

January 2026

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

New Listings **569**

▲ 87.8% ▼ -18.8%
 from Dec 2025: **303** from Jan 2025: **701**

YTD	2026	2025	+/-
	569	701	-18.8%

5-year Jan average: **725**

New Pendings **359**

▲ 27.3% ▼ -19.7%
 from Dec 2025: **282** from Jan 2025: **447**

YTD	2026	2025	+/-
	359	447	-19.7%

5-year Jan average: **487**

Closed Sales **253**

▼ -36.3% ▼ -28.7%
 from Dec 2025: **397** from Jan 2025: **355**

YTD	2026	2025	+/-
	253	355	-28.7%

5-year Jan average: **342**

Median Sold Price **\$372,000**

▼ -10.0% ▼ -2.1%
 from Dec 2025: **\$413,500** from Jan 2025: **\$380,000**

YTD	2026	2025	+/-
	\$372,000	\$380,000	-2.1%

5-year Jan average: **\$373,400**

Summary

In Greater Capital Area Association of REALTORS (GCAAR), the median sold price for Condo & Coop properties for January was \$372,000, representing a decrease of 10% compared to last month and a decrease of 2.1% from Jan 2025. The average days on market for units sold in January was 57 days, 17% above the 5-year January average of 49 days. There was a 27.3% month over month increase in new contract activity with 359 New Pendings; a 24.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 432; and a 4.6% increase in supply to 1,638 active units.

This activity resulted in a Contract Ratio of 0.26 pendings per active listing, up from 0.22 in December and a decrease from 0.34 in January 2025. The Contract Ratio is 43% lower than the 5-year January average of 0.46. 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 **1,638**

Dec 2025	Jan 2025	YTD
1,566	1,563	1,638

Avg DOM **57**

Dec 2025	Jan 2025	YTD
50	54	57

Avg Sold to OLP Ratio **94.9%**

Dec 2025	Jan 2025	YTD
95.9%	95.8%	94.9%