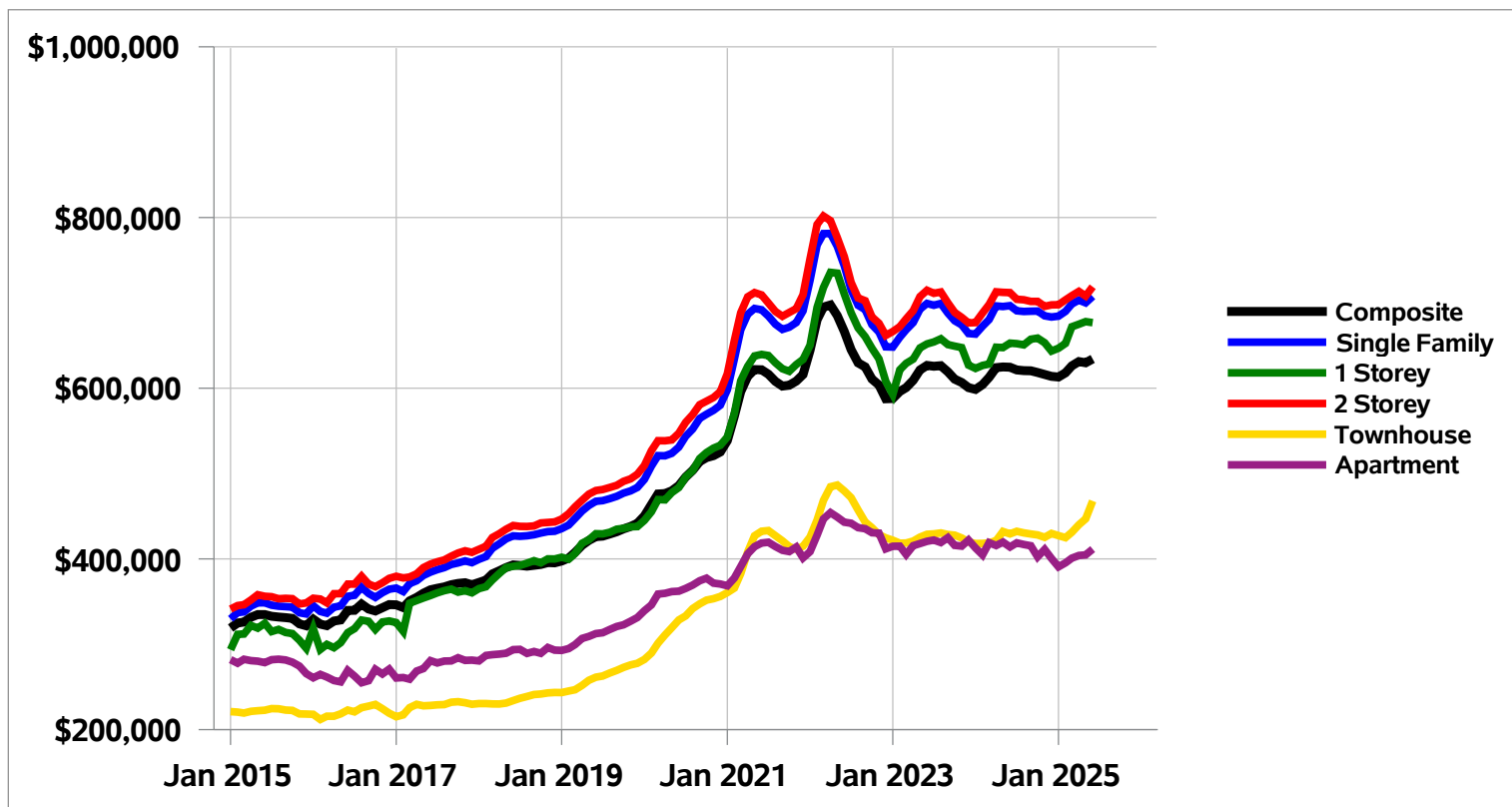
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$634,300	0.7	1.3	3.3	1.6	-4.8	30.5
Single Family	\$707,600	1.1	1.3	3.5	1.6	-4.8	33.3
One Storey	\$676,800	-0.2	0.7	5.2	3.7	-4.7	40.0
Two Storey	\$718,900	1.5	1.5	3.1	1.0	-4.7	31.4
Townhouse	\$467,900	4.7	8.5	8.9	9.0	-2.4	42.4
Apartment	\$411,500	1.7	2.6	2.7	-0.6	-7.1	13.6

MLS® HPI Benchmark Price



Composite

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	2
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.)	1069
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	1
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	2
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.)	1170
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4372
Number of Fireplaces	1
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

1 Storey

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	2
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.)	1065
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8052
Number of Fireplaces	1
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Basement Finish	Totally finished
Bedrooms	2
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.)	1227
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	3756
Number of Fireplaces	1
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Attached Specification	Row
Basement Finish	Totally finished
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	0
Gross Living Area (Above Ground; in sq. ft.)	920
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
Basement Finish	Unfinished
Bedrooms	1
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.)	739
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Wastewater Disposal	Municipal sewers