

**Total Residential**



**Gatineau Metropolitan Area**

**By Property Category**



Single-Family



Condominium

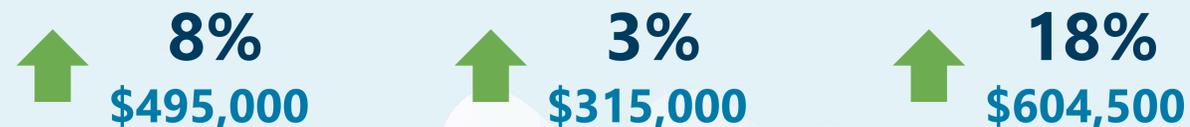


Plex

**Sales**



**Median Price**



**Active Listings**



**Days on market**



\*\* Insufficient number of transactions to produce reliable statistics

- Statistics are provided for information purpose only, the variation cannot be reliable or representative

All variations are calculated in relation to the same period of the previous year.

Source : Quebec Professional Association of Real Estate Brokers by the Centris system





## Sociodemographic profile

Population in 2021

**353,293**

Population change between 2016 and P021

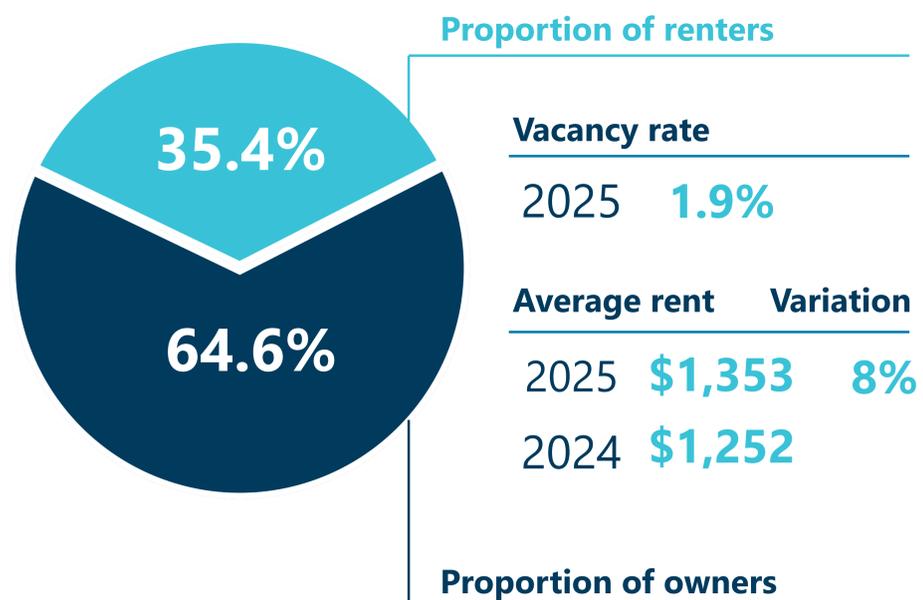
**6.3%**

Population density per square kilometer

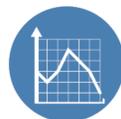
**104.4**

Number of households in 2021

**151,142**



Sources : Statistics Canada, 2021 census  
CMHC - Rental Market Survey, January 2021



## Mortgage Rates

**1-year term** **Variation**

Q3 2025 6,09 % **-1,45**

Q3 2024 7,54 %

**Taux 5 ans** **Variation**

Q3 2025 6,09 % **-0,57**

Q3 2024 6,66 %



## Consumer Confidence Level

**Overall** **Variation**

Q3 2025 72 **-15**

Q3 2024 87

**Is right now a good time to make a major purchase?\*** **Variation**

Q3 2025 16% **2**

Q3 2024 14%

Sources : Statistics Canada and Conference Board of Canada  
\*Proportion of people who responded "yes" to this question



## Labour Market

**Employment** **Variation**

Q3 2025 187,000 **-900**

Q3 2024 187,900

**Unemployment rate** **Variation**

Q3 2025 6.9% **0.1**

Q3 2024 6.8%



## Housing Starts | Q2 2025



- Single-Family
- Condominium
- Rental

**Total** **Variation**

Q2 2025 723 **-29%**

Q2 2024 1,019

**Single-Family** **Variation**

Q2 2025 165 **-7%**

Q2 2024 177

**Condominium** **Variation**

Q2 2025 0

Q2 2024 0

**Rental** **Variation**

Q2 2025 558 **-34%**

Q2 2024 842

Sources : Statistics Canada and CMHC

TOTAL RESIDENTIAL SALES



Area 4 - Buckingham/Masson-Angers	136	42%	↑
Area 1 - Aylmer	278	13%	↑
Area 5 - Outskirts of Gatineau	245	2%	↑
Area 3 - Gatineau	364	-5%	↓
Area 2 - Hull	184	-8%	↓



MEDIAN PRICE OF SINGLE-FAMILY HOMES



Area 5 - Outskirts of Gatineau	\$535,000	14%	↑
Area 2 - Hull	\$500,000	8%	↑
Area 3 - Gatineau	\$475,000	7%	↑
Area 1 - Aylmer	\$560,000	5%	↑
Area 4 - Buckingham/Masson-Angers	\$397,500	5%	↑

Definitions of the metropolitan areas are from Statistics Canada's 2021 census.

All variations are calculated in relation to the same quarter of the previous year.

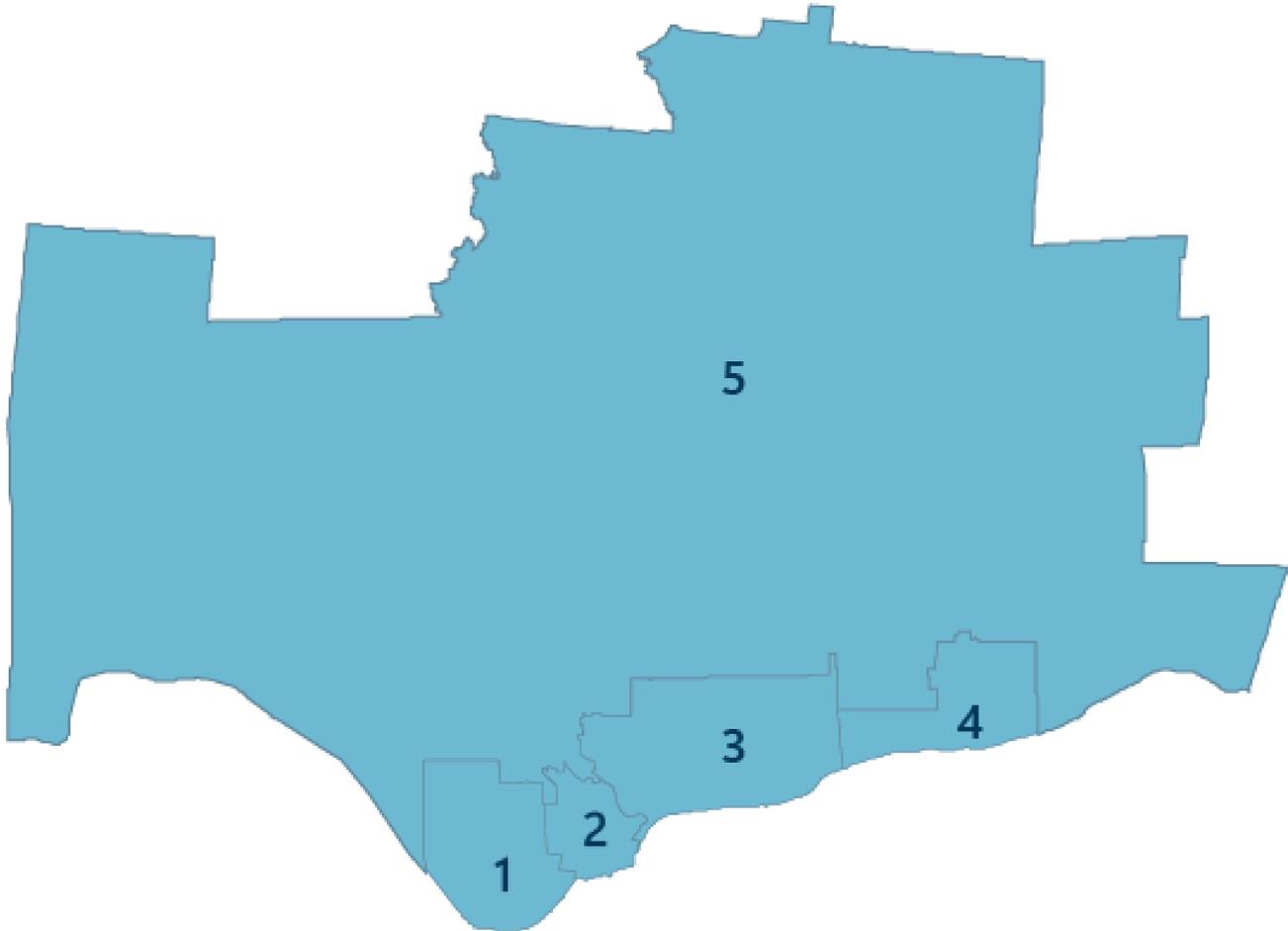
**GATINEAU (CITY)**

Area 1 **Aylmer**  
Aylmer

Area 2 **Hull**  
Hull

Area 3 **Gatineau**  
Gatineau

Area 4 **Buckingham / Masson-Angers**  
Buckingham  
Masson-Angers



**GATINEAU (OUTSKIRTS)**

- Area 5 **Outskirts**
- Bowman
- Cantley
- Chelsea
- Denholm
- La Pêche
- L'Ange-Gardien
- Lochaber-Partie-Ouest
- Lochaber
- Mayo
- Mulgrave-et-Derry
- Notre-Dame-de-la-Salette
- Pontiac
- Val-des-Bois
- Val-des-Monts
- Thurso



# Gatineau Metropolitan Area

**Table 1 - Summary of Centris Activity**

Total Residential				
Third Quarter 2025				
Sales	1,207	↑	4%	
New Listings	2,156	↑	17%	
Active Listings	1,613	↑	4%	
Volume	\$613,992,081	↑	13%	
Last 12 Months				
Sales	4,886	↑	14%	
New Listings	7,897	↑	10%	
Active Listings	1,411	↓	-1%	
Volume	\$2,459,816,318	↑	22%	

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 250,000\$	28	10	2.7	Seller
250,000\$ - 370,000\$	98	42	2.4	Seller
370,000\$ - 620,000\$	468	177	2.6	Seller
620,000\$ - 740,000\$	146	37	4.0	Seller
>= 740,000\$	254	38	6.7	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	918	↑	6%	3,636	↑	14%
Active Listings	1,167	↑	6%	995	↓	-1%
Median Price	\$495,000	↑	8%	\$494,500	↑	8%
Average Price	\$529,622	↑	7%	\$531,005	↑	8%
Average Days on Market	27	↓	-12	34	↓	-4
						↑ 67%
						↑ 66%

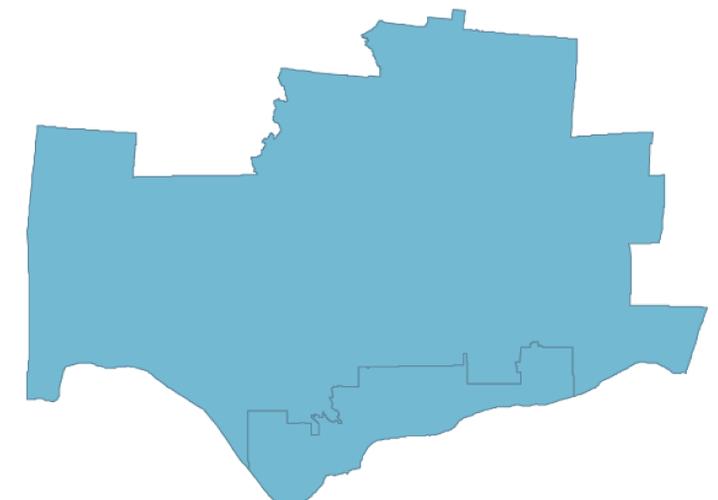
Condominium						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	186	↓	-11%	825	↑	8%
Active Listings	309	↑	17%	265	↑	14%
Median Price	\$315,000	↑	3%	\$315,000	↑	3%
Average Price	\$331,769	↑	6%	\$330,173	↑	2%
Average Days on Market	40	↓	-2	42	↓	-1
						↑ 68%
						↑ 63%

Plex						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	102	↑	16%	420	↑	25%
Active Listings	128	↓	-29%	142	↓	-21%
Median Price	\$604,500	↑	18%	\$580,000	↑	14%
Average Price	\$665,166	↑	17%	\$623,386	↑	12%
Average Days on Market	36	↓	-18	50	↓	-8
						↑ 77%
						↑ 79%

**Evolution of Market Conditions by Property Category\***



\*\*Insufficient number of transactions to produce reliable statistics



# Gatineau City

**Table 1 - Summary of Centris Activity**

Total Residential			
Third Quarter 2025			
Sales	962	↑	4%
New Listings	1,611	↑	19%
Active Listings	1,060	↑	7%
Volume	\$475,451,914	↑	12%

Last 12 Months			
Sales	3,899	↑	11%
New Listings	5,985	↑	11%
Active Listings	947	→	0%
Volume	\$1,885,921,979	↑	18%

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 240,000\$	6	4	1.4	Seller
240,000\$ - 360,000\$	43	27	1.6	Seller
360,000\$ - 600,000\$	313	145	2.2	Seller
600,000\$ - 720,000\$	75	27	2.8	Seller
>= 720,000\$	120	22	5.4	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

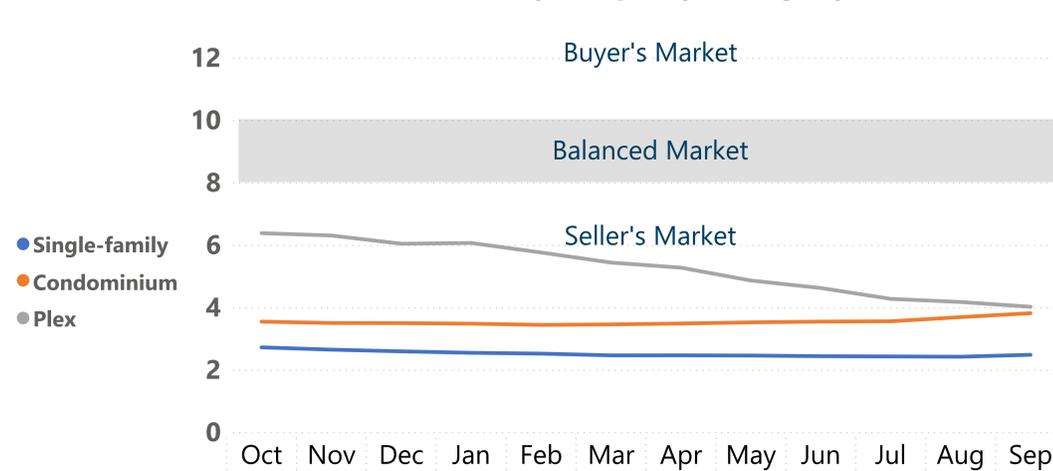
Single-Family					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	680	↑ 7%	2,697	↑ 11%	
Active Listings	645	↑ 13%	557	→ 0%	
Median Price	\$485,000	↑ 7%	\$480,000	↑ 7%	↑ 63%
Average Price	\$514,513	↑ 5%	\$511,238	↑ 6%	↑ 63%
Average Days on Market	24	↓ -10	27	↓ -7	

Condominium					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	182	↓ -11%	803	↑ 7%	
Active Listings	296	↑ 18%	255	↑ 14%	
Median Price	\$315,000	↑ 3%	\$312,000	↑ 2%	↑ 66%
Average Price	\$332,522	↑ 7%	\$326,640	↑ 2%	↑ 61%
Average Days on Market	40	↓ -2	42	↓ -1	

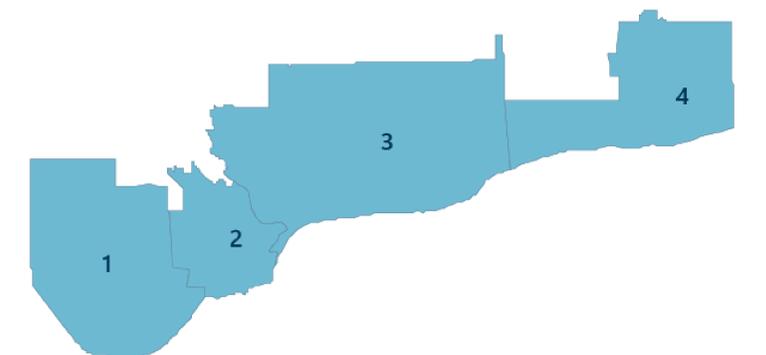
Plex					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	100	↑ 22%	399	↑ 24%	
Active Listings	118	↓ -31%	134	↓ -21%	
Median Price	\$607,750	↑ 13%	\$585,000	↑ 13%	↑ 76%
Average Price	\$670,798	↑ 15%	\$632,170	↑ 12%	↑ 79%
Average Days on Market	36	↓ -15	50	↓ -8	

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 1: Aylmer

**Table 1 - Summary of Centris Activity**

Total Residential			
Third Quarter 2025			
Sales	127	↓	-11%
New Listings	156	↓	-11%
Active Listings	162	↓	-29%
Volume	\$62,331,219	↑	3%

Last 12 Months			
Sales	617	↑	9%
New Listings	749	↓	-4%
Active Listings	183	↓	-31%
Volume	\$292,388,475	↑	25%

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 370,000\$	0	0	.0	Seller
370,000\$ - 560,000\$	3	1	2.3	Seller
560,000\$ - 940,000\$	4	2	2.0	Seller
940,000\$ - 1,120,000\$	2	0	5.4	Seller
>= 1,120,000\$	7	1	6.7	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	12	-	57	↑ 43%	
Active Listings	15	-	16	-	
Median Price	**	-	\$749,000	↑ 4%	↑ 54%
Average Price	**	-	\$833,150	↑ 14%	↑ 52%
Average Days on Market	**	-	43	↓ -24	

Condominium					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	103	↓ -18%	505	↑ 2%	
Active Listings	120	↓ -30%	138	↓ -33%	
Median Price	\$385,000	↑ 10%	\$360,000	↑ 11%	↑ 41%
Average Price	\$409,206	↑ 5%	\$405,467	↑ 8%	↑ 41%
Average Days on Market	62	↓ -8	53	↓ -22	

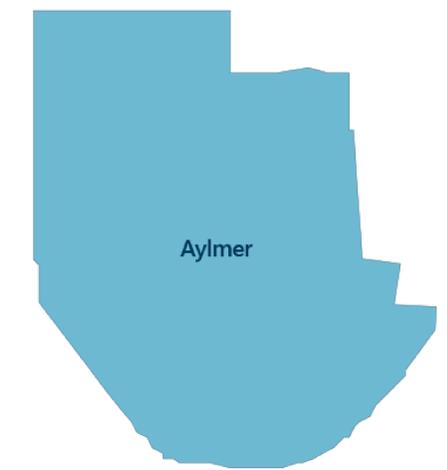
Plex					
	Third Quarter 2025		Last 12 Months		Past 5 years
Sales	12	-	55	↑ 62%	
Active Listings	27	-	29	-	
Median Price	**	-	\$700,000	↑ 18%	↑ 17%
Average Price	**	-	\$737,155	↑ 24%	↑ 15%
Average Days on Market	**	-	83	↓ -50	

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 2: Hull

**Table 1 - Summary of Centris Activity**

Total Residential			
Third Quarter 2025			
Sales	184	↓	-8%
New Listings	320	↑	1%
Active Listings	259	↓	-8%
Volume	\$83,610,300	↓	-1%

Last 12 Months			
Sales	834	↑	19%
New Listings	1,287	↑	9%
Active Listings	243	↓	-4%
Volume	\$386,853,149	↑	27%

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 260,000\$	0	0	1.3	Seller
260,000\$ - 390,000\$	8	3	3.0	Seller
390,000\$ - 640,000\$	45	23	2.0	Seller
640,000\$ - 770,000\$	7	3	2.4	Seller
>= 770,000\$	14	2	6.6	Seller

Source : QPAREB by the Centris system



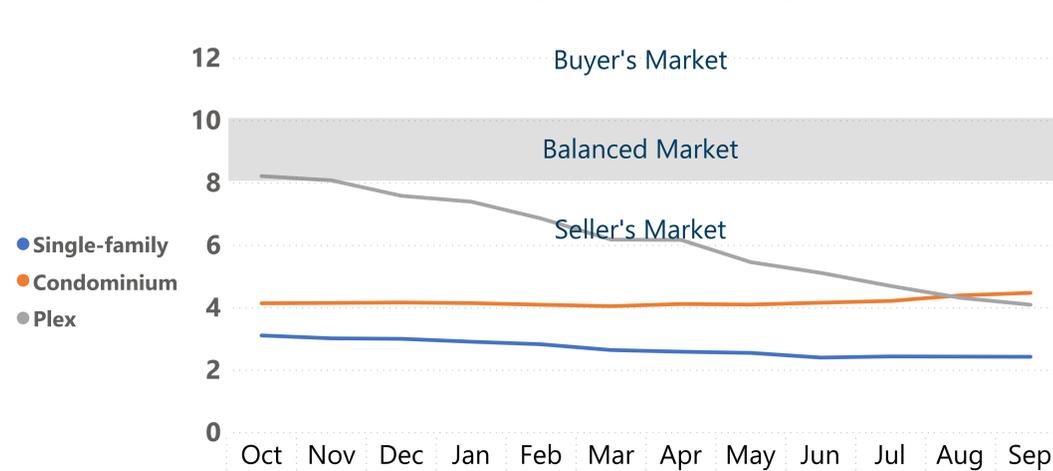
**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	77	↓ -20%	366	↑ 14%		
Active Listings	80	↓ -13%	74	↓ -16%		
Median Price	\$500,000	↑ 8%	\$515,750	↑ 7%	↑	60%
Average Price	\$508,699	↑ 2%	\$534,558	↑ 5%	↑	53%
Average Days on Market	24	↓ -18%	28	↓ -8%		

Condominium						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	71	↓ -11%	320	↑ 16%		
Active Listings	135	↑ 18%	119	↑ 24%		
Median Price	\$299,900	↑ 7%	\$295,500	↑ 6%	↑	72%
Average Price	\$320,107	↑ 11%	\$317,510	↑ 4%	↑	60%
Average Days on Market	46	↑ 2%	47	→ 0%		

Plex						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	36	-	148	↑ 45%		
Active Listings	44	↓ -42%	50	↓ -27%		
Median Price	\$567,500	-	\$561,500	↑ 16%	↑	52%
Average Price	\$603,136	-	\$605,418	↑ 9%	↑	60%
Average Days on Market	37	-	45	↓ -16%		

**Evolution of Market Conditions by Property Category\***



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics



# Area 3: Gatineau

**Table 1 - Summary of Centris Activity**

Total Residential			
Third Quarter 2025			
Sales	364	↓	-5%
New Listings	649	↑	25%
Active Listings	386	↑	10%
Volume	\$178,454,954	↑	3%

Last 12 Months			
Sales	1,577	↑	8%
New Listings	2,385	↑	13%
Active Listings	355	→	0%
Volume	\$750,772,339	↑	15%

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 230,000\$	4	3	1.2	Seller
230,000\$ - 350,000\$	17	12	1.4	Seller
350,000\$ - 580,000\$	143	67	2.1	Seller
580,000\$ - 690,000\$	31	11	2.7	Seller
>= 690,000\$	56	9	6.1	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	289	→	0%	1,233	↑	10%
Active Listings	282	↑	17%	251	↑	2%
Median Price	\$475,000	↑	7%	\$465,000	↑	7%
Average Price	\$500,396	↑	6%	\$491,134	↑	5%
Average Days on Market	22	↓	-9	26	↓	-8

Condominium						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	44	↓	-25%	223	↑	1%
Active Listings	57	↓	-1%	54	↑	1%
Median Price	\$331,250	↑	5%	\$317,000	↑	1%
Average Price	\$360,377	↑	10%	\$336,111	↑	3%
Average Days on Market	31	↓	-9	38	→	0

Plex						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	31	↓	-9%	121	↑	8%
Active Listings	47	↓	-10%	50	↓	-10%
Median Price	\$595,430	↑	15%	\$599,900	↑	14%
Average Price	\$642,424	↑	12%	\$631,423	↑	12%
Average Days on Market	36	↓	-12	51	↓	-6

**Evolution of Market Conditions by Property Category\***



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics



# Area 4: Buckingham/Masson-Angers

**Table 1 - Summary of Centris Activity**

Total Residential			
Third Quarter 2025			
Sales	136	↑	42%
New Listings	175	↑	4%
Active Listings	110	↓	-8%
Volume	\$57,965,150	↑	57%

Last 12 Months			
Sales	497	↑	22%
New Listings	676	↑	5%
Active Listings	105	↓	-3%
Volume	\$210,592,457	↑	35%

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 200,000\$	1	1	1.9	Seller
200,000\$ - 300,000\$	6	3	2.3	Seller
300,000\$ - 500,000\$	49	26	1.9	Seller
500,000\$ - 600,000\$	13	4	3.8	Seller
>= 600,000\$	12	2	7.4	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	119	↑ 47%	415	↑ 22%		
Active Listings	95	↑ 8%	82	→ 0%		
Median Price	\$397,500	↑ 5%	\$400,000	↑ 6%		↑ 78%
Average Price	\$405,036	↑ 5%	\$410,606	↑ 9%		↑ 75%
Average Days on Market	23	↓ -7	29	↓ -4		

Condominium						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	4	-	14	-		
Active Listings	3	-	5	-		
Median Price	**	-	**	-		
Average Price	**	-	**	-		
Average Days on Market	**	-	**	-		

Plex						
	Third Quarter 2025		Last 12 Months		Past 5 years	
Sales	13	-	68	↑ 36%		
Active Listings	10	-	18	-		
Median Price	**	-	\$546,000	↑ 30%		↑ 115%
Average Price	**	-	\$535,979	↑ 26%		↑ 107%
Average Days on Market	**	-	53	↓ -8		

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 5: Outskirts

**Table 1 - Summary of Centris Activity**

Total Residential				
Third Quarter 2025				
Sales	245	↑	2%	
New Listings	545	↑	14%	
Active Listings	553	↓	-1%	
Volume	\$138,540,167	↑	13%	
Last 12 Months				
Sales	987	↑	23%	
New Listings	1,912	↑	9%	
Active Listings	464	↓	-2%	
Volume	\$573,894,339	↑	37%	

**Table 3 - Market Conditions by Price Range**

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 280,000\$	28	7	4.0	Seller
280,000\$ - 410,000\$	72	15	4.9	Seller
410,000\$ - 690,000\$	168	33	5.0	Seller
690,000\$ - 830,000\$	65	11	6.2	Seller
>= 830,000\$	105	13	8.4	Balanced

Source : QPAREB by the Centris system



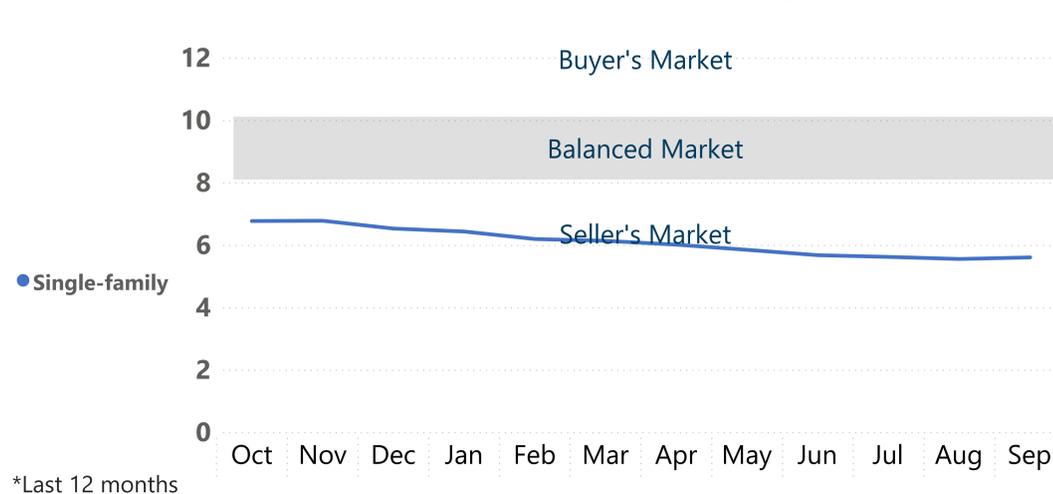
**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	238	↑	4%	939	↑	21%
Active Listings	521	↓	-1%	438	↓	-2%
Median Price	\$535,000	↑	14%	\$550,000	↑	11%
Average Price	\$572,408	↑	11%	\$587,355	↑	12%
Average Days on Market	35	↓	-21	53	→	0
						↑ 75%
						↑ 74%

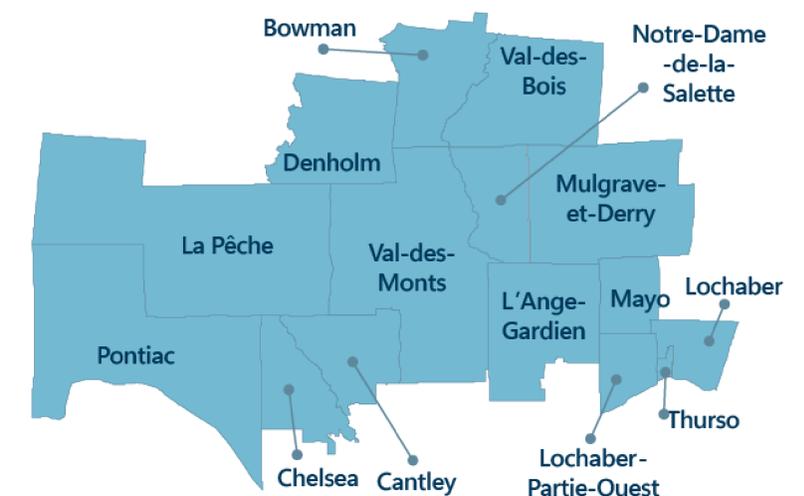
Condominium						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	4	-	-	22	-	-
Active Listings	13	-	-	10	-	-
Median Price	**	-	-	**	-	-
Average Price	**	-	-	**	-	-
Average Days on Market	**	-	-	**	-	-

Plex						
	Third Quarter 2025			Last 12 Months		Past 5 years
Sales	2	-	-	21	-	-
Active Listings	11	-	-	8	-	-
Median Price	**	-	-	**	-	-
Average Price	**	-	-	**	-	-
Average Days on Market	**	-	-	**	-	-

**Evolution of Market Conditions by Property Category\***



\*\*Insufficient number of transactions to produce reliable statistics



## Centris System

The Centris system is the most extensive and current computerized database of real estate transactions. It is governed by very specific rules that all real estate brokers in Québec must adhere to. Only real estate brokers who are members of QPAREB or a real estate board have access to it.

## Residential

Includes the following property categories: single-family homes, condominiums, plexes (revenue properties with 2 to 5 dwellings), and hobby farms.

## New Listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

## Active listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

## Number of Sales

Total number of sales concluded during the targeted period. The sale date is the date on which the promise to purchase is accepted, which takes effect once all conditions are met.

## Volume of Sales

Amount of all sales concluded during the targeted period, in dollars (\$).

## Average Days on Market

Average number of days between the date the brokerage contract was signed and the date of sale.

## Variation

Due to the seasonal nature of real estate indicators, quarterly variations are calculated in relation to the same quarter of the previous year.

## Average Sale Price

Average value of sales concluded during the targeted period. Some transactions may be excluded from the calculation in order to obtain a more significant average price.

## Median Home Price

Median value of sales concluded during the targeted period. The median price divides all transactions into two equal parts: 50 per cent of transactions were at a lower price than the median price and the other 50 per cent were at a higher price. Some transactions may be excluded from the calculation in order to obtain a more significant median price.

## Caution

The average and median property prices indicated in this brochure are based on transactions concluded via the Centris system during the targeted period. They do not necessarily reflect the average or median value of all properties in a sector. Similarly, the evolution of average prices or median prices between two periods does not necessarily reflect the evolution of the value of all properties in a sector. As a result, caution is required when using these statistics, particularly when the number of transactions is low.

## Inventory

Corresponds to the average number of active listings in the past 12 months.

## Number of Months of Inventory

The number of months needed to sell the entire inventory of properties for sale, calculated according to the pace of sales of the past 12 months. It is obtained by dividing the inventory by the average number of sales in the past 12 months. This calculation eliminates fluctuations due to the seasonal nature of listings and sales. For example, if the number of months of inventory is six, this means that it would take six months to sell the entire inventory of properties for sale. We can also say that the inventory corresponds to six months of sales. It is important to note that this measure is different than the average selling time.

## Market Conditions

Market conditions are based on the number of months of inventory. Due to the way the number of months of inventory is calculated (see above), market conditions reflect the situation of the past 12 months. If the number of months of inventory is between 8 and 10, the market is considered balanced, meaning that it does not favour buyers or sellers. In such a context, price growth is generally moderate. If the number of months of inventory is less than 8, the market favours sellers (seller's market). In such a context, price growth is generally high. If the number of months of inventory is greater than 10, the market favours buyers (buyer's market). In such a context, price growth is generally low and may even be negative.

## About the QPAREB

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 15,000 real estate brokers and agencies. Among other things, it is responsible for the analysis and publication of Quebec's residential real estate market statistics.

## Pour information

This publication is produced by the Market Analysis Department of the QPAREB.

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