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Good morning all,

I hope you are enjoying endless winter... I can't say that I am, but my dog Magic enjoys it for the both of us. The cold has perhaps stalled what would normally be a bustling spring market by now, with February stats at least showing a slow start compared to 2025. It will be interesting to see how things progress over the course of March...

In this edition of the *monthly market snapshot*:

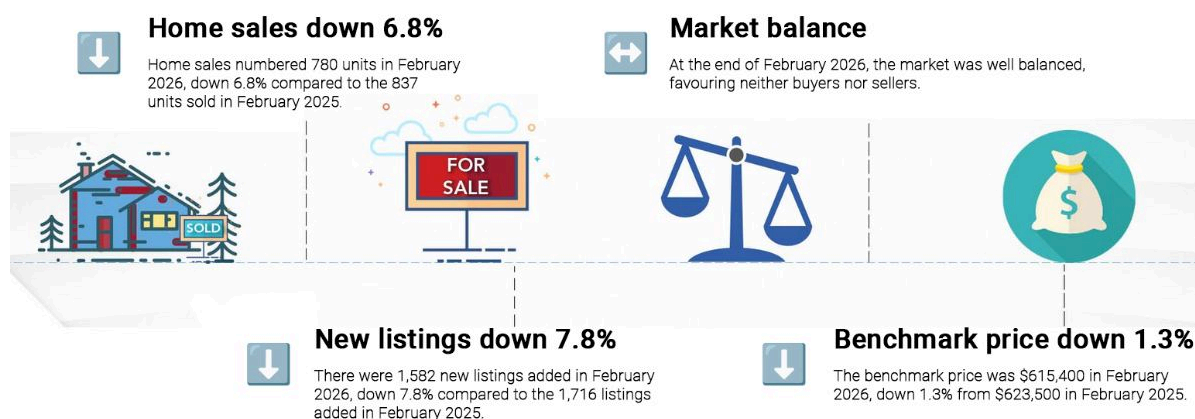
- As usual, we will take a look back at the **past month of sales and stats** in the Ottawa Real Estate Market.
- It's that time of year where I begin soliciting donations for my annual **70K CN Cycle for CHEO!**
- My **featured listing** this month is a downtown rental, perfect for anyone wanting a cozy apartment with a quick commute to work!
- The annual **Ottawa Home & Garden Show** is taking place from March 19-22, 2026 at the EY Centre.
- Finally, as usual, we'll wrap up with a **photo of the month**, *I took a dip in the Atlantic... a little farther north than I normally would this time of year!*

February 2026 Market Activity

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sales remaining well below the five-year average of 990 transactions for the month.

- Last month a total of 780 residential properties were sold in Ottawa, down 6.8% from this time last year.
- On the supply side, Ottawa saw 1,582 new listings in February, down 7.8% compared to the 1,716 added to the market last February, but up slightly from the 1,522 added a month ago.
- Active listings reached 2,928 units at month end, an increase of 11.1% year over year and well above levels seen in recent February periods.
- Months of inventory eased to 3.8 from January's 4.4, however the still relatively broad inventory base is giving buyers more properties to consider at any given time, which is reducing urgency.



- As someone working in this market, I can tell you that while there are might be many options, buyers all seem to want the same thing in a given price range: **a turn-key home!** So while some properties are sitting on the market for months, others have begun seeing a return of bidding wars.
- **Sellers take note!** This means it's all the more important that you fix any underlying issues, present your home in its best possible condition and market it professionally in order to be one of the lucky homes that sells in a reasonable time-frame!

February 2026 Property Price Trends

The average residential sale price in February was \$662,773, down 1.0% year over year, while the ****benchmark price declined 1.3% to \$615,450**. Both movements remain modest in scale and are consistent with a market adjusting to elevated supply rather than one experiencing broad based downward pressure.

- The benchmark sale price for a **single-family home** sold in February 2026 was \$693,200, down 1.2% year-over-year.

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to \$560,700, which is interesting to note as well because it was the only category with a higher volume of sales.

- The benchmark **condo apartment** sale price was down from February 2025 by 2.7%, to come in at \$385,500 last month.

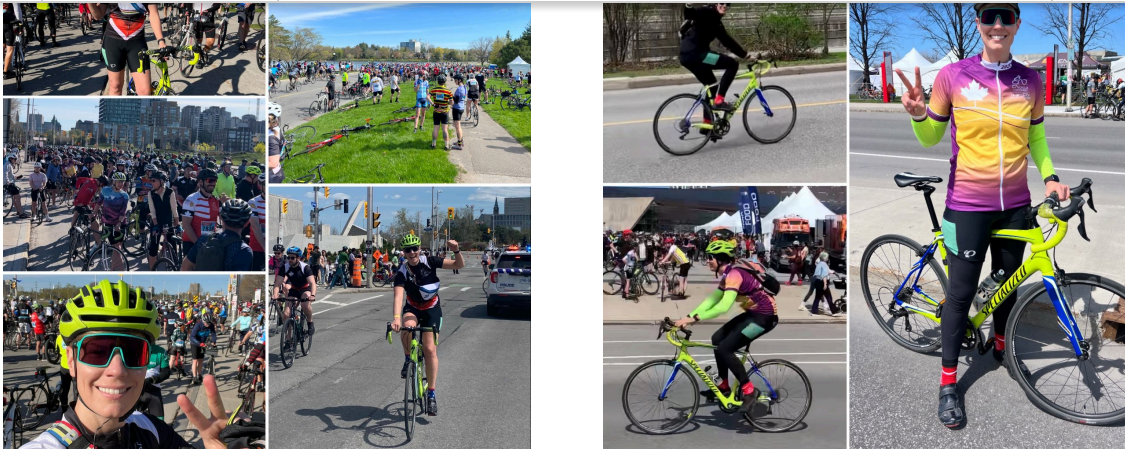


**You might notice that some months I am reporting *average* sale prices and other I am reporting *benchmark* sale prices... Trust me, this inconsistency drives me nuts too! Unfortunately, I am at the whim of the Ottawa Real Estate Board and the numbers they release and when... apparently no one there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

CN Cycle for CHEO

I believe this year will mark my **15th year participating in the CN Cycle for CHEO!** Normally signing up for the event is a no-brainer, but having suffered a pretty serious back injury over the past few months, which I am finally recovering from, this year it was a decision I did not take lightly...

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Ultimately, I have decided to go for it! **I've signed up for the full 70K event** as usual, and it is my intention to complete it! I hope you will support my ride, and support the children at CHEO with a donation to the amazing cause. The event takes part May 3rd this year, so there will be a few more monthly updates and donation specific requests to come 😊

You can visit my [fundraising page here](#), and I also encourage anyone interested to consider signing up for yourself!



PS... please help me put out good vibes for good weather on the day! Last year, featured above on the right, was absolutely beautiful... but it's the cold wet ones I remember the most... 🙄

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](#).

Ottawa Home & Garden Show

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OTTAWA HOME & garden SHOW

Presented by:



to list for sale or just kick off your spring home and garden renovation projects, the **Ottawa Home & Garden Show** is a great resource for inspiration and industry connections! It's taking place at the **EY Centre from March 19-22, 2026**. Tickets range from \$10-\$14, great value for the event! You can [buy your tickets online via this link](#).

Photo of the Month



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during an impromptu long weekend in Halifax I **decided to take a dip in the Atlantic** none the less! A little farther north than I would generally chose to in March, I opted to avoid the waves and stay tucked in a nice little bay...

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,

[instagram](#)[linkedIn](#)[web](#)[email](#)