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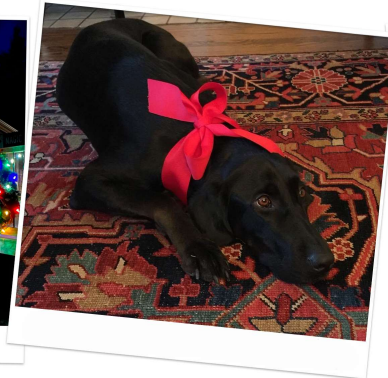
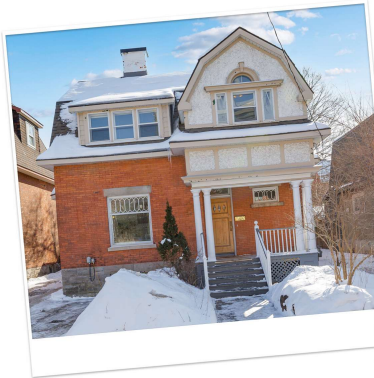
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Forward



'tis the holiday season!

Merry Christmas to those who celebrate and Happy Holidays to all. General merriment aside, there's no reason to skip the monthly market update! So grab a festive beverage and read on.

In this holiday edition of the *monthly market snapshot*:

- We'll take a look back at the **past month of sales and stats** in the Ottawa Real Estate Market.
- This beautiful, **large family home** is still waiting for the right buyer! There is no need to move to the suburbs, move in here!
- Looking for an affordable, **spacious townhome** close to all amenities? My colleague's listing might be just the home for you!
- Finally, as usual, we'll wrap up with a **photo of the month**... an exciting update to my business profile! More updates to come in the new year...

November 2025 Market Activity

- New residential listings in November totalled 1,458, down 39% from October but still 9% higher than November of last year.

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- Sales in November totalled 880, down from 1,177 in October 2025 and 18.2% lower than November of 2024. For anyone active in the market currently, either as a buyer or a seller, this inactivity is noticeable!
- While inventory typically climbs in November, the increase this year is more pronounced. With active listings reaching 3,721, months of inventory rose to 4.2, which is a meaningful shift from last year's tighter conditions.
- It's also worth noting the pronounced disparity in months of inventory across property types; with Single Family homes and Townhomes reflecting a relatively balanced market with 4 months and 3.1 months of inventory respectively, Condominium Apartment listings on the other hand currently represent 7.3 months of inventory! It is a strong buyers market for condos across Ottawa.

*** If you are looking to dip your toe into property investing for the first time, with interest rates trending down, rents remaining high and Condo listings a plenty, it would be a good time to reach out and discuss your options!**



November 2025 Property Price Trends

The **average sale price** for all property types sold in Ottawa in November was \$680,496, up 2.2% from this time last year but 4% lower than October 2025 - *this is a larger price-drop between these months than is typical for this time of year.*

The MLS® Home Price Index (HPI) **composite benchmark price** (which discards the outlying high and low sales prices included in average price trends) for Ottawa was \$620,400 in November, up minimally by 0.9% year over year. Broken down by property type:

- The benchmark price for **single-family homes** was \$701,700, up 1.6% year-over-year.
- By comparison, the benchmark price for a **townhouse / row unit** (including both condo and freehold) was down 3% from last year, to \$551,700.

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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 🙌

LISTED in Sandy Hill : 396 Daly Avenue

All I want for Christmas is to sell this beautiful family home! Why hasn't it been scooped up? Well here's the realtor feedback we're getting "***What a stunning home and amazing value! It's just too big for my buyers***"... Sorry, it's... too big? Certainly wouldn't want to get too much for your money... 🤔 ... If you have a large family and don't want to retreat to the suburbs, if you have a job that involves hosting and entertaining, or (converted back to a duplex) if you want to live in a beautiful main level flat that pays for itself with the income generate from the upstairs... Well this home is for you!

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LISTED by Engel & Völkers : 2 Lower Charlotte Street

While this is not my listing, these buyers have conditionally purchased one of mine - I would love to see this home sell and create a happy outcome for all!

I have visited this charming end unit townhome personally, and can say it offers great value! Spacious both inside and out, with modern updates and old world charm, close to the amenities of both the ByWard Market and Beechwood Village, easy access to the University of Ottawa and Rideau Centre and just a stone's throw from the Rideau River and pathway! **Perfect for a family, couple, or single professional, if you know of anyone looking, send them my way!**

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Photo of the Month



Kicking off 2026 (almost) with new signs! I'm officially the *face* of my business 🥳

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 - you referrals are what keep me going strong!**

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