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Good afternoon all,

The endless wait for sunshine continues and the spring real estate market seems to be in a bit of a holding pattern too, depending where you look... While activity has picked up somewhat, it's not at the normal level for this time of year (much like our thermostats!), and the poor condo apartments just aren't moving...

In this edition of the *monthly market snapshot*:

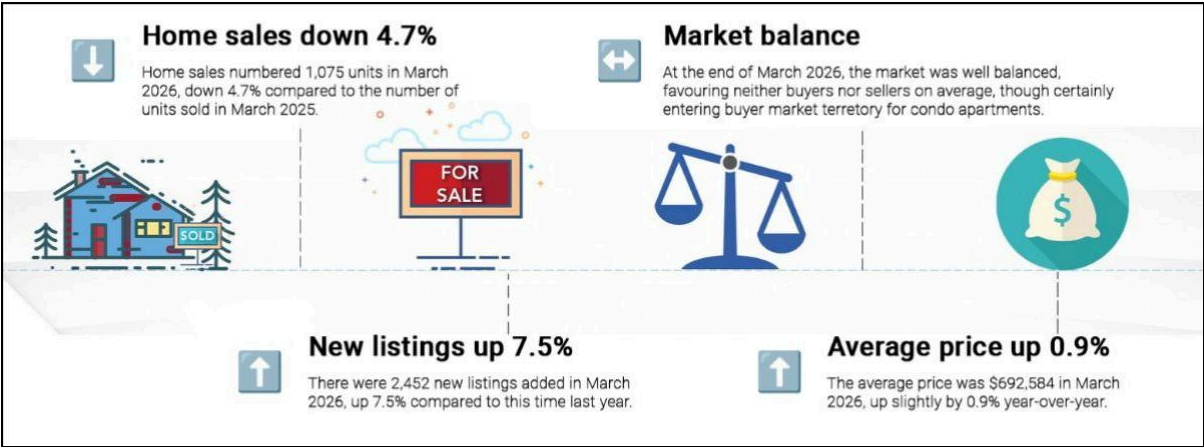
- As usual, we will take a look back at the **past month of sales and stats** in the Ottawa Real Estate Market.
- I continue my begging and pleading for donations as the day of my annual **70K Cycle for CHEO** approaches... Just over two weeks out now, but plenty of time to show your support for this great cause!
- My **featured listing** this month is a steal of a deal! A beautiful, two bedroom condo, perfect for a first time buyer or savvy investor.
- **Congratulations** to my clients who bought, sold or leased a property this past month!
- Finally, as usual, we'll wrap up with a **photo of the month**, I found some more cold water to admire... but next year I think I'll get back to heading south!

March 2026 Market Activity

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with sales activity strengthening after a prolonged, slower winter market. While transactions remain below typical March levels, the pace of improvement has accelerated, particularly in the single-family segment.

- In March, 1,075 residential properties sold in Ottawa, down 4.7% year over year. This marks an improvement from February's 6.8% decline and signals strengthening demand as the spring market takes hold.
- Months of inventory declined to 3.3 in March from 3.8 in February, indicating that while buyers still have choice, sales are keeping better pace with new listings.
- On the supply side, Ottawa saw 2,452 new listings in March, which is 7.5% more than this time last year, and active listings totalled 3,578, a year-over-year increase of 10.3%.
- Inventory continues to rise, but stronger sales are keeping pace with new supply, with a sales-to-new-listings ratio in March of 43.8%, keeping Ottawa in balanced market territory.



March 2026 Property Price Trends

Home prices in Ottawa remained relatively stable in March. The average residential sale price in March was \$692,584, up 0.9% year over year, while the **benchmark price declined 0.5% year-over-year to \$642,000.

- The average sale price for a **single-family home** sold in March 2026 was \$845,006, down 0.5% year-over-year.
- The average sale price for a **townhouse / row unit** (including both condo and freehold) was up 0.7% from last year, to \$562,513.
- The average **condo apartment** sale price was down from March 2025 by 6.1%, to come in at \$401,656 last month. **There are currently 5.5 months of condo apartment inventory on the market, the softest sector by far, leaving buyers with ample choice.**

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**You might notice that some months I am reporting *average* sale prices and other I am reporting *benchmark* sale prices... Trust me, this inconsistency drives me nuts too! Unfortunately, I am at the whim of the Ottawa Real Estate Board and the numbers they release and when... apparently no one there is bothered by this... 🙄

In any case, what's important to note are the *trends*, and not the specific dollar values, as you know I already have a bone to pick with them for clumping freehold and condo townhomes together!

Please Support my 70K CN Cycle for CHEO!

I believe this year will mark my **15th year participating in the 70K CN Cycle for CHEO!** Please take a moment to watch my video pitch to you, hopefully you will be inspired to make a donation to this great cause, or better yet sign up and take part yourself!

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Now that you are feeling inspired and generous, you can visit my [fundraising page here!](#) Please help me reach my goal of raising \$1,000 for the children at CHEO battling cancer.

JUST LISTED: 401 - 646 Cummings Avenue in Castle Heights

For anyone looking for a condo with ample space, quality finishes, and a central location at a GREAT price, this one's for you! Ideally situated, this boutique condo is close to numerous schools, all the amenities of Beechwood and St. Laurent and easy access to transit, while also surrounded by numerous parks, green space and just a short distance to the beautiful Ottawa River trails and parkway. Living here, you can enjoy being both centrally located and still close to nature. This two bedroom, two bathroom unit is located on the TOP FLOOR - no one walking above you! - with corner East and South exposure, meaning lots of light throughout the day.

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The unit offers plenty of living space, including an absolutely HUGE kitchen with stainless steel appliances, granite counter-tops, and plenty of prep space, ideal for any home chef or avid entertainer. With ensuite laundry, parking and storage included, what more could you ask for? - Recent updates include: New stainless steel fridge 2023, two new HVAC (AC/heat pump).

View on [REALTOR.ca](#).

Congratulations to my clients
who bought, sold or leased a property this month! 🎉

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tenant with a great landlord!



This downtown condo is
cosy and convenient, with
parking and storage, it
never sits on the market
long 🔥

Photo of the Month



In keeping with the theme from last month, apparently I continue to chase cold water this spring... but this time I skipped the dip and stayed by the fire!

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That's all for this month! As always, don't hesitate to reach out to me with any real estate related questions or needs you may have, and **please share my contact information freely with your friends and family - your referrals are what keep my business going strong!**

Sincerely,

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you can find past editions of this newsletter and much more at kaylameyer.com