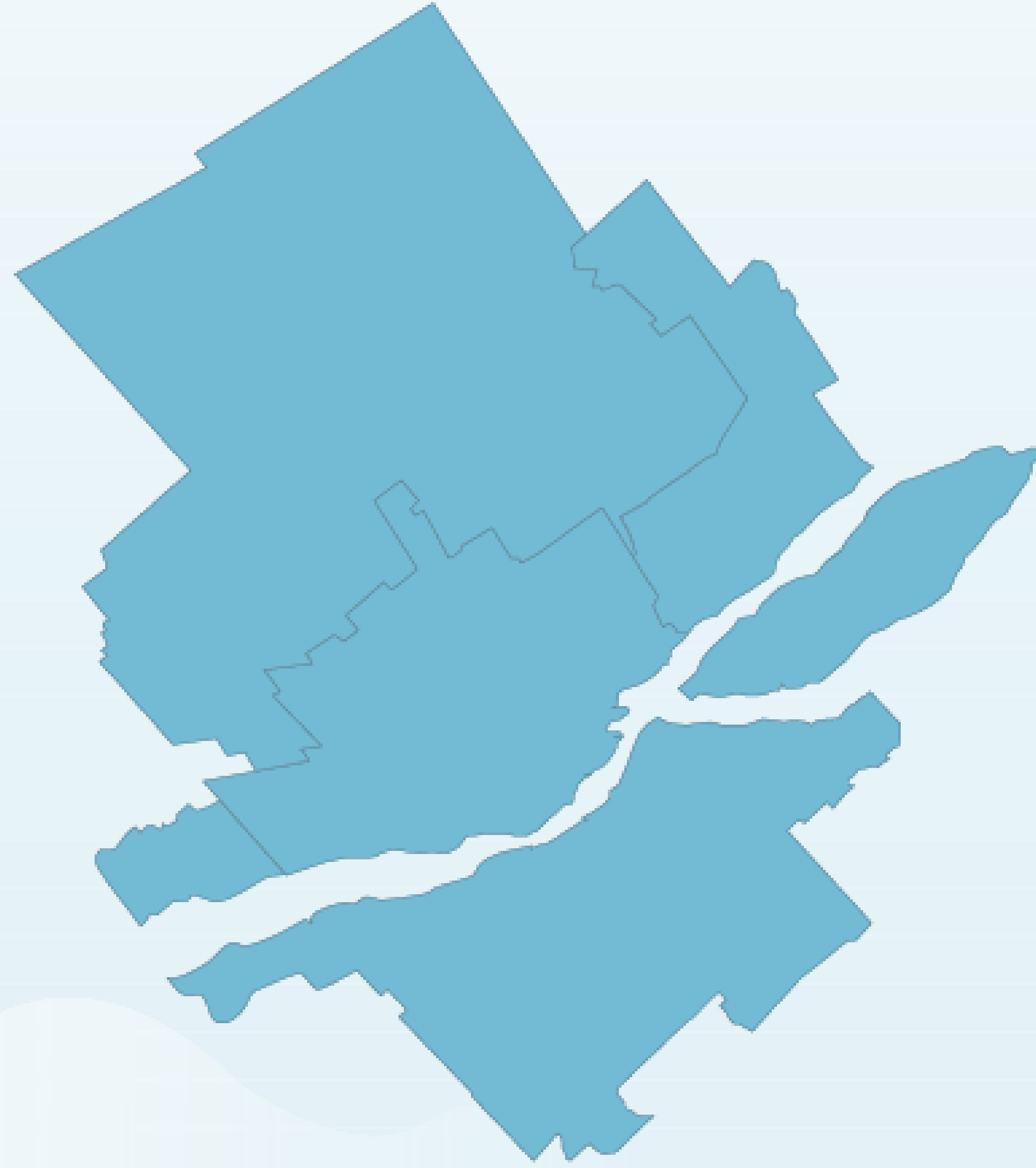




Total Residential

Sales	Listings
8%	-22%
2,204	1,763

Québec City Metropolitan Area

By Property Category

	 Single-Family	 Condominium	 Plex
Sales	↑ 13% 1,377	↓ -3% 612	↑ 13% 213
Median Price	↑ 17% \$455,000	↑ 13% \$315,000	↑ 14% \$515,000
Active Listings	↓ -17% 1,119	↓ -32% 426	↓ -23% 209
Days on market	↓ -21 23	↓ -13 41	↓ -15 38

** 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

839,311

Population change between 2016 and P021

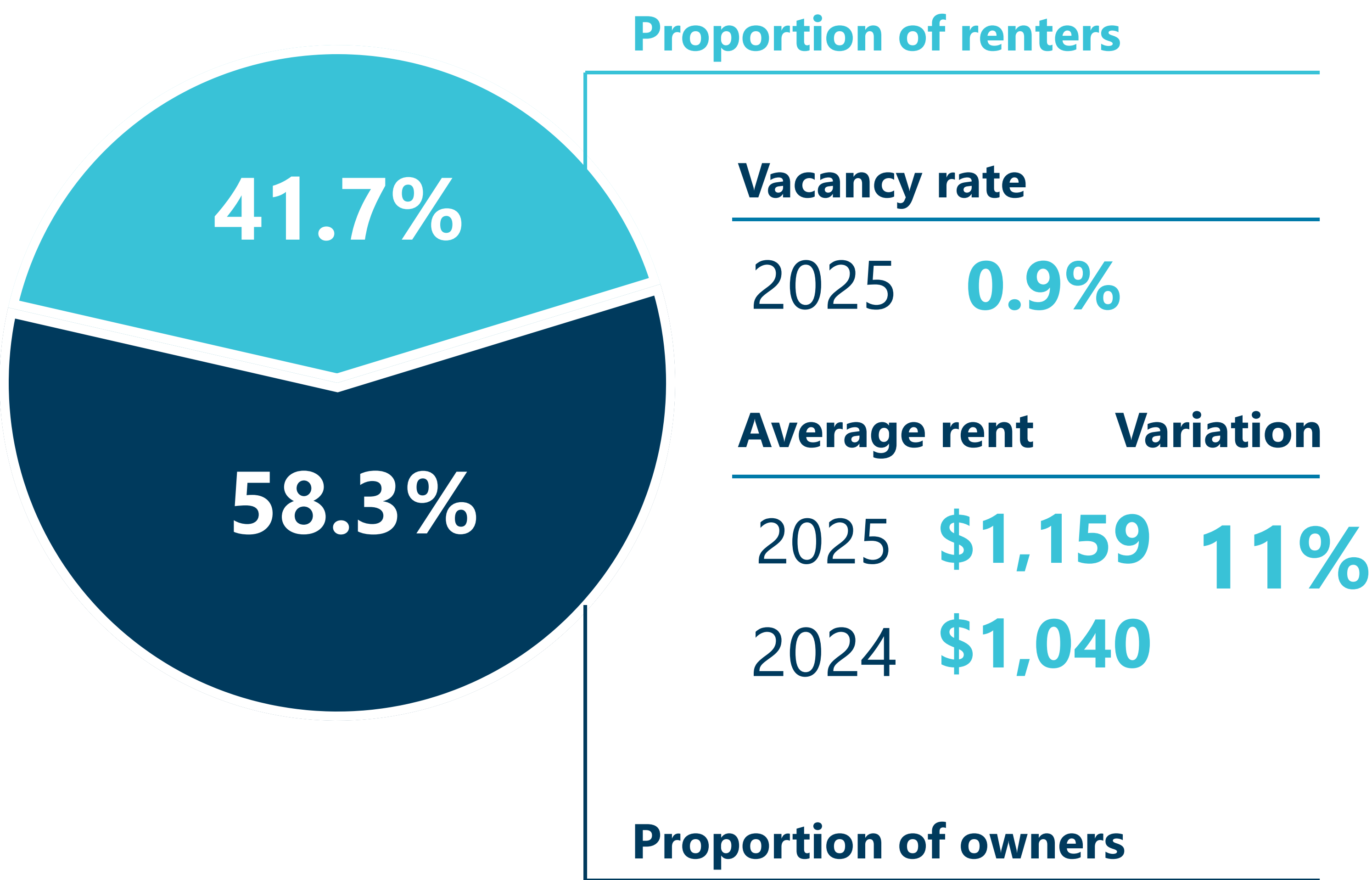
4.1%

Population density per square kilometer

239.8

Number of households in 2021

387,954



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%	

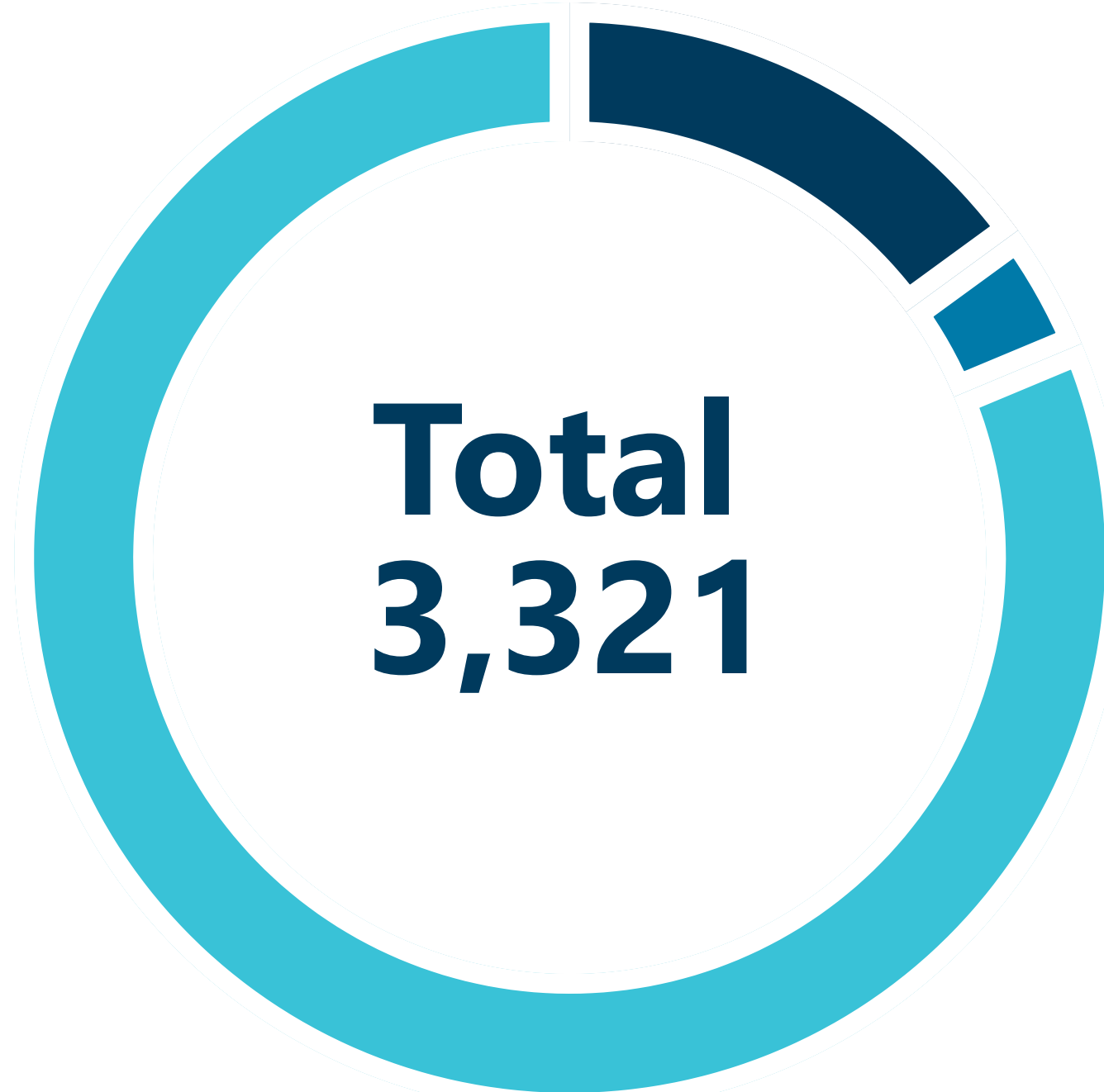


Labour Market

Employment		Variation
Q3 2025	499,600	32,500
Q3 2024	467,100	
Unemployment rate		Variation
Q3 2025	4.8%	0.4
Q3 2024	4.4%	



Housing Starts | Q2 2025



- Single-Family
- Condominium
- Rental

Total		Variation
Q2 2025	3,321	53%
Q2 2024	2,167	
Single-Family		Variation
Q2 2025	497	54%
Q2 2024	323	
Condominium		Variation
Q2 2025	124	-29%
Q2 2024	174	
Rental		Variation
Q2 2025	2,700	62%
Q2 2024	1,670	

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

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

Sources : Statistics Canada and CMHC



TOTAL RESIDENTIAL SALES

197	63%	↑	Area 8 - Ancienne-Lorette - Aéroport - Val-Bélair
150	24%	↑	Area 13 : Chutes-de-la-Chaudière-Est
139	18%	↑	Area 12 - Chutes-de-la-Chaudière-Ouest
163	17%	↑	Area 6 - Les Rivières
192	17%	↑	Area 11 - RCM La Jacques-Cartier

207	-6%	↓	Area 4 - Charlesbourg
161	-11%	↓	Area 14 : Ancien Lévis
127	-11%	↓	Area 1 - Haute-Ville
179	-14%	↓	Area 3 - Sainte-Foy/Sillery



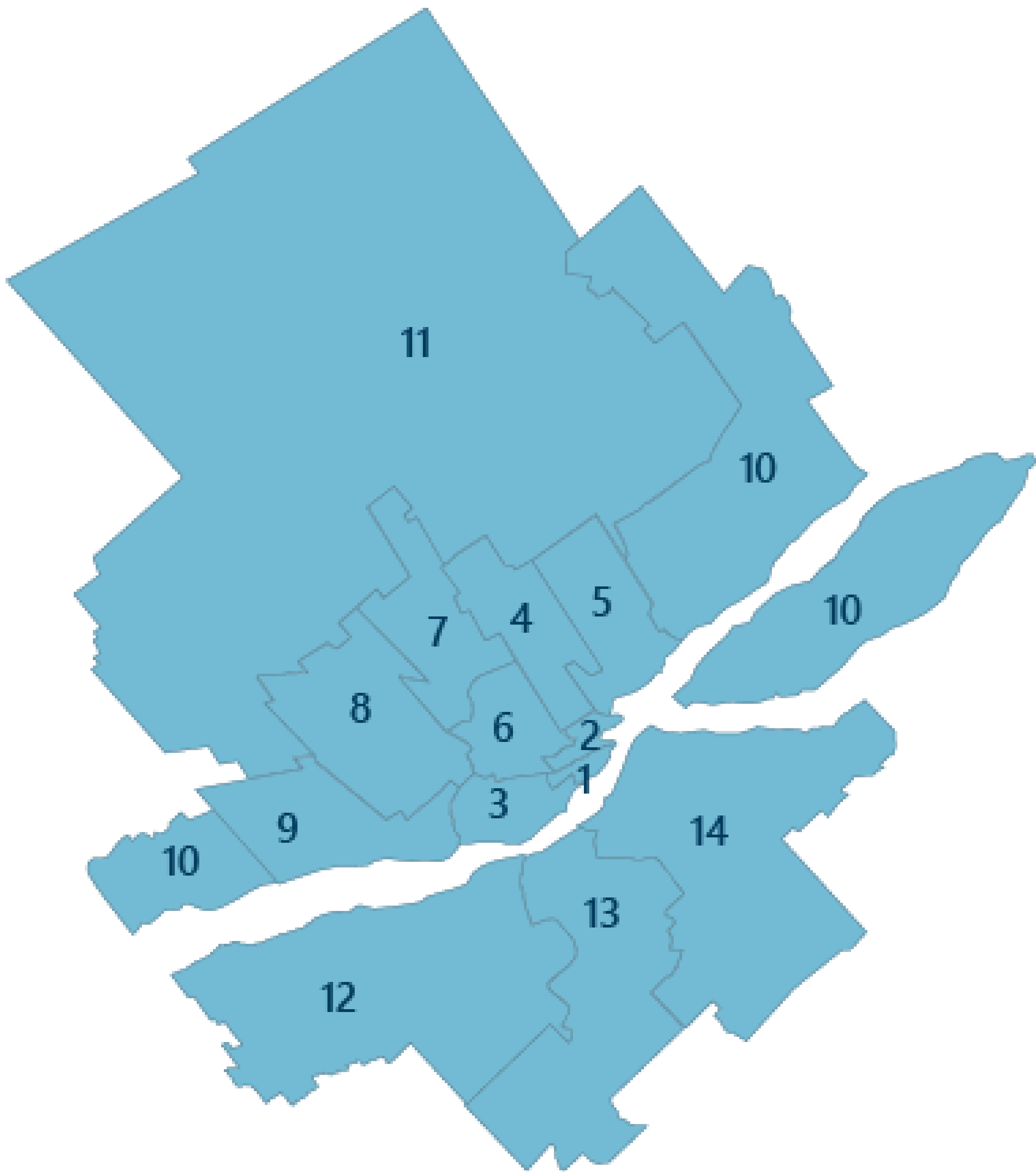
MEDIAN PRICE OF SINGLE-FAMILY HOMES

Area 8 - Ancienne-Lorette - Aéroport - Val-Bélair	\$457,500	29%	↑
Area 7 - La Haute-Saint-Charles (excluding Val-Bélair)	\$439,400	24%	↑
Area 9 -Saint-Augustin - Cap-Rouge	\$639,500	23%	↑
Area 6 - Les Rivières	\$475,000	21%	↑
Area 10 - RCM Île-d'Orléans and RCM Côte de Beaupré	\$493,500	21%	↑

Area 3 - Sainte-Foy/Sillery	\$569,500	-3%	↓
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AGGLOMERATION OF QUÉBEC CITY

- Area 1 **La Cité - Haute-Ville**
Haute-Ville
- Area 2 **La Cité - Basse-Ville and Limoilou**
La Cité - Basse-Ville, Limoilou, Notre-Dame-des-Anges
- Area 3 **Sainte-Foy/Sillery**
Sainte-Foy/Sillery
- Area 4 **Charlesbourg**
Charlesbourg
- Area 5 **Beauport**
Beauport
- Area 6 **Les Rivières**
Les Rivières
- Area 7 **La Haute Saint-Charles (excluding Val-Bélair)**
La Haute Saint-Charles, Wendake
- Area 8 **Ancienne-Lorette - Aéroport - Val-Bélair**
L'Ancienne-Lorette, Aéroport, Val-Bélair
- Area 9 **Saint-Augustin - Cap-Rouge**
Saint-Augustin-de-Desmaures, Cap-Rouge



NORTHERN PERIPHERY OF QUÉBEC CITY

- Area 10 **RCM L'Île-d'Orléans and RCM Côte de Beaupré**
Boischatel, Château-Richer, L'Ange-Gardien, Sainte-Famille-de-l'Île-d'Orléans, Sainte-Pétronille, Saint-François-de-l'Île-d'Orléans, Saint-Jean de l'Île-d'Orléans, Saint-Laurent-de-l'Île-d'Orléans, Saint-Pierre-de-l'Île-d'Orléans
- Area 11 **RCM La Jacques-Cartier**
Fossambault-sur-le-lac, Lac-Beauport, Lac-Delage, Lac-Saint-Joseph, Neuville, Sainte-Brigitte-de-Laval, Sainte-Catherine-de-la-Jacques-Cartier, Saint-Gabriel-de-Valcartier, Shannon, Stoneham-et-Tewkesbury

SOUTH SHORE OF QUÉBEC CITY

- Area 12 **Chutes-de-la-Chaudière-Ouest**
Chutes-de-la-Chaudière-Ouest, Saint-Antoine-de-Tilly, Saint-Appolinaire
- Area 13 **Chutes-de-la-Chaudière-Est**
Chutes-de-la-Chaudière-Est, Saint-lambert-de-Lauzon
- Area 14 **Ancien Lévis**
Beaumont, Desjardins, Saint-Henri



Québec City Metropolitan Area

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	2,204	↑	8%	
New Listings	2,815	↑	13%	
Active Listings	1,763	↓	-22%	
Volume	\$1,054,425,840	↑	26%	
Last 12 Months				
Sales	10,302	↑	13%	
New Listings	11,918	↑	8%	
Active Listings	1,910	↓	-28%	
Volume	\$4,658,892,120	↑	31%	

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
< 220,000\$	33	15	2.1	Seller
220,000\$ - 330,000\$	138	63	2.2	Seller
330,000\$ - 550,000\$	573	314	1.8	Seller
550,000\$ - 660,000\$	133	63	2.1	Seller
>= 660,000\$	326	74	4.4	Seller

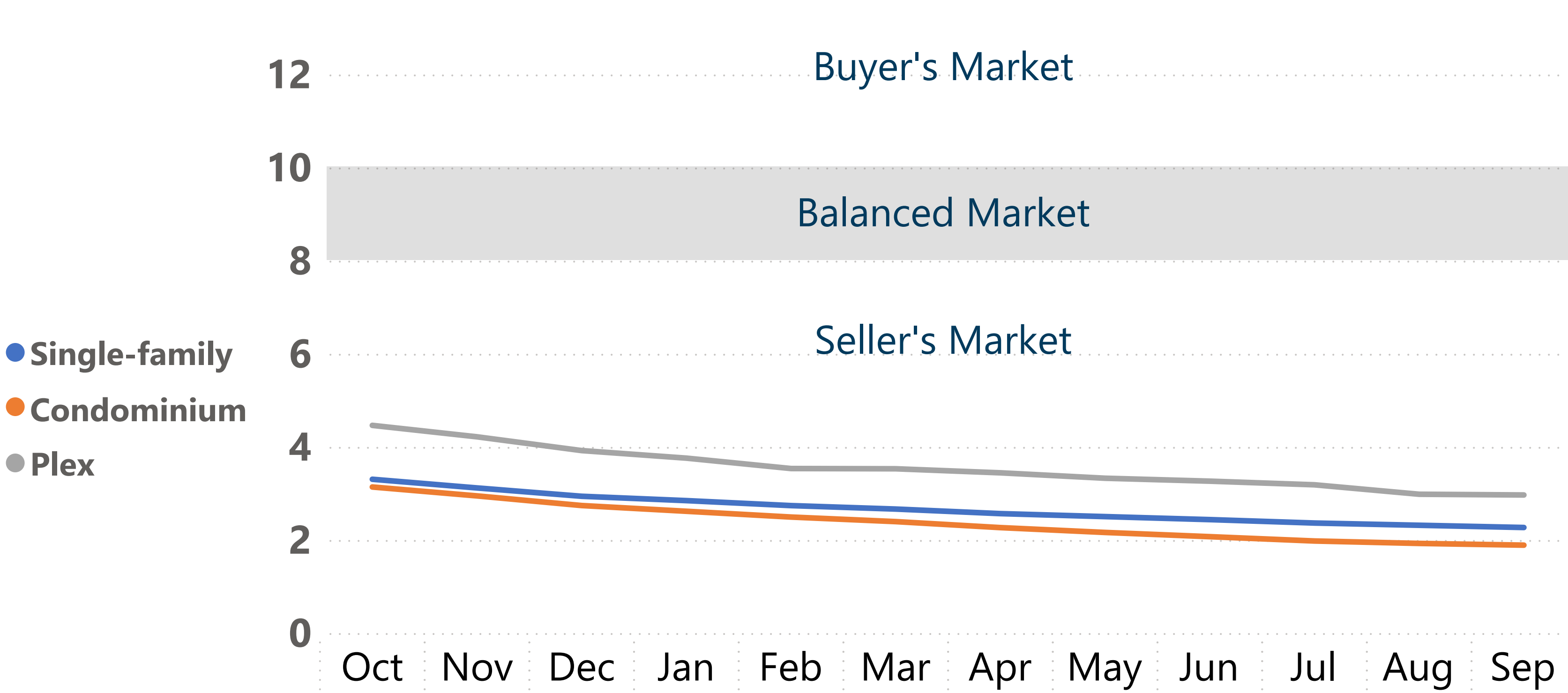
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

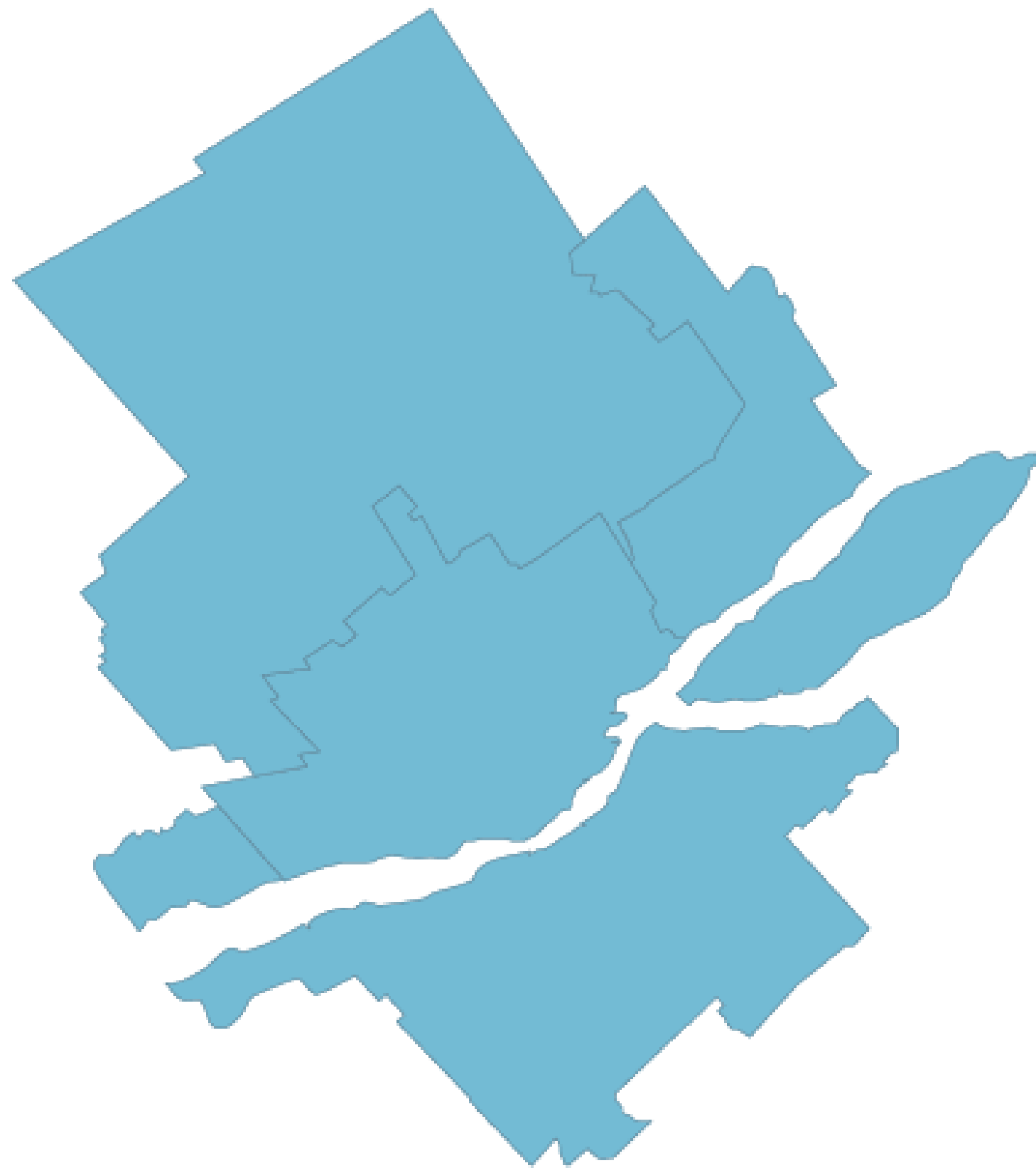
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	1,377	↑	13%	6,358	↑	13%			
Active Listings	1,119	↓	-17%	1,202	↓	-25%			
Median Price	\$455,000	↑	17%	\$439,450	↑	17%	↑	66%	
Average Price	\$522,190	↑	16%	\$496,412	↑	16%	↑	66%	
Average Days on Market	23	↓	-21	30	↓	-17			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	612	↓	-3%	3,039	↑	12%			
Active Listings	426	↓	-32%	478	↓	-35%			
Median Price	\$315,000	↑	13%	\$301,000	↑	14%	↑	57%	
Average Price	\$360,693	↑	14%	\$341,441	↑	12%	↑	51%	
Average Days on Market	41	↓	-13	40	↓	-11			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	213	↑	13%	901	↑	16%			
Active Listings	209	↓	-23%	223	↓	-27%			
Median Price	\$515,000	↑	14%	\$505,000	↑	20%	↑	60%	
Average Price	\$541,886	↑	14%	\$527,110	↑	18%	↑	57%	
Average Days on Market	38	↓	-15	43	↓	-19			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Agglomeration of Québec City

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	1,477	↑	6%	
New Listings	1,816	↑	15%	
Active Listings	963	↓	-19%	
Volume	\$702,496,863	↑	23%	
Last 12 Months				
Sales	6,866	↑	12%	
New Listings	7,706	↑	10%	
Active Listings	1,039	↓	-28%	
Volume	\$3,085,470,871	↑	30%	

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
< 220,000\$	10	5	1.8	Seller
220,000\$ - 330,000\$	52	28	1.9	Seller
330,000\$ - 560,000\$	249	194	1.3	Seller
560,000\$ - 670,000\$	47	32	1.4	Seller
>= 670,000\$	125	40	3.1	Seller

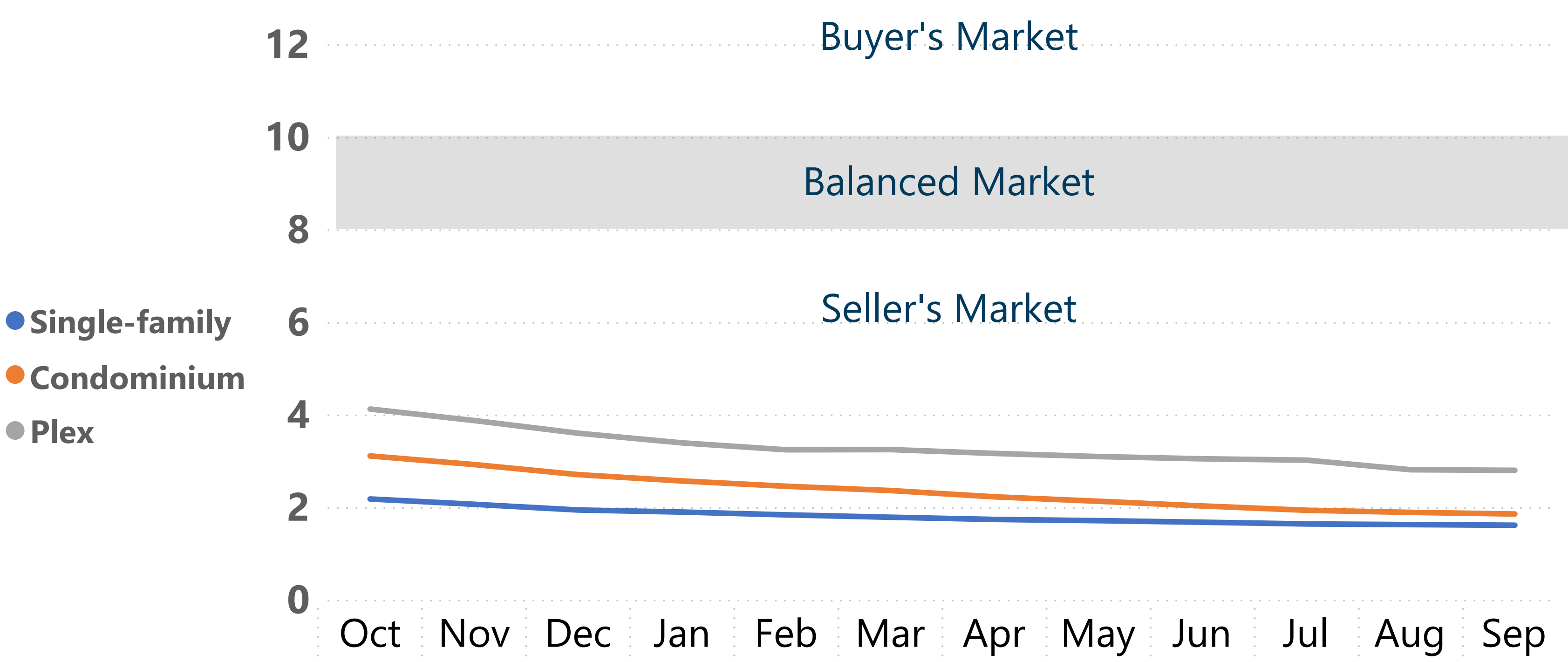
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

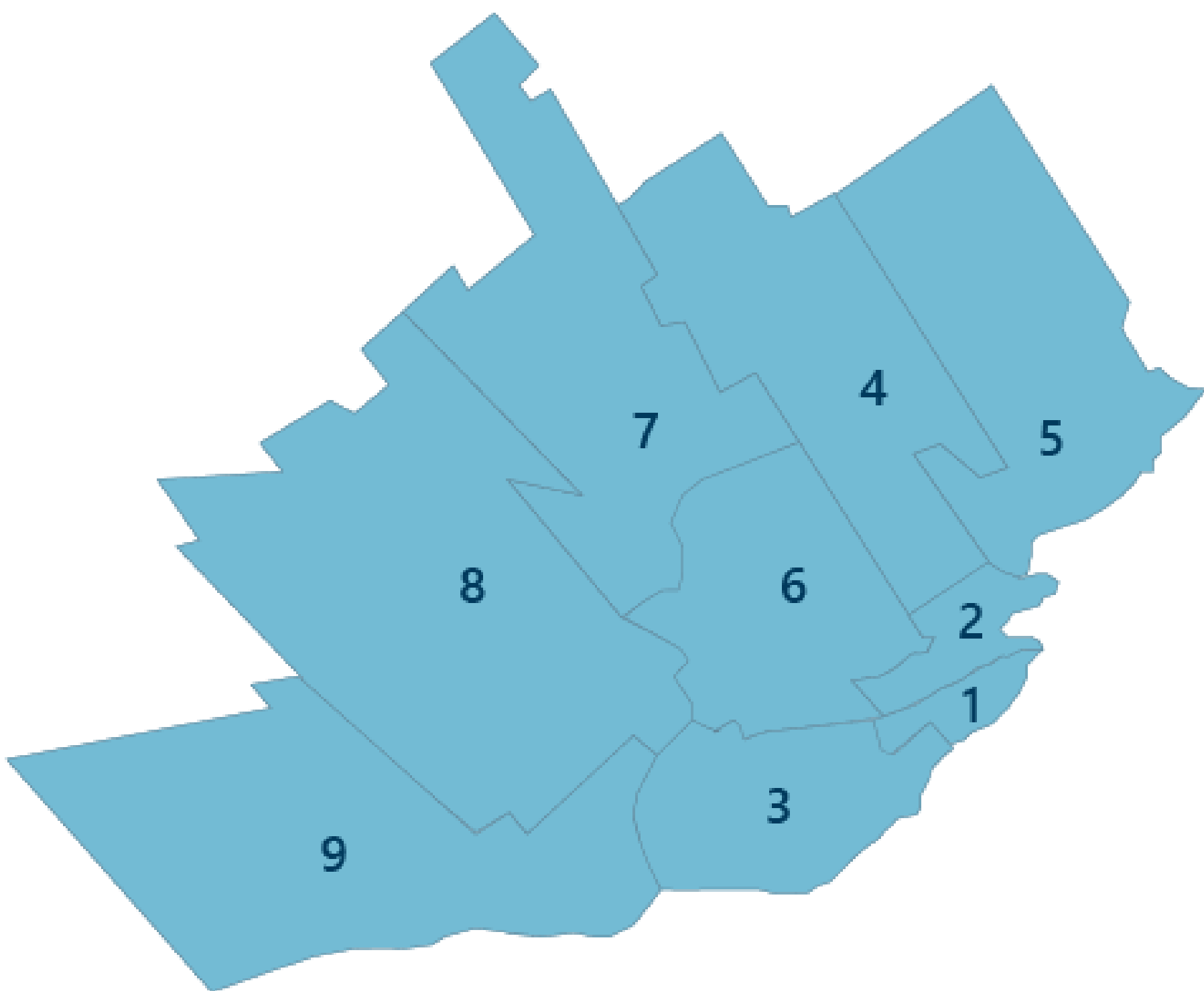
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	784	↑	12%	3,601	↑	11%			
Active Listings	451	↓	-7%	482	↓	-21%			
Median Price	\$470,500	↑	18%	\$446,000	↑	19%	↑	66%	
Average Price	\$528,808	↑	14%	\$504,286	↑	17%	↑	65%	
Average Days on Market	17	↓	-20	22	↓	-16			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	529	↓	-3%	2,585	↑	13%			
Active Listings	356	↓	-31%	399	↓	-35%			
Median Price	\$319,000	↑	14%	\$310,000	↑	15%	↑	59%	
Average Price	\$369,653	↑	15%	\$350,222	↑	13%	↑	52%	
Average Days on Market	43	↓	-12	40	↓	-12			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	164	↑	15%	680	↑	11%			
Active Listings	156	↓	-18%	158	↓	-29%			
Median Price	\$550,250	↑	15%	\$525,000	↑	21%	↑	64%	
Average Price	\$570,712	↑	18%	\$548,562	↑	20%	↑	59%	
Average Days on Market	39	↓	-4	41	↓	-19			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 1: La Cité - Haute-Ville

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

Condominium				
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
< 180,000\$	5	2	2.5	Seller
180,000\$ - 270,000\$	21	9	2.4	Seller
270,000\$ - 450,000\$	55	19	3.0	Seller
450,000\$ - 540,000\$	12	5	2.4	Seller
>= 540,000\$	45	8	5.8	Seller

Source : QPAREB by the Centris system



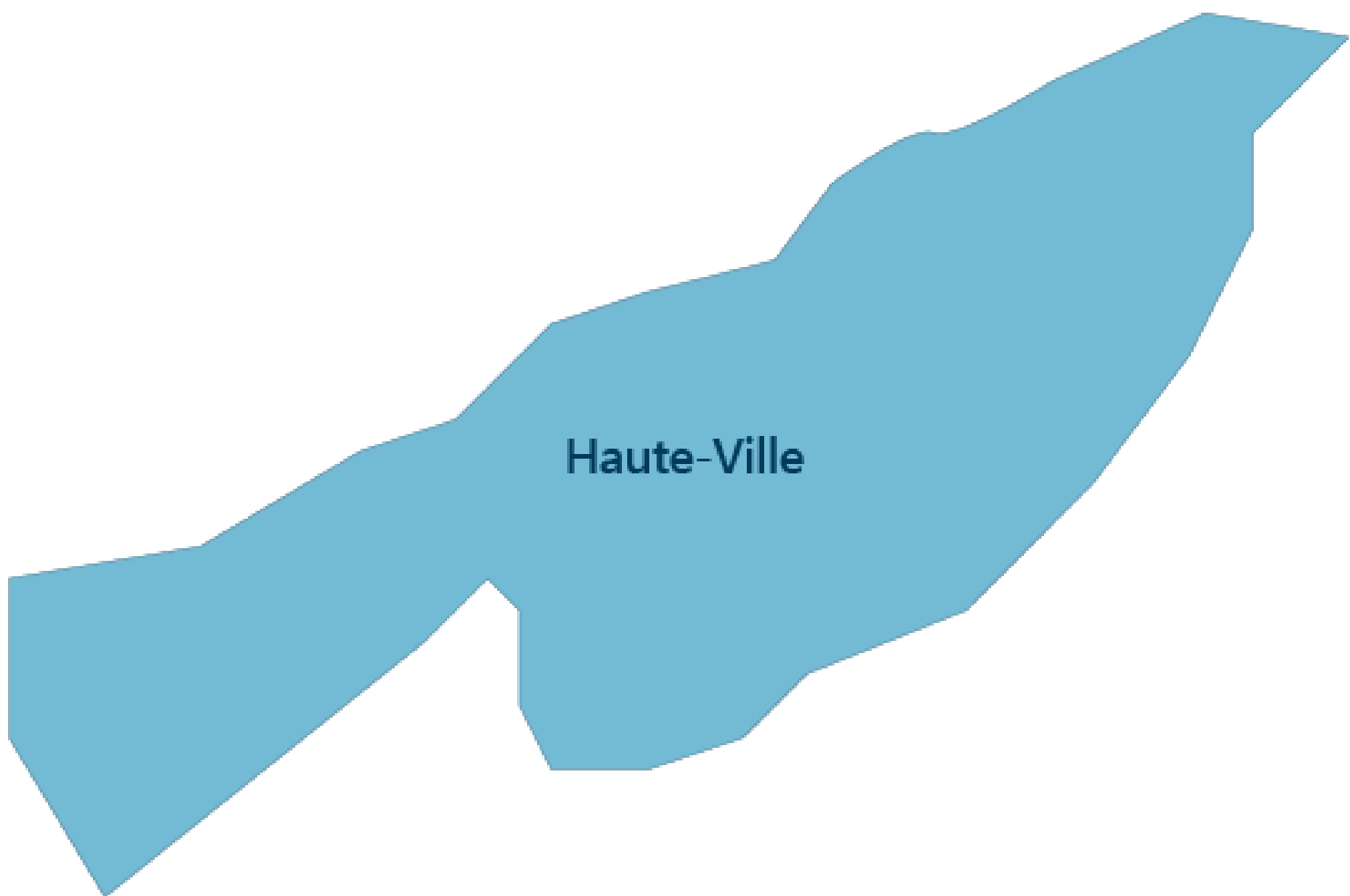
Table 2 - Detailed Centris Statistics by Property Category

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		

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 2: La Cité - Basse-Ville and Limoilou

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	124	↑	17%	
New Listings	166	↑	19%	
Active Listings	112	↓	-22%	
Volume	\$56,533,508	↑	39%	
Last 12 Months				
Sales	595	↑	17%	
New Listings	721	↑	14%	
Active Listings	120	↓	-28%	
Volume	\$255,624,832	↑	33%	

Table 3 - Market Conditions by Price Range

Condominium				
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
< 150,000\$	2	0	9.0	Balanced
150,000\$ - 230,000\$	8	4	1.9	Seller
230,000\$ - 390,000\$	33	13	2.5	Seller
390,000\$ - 460,000\$	6	3	2.2	Seller
>= 460,000\$	6	3	2.1	Seller

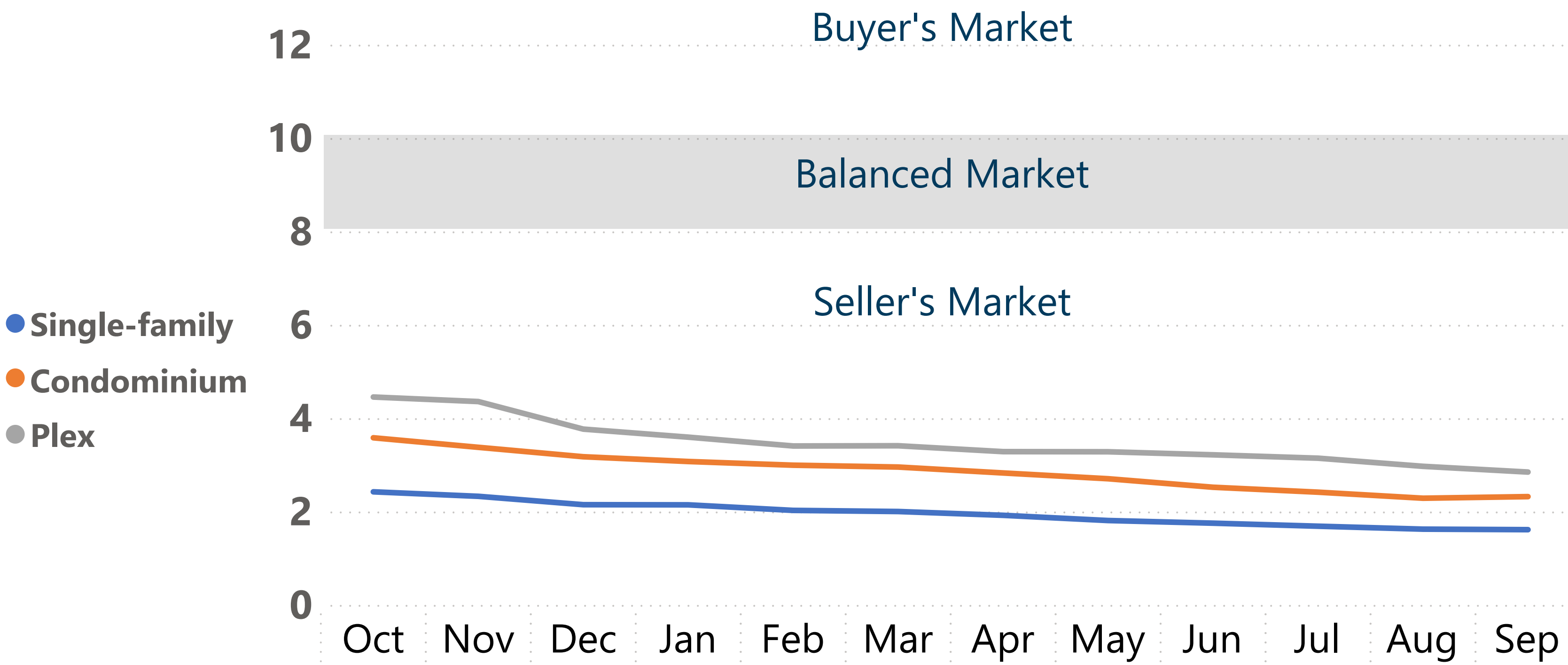
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	17	-		90	↑	7%			
Active Listings	11	-		12		-			
Median Price	**	-		\$454,000	↑	21%	↑	73%	
Average Price	**	-		\$466,850	↑	18%	↑	70%	
Average Days on Market	**	-		19	↓	-15			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	56	➡	0%	279	↑	21%			
Active Listings	52	↓	-26%	54	↓	-27%			
Median Price	\$272,000	↓	-1%	\$309,000	↑	9%	↑	51%	
Average Price	\$326,786	↑	10%	\$327,590	↑	9%	↑	48%	
Average Days on Market	44	↓	-3	37	↓	-9			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	51	↑	46%	226	↑	16%			
Active Listings	49	↓	-18%	54	↓	-30%			
Median Price	\$575,000	↑	21%	\$525,000	↑	19%	↑	58%	
Average Price	\$589,775	↑	22%	\$540,756	↑	17%	↑	60%	
Average Days on Market	32	↓	-6	44	↓	-19			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 3: Sainte-Foy/Sillery

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	179	↓	-14%	
New Listings	218	↓	-3%	
Active Listings	146	↓	-27%	
Volume	\$104,780,506	↓	-1%	
Last 12 Months				
Sales	853	↓	-2%	
New Listings	944	↓	-9%	
Active Listings	158	↓	-35%	
Volume	\$468,480,068	↑	13%	

Table 3 - Market Conditions by Price Range

Condominium				
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
< 170,000\$	0	0	1.0	Seller
170,000\$ - 250,000\$	8	9	1.0	Seller
250,000\$ - 420,000\$	31	19	1.6	Seller
420,000\$ - 500,000\$	8	4	2.1	Seller
>= 500,000\$	36	9	4.0	Seller

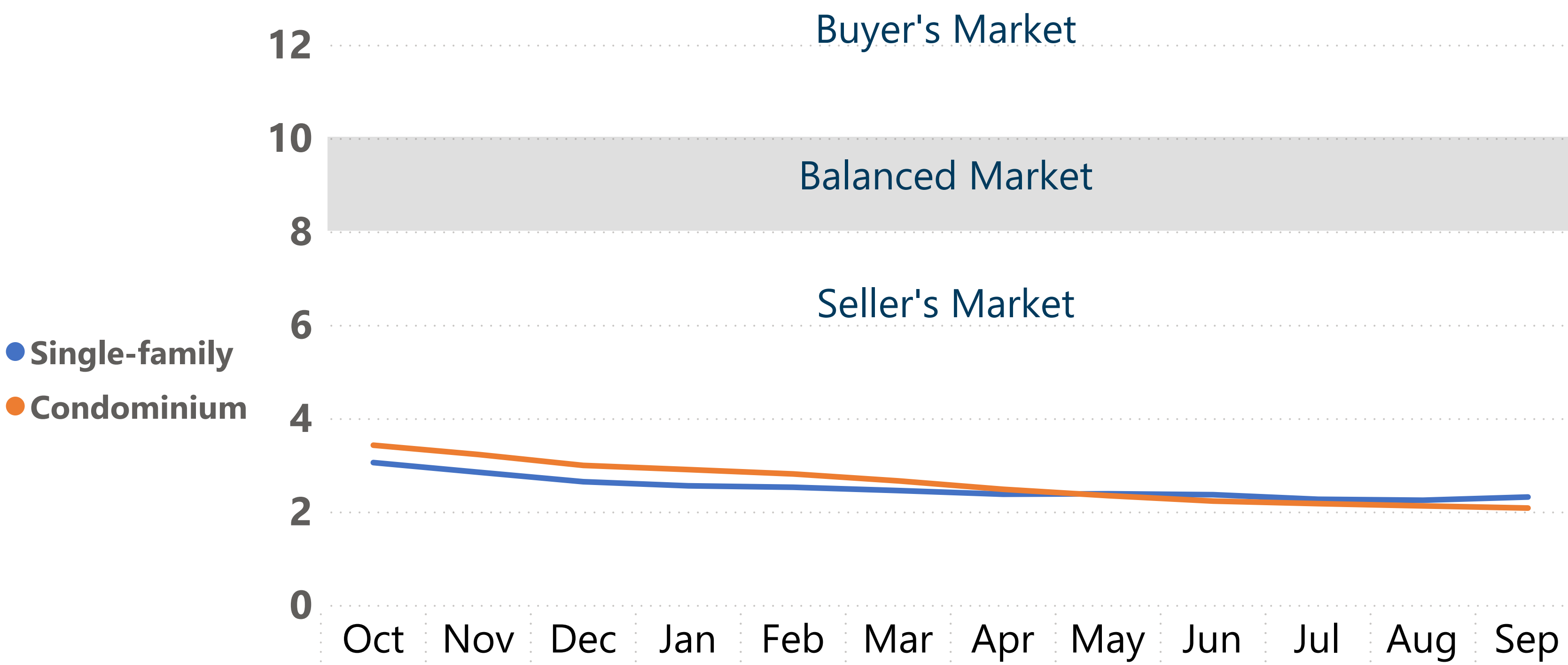
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

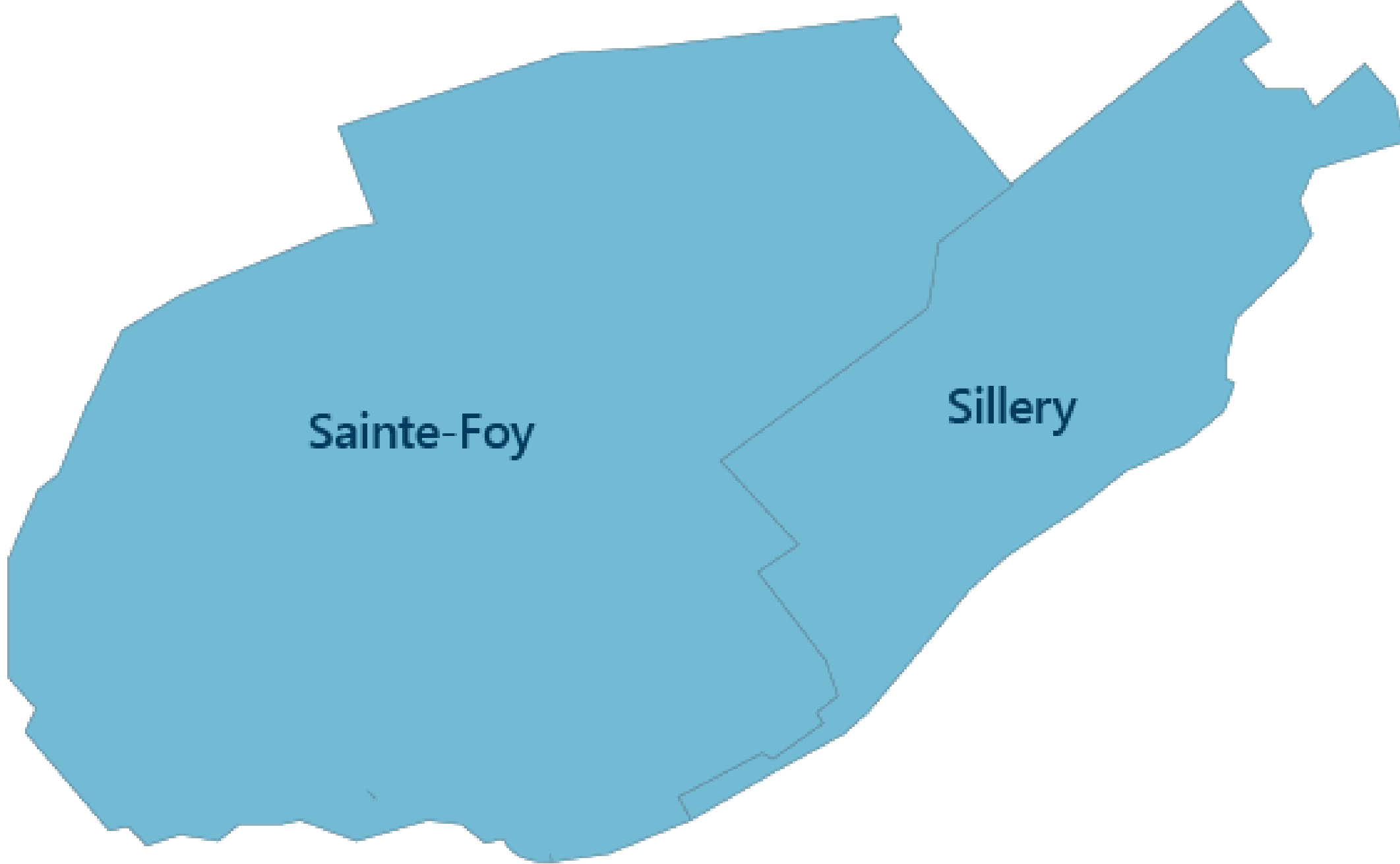
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	76	↓	-7%	338	↓	-12%	↑ 59%		
Active Listings	67	↓	-13%	65	↓	-37%			
Median Price	\$569,500	↓	-3%	\$591,000	↑	16%			
Average Price	\$703,036	↓	-1%	\$731,298	↑	20%			
Average Days on Market	15	↓	-28	33	↓	-20			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	96	↓	-17%	486	↑	6%	↑ 46%		
Active Listings	68	↓	-36%	84	↓	-35%			
Median Price	\$364,250	↑	19%	\$333,900	↑	13%			
Average Price	\$481,650	↑	32%	\$418,390	↑	17%			
Average Days on Market	68	↑	12	56	↓	-1			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	7		-	29		-			
Active Listings	11		-	9		-			
Median Price	**		-	**		-			
Average Price	**		-	**		-			
Average Days on Market	**		-	**		-			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 4: Charlesbourg

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	207	↓	-6%	
New Listings	273	↑	15%	
Active Listings	96	↓	-18%	
Volume	\$86,659,442	↑	6%	
Last 12 Months				
Sales	997	↑	11%	
New Listings	1,078	↑	11%	
Active Listings	97	↓	-29%	
Volume	\$394,617,934	↑	28%	

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
< 220,000\$	0	0	1.3	Seller
220,000\$ - 320,000\$	5	3	1.6	Seller
320,000\$ - 540,000\$	36	37	1.0	Seller
540,000\$ - 650,000\$	9	6	1.6	Seller
>= 650,000\$	10	3	3.2	Seller

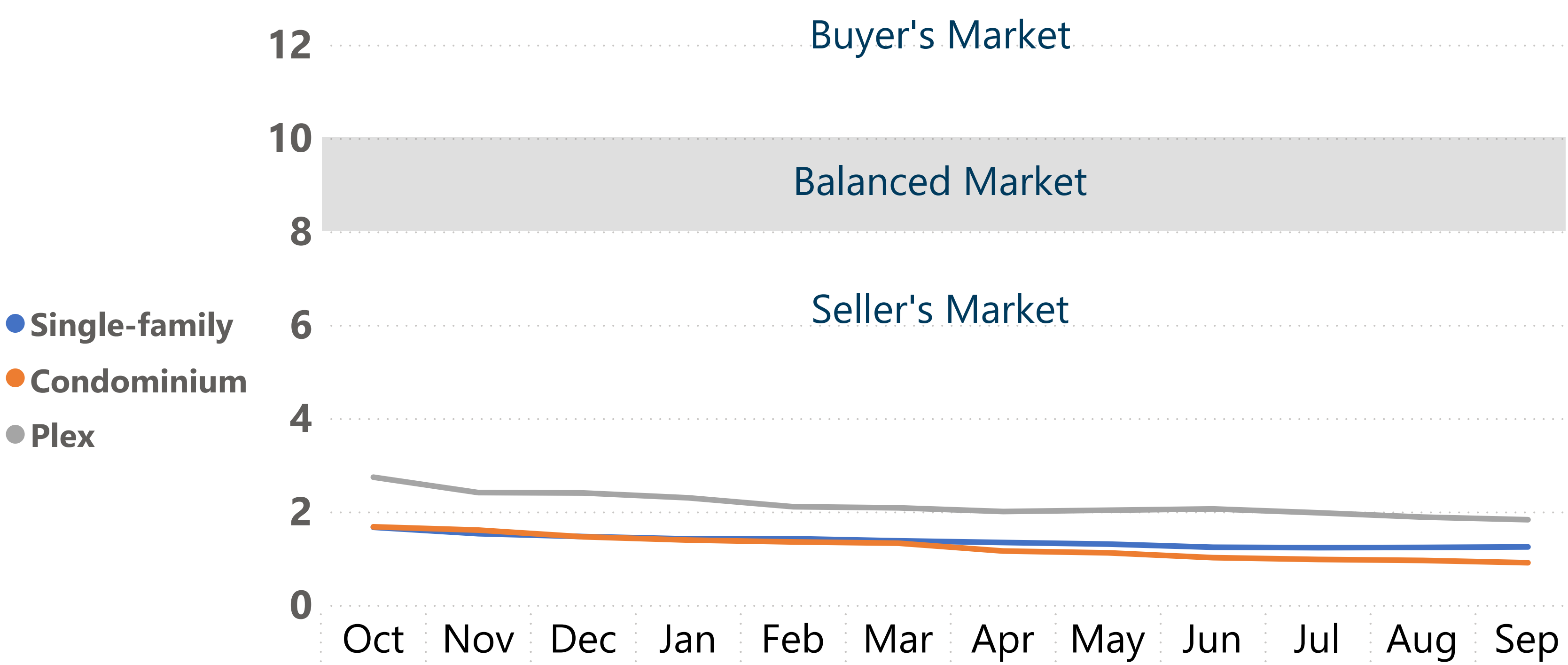
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	122	↓	-10%	583	↑	6%	↑ 69%		
Active Listings	58	↓	-7%	60	↓	-22%			
Median Price	\$450,500	↑	17%	\$430,000	↑	19%			
Average Price	\$472,010	↑	11%	\$453,368	↑	16%			
Average Days on Market	13	↓	-10	18	↓	-9			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	67	↓	-3%	340	↑	20%	↑ 58%		
Active Listings	28		-	26		-			
Median Price	\$265,500	↑	22%	\$253,000	↑	20%			
Average Price	\$281,146	↑	20%	\$265,165	↑	19%			
Average Days on Market	11	↓	-18	13	↓	-22			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	18		-	74	↑	14%	↑ 60%		
Active Listings	11		-	11		-			
Median Price	**		-	\$520,000	↑	16%			
Average Price	**		-	\$542,545	↑	15%			
Average Days on Market	**		-	41	↑	8			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 5: Beauport

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	232	↑	10%	
New Listings	263	↑	8%	
Active Listings	147	↑	14%	
Volume	\$100,859,552	↑	29%	
Last 12 Months				
Sales	1,018	↑	13%	
New Listings	1,174	↑	20%	
Active Listings	152	↓	-6%	
Volume	\$422,625,402	↑	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
< 210,000\$	1	0	1.2	Seller
210,000\$ - 310,000\$	8	4	1.9	Seller
310,000\$ - 520,000\$	74	39	1.9	Seller
520,000\$ - 620,000\$	8	5	1.6	Seller
>= 620,000\$	15	5	3.2	Seller

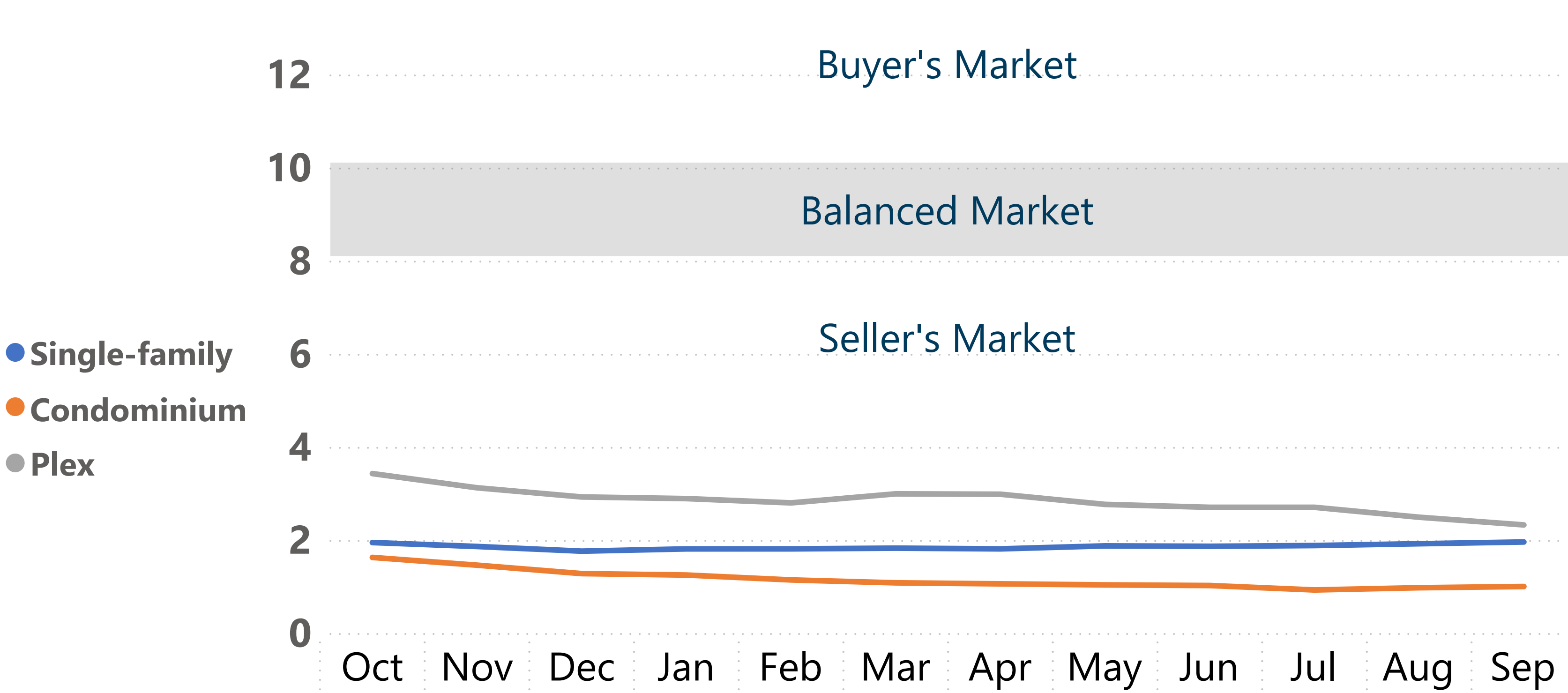
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	142	↑	8%	649	↑	17%			
Active Listings	102	↑	35%	106	↑	14%			
Median Price	\$429,500	↑	14%	\$415,000	↑	15%	↑	63%	
Average Price	\$460,804	↑	18%	\$441,282	↑	20%	↑	66%	
Average Days on Market	22	↓	-2	23	↓	-11			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	48	↓	-2%	233	↑	11%			
Active Listings	18		-	19		-			
Median Price	\$305,000	↑	18%	\$280,000	↑	13%	↑	65%	
Average Price	\$312,652	↑	19%	\$288,907	↑	17%	↑	68%	
Average Days on Market	18	↓	-9	16	↓	-16			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	42	↑	40%	136	↑	2%			
Active Listings	26		-	26		-			
Median Price	\$502,500	↑	17%	\$488,500	↑	22%	↑	71%	
Average Price	\$486,146	↑	7%	\$506,750	↑	20%	↑	71%	
Average Days on Market	32	↓	-10	32	↓	-22			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 6: Les Rivières

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	163	↑	17%	
New Listings	186	↑	17%	
Active Listings	78	↓	-17%	
Volume	\$70,690,516	↑	32%	
Last 12 Months				
Sales	788	↑	18%	
New Listings	845	↑	16%	
Active Listings	83	↓	-25%	
Volume	\$333,648,551	↑	38%	

Table 3 - Market Conditions by Price Range

Condominium				
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
< 160,000\$	0	0	.3	Seller
160,000\$ - 240,000\$	5	4	1.3	Seller
240,000\$ - 400,000\$	18	20	.9	Seller
400,000\$ - 480,000\$	3	3	.8	Seller
>= 480,000\$	5	1	3.8	Seller

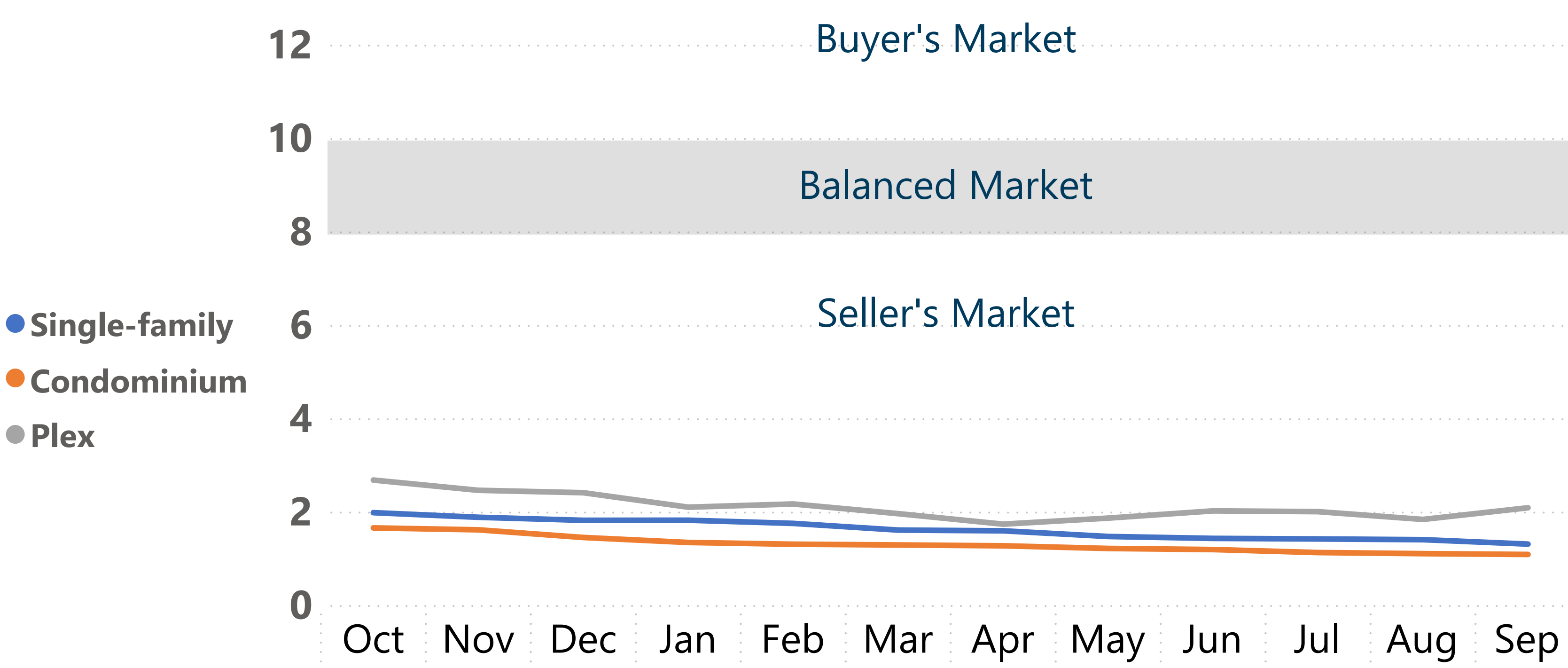
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	79	↑	22%	393	↑	25%			
Active Listings	38	↓	-20%	43	↓	-19%			
Median Price	\$475,000	↑	21%	\$440,000	↑	19%	↑	71%	
Average Price	\$518,231	↑	15%	\$495,788	↑	16%	↑	68%	
Average Days on Market	19	↓	-16	19	↓	-9			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	70	↑	19%	335	↑	16%			
Active Listings	28	-	-	30	↓	-30%			
Median Price	\$322,450	↑	15%	\$320,000	↑	18%	↑	67%	
Average Price	\$327,641	↑	9%	\$328,051	↑	16%	↑	60%	
Average Days on Market	28	↓	-15	19	↓	-18			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	14	-	-	60	↓	-6%			
Active Listings	12	-	-	10	-	-			
Median Price	**	-	-	\$487,500	↑	21%	↑	58%	
Average Price	**	-	-	\$481,785	↑	16%	↑	58%	
Average Days on Market	**	-	-	32	↓	-24			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 7: La Haute Saint-Charles (excluding Val-Bélair)

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	151	↑	1%	
New Listings	202	↑	29%	
Active Listings	81	↓	-30%	
Volume	\$67,254,357	↑	15%	
Last 12 Months				
Sales	739	↑	17%	
New Listings	798	↑	19%	
Active Listings	92	↓	-36%	
Volume	\$314,041,240	↑	38%	

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
< 210,000\$	0	1	.7	Seller
210,000\$ - 310,000\$	8	5	1.6	Seller
310,000\$ - 520,000\$	46	34	1.4	Seller
520,000\$ - 630,000\$	6	5	1.1	Seller
>= 630,000\$	9	4	2.4	Seller

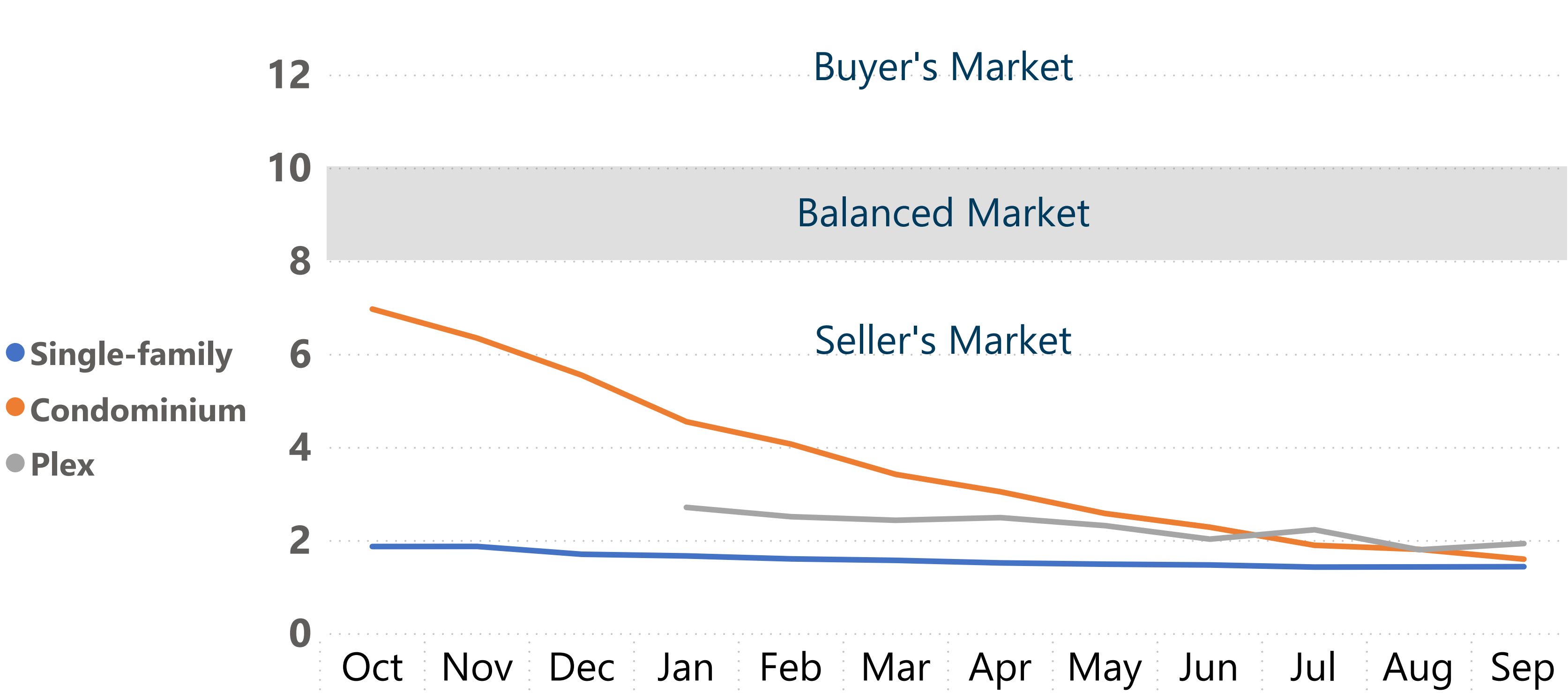
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

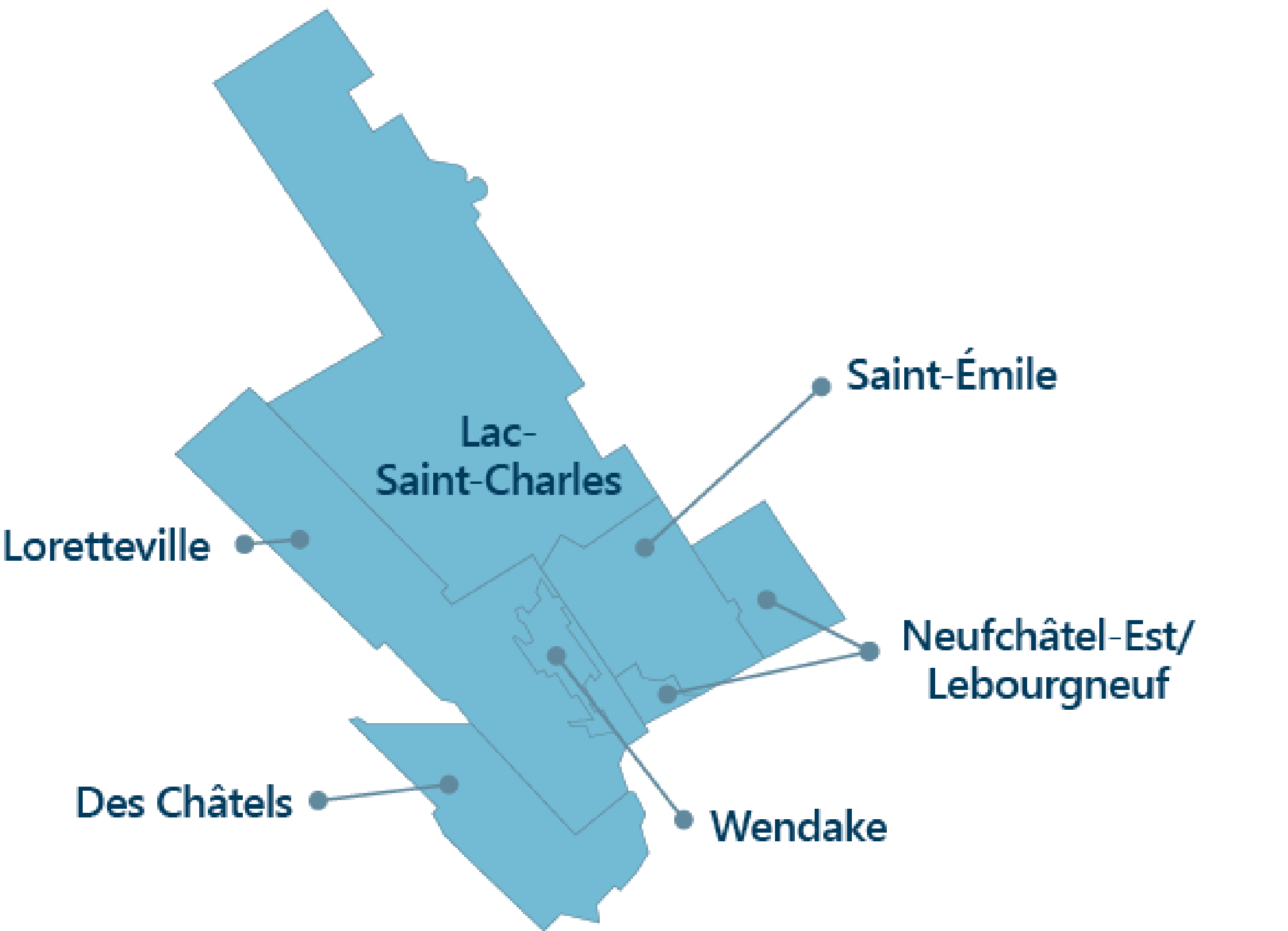
Single-Family								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	119	↑	3%	573	↑	13%	↑ 70%	
Active Listings	64	↓	-8%	68	↓	-16%		
Median Price	\$439,400	↑	24%	\$419,000	↑	20%		
Average Price	\$461,539	↑	18%	\$438,253	↑	19%		
Average Days on Market	10	↓	-33	24	↓	-14		
Condominium								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	20	-		114	↑	52%	↑ 82%	
Active Listings	9	-		15		-		
Median Price	**	-		\$299,900	↑	20%		
Average Price	**	-		\$335,348	↑	20%		
Average Days on Market	**	-		157	↑	56		
Plex								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	12	-		52	↑	16%	↑ 66%	
Active Listings	8	-		8		-		
Median Price	**	-		\$469,000	↑	20%		
Average Price	**	-		\$475,537	↑	15%		
Average Days on Market	**	-		27	↓	-35		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 8: Ancienne-Lorette - Aéroport - Val-Bélair

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	197	↑	63%	
New Listings	233	↑	55%	
Active Listings	78	↑	3%	
Volume	\$87,918,188	↑	108%	
Last 12 Months				
Sales	838	↑	20%	
New Listings	911	↑	22%	
Active Listings	82	↓	-31%	
Volume	\$347,903,474	↑	45%	

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
< 210,000\$	5	3	1.8	Seller
210,000\$ - 320,000\$	5	4	1.4	Seller
320,000\$ - 540,000\$	33	35	.9	Seller
540,000\$ - 640,000\$	6	6	1.0	Seller
>= 640,000\$	11	4	2.6	Seller

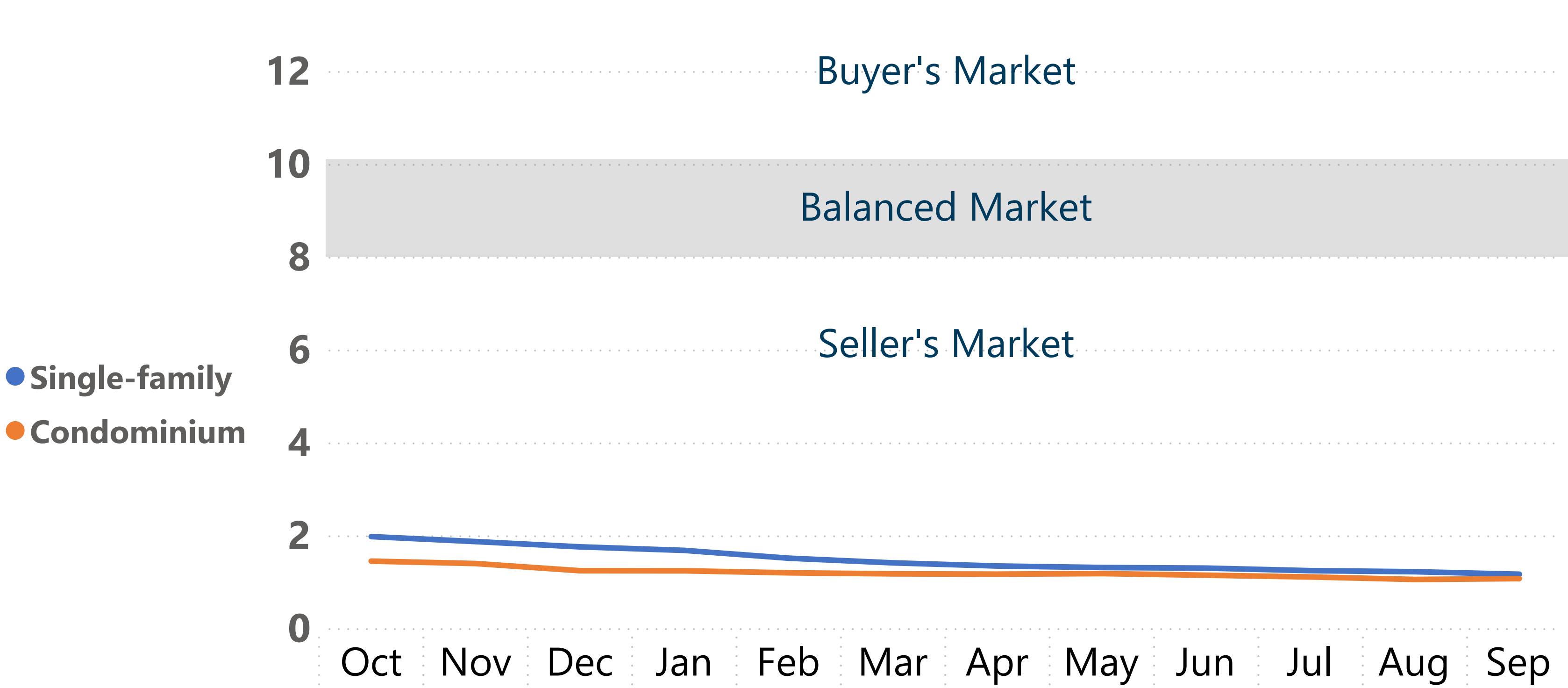
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

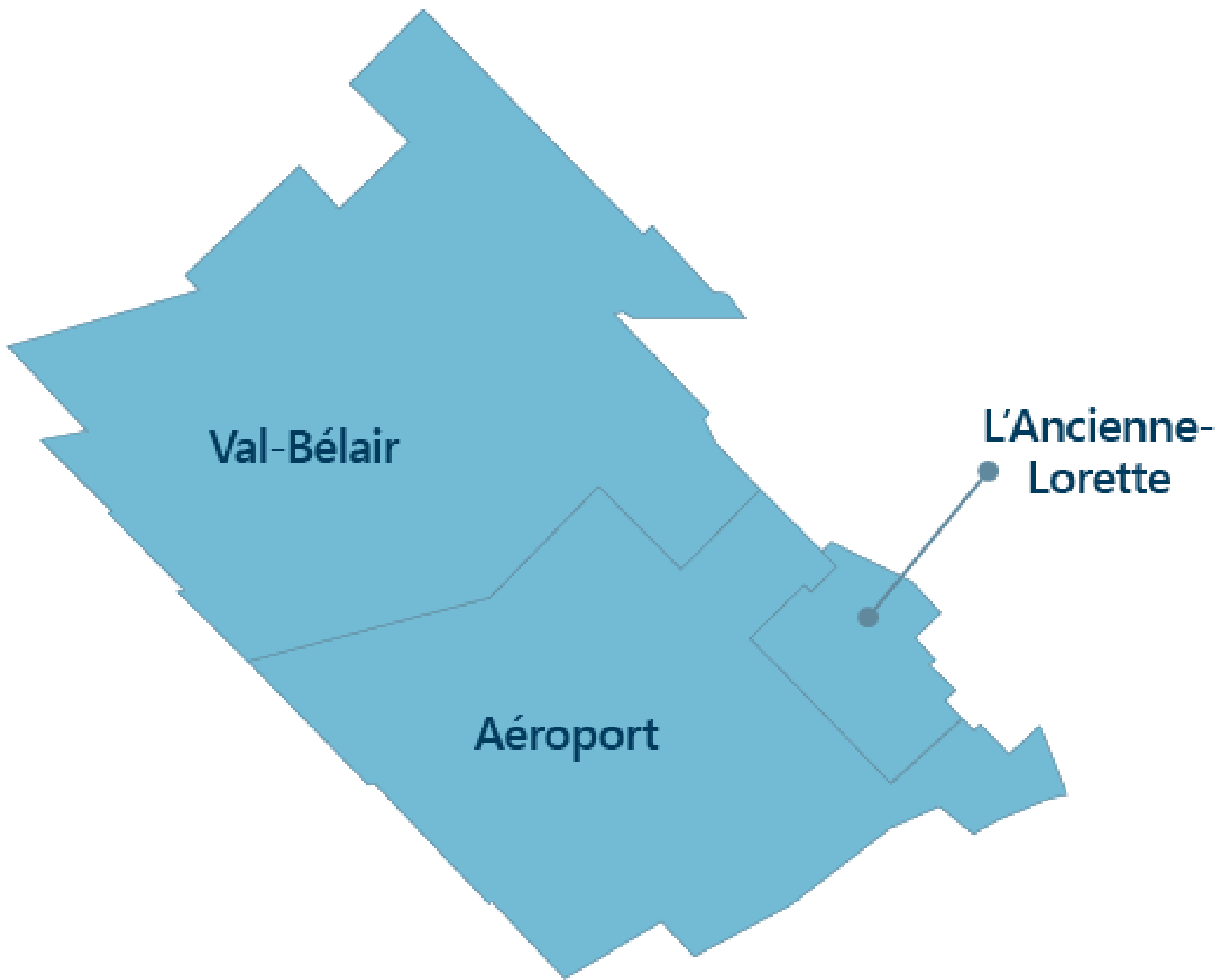
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	147	↑	75%	620	↑	19%			
Active Listings	52	→	0%	60	↓	-34%			
Median Price	\$457,500	↑	29%	\$435,000	↑	24%	↑	71%	
Average Price	\$483,845	↑	29%	\$452,271	↑	21%	↑	66%	
Average Days on Market	14	↓	-45	16	↓	-32			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	42	-		176	↑	28%			
Active Listings	19	-		16	-				
Median Price	\$313,750	-		\$288,000	↑	22%	↑	67%	
Average Price	\$297,000	-		\$287,291	↑	17%	↑	64%	
Average Days on Market	10	-		15	↓	-11			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	8	-		42	↑	2%			
Active Listings	7	-		6	-				
Median Price	**	-		\$535,000	↑	39%			
Average Price	**	-		\$551,381	↑	31%			
Average Days on Market	**	-		17	↓	-32			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 9: Saint-Augustin - Cap-Rouge

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	97	↑	7%	
New Listings	119	↑	20%	
Active Listings	64	↓	-27%	
Volume	\$65,469,575	↑	38%	
Last 12 Months				
Sales	421	↑	5%	
New Listings	486	↑	2%	
Active Listings	73	↓	-29%	
Volume	\$256,140,895	↑	24%	

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
< 300,000\$	3	1	3.8	Seller
300,000\$ - 440,000\$	5	3	1.5	Seller
440,000\$ - 740,000\$	19	14	1.3	Seller
740,000\$ - 890,000\$	4	3	1.4	Seller
>= 890,000\$	22	4	5.3	Seller

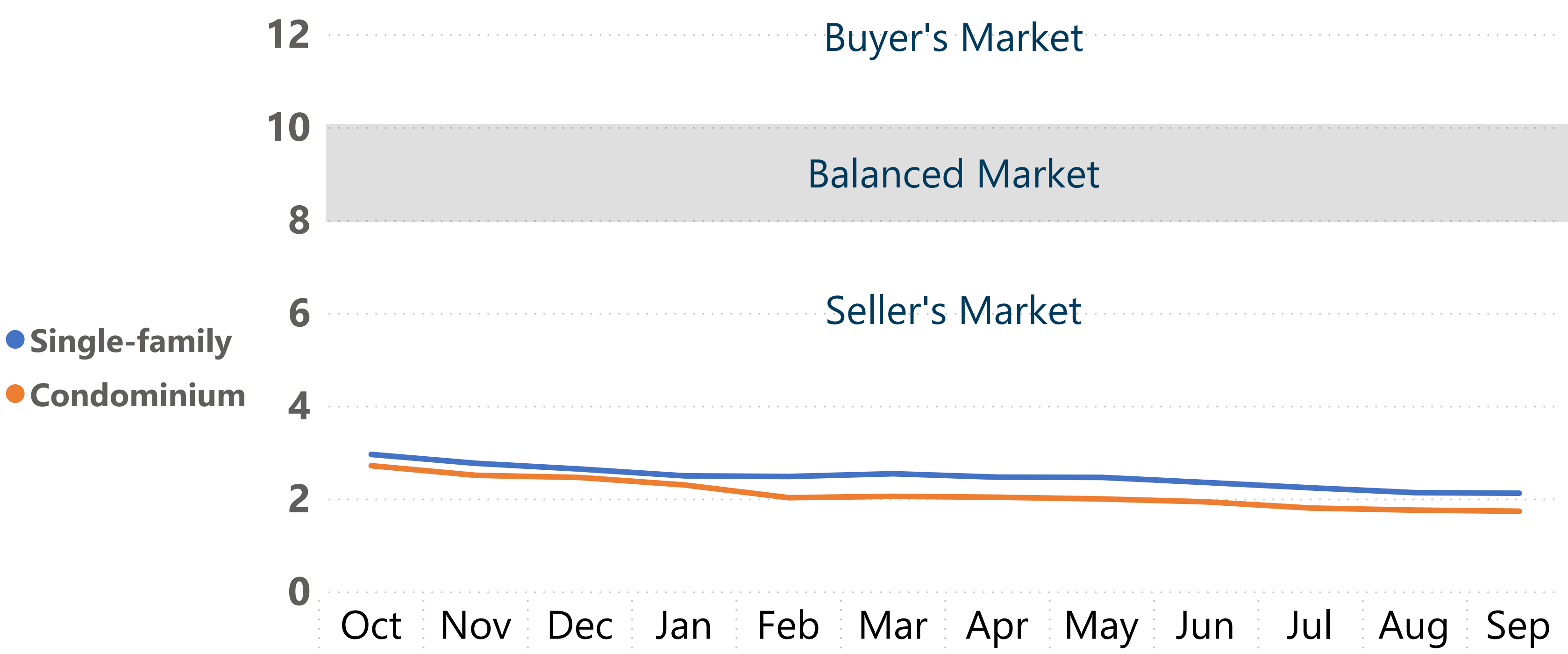
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	70	⬆️	8%	298	⬆️	2%	⬆️ 69%		
Active Listings	44	⬆️	-30%	53	⬆️	-30%			
Median Price	\$639,500	⬆️	23%	\$590,000	⬆️	17%			
Average Price	\$749,845	⬆️	27%	\$677,218	⬆️	18%			
Average Days on Market	21	⬆️	-25	28	⬆️	-12			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	27	-		117	⬆️	16%	⬆️ 59%		
Active Listings	14	-		17		-			
Median Price	**	-		\$375,000	⬆️	23%			
Average Price	**	-		\$425,427	⬆️	22%			
Average Days on Market	**	-		31	⬆️	-24			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	0	-		6		-			
Active Listings	5	-		4		-			
Median Price	**	-		**		-			
Average Price	**	-		**		-			
Average Days on Market	**	-		**		-			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Northern Periphery of Québec City

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	277	↑	16%	
New Listings	388	↑	17%	
Active Listings	396	↓	-24%	
Volume	\$157,938,493	↑	50%	
Last 12 Months				
Sales	1,271	↑	18%	
New Listings	1,659	↑	9%	
Active Listings	438	↓	-25%	
Volume	\$668,688,795	↑	36%	

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\$	15	5	2.9	Seller
230,000\$ - 350,000\$	48	13	3.7	Seller
350,000\$ - 590,000\$	178	45	3.9	Seller
590,000\$ - 700,000\$	49	11	4.3	Seller
>= 700,000\$	106	19	5.6	Seller

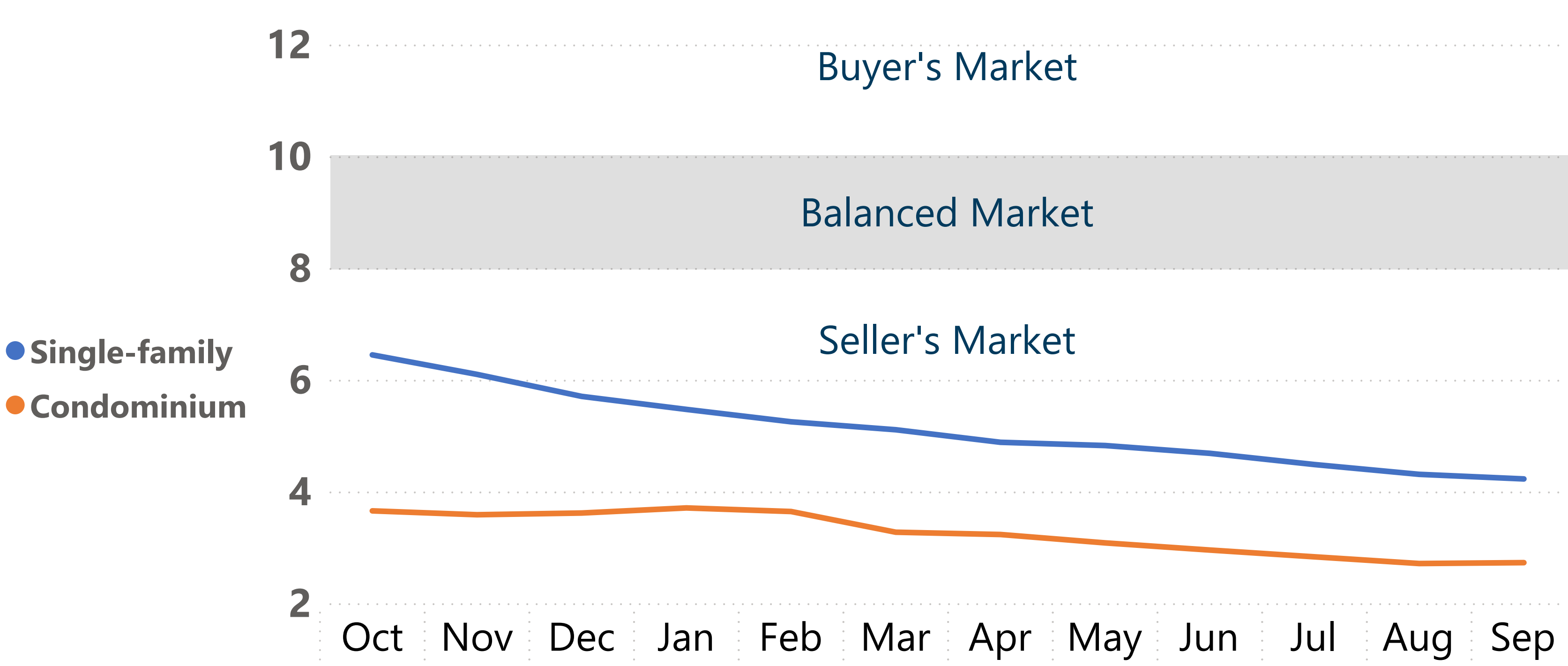
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

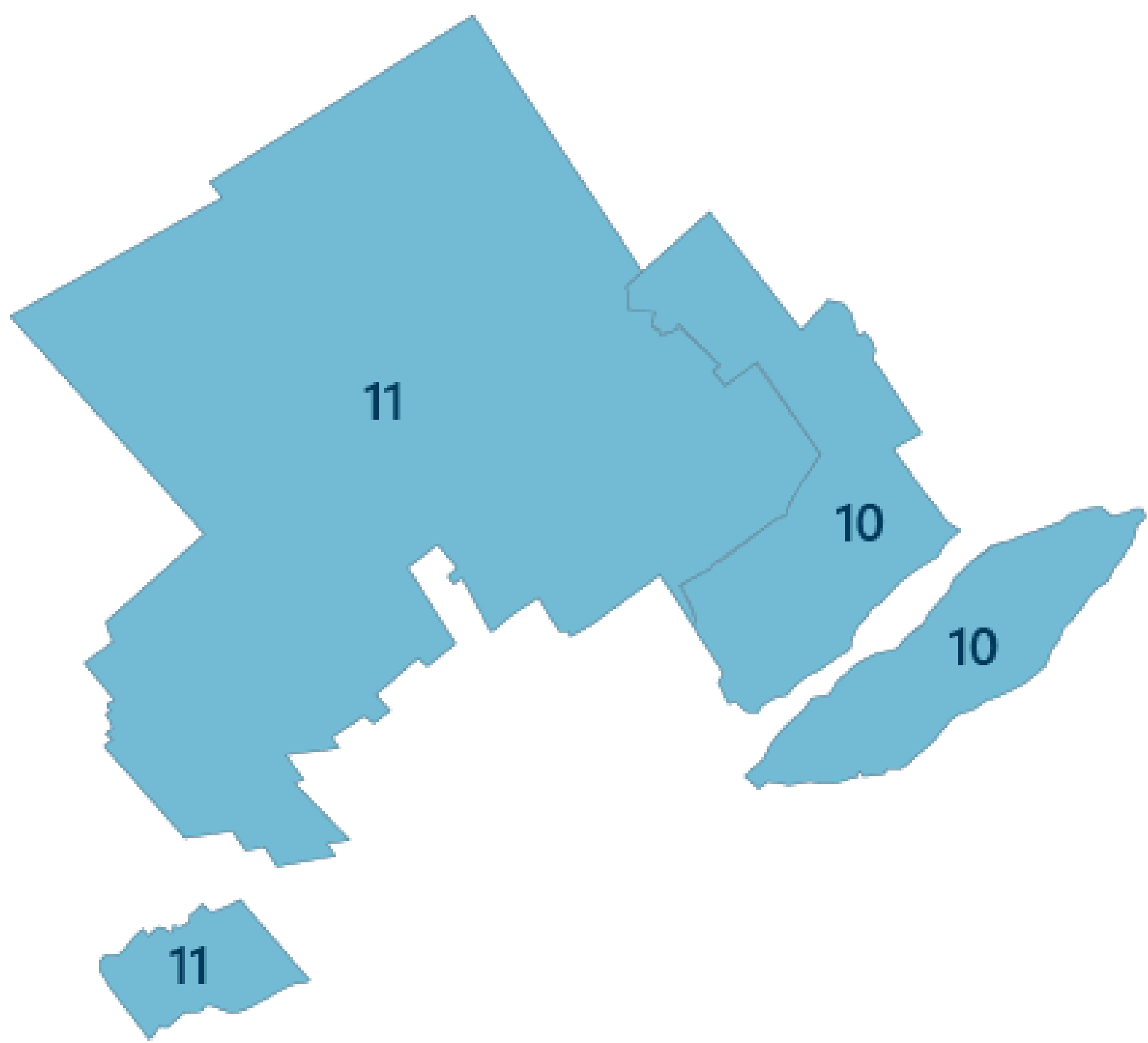
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	249	↑	24%	1,125	↑	21%			
Active Listings	360	↓	-21%	396	↓	-24%			
Median Price	\$500,000	↑	19%	\$470,000	↑	13%	↑	65%	
Average Price	\$598,161	↑	27%	\$551,206	↑	14%	↑	71%	
Average Days on Market	43	↓	-18	45	↓	-15			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	23	-	-	117	↓	-7%			
Active Listings	21	-	-	27	-	-			
Median Price	**	-	-	\$275,000	↑	7%	↑	67%	
Average Price	**	-	-	\$305,914	↑	8%	↑	72%	
Average Days on Market	**	-	-	56	↑	7			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	4	-	-	26	-	-			
Active Listings	10	-	-	10	-	-			
Median Price	**	-	-	**	-	-			
Average Price	**	-	-	**	-	-			
Average Days on Market	**	-	-	**	-	-			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 10: RCM Île-d'Orléans and RCM Côte de Beaupré

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	85	↑	15%	
New Listings	122	↑	24%	
Active Listings	111	↓	-21%	
Volume	\$41,350,884	↑	37%	
Last 12 Months				
Sales	385	↑	23%	
New Listings	536	↑	9%	
Active Listings	125	↓	-17%	
Volume	\$182,670,004	↑	41%	

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\$	8	3	3.0	Seller
230,000\$ - 340,000\$	10	4	2.7	Seller
340,000\$ - 570,000\$	38	12	3.1	Seller
570,000\$ - 680,000\$	18	3	5.4	Seller
>= 680,000\$	32	5	6.7	Seller

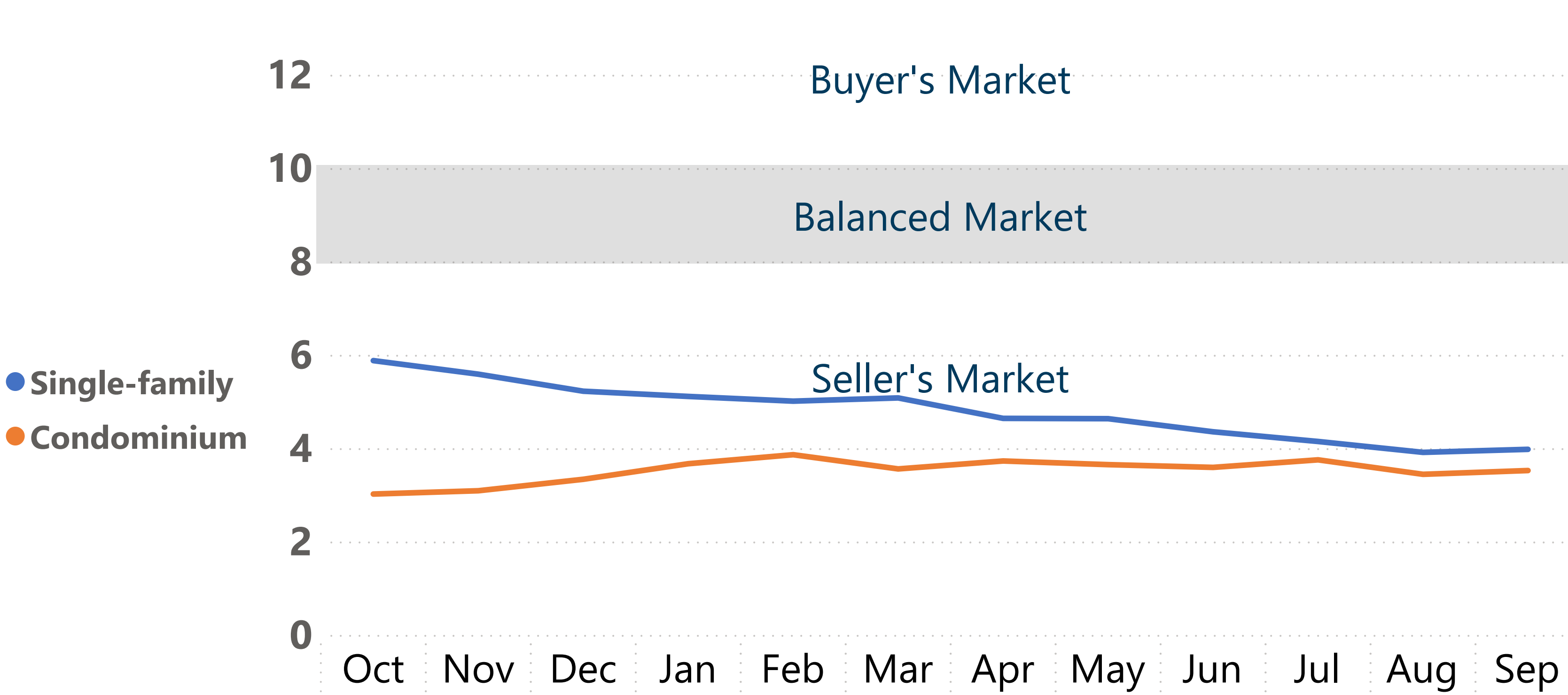
Source : QPAREB by the Centris system



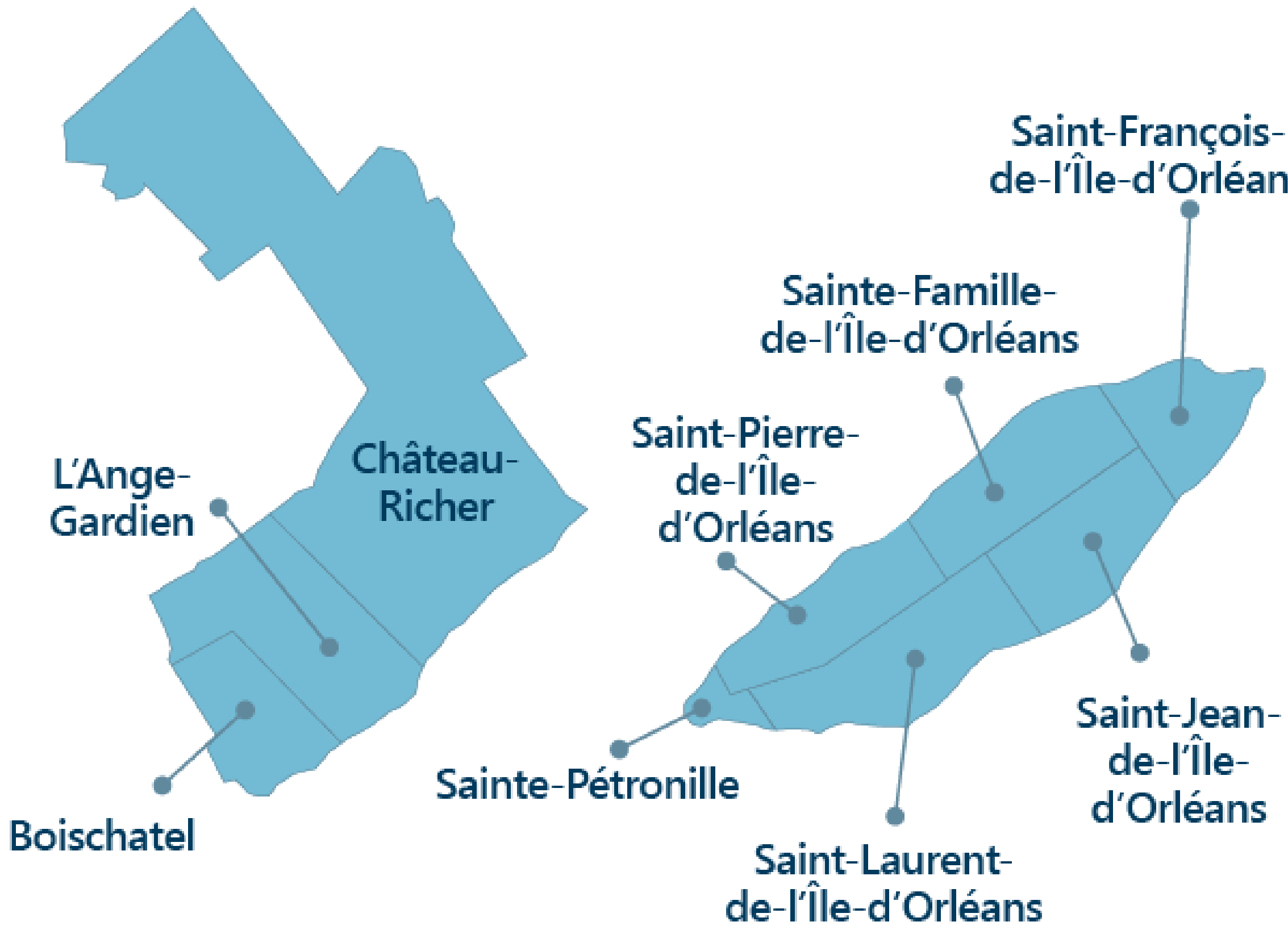
Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	76	⬆️	25%	320	⬆️	30%	⬆️ 71%		
Active Listings	98	⬇️	-16%	106	⬇️	-17%			
Median Price	\$493,500	⬆️	21%	\$460,575	⬆️	17%			
Average Price	\$519,243	⬆️	16%	\$511,992	⬆️	11%			
Average Days on Market	54	⬆️	9	47	⬇️	-11			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	8	-		48	⬇️	-16%	⬆️ 59%		
Active Listings	9	-		14		-			
Median Price	**	-		\$235,000	➡️	0%			
Average Price	**	-		\$265,992	⬆️	8%			
Average Days on Market	**	-		69	⬆️	26			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	1	-		15		-			
Active Listings	3	-		4		-			
Median Price	**	-		**		-			
Average Price	**	-		**		-			
Average Days on Market	**	-		**		-			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 11: RCM La Jacques-Cartier

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	192	↑	17%	
New Listings	266	↑	13%	
Active Listings	285	↓	-25%	
Volume	\$116,587,609	↑	56%	
Last 12 Months				
Sales	886	↑	16%	
New Listings	1,123	↑	9%	
Active Listings	313	↓	-27%	
Volume	\$486,018,791	↑	34%	

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\$	8	3	2.5	Seller
240,000\$ - 360,000\$	39	10	3.9	Seller
360,000\$ - 590,000\$	136	31	4.3	Seller
590,000\$ - 710,000\$	30	9	3.4	Seller
>= 710,000\$	77	14	5.7	Seller

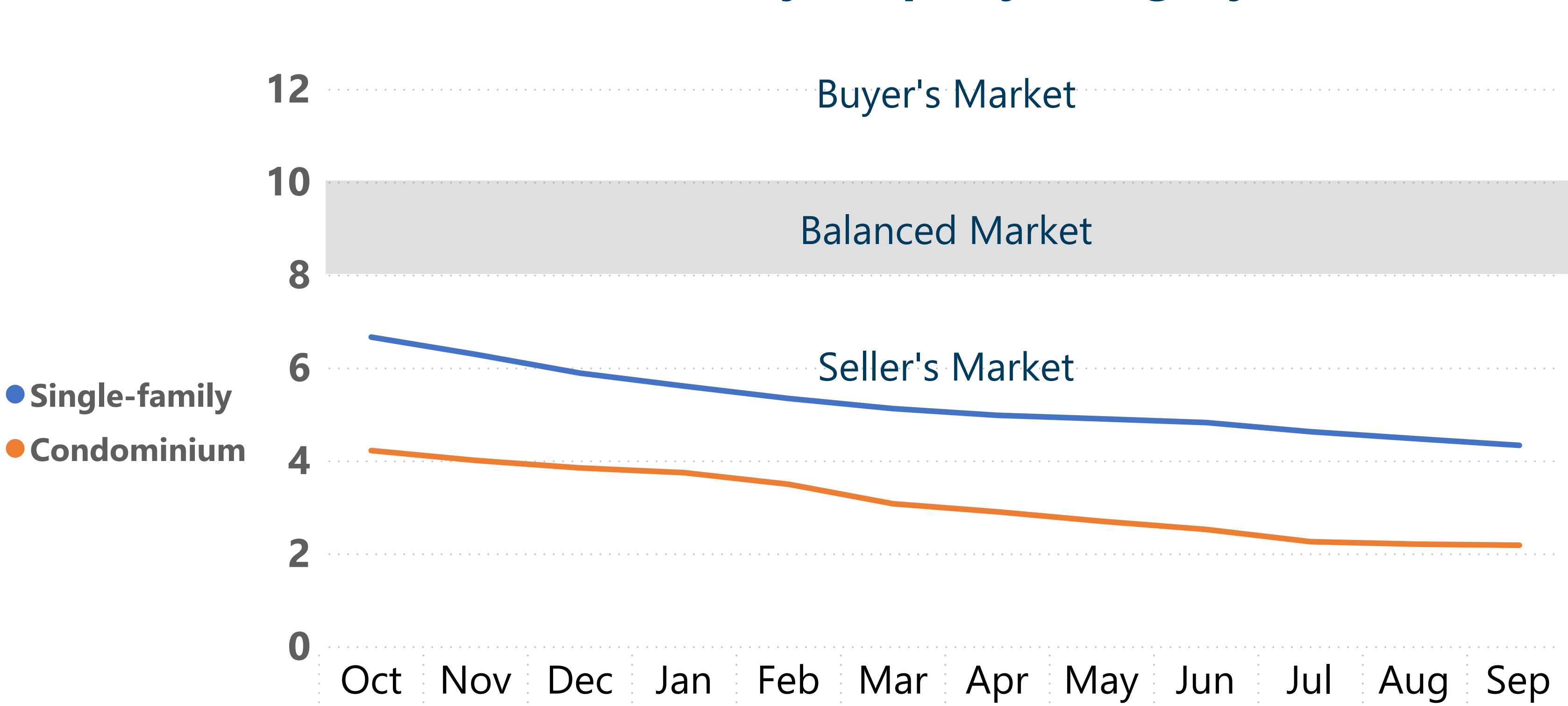
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

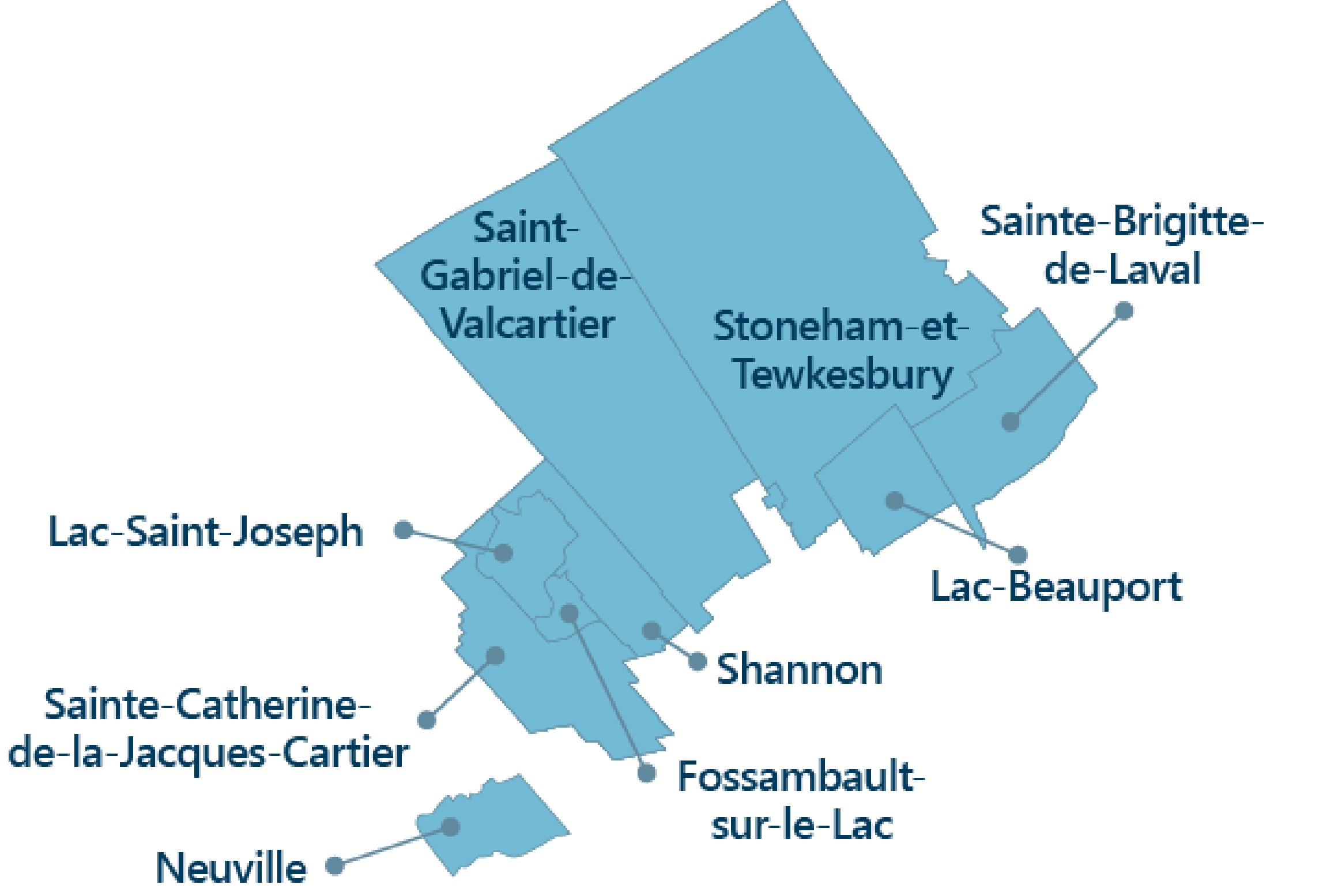
Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	173	↑	24%	805	↑	18%			
Active Listings	262	↓	-23%	290	↓	-27%			
Median Price	\$500,000	↑	18%	\$475,000	↑	13%	↑	64%	
Average Price	\$632,115	↑	31%	\$566,579	↑	16%	↑	72%	
Average Days on Market	38	↓	-30	45	↓	-16			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	15	-	-	69	→	0%			
Active Listings	12	-	-	13	-	-			
Median Price	**	-	-	\$320,000	↑	3%	↑	78%	
Average Price	**	-	-	\$333,686	↑	6%	↑	78%	
Average Days on Market	**	-	-	47	↓	-7			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	3	-	-	11	-	-			
Active Listings	6	-	-	6	-	-			
Median Price	**	-	-	**	-	-			
Average Price	**	-	-	**	-	-			
Average Days on Market	**	-	-	**	-	-			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



South Shore of Québec City

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	450	↑	7%	
New Listings	611	↑	6%	
Active Listings	403	↓	-27%	
Volume	\$193,990,484	↑	19%	
Last 12 Months				
Sales	2,165	↑	15%	
New Listings	2,553	↑	5%	
Active Listings	433	↓	-31%	
Volume	\$904,732,454	↑	30%	

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\$	9	4	2.6	Seller
200,000\$ - 300,000\$	34	16	2.1	Seller
300,000\$ - 500,000\$	150	81	1.9	Seller
500,000\$ - 600,000\$	44	20	2.2	Seller
>= 600,000\$	86	16	5.3	Seller

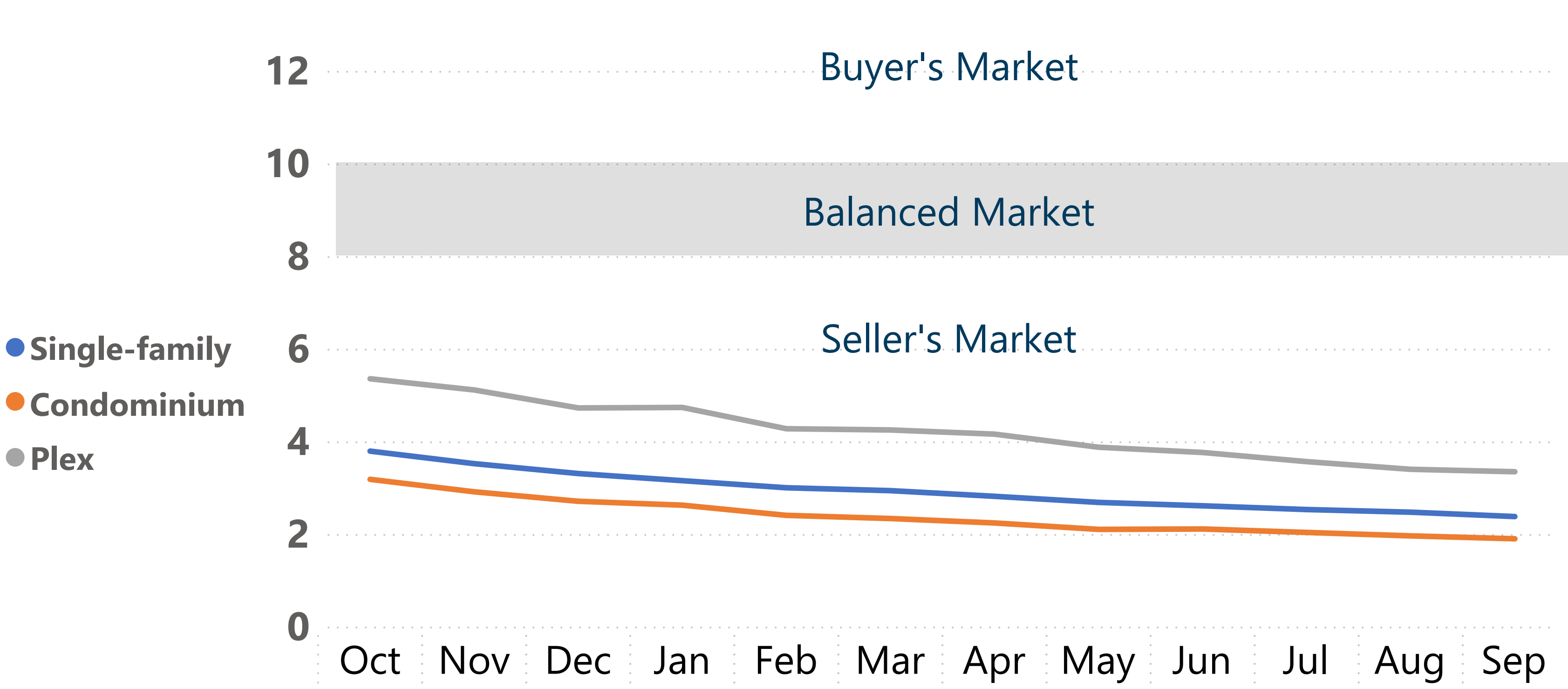
Source : QPAREB by the Centris system



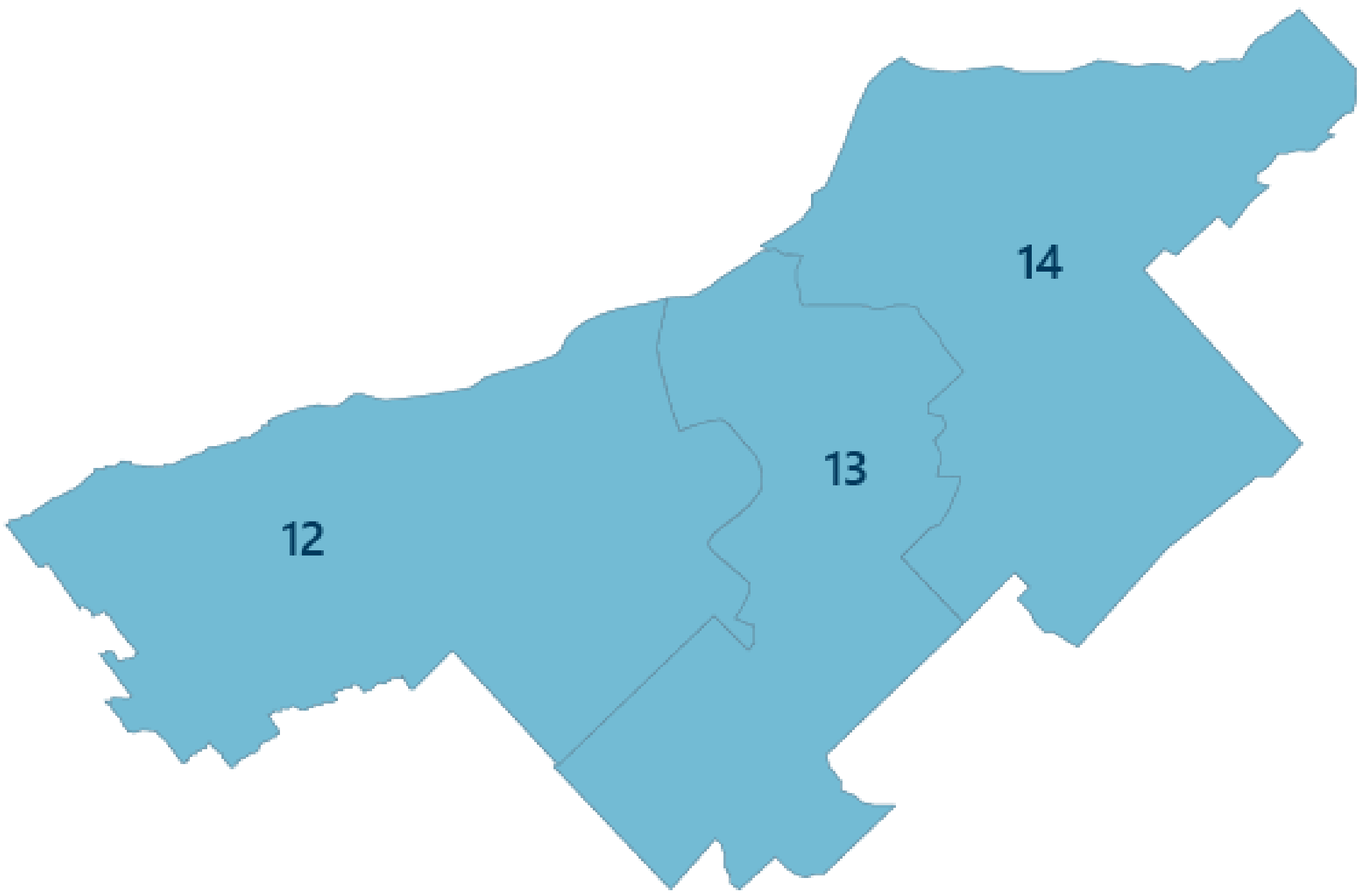
Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	344	↑	8%	1,632	↑	13%			
Active Listings	308	↓	-25%	323	↓	-32%			
Median Price	\$415,100	↑	15%	\$400,500	↑	14%	↑	63%	
Average Price	\$452,633	↑	12%	\$441,477	↑	13%	↑	65%	
Average Days on Market	25	↓	-25	36	↓	-23			
Condominium									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	60	↑	2%	337	↑	13%			
Active Listings	48	↓	-32%	53	↓	-33%			
Median Price	\$280,000	↑	10%	\$265,000	↑	13%	↑	51%	
Average Price	\$298,220	↑	4%	\$286,499	↑	7%	↑	41%	
Average Days on Market	23	↓	-16	37	↓	-11			
Plex									
	Third Quarter 2025			Last 12 Months			Past 5 years		
Sales	45	↑	10%	195	↑	35%			
Active Listings	43	↓	-34%	54	↓	-18%			
Median Price	\$400,000	↓	-6%	\$425,000	↑	12%	↑	57%	
Average Price	\$446,200	↓	-2%	\$457,231	↑	14%	↑	56%	
Average Days on Market	34	↓	-38	45	↓	-18			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 12: Chutes-de-la-Chaudière-Ouest

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	139	↑	18%	
New Listings	210	↑	18%	
Active Listings	130	↓	-15%	
Volume	\$62,555,991	↑	16%	
Last 12 Months				
Sales	664	↑	15%	
New Listings	806	↑	11%	
Active Listings	128	↓	-31%	
Volume	\$304,042,589	↑	31%	

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
< 210,000\$	5	2	2.4	Seller
210,000\$ - 320,000\$	9	5	1.8	Seller
320,000\$ - 530,000\$	49	26	1.9	Seller
530,000\$ - 640,000\$	19	8	2.5	Seller
>= 640,000\$	31	6	4.8	Seller

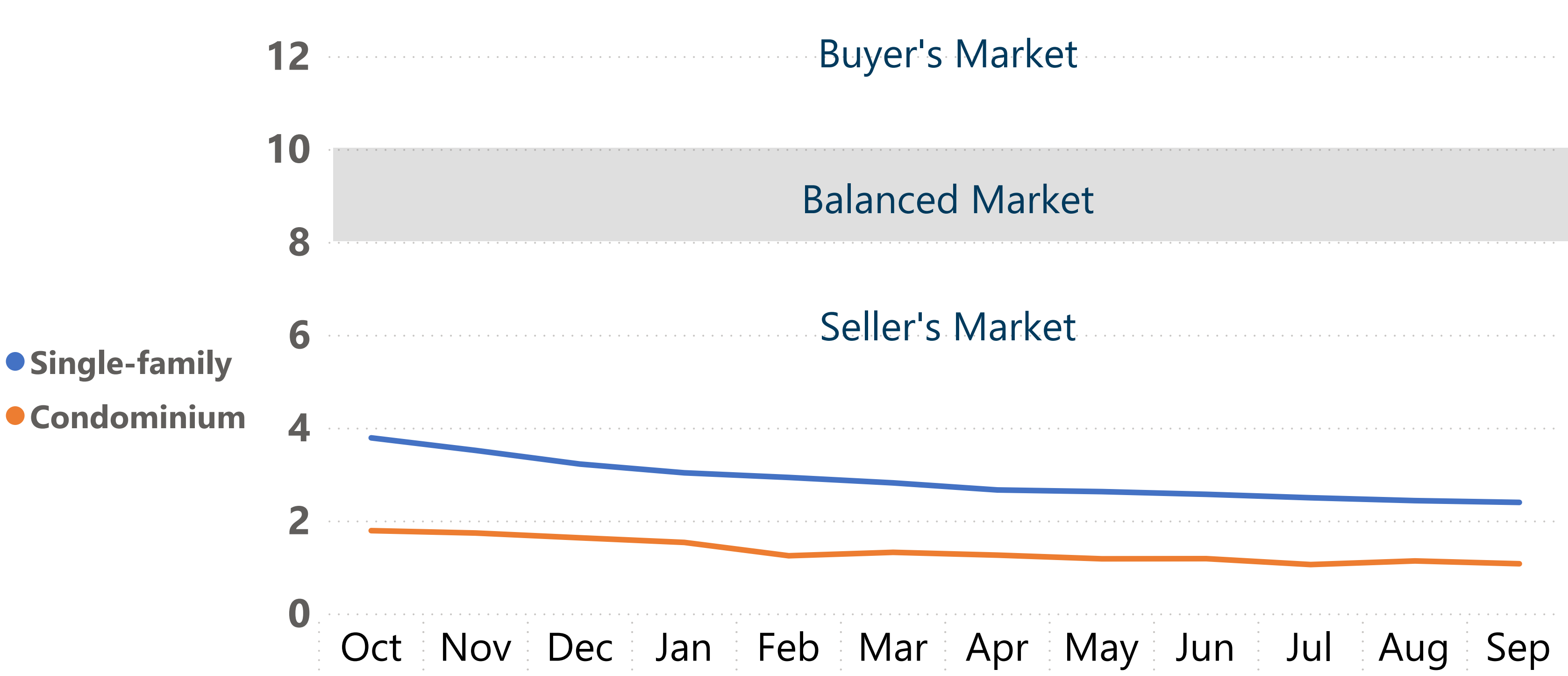
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

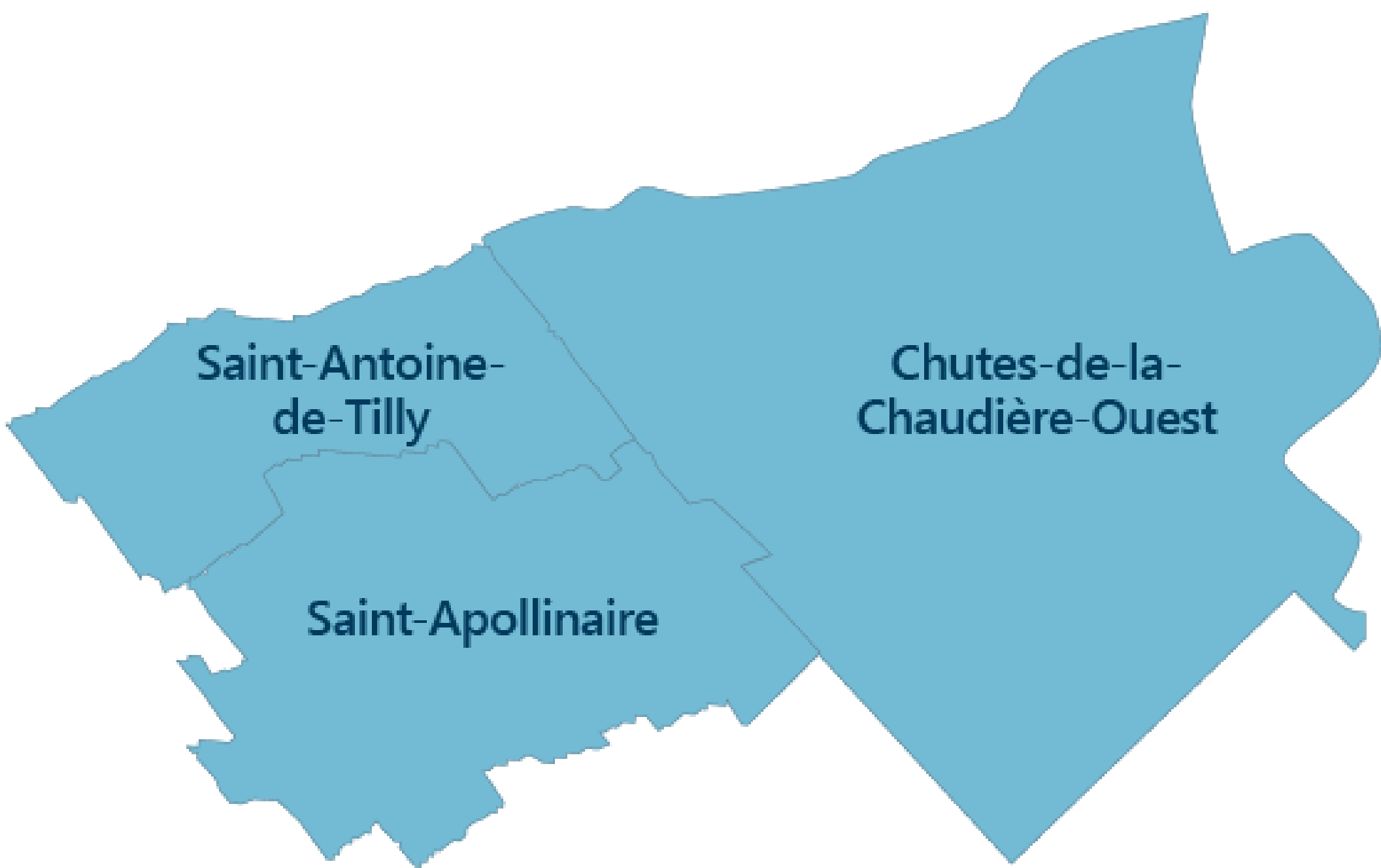
Single-Family								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	117	⬆️	18%	564	⬆️	14%	⬆️ 68%	
Active Listings	117	⬇️	-13%	112	⬇️	-32%		
Median Price	\$445,400	⬆️	14%	\$429,000	⬆️	19%		
Average Price	\$468,866	⬆️	2%	\$474,844	⬆️	14%		
Average Days on Market	19	⬇️	-30	36	⬇️	-28		
Condominium								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	15	-		58	⬆️	2%	⬆️ 54%	
Active Listings	7	-		5		-		
Median Price	**	-		\$274,500	⬆️	18%		
Average Price	**	-		\$293,104	⬆️	12%		
Average Days on Market	**	-		16	⬇️	-41		
Plex								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	7	-		42		-		
Active Listings	7	-		10		-		
Median Price	**	-		\$471,500		-		
Average Price	**	-		\$498,274		-		
Average Days on Market	**	-		34		-		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 13: Chutes-de-la-Chaudière-Est

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	150	↑	24%	
New Listings	181	↑	8%	
Active Listings	94	↓	-44%	
Volume	\$66,264,119	↑	47%	
Last 12 Months				
Sales	672	↑	22%	
New Listings	751	↑	4%	
Active Listings	121	↓	-26%	
Volume	\$277,217,299	↑	41%	

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\$	2	1	1.6	Seller
200,000\$ - 300,000\$	12	5	2.2	Seller
300,000\$ - 490,000\$	51	28	1.8	Seller
490,000\$ - 590,000\$	8	6	1.3	Seller
>= 590,000\$	28	5	5.8	Seller

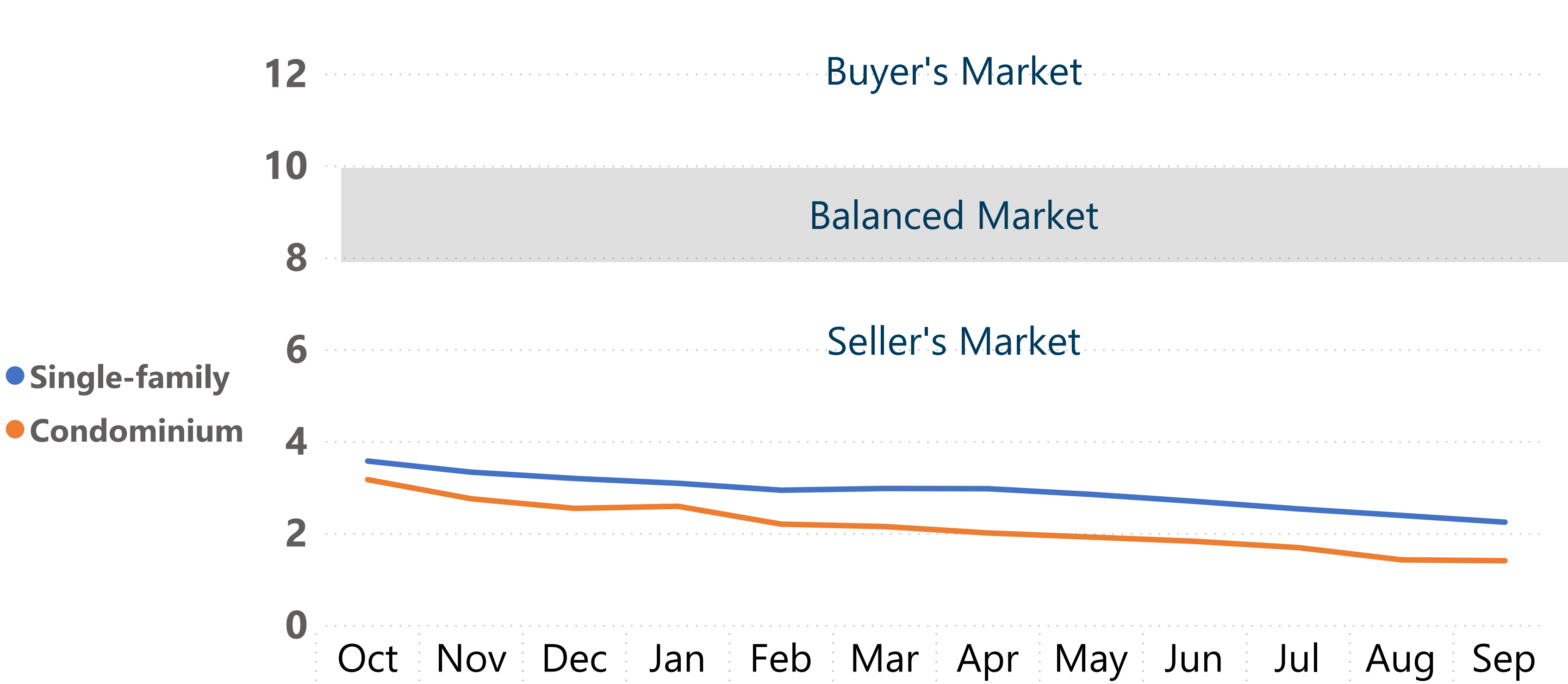
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

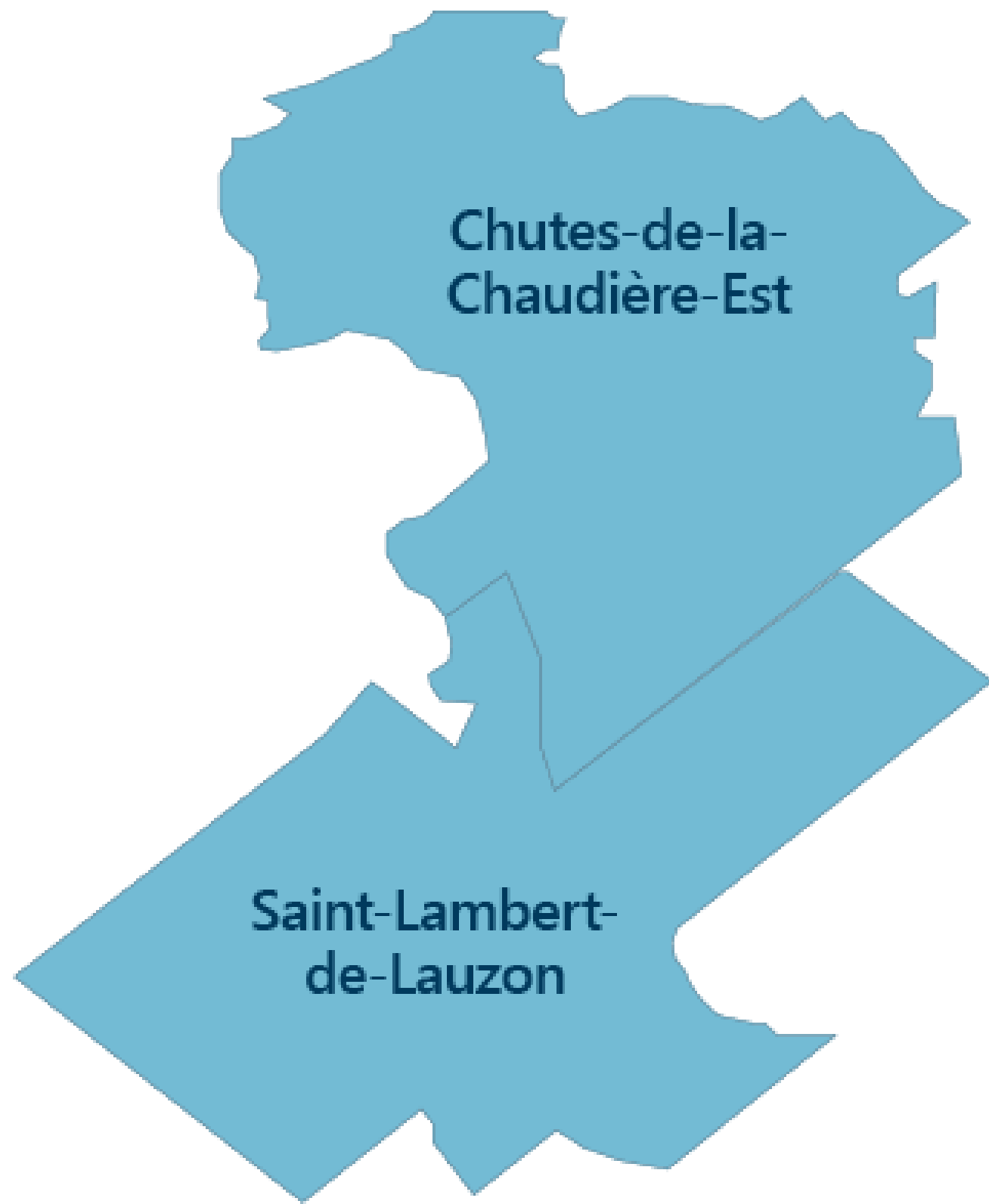
Single-Family								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	118	↑	30%	537	↑	26%	↑ 61%	
Active Listings	74	↓	-44%	100	↓	-23%		
Median Price	\$412,500	↑	13%	\$395,000	↑	15%		
Average Price	\$469,282	↑	20%	\$436,728	↑	16%		
Average Days on Market	33	↓	-6	39	↓	-10		
Condominium								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	18	-		91	↑	5%	↑ 56%	
Active Listings	10	-		11		-		
Median Price	**	-		\$257,500	↑	12%		
Average Price	**	-		\$266,797	↑	12%		
Average Days on Market	**	-		58	↑	15		
Plex								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	13	-		43	↑	13%	↑ 25%	
Active Listings	9	-		9		-		
Median Price	**	-		\$425,000	↑	3%		
Average Price	**	-		\$426,610	↑	3%		
Average Days on Market	**	-		39	↓	-4		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 14: Ancien Lévis

Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2025				
Sales	161	↓	-11%	
New Listings	220	↓	-5%	
Active Listings	179	↓	-22%	
Volume	\$65,170,374	↑	1%	
Last 12 Months				
Sales	829	↑	10%	
New Listings	996	↑	0%	
Active Listings	184	↓	-33%	
Volume	\$323,472,566	↑	20%	

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
< 190,000\$	2	1	2.1	Seller
190,000\$ - 290,000\$	13	7	2.0	Seller
290,000\$ - 480,000\$	48	27	1.8	Seller
480,000\$ - 580,000\$	16	6	2.6	Seller
>= 580,000\$	33	4	8.1	Balanced

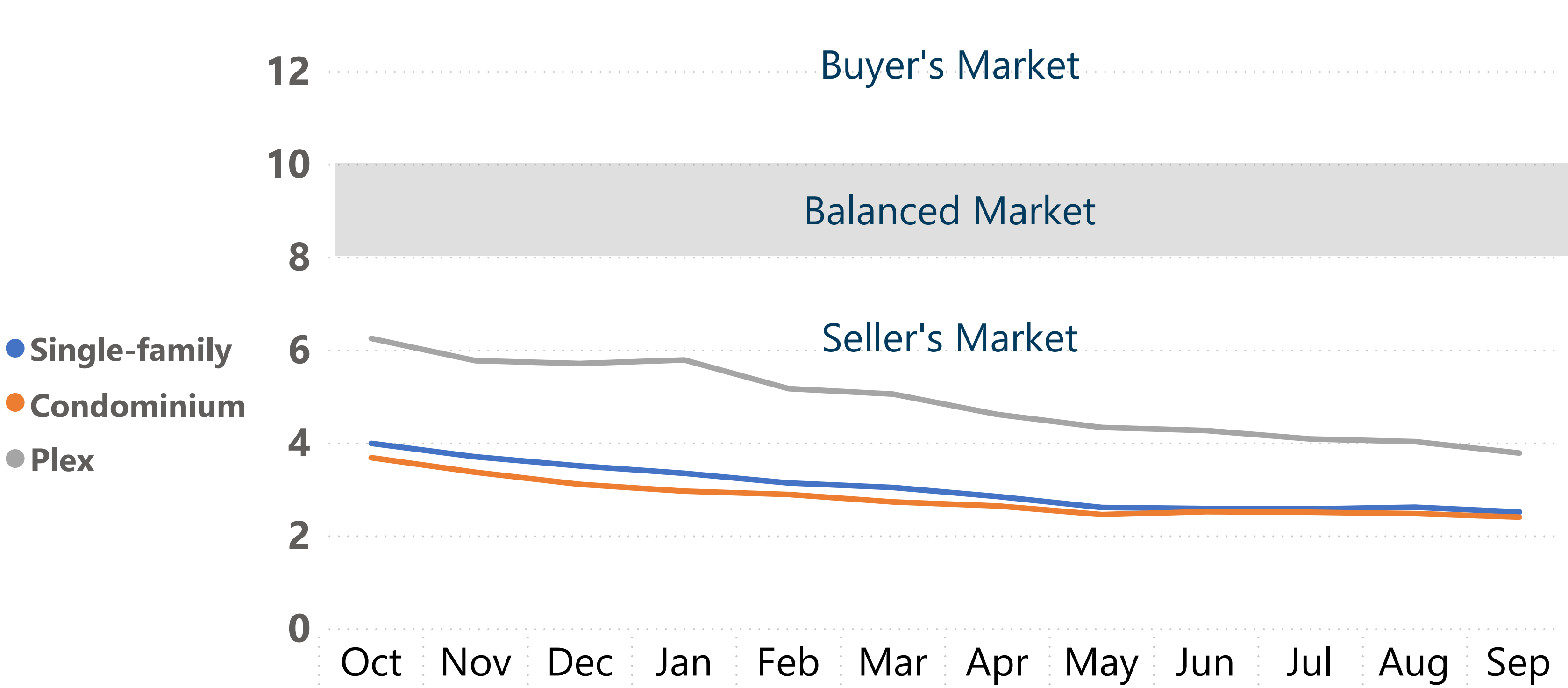
Source : QPAREB by the Centris system



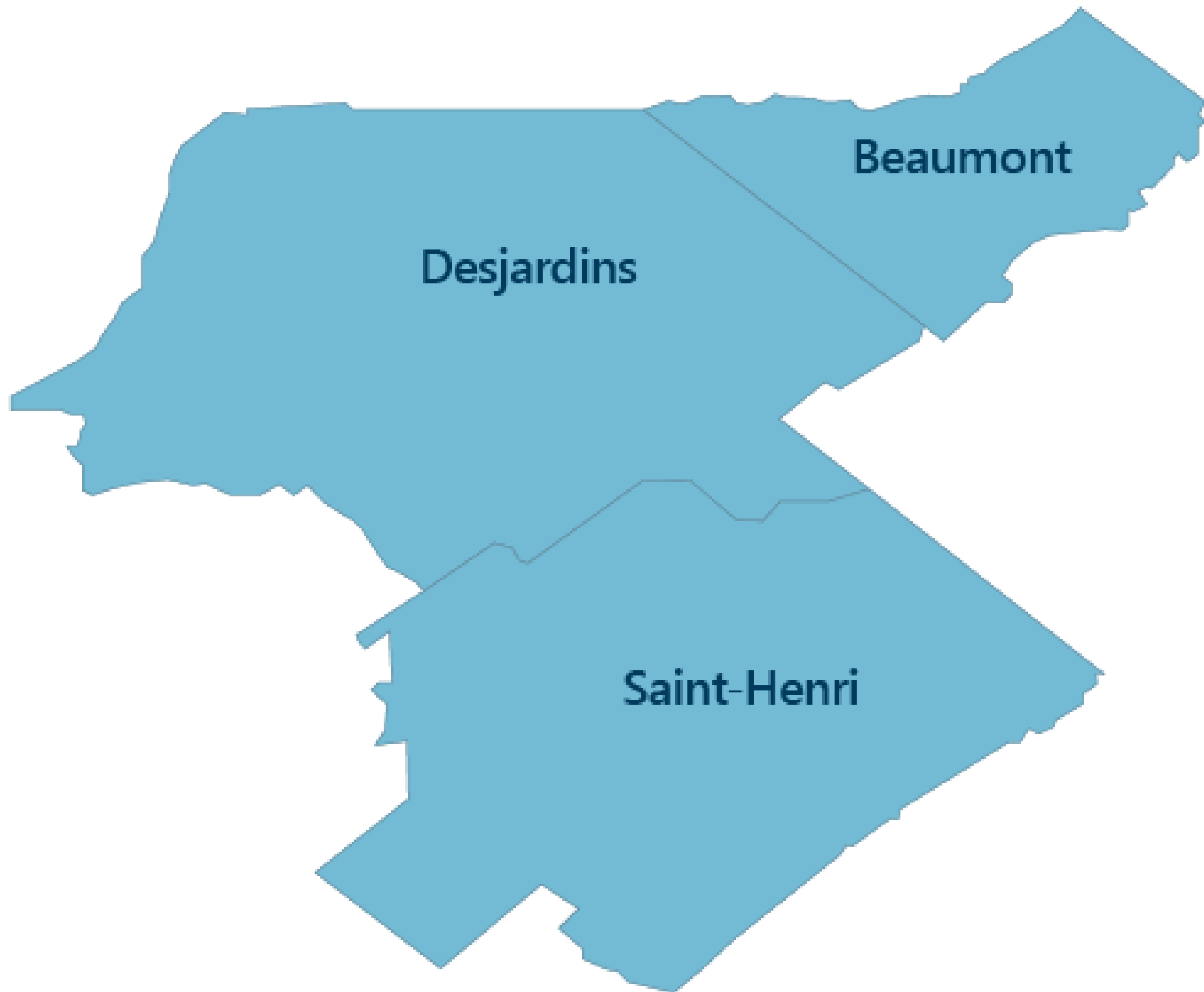
Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	109	↓	-16%	531	↑	3%	↑ 61%	
Active Listings	117	↓	-21%	111	↓	-39%		
Median Price	\$400,000	↑	16%	\$387,000	↑	11%		
Average Price	\$417,335	↑	13%	\$411,135	↑	9%		
Average Days on Market	24	↓	-35	33	↓	-29		
Condominium								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	27		-	188	↑	22%	↑ 51%	
Active Listings	32	↓	-25%	38	↓	-23%		
Median Price	**		-	\$263,444	↑	9%		
Average Price	**		-	\$293,998	↑	3%		
Average Days on Market	**		-	34	↓	-13		
Plex								
	Third Quarter 2025			Last 12 Months			Past 5 years	
Sales	25		-	110	↑	29%	↑ 77%	
Active Listings	28		-	35	↓	-21%		
Median Price	**		-	\$420,000	↑	23%		
Average Price	**		-	\$453,531	↑	26%		
Average Days on Market	**		-	52	↓	-15		

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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