

DOLLARD-DES-ORMEAUX (West)

Single-Family Homes

September 1, 2025 – August 31, 2026



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MARKET POSITION

Seller's Market

Moderate seller advantage

MEDIAN SALE PRICE

\$770,000

September 1, 2025 – August 31, 2026

+3.4%

VS PRIOR 12-MONTH PERIOD

TRAILING 12-MONTH INDICATORS

Period ending August 31, 2026

Total homes sold	50
Average days on market	48.0
Active listings (monthly avg.)	12.8
Months of inventory	3.1
Total expired listings	13

MARKET INTERPRETATION

The real estate market in **Dollard-des-Ormeaux (West)** is currently in a **seller's market with a moderate seller advantage**, based on current supply levels relative to sales activity. With approximately **3.1 months of inventory** and an average selling time of **48.0 days**, sellers benefit from relatively limited inventory, while buyers may face increased competition for available properties. During the 12-month period ending August 31, 2026, a total of **50 homes sold**, while the median sale price reached **\$770,000**, representing a **3.4% increase** compared to the preceding 12-month period. Although current market conditions **favour sellers**, accurate pricing and effective property presentation remain important factors in attracting qualified purchasers and achieving optimal results.



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