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Good morning all,

It's time for back to school and back to the *monthly market snapshot*! After an August break, we've got two months worth of stats and market updates to go over, so let's just get right to it!

In this edition of the *monthly market snapshot*:

- We'll take a look back at the **past TWO months of sales and stats** in the Ottawa Real Estate Market.
- I have an exciting **new listing** to share with you as well as two listings you might recognize with improved prices!
- PSA - it's one of my favourite times of the year, when the **One World Bazaar** opens for the season! for those of you unfamiliar with it, read on...
- **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**... floating into the fall.

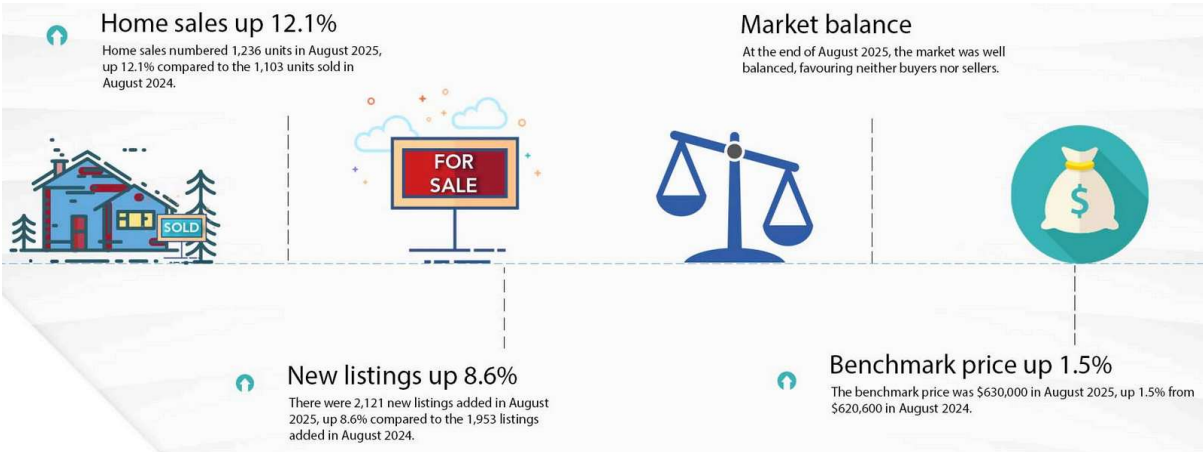
July and August 2025 Market Activity

- There were 1,318 properties sold through the Ottawa Real Estate Board in July 2025 and 1,236 in August, which represented a 4.9% increase and a 12.1%

and in August new listings were up 8.6% from last year, with 2,549 and 2,121 new residential properties added to the market each month respectively. Welcome news for buyers!

- Active residential listings at the end of August totalled 3,971 units, up 13.3% from August 2024.
- Months of inventory at the end of August sits at 3.2.

August 2025 Stats Snapshot



July and August 2025 Property Price Trends

The average price of a home of any kind sold in July 2025 was \$695,209, while in August it was \$686,536 a 2.2% and 3.6% increase from these months last year respectively, while the overall composite benchmark price (which tracks price trends more accurately than is possible using average or median price measures) was \$633,100 and \$630,000 in July and August 2025, an even more modest increase of roughly 1.5% from this time last year.

- The benchmark price for **single-family homes** was \$704,800 in July and \$700,100 in August, up 1.5% year-over-year.
- By comparison, the benchmark price for a **townhouse / row unit** (including both condo and freehold) was \$468,000 in July and \$466,200 in August, an increase of 8.3% from 2024.
- The benchmark **condo apartment** price was \$411,900 in July and \$412,300 in August, a 1.1% decline year-over-year.

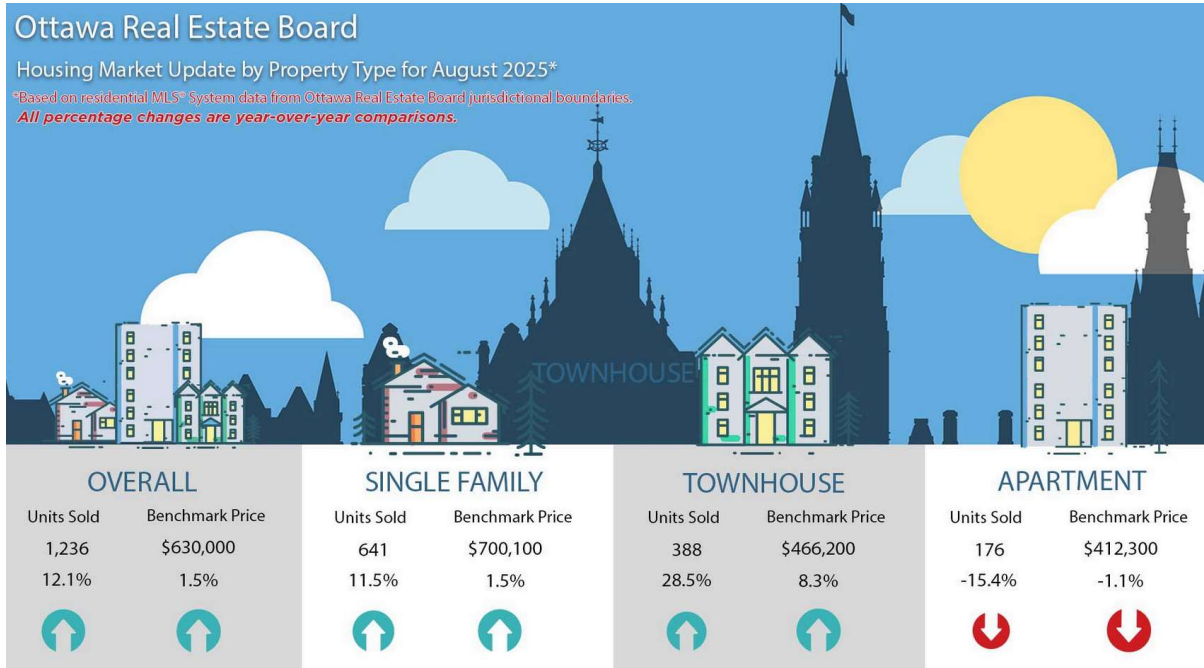
For those of you tracking across monthly updates, these prices remain extremely consistent with June numbers, suggesting a very steady summer market, without significant peaks and lulls in buyer activity.

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Ottawa Real Estate Board

Housing Market Update by Property Type for August 2025*

*Based on residential MLS® System data from Ottawa Real Estate Board jurisdictional boundaries.
All percentage changes are year-over-year comparisons.



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 : 121 & 123 York Street

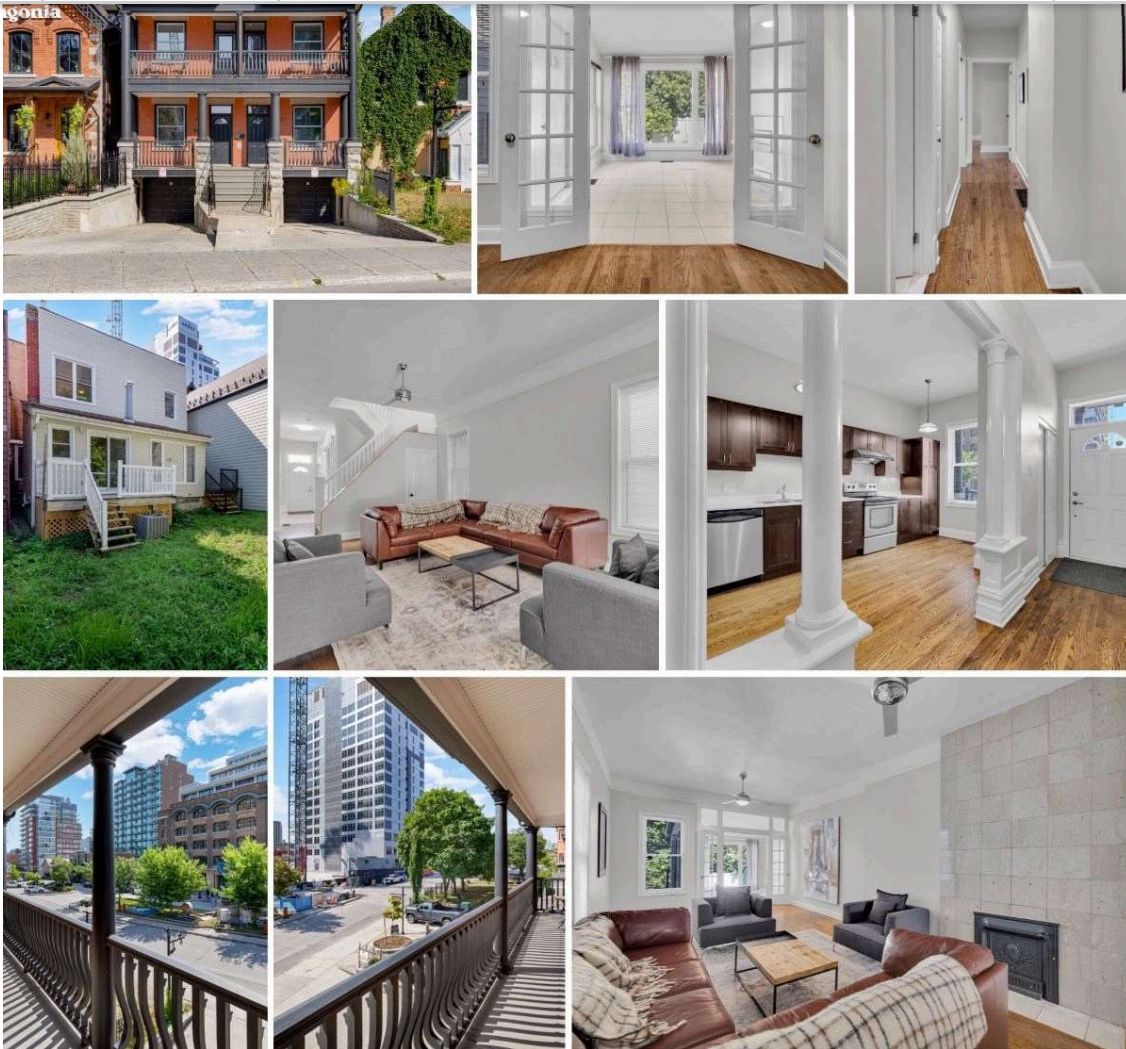
ByWard Market Investment Opportunity!

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!

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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.

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IMPROVED PRICES



396 Daly Avenue

Situated on a large 50 by nearly 100 foot lot, this 6 bedroom family home in Sandy Hill is perfect for large families, diplomatic postings, or anyone needing ample space to work and entertain from home. With updates and old world charm combined!

UNBEATABLE VALUE at \$1,195,000

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to numerous schools, amenities, and easy access to transit, surrounded by numerous parks, green space and just a short distance to the beautiful Ottawa River trails and parkway.

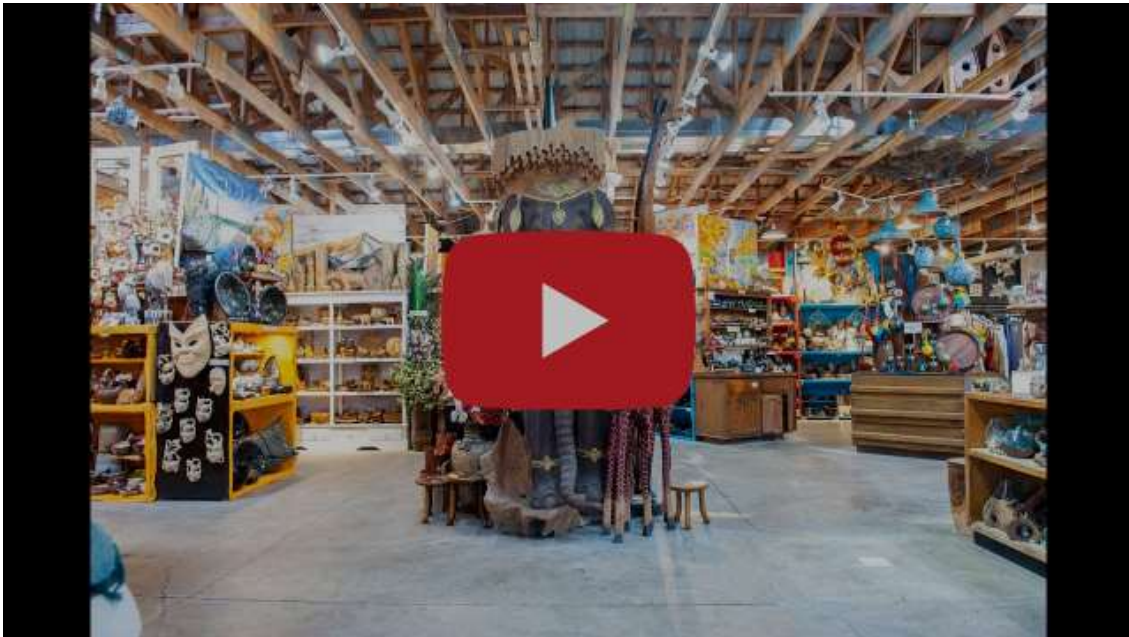
AMAZING PRICE of \$299,900

[View on REALTOR.CA](#)

Time again for the *One World Bazaar*!

One of my favourite times of year is when the One World Bazaar in Manotick opens for the season! Showcasing artisans from around the world, even if I don't need anything I love browsing the treasures... and I usually find something I "need" in the end anyway haha...

[Click here for more info and the dates to keep in mind to plan your visit!](#) and check out this virtual tour! (I have no affiliation with the Bazaar... I just love it and want to share the experience with you 🥰)



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

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clients, and I'm so happy for all of you! 🏡 (PSA for anyone buying their "forever home"... don't forget your poor Realtor! Be sure to send some friends their way who still need to buy and sell! 🙄)



Photo of the Month

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May your float into the fall season be as blissful as my mid-day
float on the beautiful Ottawa River 🚤

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

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