

Press Release

Centris Residential Sales Statistics – April 2025

Quebec City Census Metropolitan Area (CMA)

Strong Overheating in April: Quebec City's Hyperactive Real Estate Market Closes on Pandemic Peak

- Sales in the Quebec City CMA rose by 12 per cent in April, almost reaching the second-highest level of activity recorded by the Centris system for April since the peak reached during the pandemic.
- Condominium sales jumped 21 per cent, while sales of single-family homes and small income properties increased by 9 per cent and 7 per cent, respectively.
- The very low inventory of properties for sale across all categories continues to give sellers a strong advantage, as they take advantage of market conditions conducive to widespread overheating. The number of active listings dropped 28 per cent compared to April 2024, reaching an all-time low of 1,864 properties on the market.
- As a result, prices have surged: up 18 per cent for small income properties and single-family homes, and 13 per cent for condominiums.

Quebec City, May 7, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of April 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 1,091 transactions in April 2025. This represents a 12 per cent increase compared to the same period last year. This level of transactional activity is thus just 16 properties shy of the record high reached in April 2021 (1,107 sales).

"Supported by falling interest rates and strong buyer confidence in the property market, April was practically one for the record books. The Quebec City real estate market seems to be ignoring the many economic and geopolitical uncertainties. There are many parallels with the pandemic period, as we are not only nearing record sales but also seeing a record low inventory, with a subsequent significant overheating of the market," notes Charles Brant, QPAREB Market Analysis Director.

"In April, almost as many properties were sold as were put on the market. This has resulted in extremely seller-friendly market conditions. All of this is reflected in overbidding levels comparable to those seen during the pandemic, with nearly one in two single-family home and condominium sales concluded after overbidding. These conditions are driving prices upwards to new highs, particularly for single-family homes. Half of single-family homes in the CMA sold for over \$450,000, while the psychological threshold of \$500,000 was surpassed in the Northern Periphery."



Residential: Summary of Centris Activity

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,091	973	↑ 12%	3,794	3,553	↑ 7%
Active listings	1,864	2,591	↓ -28%	1,957	2,807	↓ -30%
New listings	1,130	1,010	↑ 12%	4,546	4,156	↑ 9%
Sales volume	\$497,111,175	\$385,724,329	↑ 29%	\$1,697,381,544	\$1,359,805,422	↑ 25%

Detailed Statistics by Property Category

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	684	627	↑ 9%	2,330	2,210	↑ 5%
Active listings	1,143	1,579	↓ -28%	1,241	1,727	↓ -28%
Median price	\$450,000	\$380,750	↑ 18%	\$440,000	\$370,000	↑ 19%
Avg. days on market (days)	25	49	↓ -24	32	52	↓ -20
Condominium						
Sales	327	271	↑ 21%	1,177	1,072	↑ 10%
Active listings	479	735	↓ -35%	483	771	↓ -37%
Median price	\$310,000	\$275,250	↑ 13%	\$305,000	\$260,050	↑ 17%
Avg. days on market (days)	17	49	↓ -32	35	50	↓ -15
Plex (2-5 units)						
Sales	80	75	↑ 7%	286	270	↑ 6%
Active listings	235	275	↓ -15%	227	307	↓ -26%
Median price	\$500,875	\$425,000	↑ 18%	\$506,000	\$400,000	↑ 27%
Avg. days on market (days)	55	60	↓ -5	53	75	↓ -22

Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active listing to find a buyer.

** Number of transactions too low to produce reliable statistics.

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

Source: QPAREB by the Centris System

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](#).

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