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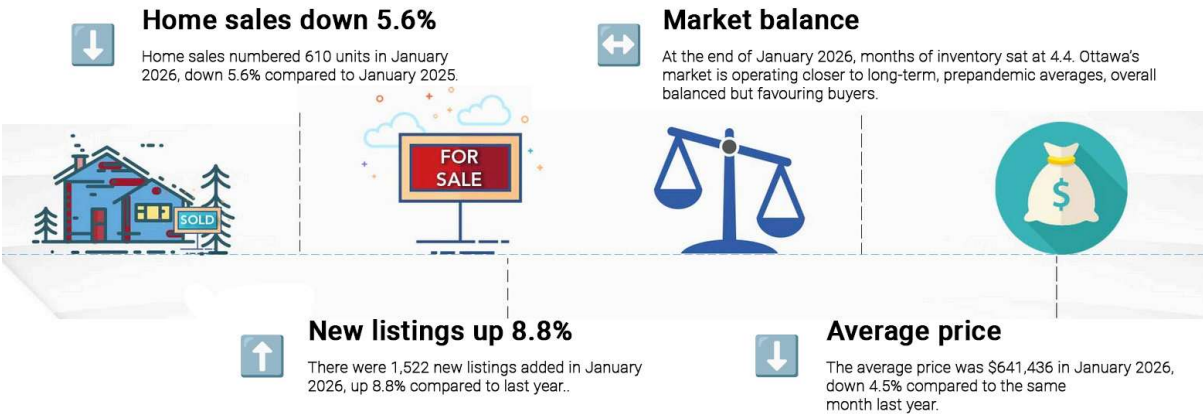
Good morning,

Happy family day to each of you - for those lucky enough to have a long weekend, I hope you are making the most of it! It's been a slower start to the year for the Ottawa Real Estate Market in general, with the deep freeze yet to thaw in the hearts of buyers... I highly recommend if you are one such buyer, having a cup of hot chocolate and getting to it! Because inventory levels are high, homes are sitting and ready to negotiate to meet your price and terms! My favourite thing to do on your behalf...

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.
- My business updates continue, as I launch my beautiful **new website!** I hope you will take a moment to check it out, along with some super new features it includes for buyers and sellers.
- **Congratulations** to my clients who bought, sold or leased a home over the past month!
- My **featured listing** this month is a downtown rental, perfect for anyone wanting a cozy apartment with a quick commute to work!
- A **new zoning bylaw** has been passed in Ottawa that will change the way neighbourhoods are built and developed for years to come.
- Finally, as usual, we'll wrap up with a **photo of the month**.

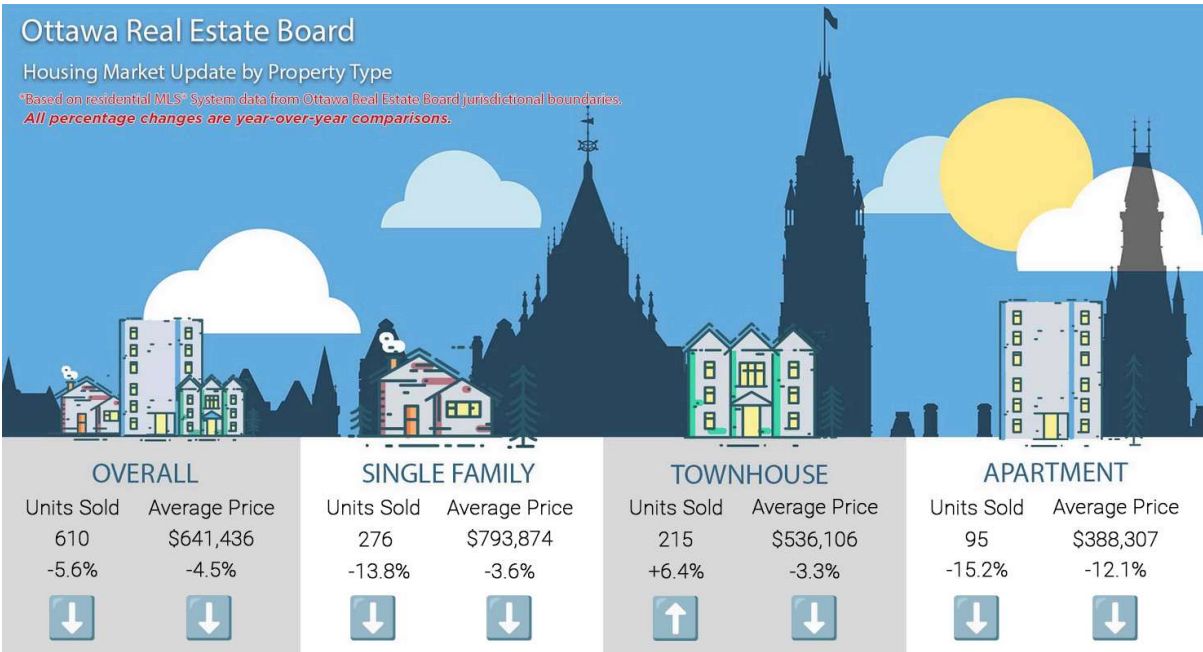
- Ottawa’s residential market entered 2026 on balanced footing. Inventory levels remain higher than in recent years, giving buyers more choice, while sellers continue to adjust to conditions that reward accurate pricing and patience.
- Last month a total of 610 residential properties were sold in Ottawa, down 5.6% from this time last year.
- On the supply side, Ottawa saw 1,522 new listings in January, a huge increase over the mere 644 added to the market in December and a significant increase of 8.8% year-over-year.
- Active listings were also up by 22.7% from last January, reaching a total of 2,673 properties on the market at the end of the month.
- Months of inventory sits at 4.4 months, relatively unchanged from last month, showing that Ottawa’s market is operating closer to long-term, pre-pandemic averages. This level of supply is providing buyers with more choice and negotiating flexibility, while still allowing well priced homes to attract solid interest.



January 2026 Property Price Trends

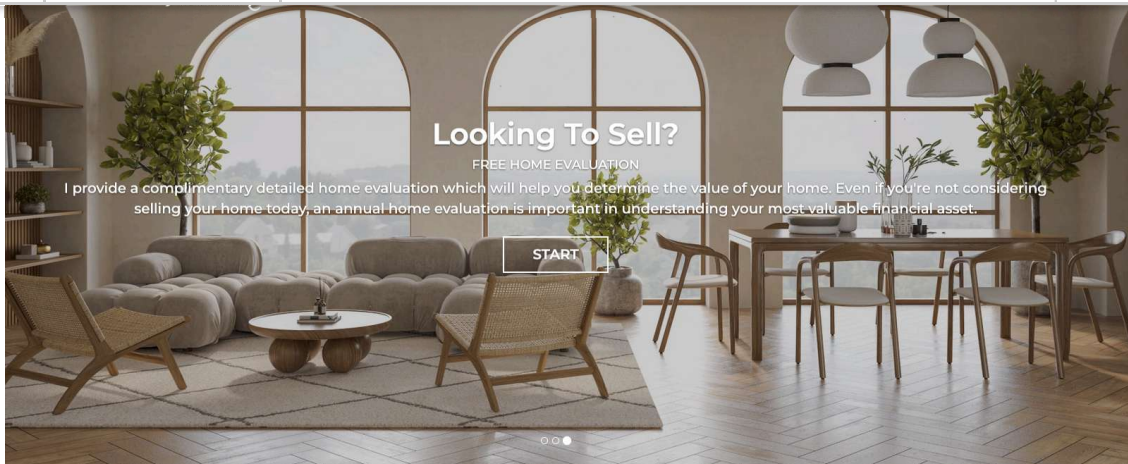
editions, as the board is no longer making these stats readily available).

- The average sale price for a **single-family home** sold in January 2026 was \$793,874, down 3.6% year-over-year.
- Similarly, the average sale price for a **townhouse / row unit** (including both condo and freehold) was down 3.3% from last year, to \$536,106.
- The average **condo apartment** sale price saw the most significant decline year-over-year, down from January 2025 by 12.1%, to come in at \$388,307 last month.



REALTOR RANT: I report these statistics because they are those provided by the Ottawa Real Estate Board, but I find much of it to be misleading! Particularly lumping all townhomes together... A new *freehold* townhome in the Glebe would set you back around \$1.4M while an older *condo* townhome in Orleans could be yours for around \$400K... So take all numbers with a grain of salt, and focus on trends 🍷

Check out my beautiful new website - kaylameyer.com

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My branding updates and improvements continue with a **beautiful new website** launching this month! While I will continue to refine the information in the various tabs to provide the most value to current and future clients, I'm truly pleased with how well the new site reflects my aesthetic and value I have to offer - check out the integrated testimonial section to see what past clients have to say!

FEATURED

SERVICES



Along with a beautiful new look and feel, consistent with my personal brand, the site has some great features for you! Whether you are a buyer, seller, or even just a nosy neighbour, the **Street Match** tool allows you to set up a search for your specific street or neighbourhood, to be immediately alerted when a home is listed, and when it sells, you will even be able to review sold prices.

Feel free to have a look around and set up some searches for yourself! Of course, I'm here to assist with getting this set up any time, or when your search takes a more serious turn.

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bought, sold or leased a home last month! 🎉

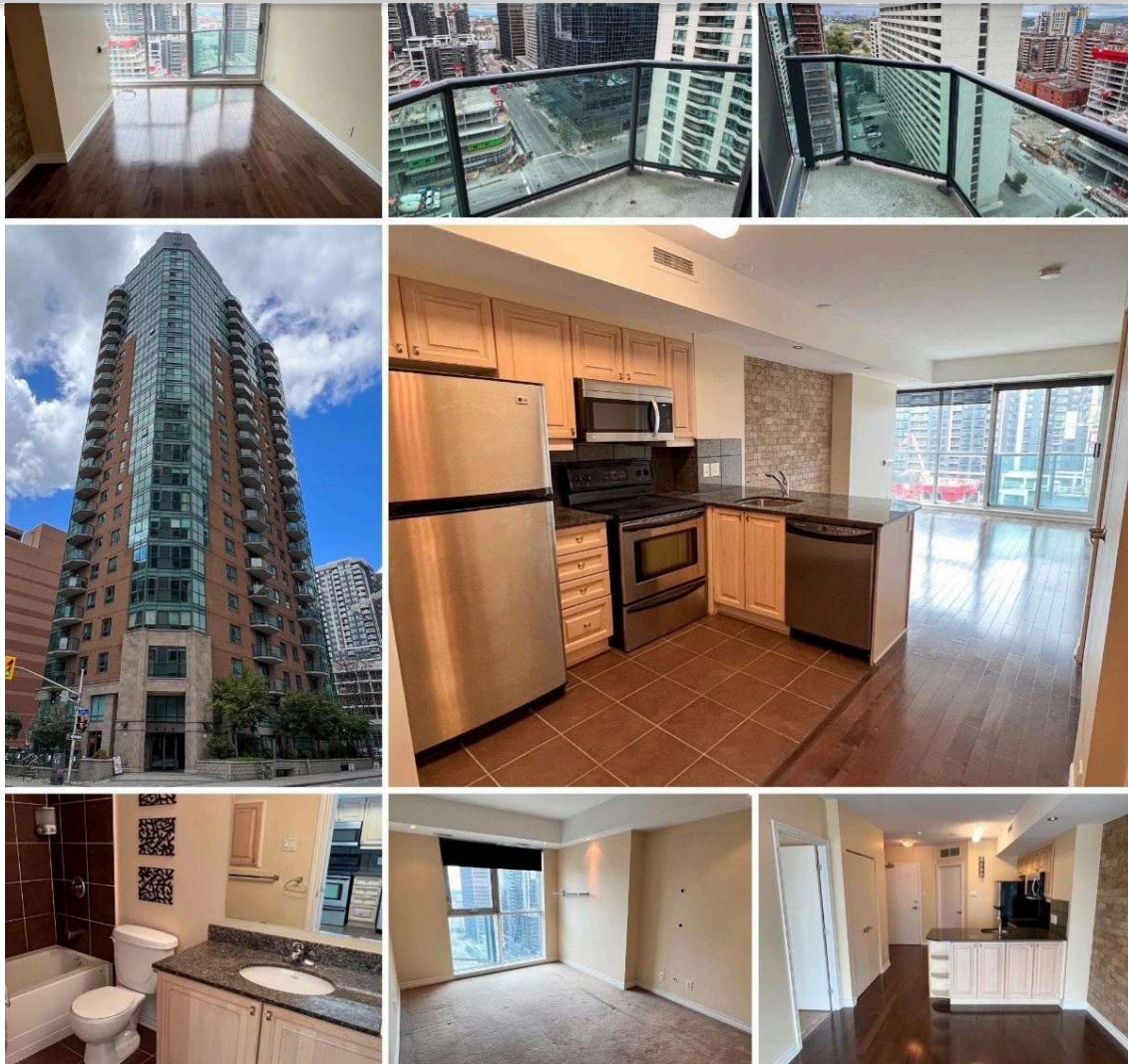


It was one showing and done for the future tenants of this lovely three bedroom home - the decision was easy!

From two homes to one, I'm very happy for my clients to begin their next life chapter, together under the same roof 🥰

JUST LISTED for Rent: 1903 - 445 Laurier Avenue West

Offering high-end finishes throughout - including granite counter-tops in the kitchen and bathroom, stainless steel appliances, new in-suite laundry, hardwood floors and a feature wall - this spacious, one bedroom apartment provides a bright, open concept flow and stunning views of downtown from the 19th floor.

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An ideal location, close to all amenities, including some of Ottawa's finest restaurants, cafes, gyms, Lebreton Flats, the beautiful Rideau River, and LRT station. With a location so convenient, you probably won't need to drive, but this apartment comes with underground parking and a storage locker none-the-less for even more convenience!

View on [REALTOR.ca](#).

New Zoning Bylaw

On January 28th, Ottawa city council unanimously passed a new zoning by-law that will make it easier to build much-needed homes in the city by encouraging gentle density in neighbourhoods and building near major transit stations.

This comprehensive zoning bylaw will change the way neighbourhoods are built and developed for years to come, governing everything from the height of apartment buildings,

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Check out the [news release from CTV](#) that gives a good overview of the approved changes (the video portion is minimal, you will have to in fact read the article 🤖).

Photo of the Month



I hope you are enjoying this beautiful sunny weekend as much as Magic is! ☀️
She was having too much fun to look at the camera... at least she is not barking at me in this photo, in protest for my so rudely pausing our walk 😊

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](#)

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