

**Press Release**

**Centris Residential Sales Statistics – January 2025  
Quebec City Census Metropolitan Area (CMA)**

## **An Overheated January: Prices Soar in Quebec City**

- **Sales increased by 7 per cent in January, a less dramatic rise than in previous months. For instance, last October saw sales reach their second-highest level in 25 years. This moderation in activity is due to a sharp decline in active listings (-30 per cent). A new record low in active listings of plexes and single-family homes was recorded, the lowest level in 24 years.**
- **The very low inventory of properties for sale, across all categories, gives sellers a considerable advantage, as they can take advantage of market conditions conducive to widespread overheating. Moreover, the number of sales above the asking price in the CMA increased by over 30 per cent.**
- **Consequently, prices jumped by 30 per cent for small income properties, 22 per cent for condominiums, and 13 per cent for single-family homes.**

**Quebec City, February 7, 2025** – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of January 2025. The most recent market statistics for the **Quebec City Census Metropolitan Area (CMA)** are based on the real estate brokers' Centris provincial database.

Residential sales in the Quebec City CMA totalled 639 transactions in January 2025. This represents a 7 per cent increase, or 39 sales, compared to the same period last year. Transactional activity exceeded the historical average for this month by 19 per cent.

"January is typically a time of year when the market feels the impact from December when few properties are put on the market, thus weakening the supply of available properties. However, the start of this year has seen pressure from a larger pool of active buyers in the Quebec City market. These buyers are eager to act due to the combined effect of falling interest rates and the implementation of homeownership measures. This sense of urgency is also driven by the desire to position themselves in a market with soaring property prices. The result is a historic tightening of market conditions, with less than three months needed to clear the entire inventory at this transaction rate," notes Charles Brant, QPAREB Market Analysis Director.

"We can only agree with the expectations of buyers in the Agglomeration of Quebec City. With overbidding affecting one out of every two sales of single-family homes, price increases are bound to accelerate. In this environment, working with a real estate broker is crucial in keeping a cool head and ensuring a successful transaction."



**Residential: Summary of Centris Activity**

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	639	600	↑ 7%	639	600	↑ 7%
<b>Active listings</b>	2,068	2,975	↓ -30%	2,068	2,975	↓ -30%
<b>New listings</b>	1,135	956	↑ 19%	1,135	956	↑ 19%
<b>Sales volume</b>	\$281,476,476	\$211,625,661	↑ 33%	\$281,476,476	\$211,625,661	↑ 33%

**Detailed Statistics by Property Category**

	January			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	359	342	↑ 5%	359	342	↑ 5%
Active listings	1,341	1,842	↓ -27%	1,341	1,842	↓ -27%
Median price	\$405,000	\$360,000	↑ 13%	\$405,000	\$360,000	↑ 13%
Average selling time (days)	53	69	↓ -16	53	69	↓ -16
<b>Condominium</b>						
Sales	222	206	↑ 8%	222	206	↑ 8%
Active listings	490	801	↓ -39%	490	801	↓ -39%
Median price	\$293,950	\$241,500	↑ 22%	\$293,950	\$241,500	↑ 22%
Average selling time (days)	83	60	↑ 23	83	60	↑ 23
<b>Plex (2-5 units)</b>						
Sales	58	52	↑ 12%	58	52	↑ 12%
Active listings	228	327	↓ -30%	228	327	↓ -30%
Median price	\$497,750	\$383,500	↑ 30%	\$497,750	\$383,500	↑ 30%
Average selling time (days)	52	111	↓ -59	52	111	↓ -59

Additional information:

[Detailed and cumulative monthly statistics for the province and regions](#)

If you would like additional information from the Market Analysis Department, such as specific data or regional details on the real estate market, please [write to us](#).

### **About the Quebec Professional Association of Real Estate Brokers**

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together close to 15,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also a major player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Québec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB has its head office in Quebec City, administrative offices in Montreal and a regional office in Saguenay. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at [qpareb.ca](http://qpareb.ca) or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#) and [Instagram](#).

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