



The Ottawa Region Report

MAY 2025

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Dan Mayer, Sales Representative

Ottawa Market Update

The Ottawa real estate market showed signs of renewed energy in April with 1,320 properties sold, a 18.4% increase over March 2025.

"We're seeing a healthy pickup month-over-month, which is an encouraging sign," says the Ottawa Real Estate Board President. "Inventory levels remain higher than in recent years, indicating we're slowly shifting toward a more balanced market."

With the federal election now behind us, many buyers are returning to the market with renewed confidence. In areas and categories with higher inventory, buyers are taking their time, including conditions in offers, and being more selective.

On the seller side, expectations are adjusting to slightly longer days on market. In this context, strategic pricing and home preparation is important than ever. If a home is priced well and shows well, it sometimes even draws multiple offers.

The number of active residential listings at the end of the month reached 3,834 units, reflecting a 21.4% increase compared to last year. The months of inventory stood at 2.8, compared to 2.1 in April 2024. This indicates that at the current sales pace, it would take nearly 3 months to sell all available listings, suggesting a balanced market.

Finally, the 2025 *Ontario Budget* highlighted important commitments to get more homes built faster and advance key local infrastructure projects that are crucial to our region's long-term prosperity: \$400 million in funding for the Municipal Housing Infrastructure Program (MHIP) and Housing-Enabling Water Systems Fund (HEWSF), and \$50 million invested in modular housing. This will help municipalities get more homes built faster in the province and in communities across Eastern Ontario.

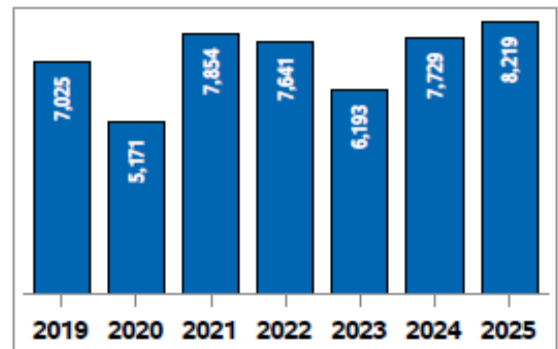
We need to keep in mind that it will take a few years for us to see the effects of these initiatives on home inventory.

WHAT'S IN THE NEWSLETTER

Ottawa Market Update // Building a new home – the basics of what you need to know//Little funny

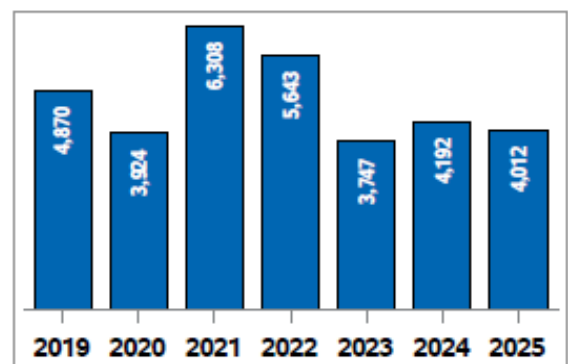
Ottawa Board Residential & Condominium
April 2025 YTD new listings – over 7 years

New Listings
(April Year-to-Date)



Ottawa Board Residential & Condominium
April 2025 YTD sales – over 7 YRS

Sales Activity
(April Year-to-Date)



Building a home – the basics of what you need to know before you start building

Self-building a home is an exciting but challenging process, split into two phases: planning and construction. Each requires careful thought and decision-making, especially in the planning phase, which must be completed before construction begins. The first two steps should be part of your conditions if you're purchasing a new lot. In a future newsletter, we will explore the building process. These steps in the planning phase help ensure a smoother construction process and prevent costly mistakes.

1. Soil/Water Tests and Environmental Assessment

- Soil and Water Tests: Check the soil's stability and the water's safety for your foundation and water systems. A soil test ensures the land can support the structure (and a septic system where applicable), while a water quality test ensures safe water for your home.
- Environmental Assessment: Assess the land for environmental restrictions such as flood risks or protected areas to avoid future complications.

2. Consult with a Planning Officer

- Speak to a planning officer to understand zoning laws, building restrictions, and setbacks, ensuring your plans are compliant with local regulations.

3. Set Budget & Financing

- Budget: Establish how much you can afford to spend on land, design, and construction.
- Financing: Secure pre-approval for financing to know your borrowing capacity and avoid overspending. Financing land before the construction and construction loan are different; you need a solid cash position.

4. Create Plans

- Work with an architect or designer to create your home's blueprint. Ensure the design fits your budget and complies with local building codes.

5. Get Cost Estimates

- Obtain quotes from contractors and suppliers for labor, materials, and services to refine your budget and avoid surprises. Also consider all development costs that the municipality will impose

6. Obtain Site Plan

- A site plan shows where the home will be positioned on the land and includes the location of utilities and other features necessary for construction.

7. Building Permit

- Apply for a building permit to ensure compliance with local zoning laws, safety standards, and building codes.

8. Finalize Budget & Financing

- After receiving estimates and securing permits, finalize your budget and financing to ensure everything is in place before construction starts.

9. Choose Suppliers

- Select reliable suppliers for materials, fixtures, and finishes, ensuring quality products for your home's

**April 2025 Average Sale Price, Number
of sales & percentages of change vs April 2024**

SINGLE FAMILY HOME

\$870,241 +2.1 % AVERAGE PRICE
697 -12.4%

TOWNHOME

\$577,880 +0.1% AVERAGE PRICE
421 +4.7% UNITS SOLD

APARTMENT

\$431,398 +5.8% AVERAGE PRICE
202 -0.3% UNITS SOLD

Little funny: Why do real estate agents love spring?
Because it's the season for *blooming* deals! 😊🏡

***For world class, bilingual services, contact me
Your Real Estate Representative for Life***

Dan Mayer

Bilingual Sales Representative

***# 1 individual (solo agent) at Royal LePage Performance
Realty in 2024***

Executive Circle Award – Top 2% in Ontario

National 2% - Top 2% in Canada, GCI and units

**The Board cautions that averages sale price information can be useful in establishing trends over time but should not be used as an indicator that specific properties have increased or decreased in value. The average sale price is calculated based on the total dollar volume of all properties sold.