



## Ottawa Real Estate Board Residential Market Activity Report February 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<sup>®</sup> 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<sup>®</sup> 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	780	-6.8%	-12.9%	2.9%	-35.3%	-15.1%	-3.0%
Dollar Volume	\$516,962,725	-7.8%	-12.6%	5.8%	-35.5%	29.1%	74.0%
New Listings	1,582	-7.8%	1.6%	31.7%	15.1%	10.8%	-19.6%
Active Listings	2,928	11.1%	30.5%	56.0%	293.0%	32.4%	-35.5%
Sales to New Listings Ratio <sup>1</sup>	49.3	48.8	57.5	63.1	87.6	64.4	40.9
Months of Inventory <sup>2</sup>	3.8	3.1	2.5	2.5	0.6	2.4	5.7
Average Price	\$662,773	-1.0%	0.4%	2.8%	-0.3%	52.1%	79.4%
Median Price	\$615,450	-3.1%	-0.4%	2.6%	-2.3%	54.6%	78.9%
Sale to List Price Ratio <sup>3</sup>	97.9	98.6	98.2	97.8	112.8	99.7	97.3
Median Days on Market	24.0	19.0	20.0	20.0	6.0	16.0	24.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	1,390	-6.3%	-9.2%	6.1%	-32.6%	-15.6%	-2.9%
Dollar Volume	\$908,485,221	-8.6%	-8.6%	9.1%	-31.5%	29.4%	70.1%
New Listings	3,102	-0.4%	9.0%	29.3%	29.3%	19.5%	-13.2%
Active Listings <sup>4</sup>	2,810	16.7%	30.6%	49.4%	285.2%	35.6%	-34.7%
Sales to New Listings Ratio <sup>5</sup>	44.8	47.6	53.8	54.6	86.0	63.4	40.1
Months of Inventory <sup>6</sup>	4.0	3.2	2.8	2.9	0.7	2.5	6.0
Average Price	\$653,586	-2.5%	0.6%	2.9%	1.7%	53.2%	75.2%
Median Price	\$615,450	-2.0%	1.0%	3.4%	0.9%	56.8%	81.3%
Sale to List Price Ratio <sup>7</sup>	97.7	98.4	97.9	97.4	111.0	99.4	97.3
Median Days on Market	32.0	25.0	25.0	23.5	6.0	19.0	29.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

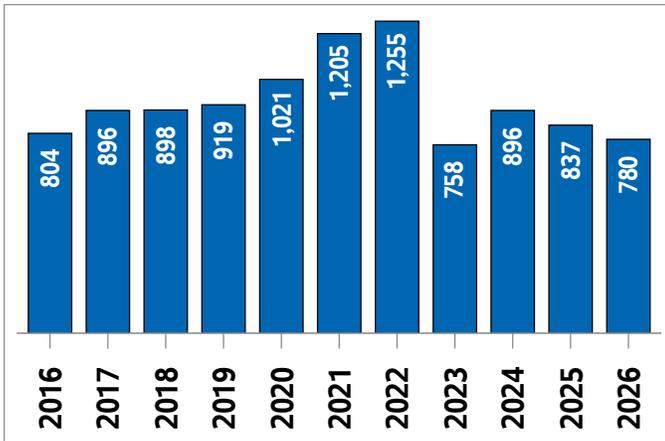
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

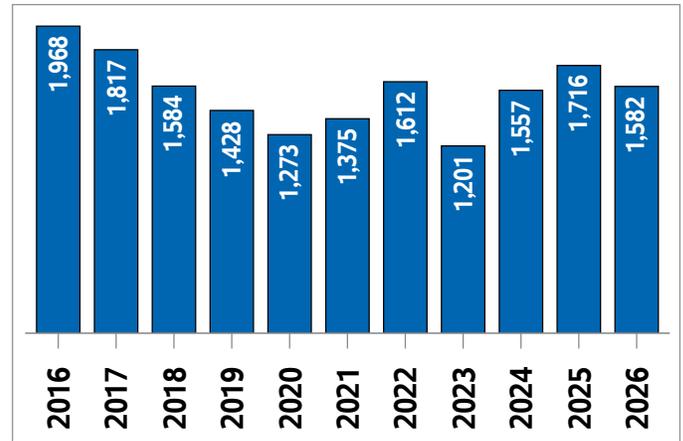
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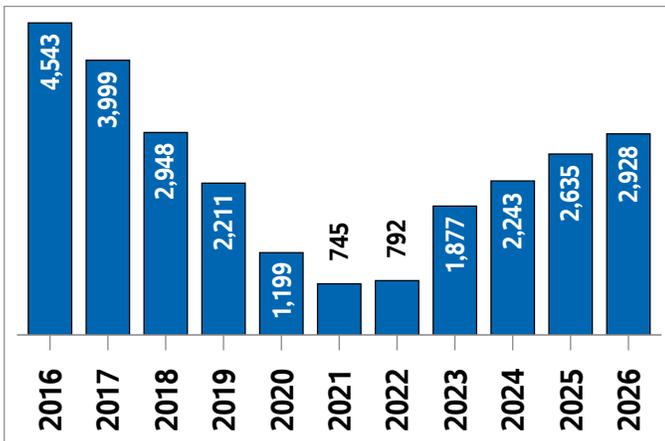
**Sales Activity**  
(February only)



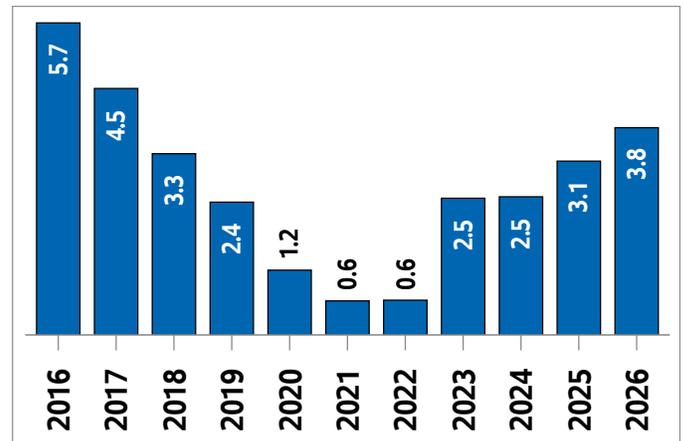
**New Listings**  
(February only)



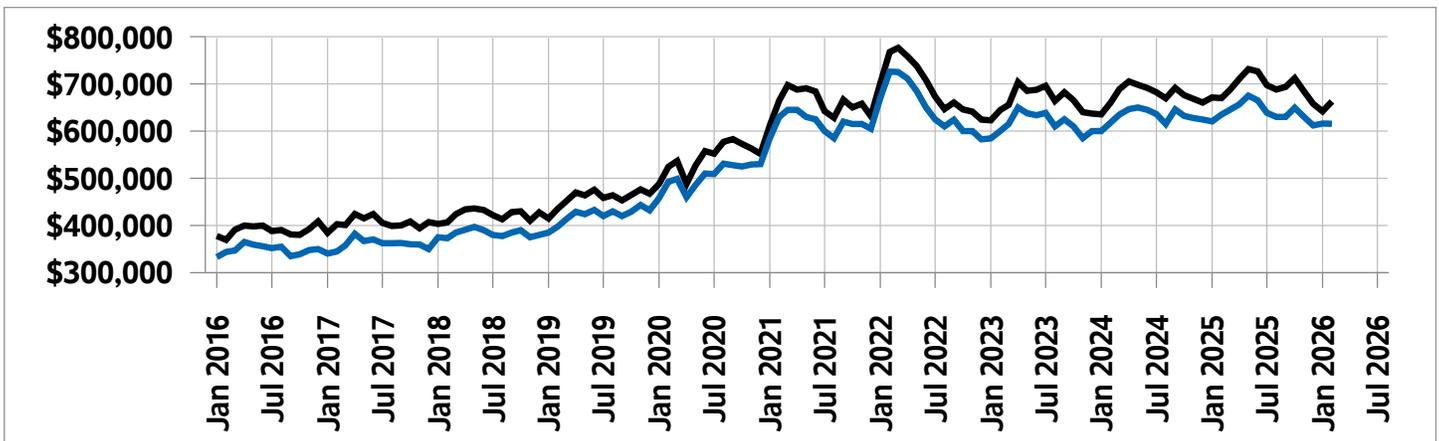
**Active Listings**  
(February only)



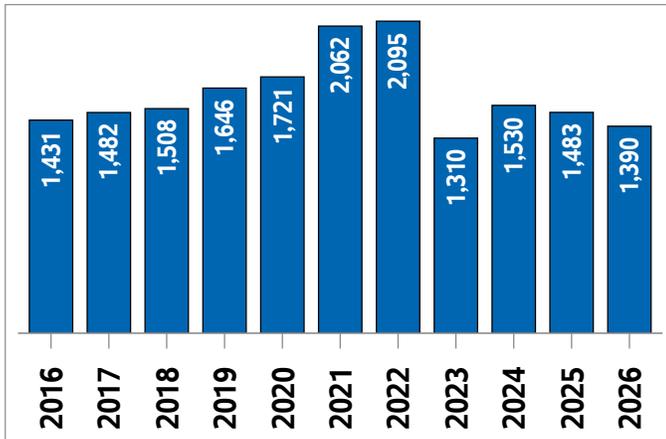
**Months of Inventory**  
(February only)



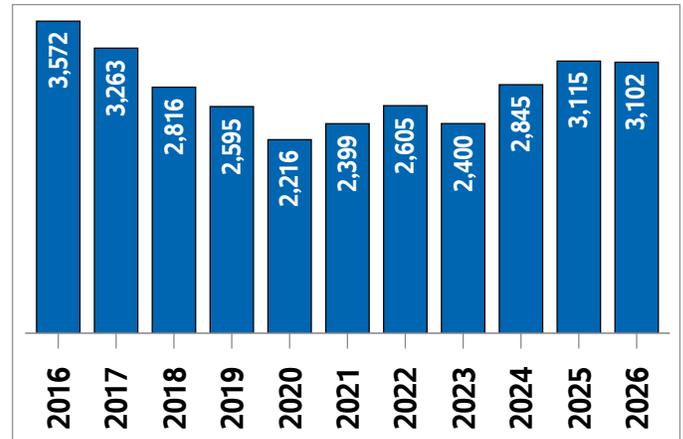
**Average Price and Median Price**



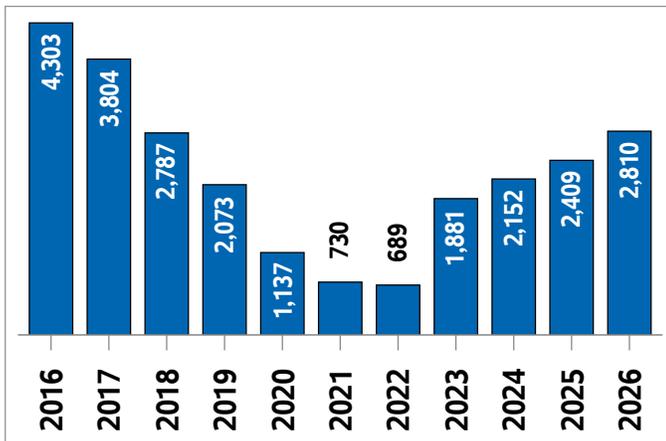
**Sales Activity**  
(February Year-to-Date)



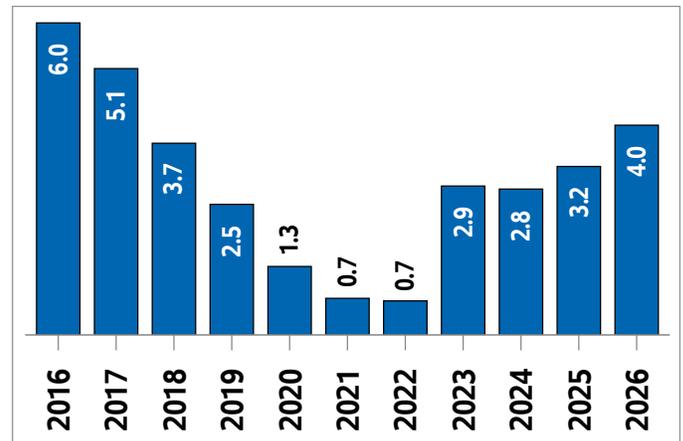
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February Year-to-Date)



<sup>1</sup> 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.

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

Actual	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	358	-10.9%	-19.4%	-3.0%	-38.6%	-23.7%	-20.6%
Dollar Volume	\$297,480,383	-10.4%	-16.4%	0.7%	-37.9%	19.4%	53.0%
New Listings	772	-7.7%	-3.5%	24.7%	17.1%	-5.7%	-25.1%
Active Listings	1,353	6.0%	11.9%	36.1%	305.1%	1.2%	-44.0%
Sales to New Listings Ratio <sup>1</sup>	46.4	48.1	55.5	59.6	88.5	57.3	43.7
Months of Inventory <sup>2</sup>	3.8	3.2	2.7	2.7	0.6	2.9	5.4
Average Price	\$830,951	0.6%	3.7%	3.8%	1.2%	56.4%	92.8%
Median Price	\$763,250	-2.8%	3.1%	2.4%	1.1%	55.8%	95.7%
Sale to List Price Ratio <sup>3</sup>	97.9	98.8	98.3	97.6	113.2	99.7	97.3
Median Days on Market	21.0	16.0	19.0	18.0	6.0	15.0	26.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	636	-11.9%	-15.1%	1.4%	-34.2%	-23.7%	-19.3%
Dollar Volume	\$518,093,585	-13.0%	-12.4%	5.3%	-33.2%	20.2%	49.1%
New Listings	1,434	-4.5%	-1.0%	17.3%	28.3%	-1.4%	-23.2%
Active Listings <sup>4</sup>	1,271	8.9%	10.2%	28.6%	292.1%	2.3%	-44.9%
Sales to New Listings Ratio <sup>5</sup>	44.4	48.1	51.7	51.3	86.4	57.3	42.2
Months of Inventory <sup>6</sup>	4.0	3.2	3.1	3.2	0.7	3.0	5.9
Average Price	\$814,613	-1.2%	3.2%	3.8%	1.5%	57.6%	84.8%
Median Price	\$758,950	-1.4%	4.7%	4.0%	2.6%	59.8%	92.1%
Sale to List Price Ratio <sup>7</sup>	97.7	98.4	97.8	97.3	111.3	99.4	97.2
Median Days on Market	29.0	22.0	24.0	22.0	6.0	17.0	32.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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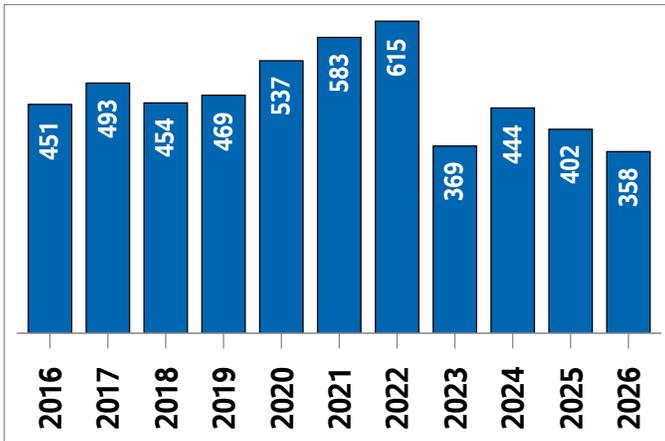
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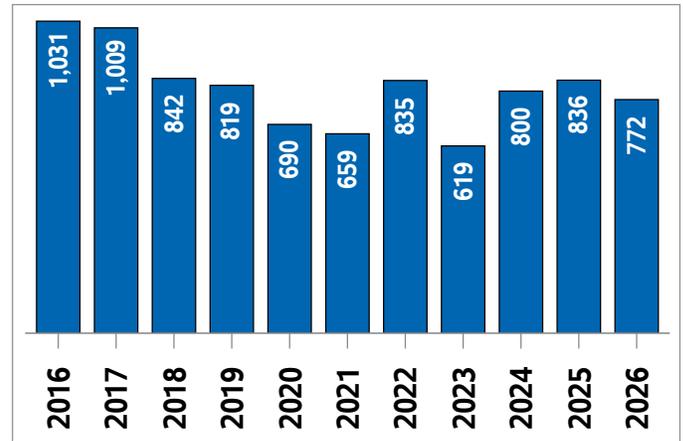
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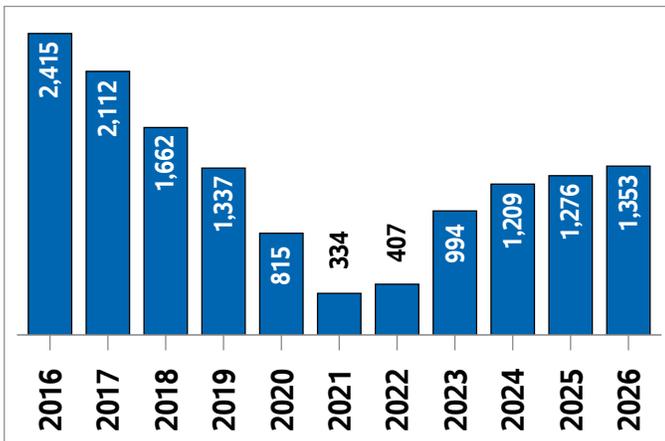
**Sales Activity**  
(February only)



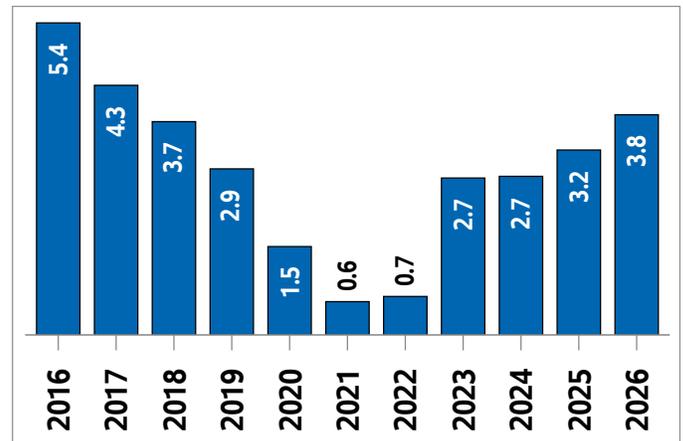
**New Listings**  
(February only)



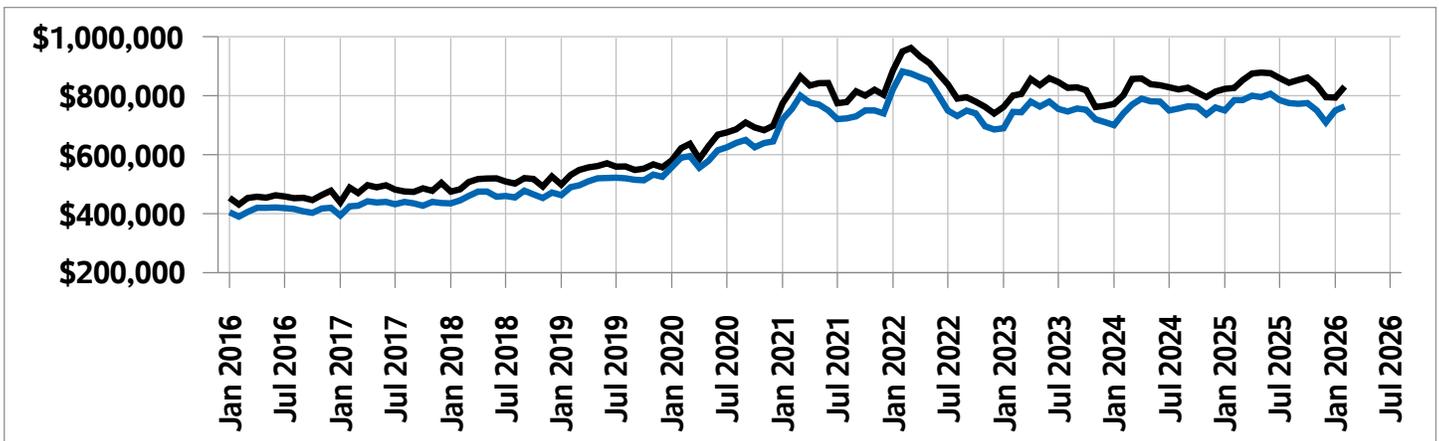
**Active Listings**  
(February only)



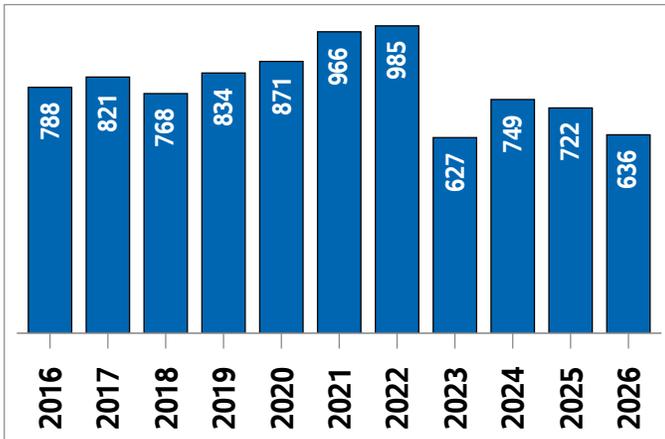
**Months of Inventory**  
(February only)



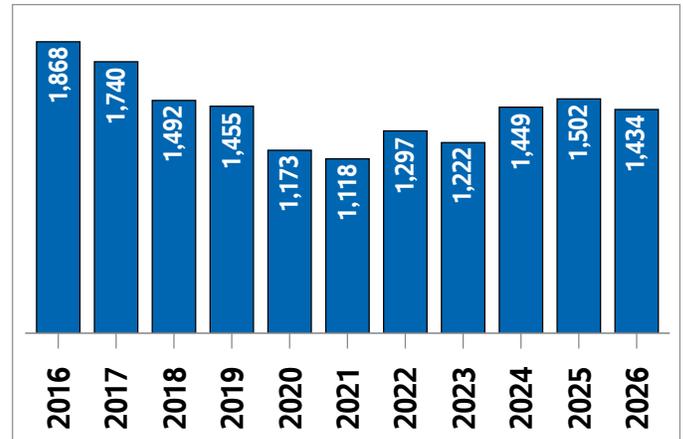
**Average Price and Median Price**



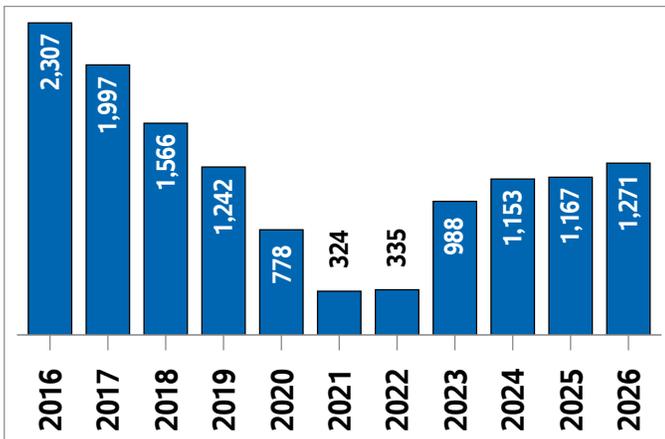
**Sales Activity**  
(February Year-to-Date)



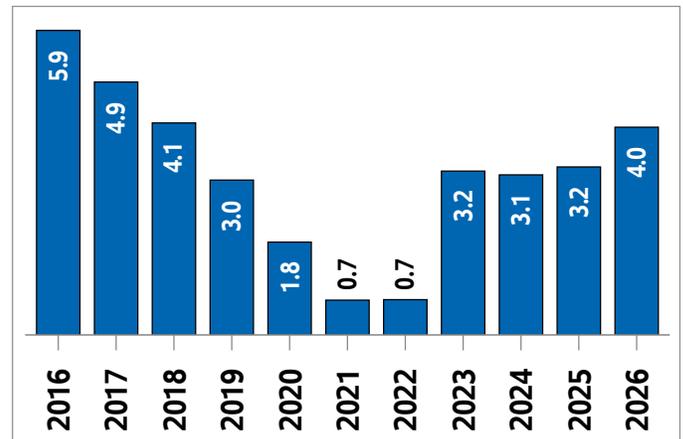
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February Year-to-Date)



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Actual	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	280	13.8%	9.8%	27.3%	-6.7%	18.6%	27.9%
Dollar Volume	\$151,098,906	5.3%	5.9%	26.2%	-13.9%	81.3%	143.0%
New Listings	462	1.5%	17.3%	58.8%	29.8%	63.3%	0.9%
Active Listings	756	34.5%	65.8%	122.4%	656.0%	227.3%	-6.2%
Sales to New Listings Ratio <sup>1</sup>	60.6	54.1	64.7	75.6	84.3	83.4	47.8
Months of Inventory <sup>2</sup>	2.7	2.3	1.8	1.5	0.3	1.0	3.7
Average Price	\$539,639	-7.5%	-3.5%	-0.9%	-7.7%	52.8%	90.1%
Median Price	\$550,000	-6.8%	-2.8%	-1.3%	-8.0%	50.3%	90.3%
Sale to List Price Ratio <sup>3</sup>	98.4	99.2	98.7	98.3	120.0	101.1	97.6
Median Days on Market	24.0	16.0	17.0	17.5	5.0	10.5	17.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	493	10.0%	9.1%	23.2%	-7.7%	14.1%	24.2%
Dollar Volume	\$265,104,180	3.8%	5.5%	20.8%	-11.9%	76.6%	131.3%
New Listings	948	20.2%	29.9%	60.7%	53.4%	83.0%	16.9%
Active Listings <sup>4</sup>	734	48.9%	66.3%	107.1%	779.0%	235.2%	-1.1%
Sales to New Listings Ratio <sup>5</sup>	52.0	56.8	61.9	67.8	86.4	83.4	49.0
Months of Inventory <sup>6</sup>	3.0	2.2	2.0	1.8	0.3	1.0	3.7
Average Price	\$537,737	-5.7%	-3.2%	-2.0%	-4.6%	54.8%	86.3%
Median Price	\$552,500	-5.7%	-2.4%	-1.5%	-4.7%	56.4%	91.2%
Sale to List Price Ratio <sup>7</sup>	98.4	99.0	98.4	98.0	117.7	100.6	97.7
Median Days on Market	30.0	21.0	22.0	21.0	5.0	13.0	20.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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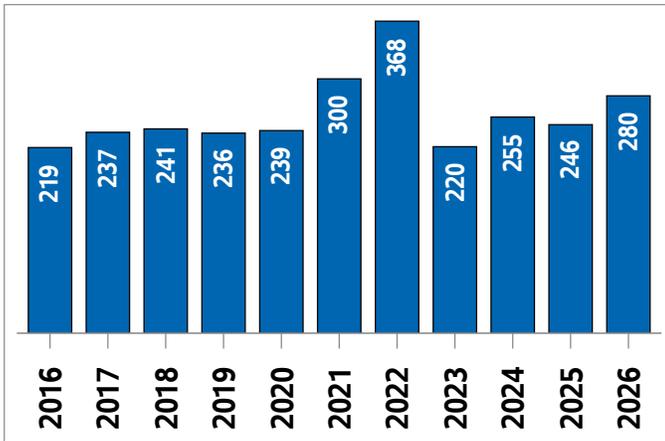
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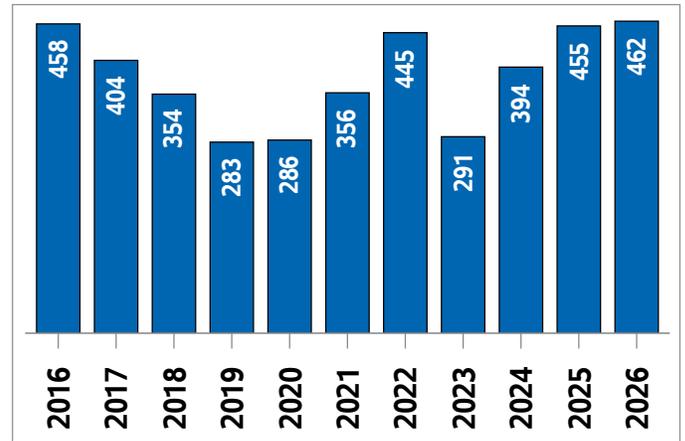
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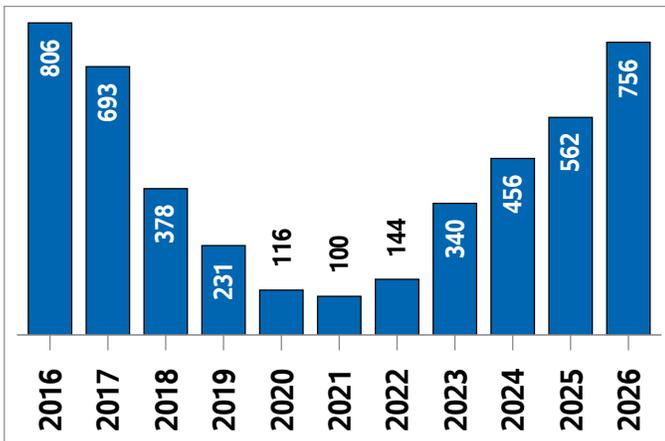
**Sales Activity**  
(February only)



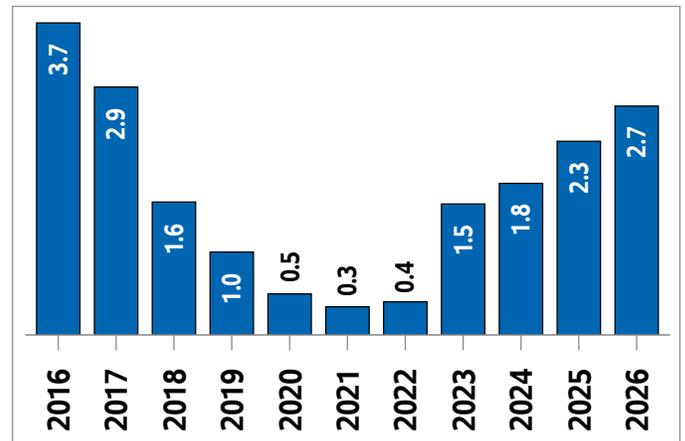
**New Listings**  
(February only)



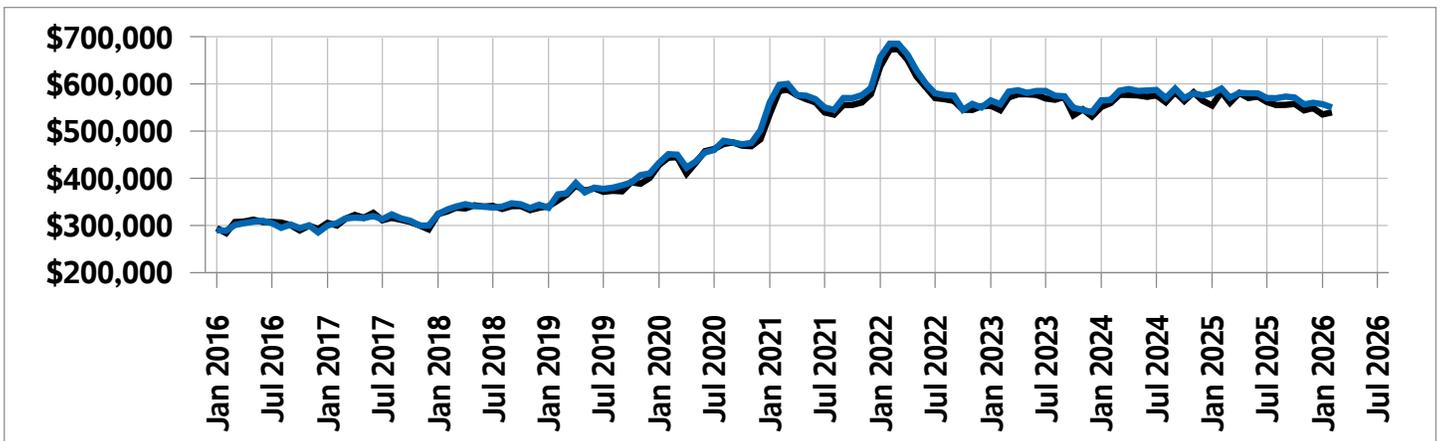
**Active Listings**  
(February only)



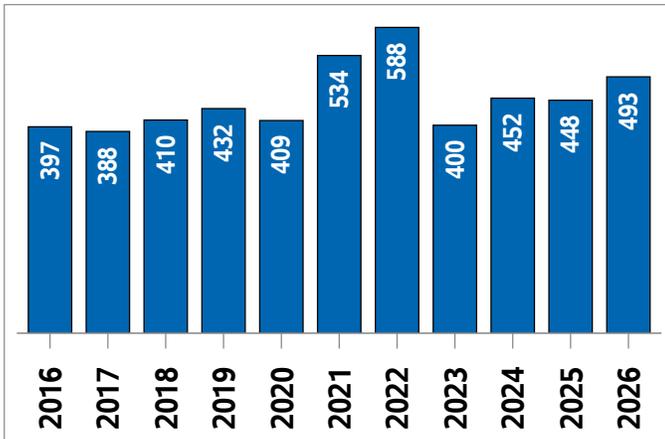
**Months of Inventory**  
(February only)



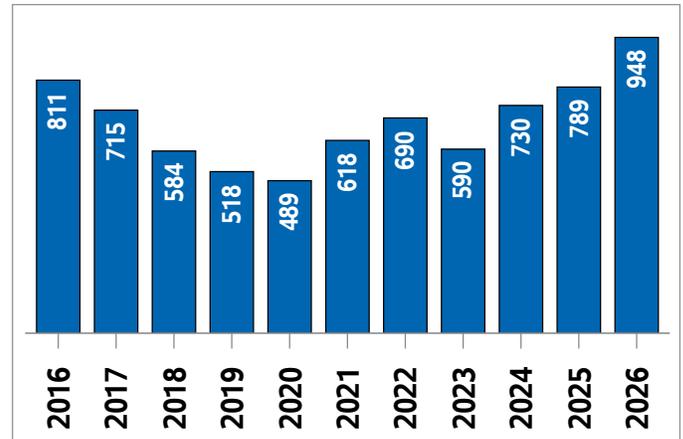
**Average Price and Median Price**



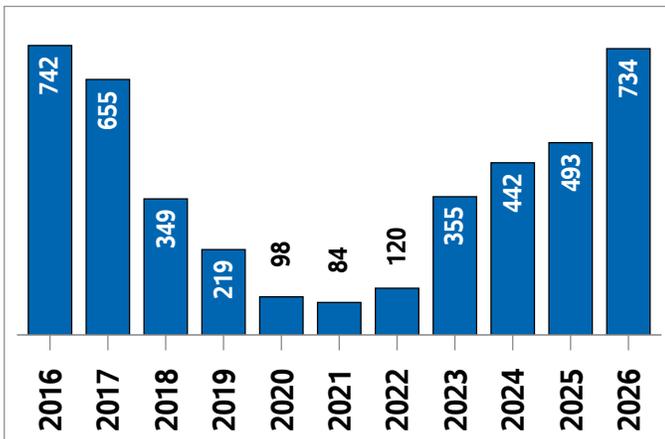
**Sales Activity**  
(February Year-to-Date)



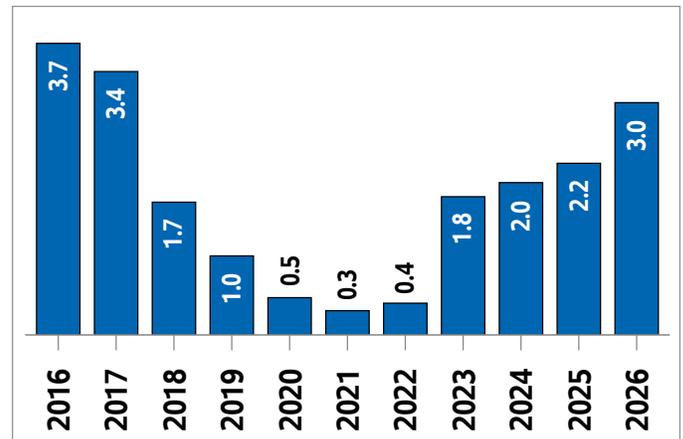
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February Year-to-Date)



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Actual	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	122	-28.2%	-30.7%	-21.3%	-57.6%	-38.1%	0.0%
Dollar Volume	\$52,281,646	-27.7%	-30.6%	-17.6%	-54.6%	-12.5%	53.2%
New Listings	301	-17.1%	-6.2%	16.7%	0.7%	2.0%	-31.4%
Active Listings	685	3.8%	45.1%	47.9%	170.8%	20.4%	-42.6%
Sales to New Listings Ratio <sup>1</sup>	40.5	46.8	54.8	60.1	96.3	66.8	27.8
Months of Inventory <sup>2</sup>	5.6	3.9	2.7	3.0	0.9	2.9	9.8
Average Price	\$428,538	0.8%	0.1%	4.7%	7.2%	41.3%	53.2%
Median Price	\$393,000	-1.0%	2.1%	4.8%	0.2%	47.5%	65.0%
Sale to List Price Ratio <sup>3</sup>	97.2	97.6	97.8	97.4	105.9	98.3	96.7
Median Days on Market	43.0	31.0	27.0	27.0	8.0	25.0	43.5

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	217	-23.0%	-25.4%	-15.6%	-56.7%	-36.9%	-0.9%
Dollar Volume	\$89,170,766	-26.8%	-27.7%	-14.9%	-54.7%	-13.8%	51.4%
New Listings	613	-12.6%	5.0%	18.6%	7.7%	8.7%	-23.7%
Active Listings <sup>4</sup>	667	6.8%	46.9%	45.6%	147.5%	23.5%	-40.9%
Sales to New Listings Ratio <sup>5</sup>	35.4	40.2	49.8	49.7	88.0	61.0	27.3
Months of Inventory <sup>6</sup>	6.1	4.4	3.1	3.6	1.1	3.1	10.3
Average Price	\$410,925	-4.8%	-3.1%	0.8%	4.6%	36.7%	52.8%
Median Price	\$375,000	-5.1%	-2.2%	0.0%	-2.0%	42.0%	59.6%
Sale to List Price Ratio <sup>7</sup>	96.8	97.5	97.7	97.2	104.5	98.1	96.9
Median Days on Market	54.0	37.0	33.0	31.0	11.0	30.5	55.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

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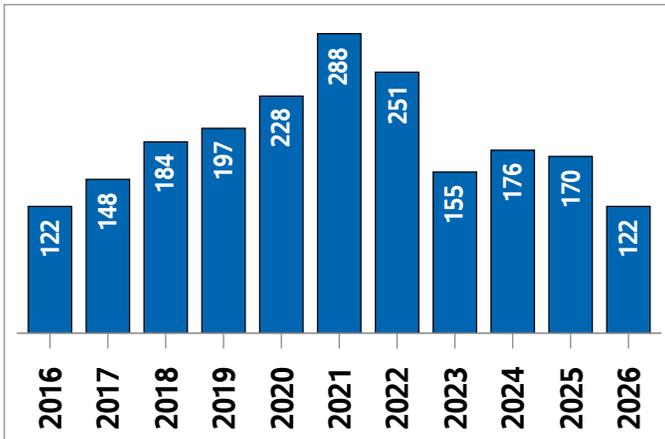
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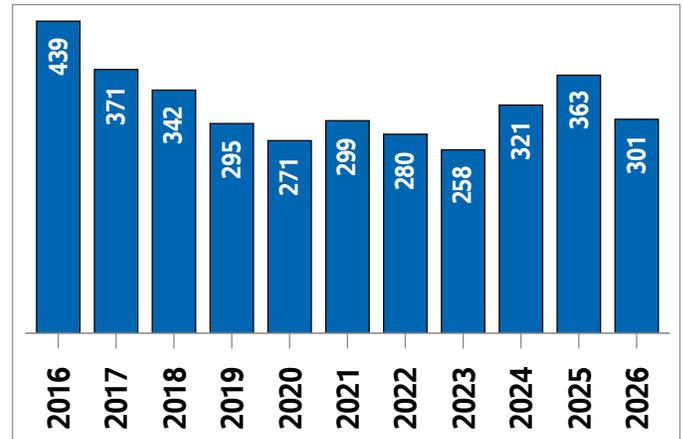
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

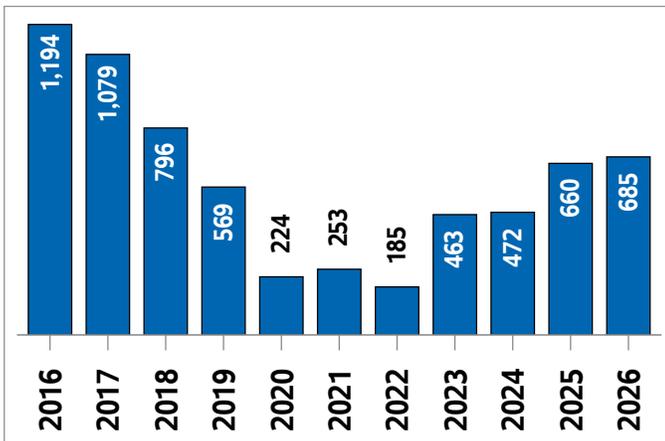
**Sales Activity**  
(February only)



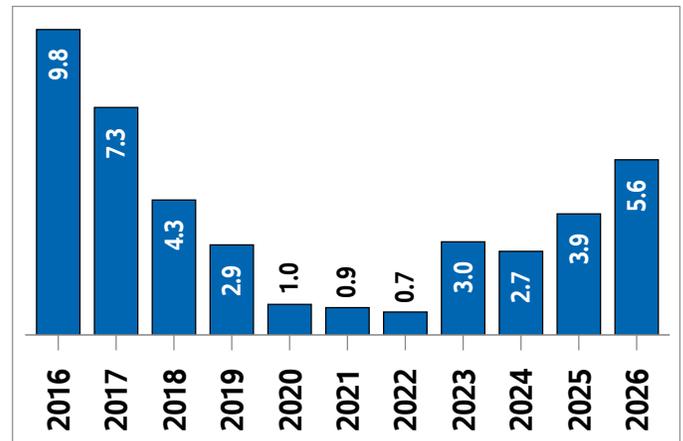
**New Listings**  
(February only)



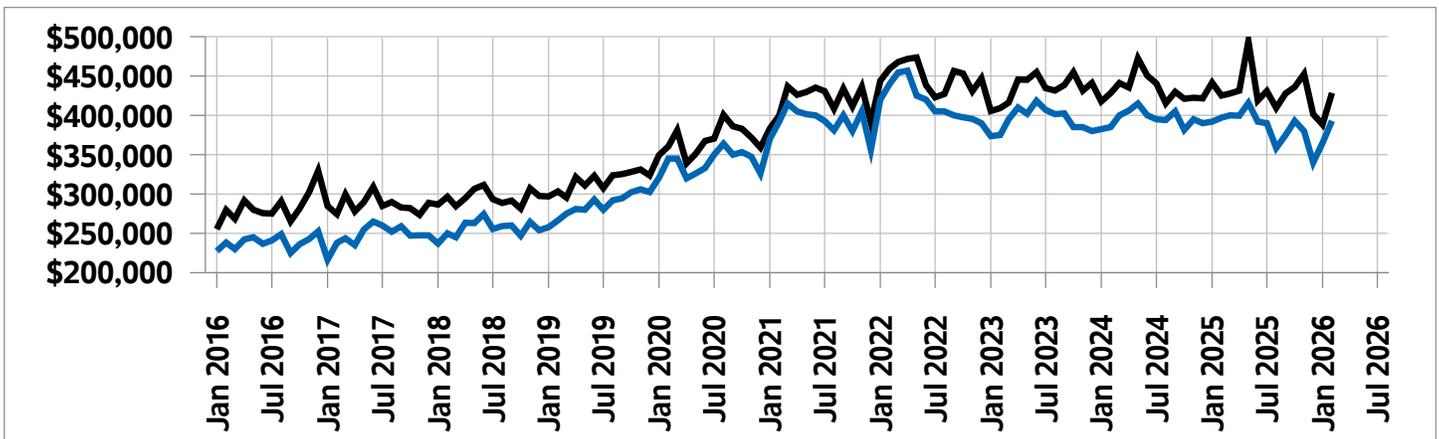
**Active Listings**  
(February only)



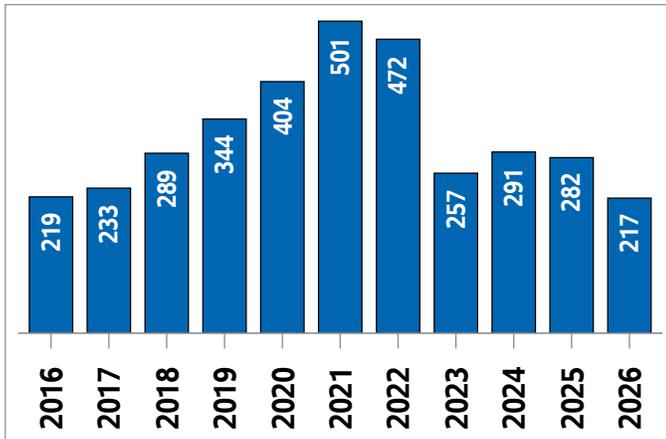
**Months of Inventory**  
(February only)



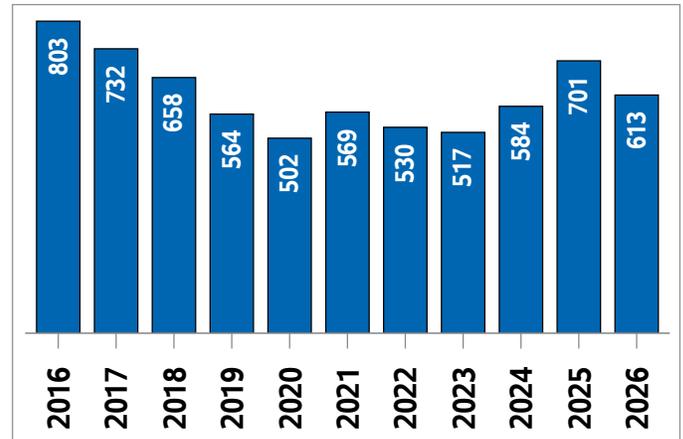
**Average Price and Median Price**



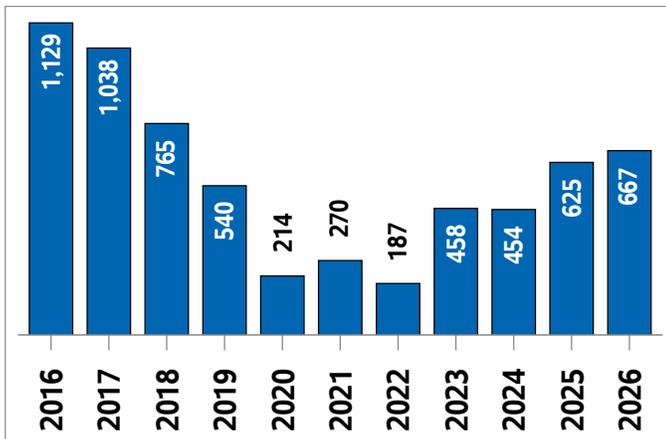
**Sales Activity**  
(February Year-to-Date)



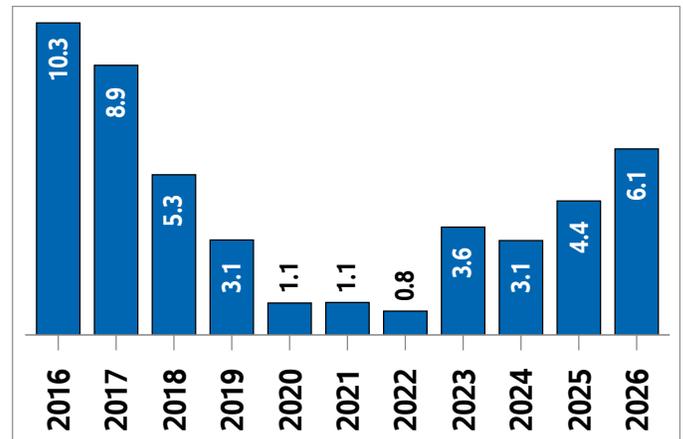
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February Year-to-Date)



<sup>1</sup> 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.

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