

Press Release

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

The Quebec City Market Remains Resilient in February Despite Growing Economic Uncertainty

- The number of sales rose by 9 per cent in February, posting the fourth-highest level of activity ever recorded by the Centris system for a February.
- Plexes saw a notable 44 per cent surge in sales, while single-family homes and condominiums recorded increases of 7 per and 6 per cent, respectively.
- The very low inventory of properties for sale across all categories continues to strongly favour sellers, who benefit from market conditions conducive to widespread overheating. Active listings were 32 per cent lower than in February 2024.
- As a result, prices jumped by 36 per cent for small income properties, 21 per cent for single-family homes, and 12 per cent for condominiums.

Quebec City, March 7, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of February 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 reached 1,047 transactions in February 2025. This represents a 9 per cent increase compared to the same period last year. Transactional activity exceeded the historical average for this month by 28 per cent.

"The strength of the Quebec City market appears unwavering despite a context of uncertainty marked by the Trump administration's ultra-protectionist trade policy towards Canada. The residential real estate market is beginning to show tangible signs that these policies are affecting buyer confidence, particularly in Ontario and Alberta. However, the residential market in Quebec and, in particular, the Quebec City area, seems to have been relatively unaffected in February," notes Charles Brant, QPAREB Market Analysis Director.

He adds: "The region's diversified economic base, stabilized by a significant proportion of jobs in institutional and public sectors, is one advantage along with the market stimulus provided by the drastic drop in interest rates. The strong likelihood of further interest rate cuts by the Bank of Canada to support the Canadian economy, expected as early as March 12, is encouraging buyers to enter the Quebec City market. At the same time, the confidence index of Quebec consumers in making a major purchase declined only slightly in February. Against this backdrop, the Quebec City market should prove resilient in the months ahead."

Sales

+9%

Variation in total residential sales compared to February 2024

Listings

-32%

Variation in active listings compared to February 2024

Price

+21%

Variation in the median price of single-family homes compared to February 2024

Residential: Summary of Centris Activity

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,047	959	↑ 9%	1,686	1,559	↑ 8%
Active listings	1,985	2,926	↓ -32%	2,005	2,951	↓ -32%
New listings	1,118	1,123	↔ 0%	2,253	2,079	↑ 8%
Sales volume	\$467,462,955	\$365,373,486	↑ 28%	\$748,939,431	\$576,999,147	↑ 30%

Detailed Statistics by Property Category

	February			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	655	611	↑ 7%	1,014	953	↑ 6%
Active listings	1,283	1,802	↓ -29%	1,302	1,822	↓ -29%
Median price	\$440,000	\$363,560	↑ 21%	\$425,000	\$361,751	↑ 17%
Average selling time (days)	41	53	↓ -12	45	59	↓ -14
Condominium						
Sales	306	288	↑ 6%	528	494	↑ 7%
Active listings	470	795	↓ -41%	475	798	↓ -40%
Median price	\$300,000	\$268,000	↑ 12%	\$300,000	\$255,000	↑ 18%
Average selling time (days)	35	56	↓ -21	55	57	↓ -2
Plex (2-5 units)						
Sales	85	59	↑ 44%	143	111	↑ 29%
Active listings	226	328	↓ -31%	221	328	↓ -33%
Median price	\$525,000	\$385,000	↑ 36%	\$504,900	\$385,000	↑ 31%
Average selling time (days)	73	75	↓ -2	64	92	↓ -28

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 more than 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 Quebec'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 regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

For more information:

Ariane Boulé

Morin Relations Publiques

media@qpareb.ca