

September 2026

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

New Listings

820

 59.2%

 from Aug 2026:
515

 -3.9%

 from Sep 2025:
853

YTD	2026	2025	+/-
	7,835	8,166	-4.1%

5-year Sep average: 877

New Pendings

367

 20.7%

 from Aug 2026:
304

 -19.0%

 from Sep 2025:
453

YTD	2026	2025	+/-
	3,777	4,271	-11.6%

5-year Sep average: 480

Closed Sales

312

 -13.6%

 from Aug 2026:
361

 -16.4%

 from Sep 2025:
373

YTD	2026	2025	+/-
	3,665	4,109	-10.8%

5-year Sep average: 414

Median Sold Price

\$399,495

 0.1%

 from Aug 2026:
\$399,000

 9.5%

 from Sep 2025:
\$365,000

YTD	2026	2025	+/-
	\$395,000	\$395,000	0.0%

5-year Sep average: \$376,114

Summary

In Greater Capital Area Association of REALTORS (GCAAR), the median sold price for Condo & Coop properties for September was \$399,495, representing an increase of 0.1% compared to last month and an increase of 9.5% from Sep 2025. The average days on market for units sold in September was 54 days, 35% above the 5-year September average of 40 days. There was a 20.7% month over month increase in new contract activity with 367 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 412; and a 15.7% increase in supply to 2,590 active units.

This activity resulted in a Contract Ratio of 0.16 pendings per active listing, down from 0.17 in August and a decrease from 0.25 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 0.31. 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

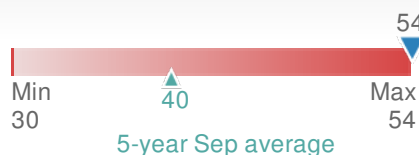
2,590



Aug 2026	Sep 2025
2,239	2,192

Avg DOM

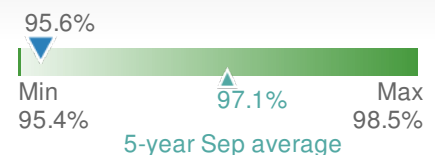
54



Aug 2026	Sep 2025	YTD
55	50	52

Avg Sold to OLP Ratio

95.6%



Aug 2026	Sep 2025	YTD
95.1%	95.4%	95.8%