

August 2026

Greater Capital Area Association of REALTORS (GCAAR) - Condo & Coop

New Listings 515

 **-22.4%**  **-7.7%**
 from Jul 2026: 664 from Aug 2025: 558

YTD	2026	2025	+/-
	6,721	7,076	-5.0%

5-year Aug average: 624

New Pendings 304

 **-30.1%**  **-26.2%**
 from Jul 2026: 435 from Aug 2025: 412

YTD	2026	2025	+/-
	3,418	3,838	-10.9%

5-year Aug average: 452

Closed Sales 361

 **-23.8%**  **-26.3%**
 from Jul 2026: 474 from Aug 2025: 490

YTD	2026	2025	+/-
	3,332	3,714	-10.3%

5-year Aug average: 507

Median Sold Price \$399,000

 **3.1%**  **2.0%**
 from Jul 2026: \$387,000 from Aug 2025: \$391,250

YTD	2026	2025	+/-
	\$395,000	\$397,900	-0.7%

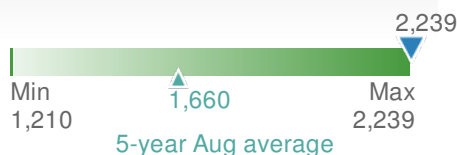
5-year Aug average: \$392,030

Summary

In Greater Capital Area Association of REALTORS (GCAAR), the median sold price for Condo & Coop properties for August was \$399,000, representing an increase of 3.1% compared to last month and an increase of 2% from Aug 2025. The average days on market for units sold in August was 55 days, 43% above the 5-year August average of 39 days. There was a 30.1% month over month decrease in new contract activity with 304 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 387; and a 4% decrease in supply to 2,239 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.20 in July and a decrease from 0.27 in August 2025. The Contract Ratio is 49% lower than the 5-year August average of 0.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 2,239



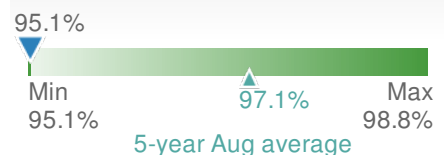
Jul 2026	Aug 2025
2,332	1,933

Avg DOM 55



Jul 2026	Aug 2025	YTD
51	44	52

Avg Sold to OLP Ratio 95.1%



Jul 2026	Aug 2025	YTD
95.1%	96.0%	95.9%