

MARKET REPORT

DOLLARD-DES-ORMEAUX (West)
Single-Family Homes

FEBRUARY 2026

MARKET CONDITIONS

CURRENT MARKET TYPE

Seller's Market — Strong Seller Advantage

MEDIAN SALE PRICE — ANNUAL TREND

2024: \$672,000 → 2025: \$745,000

YEAR-OVER-YEAR CHANGE **+10.86%** 

TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	61
Average Days on Market	52
Active Listings (Monthly Avg.)	13.1
Months of Inventory	2.6
Total Expired Listings	8

MARKET INTERPRETATION

The real estate market in Dollard-des-Ormeaux (West) is currently in a seller's market, with a strong advantage for sellers based on current supply levels relative to sales activity. With approximately 2.6 months of inventory and an average selling time of 52 days, homes that are competitively priced continue to attract strong interest and generally sell within typical market timeframes. Over the past year, the median sale price increased from \$672,000 to \$745,000, representing a 10.86% year-over-year increase. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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