

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

Share



Tweet



Share



Forward



Good morning all,

Happy pumpkin spice season for those of you inclined to indulge! or perhaps it's sober October? In any case, we are all here to indulge in some market stats, updates and featured listings! So let's just get right to it, shall we?

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.
- I have an exciting **new listing** to share with you - this one offers prime __cpLocation, prime amenities, and prime price! First time buyers especially, take note! Plus we'll take a second look at last month's fresh **investment opportunity**.
- **Congratulations** to all of my clients who bought or sold a home this month!
- Finally, as usual, we'll wrap up with a **photo of the month**... some final floats of the season among fall colours.

September 2025 Market Activity

- A total of 1,089 homes sold in September - while this is down from 1,236 in August and 1,318 in July, it represents a sales volume nearly 2.4% higher than this time last

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

notable 19.3% increase compared to last year, for a total of 4,388 active listings - up 19.4% from September 2024, and roughly 21.8% above the five-year average for this time of year.

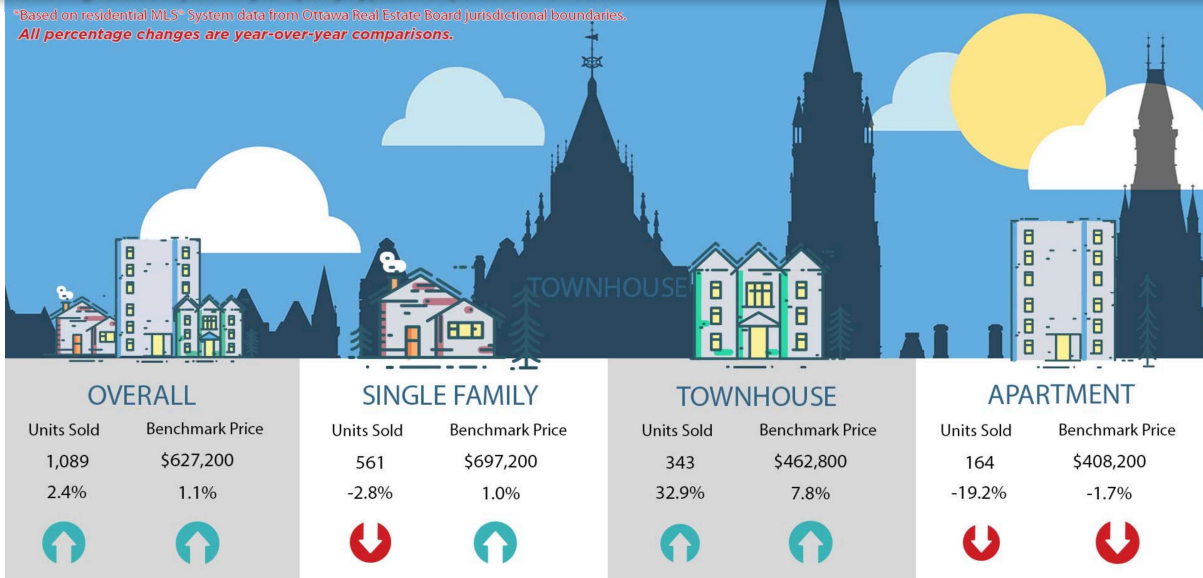
- Months of inventory edged up to 4 months, compared to 3.2 in August and 3.2 in July.



September 2025 Property Price Trends

The average price of a home of any kind sold in September 2025 was \$690,397, a minimal 0.03% increase from this month last year. The overall composite benchmark price (which tracks price trends more accurately than is possible using average or median price measures) was \$627,200, a slightly higher increase of roughly 1.1% from this time last year.

- The benchmark price for **single-family homes** was \$697,200 up 1.0% year-over-year.
- By comparison, the benchmark price for a **townhouse / row unit** (including both condo and freehold) saw the biggest jump, up 7.8% from last year, to \$462,800.
- The benchmark **condo apartment** price on the other hand declined from 2024 by 1.7% to come in at \$408,200 in September 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 👍

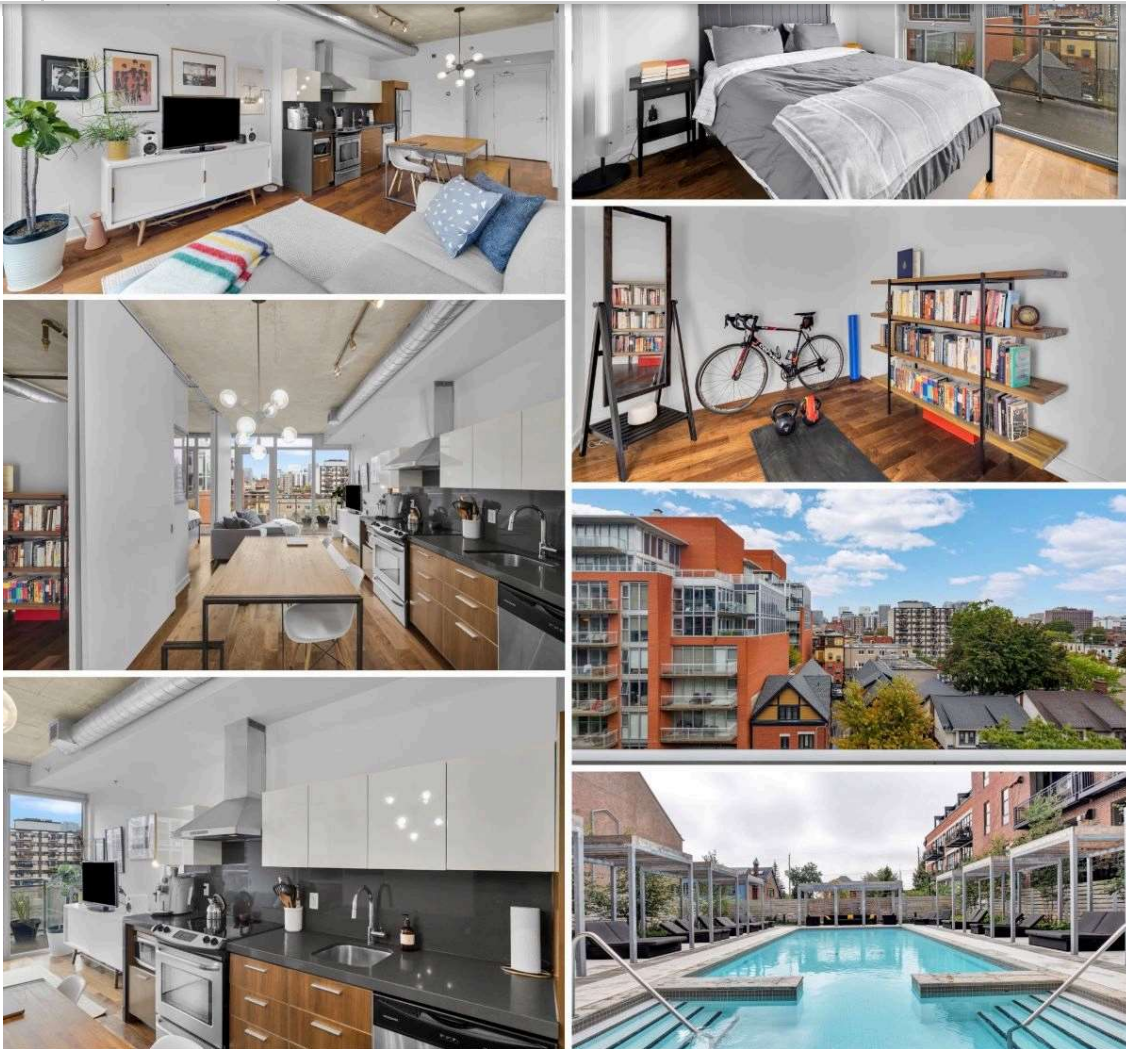
JUST LISTED : 638 - 340 McLeod Street, Centretown

Attention First Time Buyers!

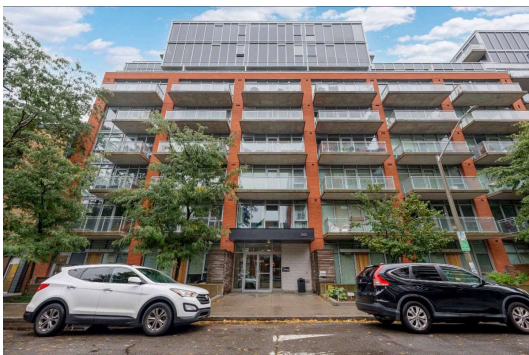
This one-bedroom PLUS den suite, located on the 6th floor of the highly desirable Hideaway condominium, offers an exceptional living experience for discerning buyers. Positioned opposite charming heritage homes, the suite boasts unobstructed city views and abundant natural light throughout. Meticulously maintained, the unit features quartz countertops in both the kitchen and bathroom, stainless steel appliances, gleaming hardwood floors, and upscale lighting fixtures. The balcony spans the full length of the suite, with no balcony above, providing ample outdoor space to relax in privacy.

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

Residents benefit from a variety of exceptional building amenities, including a heated outdoor pool with cabanas and stone fireplace, a spacious courtyard with BBQ and lounge/dining areas, a party room with kitchen and pool table, a fully equipped gym, and a theatre.

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

Situated in a prime __cpLocation, this residence offers convenient access to the vibrant amenities of Centretown, including restaurants, cafes, parks, dog parks, and transit options. Additionally, the property is ideally positioned between Elgin Street and the Glebe, allowing easy enjoyment of the unique offerings of both neighborhoods without the premium price. With close proximity to Lansdowne events such as the weekend Farmers Market and Red Blacks games, as well as a straightforward commute downtown and throughout the city, this suite offers both comfort and convenience in a coveted urban setting.



INVESTMENT OPPORTUNITY : 121 & 123 York Street, ByWard Market

Amazing opportunity for investors and/or aspiring developers to own a piece of the historic ByWard Market! These two, semi-detached residences are being offered for sale together. Both homes are updated and move-in ready, with stunning high ceilings, hardwood floors, large windows, a full suite of appliances, spacious living area with Victorian features, fully fenced back yard, and even heated driveways!



Take occupancy of one and rent out the other, or simply rent both with ease, as they offer close proximity to all the amenities of the ByWard Market, the University of Ottawa, the Rideau Centre, government offices, and the LRT/transit. Other opportunities for the space include building back or up from the existing foot print or transforming one or both homes to create office or retail space - your imagination is the limit! (mixed use zoning designation) For anyone looking to renovate the site, head next door to Patagonia for inspiration! what they have done with this heritage property is simply stunning.

[View on REALTOR.CA](#)

[Subscribe](#)[Past Issues](#)[Translate ▼](#)**bought, sold or leased this month!** 🎉

It's always the most rewarding for me when I get to assist a first time buyer to enter the property market and move into their first home of their own!

Home ownership is unfortunately not something that everyone has access to in our society, so it is very special to me to be able to play a part when someone's years of saving and long term goal of home ownership becomes a reality 🥳

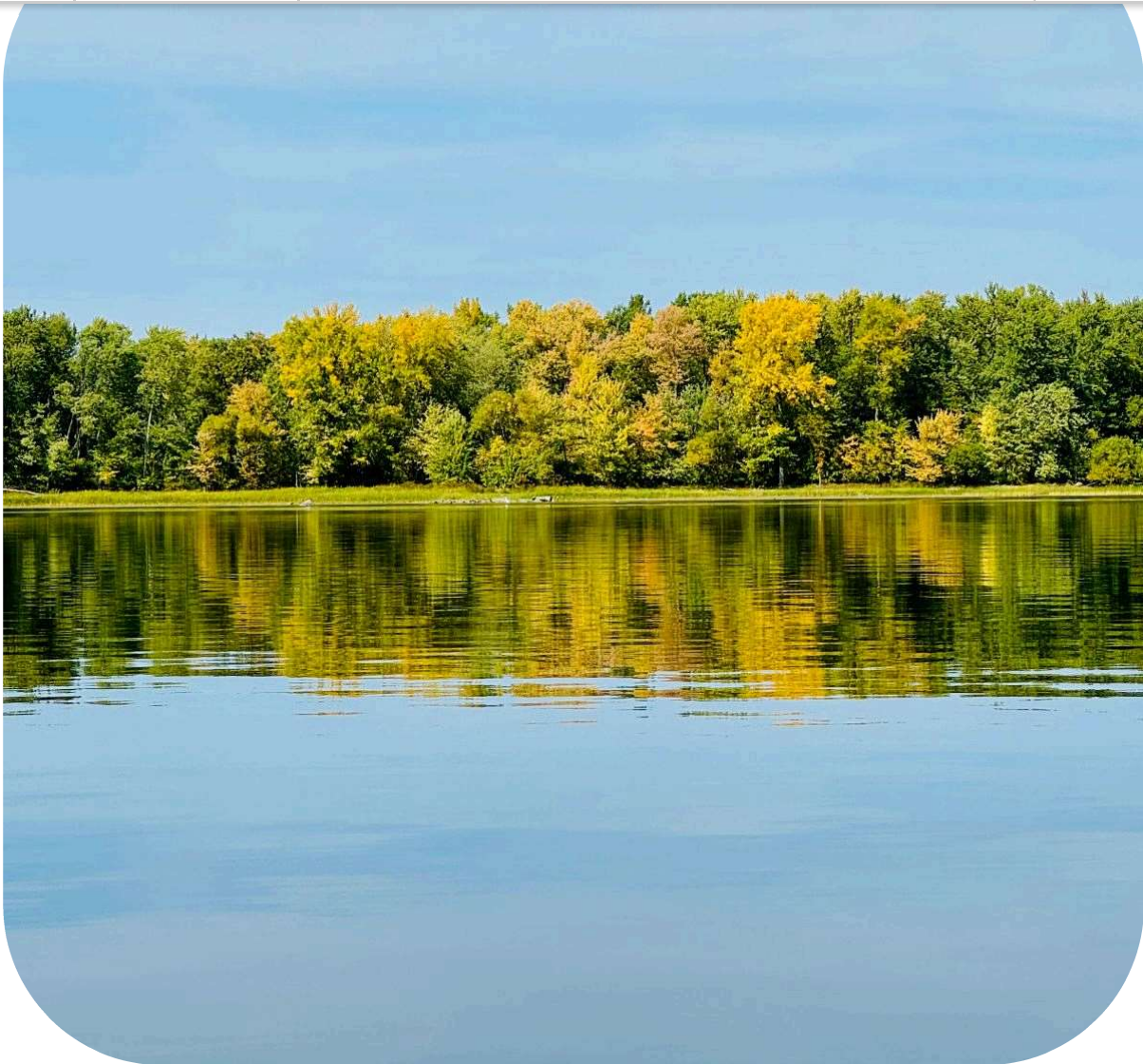
Welcome home! 🏠



While I represented the owners in this transaction, I was also able to assist the tenant, who was moving out of less than ideal conditions! So I'm very happy that they found there way to this lovely home, and into the care of thoughtful and conscientious landlords 🙌

A happy outcome for all!

Photo of the Month

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

It's time for some final floats of the season among fall colours, one of the prettiest times to be on the water 🚤 🍁 - photo credit to my mom 🥰

That's all for this month friends! 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,

Kayla
Meyer
our Sales Representative

[Subscribe](#)[Past Issues](#)[Translate ▼](#)**KAYLA MEYER**

Sales Representative

613-447-9336

kaylameyer613@gmail.com

www.kaylameyer.ca

@kaylameyer613

RE/MAX

Hallmark Realty Group

Brokerage Independently Owned and Operated.

"in Ottawa"

610 Bronson Avenue
Ottawa, ON, K1S 4E6

instagram



linkedIn



web



email

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

This email was sent to <<Email Address>>

[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

