

[Subscribe](#)[Past Issues](#)[Translate ▼](#)November 2025 - *monthly market snapshot*[View this email in your browser](#)

Share



Tweet



Share



Forward



Good morning all,

Well... forget about *winter is coming*, apparently *winter is here*! I happened to be having some out of office time last week in a much warmer climate and let's just say this weather came as a shock! The only thing keeping me together is the amount of joy my dog Magic receives from the snow... I try to make her joy my joy, but it's not always easy!

In this 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.
- While I don't personally have any new inventory this month... I do have a very important property to share that is **another agent's listing - the sellers of this property are buyers for one of mine! So I want it to sell with all my heart...**
- **Congratulations** to my clients who bought or sold a home this month!
- Finally, as usual, we'll wrap up with a **photo of the month**... an out of office view I am reminiscing on as I look out at the snow and muck...

October 2025 Market Activity

- Last month, a total of 1,177 homes were sold in Ottawa, up 8.1% from the 1,089 sold in September 2025, but down slightly year over year with a 1.2% decrease

[Subscribe](#)[Past Issues](#)[Translate ▼](#)

but 13.4% higher than October 2024. This seasonal drop off in new listings between September and October has been a consistent pattern over the past decade.

- Active listings fell from 4,388 in September to 4,232 in October, a 3.6% decrease. While inventory levels remain higher than in recent years, this familiar fall decrease in active listings suggests that the trend towards elevated supply levels may be starting to stabilize.
- The months of inventory measure eased from 4.0 to 3.6, indicating a modest tightening in the balance between buyers and sellers as the fall market settled.



October 2025 Property Price Trends

The average sale price for all property types sold in Ottawa in October was \$709,002, up 5.7% from last year and 2.7% higher than September.

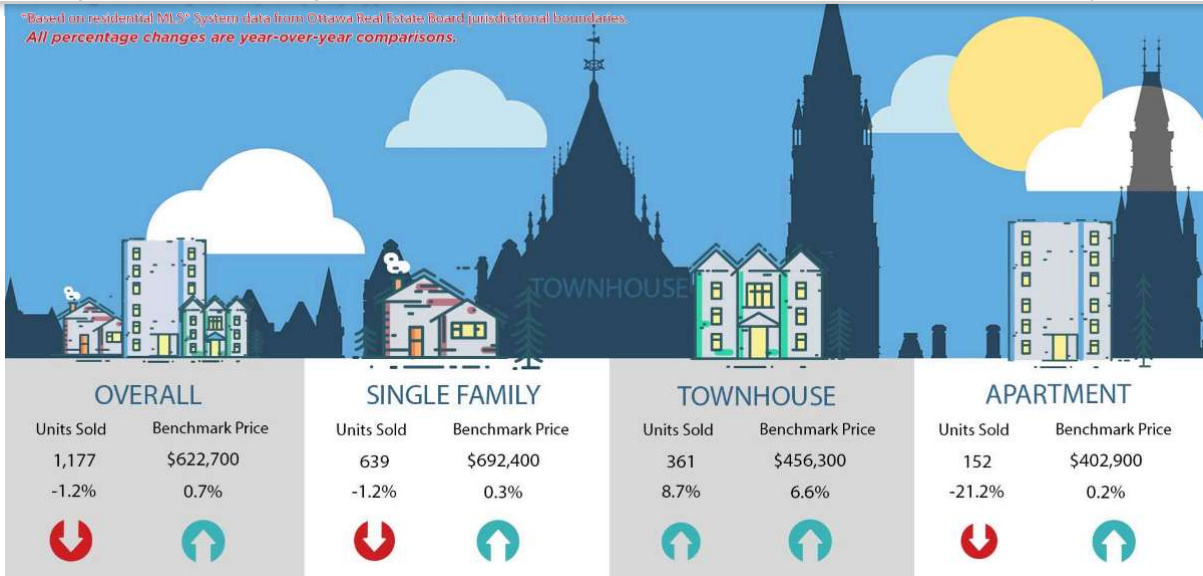
The MLS® Home Price Index (HPI) composite benchmark for Ottawa was \$622,700 in October, down 0.7% month over month but up 0.7% year over year. Broken down by property type:

- The benchmark price for **single-family homes** was \$692,400, up 0.3% year-over-year.
- By comparison, the benchmark price for a **townhouse / row unit** (including both condo and freehold) saw the biggest jump, up 6.6% from last year, to \$456,300.
- The benchmark **condo apartment** price was up minimally from 2024 by 0.1% to come in at \$402,900 in October 2025.

Subscribe

Past Issues

Translate ▼



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 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!

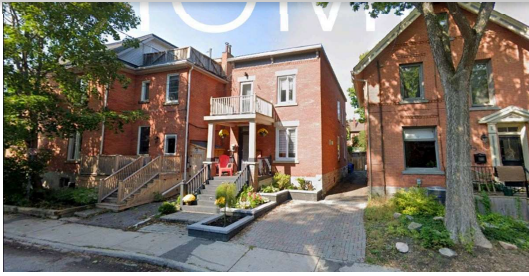
I have visited this charming end unit townhome personally, and can say it offers great value! Spacious both inside and out, with modern updates and old world charm, close to the amenities of both the ByWard Market and Beechwood Village, easy access to the University of Ottawa and Rideau Centre and just 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!**

[Subscribe](#)[Past Issues](#)[Translate ▼](#)[View on REALTOR.CA](#)

🎉 **Congratulations to my clients who bought & sold this month!** 🎉



If you are thinking you remember this condo from last month's **JUST LISTED**.... you'd be right! so flip that over to **JUST SOLD** because good things don't last, and this beautiful condo was very quickly scooped up by one lucky buyer! Despite 9 other listings on offer in the building, the marketing was on point, and the choice was clear 😊

[Subscribe](#)[Past Issues](#)[Translate ▼](#)

after Glebe - it was slim pickings, twists and turns, and LOTS of competition... but in the end, I think they ended up right where they were meant to be! In this stunningly renovated, detached home in the Glebe. At long last, I can say welcome home 🏡👋

Photo of the Month



Daydreaming of last week's warmer days out of office...

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.**

Sincerely,

[Subscribe](#)[Past Issues](#)[Translate ▼](#)

Kayla Meyer
REALTOR®

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

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

Subscribe	Past Issues		Translate ▼
-----------	-------------	--	-------------

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Kayla Meyer, Sales Representative · REMAX Hallmark Realty Group, Brokerage Independently Owned and Operated · 610 Bronson Avenue ·
Ottawa, On K1S 4E6 · Canada

