

Press Release

Centris Residential Sales Statistics – July 2025

Quebec City Census Metropolitan Area (CMA)

Booming Real Estate Market in Quebec City CMA: Exceptional Sales and Prices in July

- The Quebec City CMA recorded 744 transactions in July, marking a peak in residential activity for this summer month (excluding the pandemic period). Total property sales across the three market segments jumped 12 per cent from a year ago.
- The Northern Periphery drove the surge in sales with a 31 per cent increase compared to July 2024. The Agglomeration of Quebec City also performed well with an 11 per cent year-over-year gain, while the South Shore posted a more modest 4 per cent increase.
- Across the CMA, single-family home sales rose by 15 per cent last month, condominium sales increased by 8 per cent, while plexes (2 to 5 units) saw a more modest gain of 5 per cent compared to July 2024.
- The inventory of homes for sale hit an unprecedented low in the Quebec City Metropolitan Area. This July trend was observed across all property types and geographic sectors. The total number of active listings dropped by 28 per cent over the past year.
- The insufficient number of properties for sale to meet the demand from buyers, especially for entry-level houses and condominiums, is exerting a strong upward pressure on prices.

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

Two trends were evident in July: prices continued to soar and overbidding remained present, although far from widespread, across the Quebec City CMA. The median price of a single-family home reached a record \$453,500 last month, marking a 21 per cent increase compared to July 2024. Condominiums and small rental properties of 2 to 5 units (plexes) posted somewhat more moderate price increases over the past year, at 10 per cent and 11 per cent respectively. Despite the uncertainty that has persisted since last spring due to repeated changes in U.S. tariff policies, the frenzy in the residential real estate market shows no signs of slowing down in the Quebec City CMA.

"In the Quebec City CMA, more and more sellers are able to obtain a price at least 5 per cent higher than the original listing price. Sellers, therefore, have a clear advantage during negotiations. In fact, 4 out of 10 property transactions are concluded at a price that is 5 per cent or greater than the initial asking price," states Hélène Bégin, Senior Economist, Quebec Economy and Real Estate Market, QPAREB Market Analysis Department.

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The average number of days on the market is also very low, confirming that buyers need to act quickly. For the CMA as a whole, it took only 26 days for a single-family home to find a buyer in July, compared to 41 days on average for a plex and 43 days for a condominium. This is a very short period of time in all three market segments.

Industry Diversification: An Asset

In addition to the favourable economic and demographic context of the Quebec City CMA, the diversification of industries—some of which dominate the economic landscape—also represents a key advantage. First, the strong presence of the financial industry, notably through the headquarters of several major insurers, helps sustain a dynamic labour market and serves as a pillar of economic stability during periods of uncertainty.

Furthermore, the strong presence of all three levels of government also acts as a buffer during challenging times, such as those currently affecting North America. Quebec City CMA's highly diversified industrial fabric—thanks to its many SME exporters—also makes a positive difference when the global economic outlook darkens due, in particular, to the imposition of trade tariffs.

"Several positive economic factors have enabled the Quebec City CMA to maintain its growth trajectory and a low unemployment rate of around 4.5 per cent since the spring, adds H  l  ne B  gin. This is a remarkable achievement, given that unemployment rates in most other regions of Quebec have been rising since the spring, particularly in regions more exposed to U.S. tariffs, such as Centre-du-Qu  bec, Mauricie, and Saguenay-Lac-Saint-Jean. This deterioration is pushing the provincial unemployment rate upward. It stood at 5.7 per cent just before the first wave of tariffs was imposed, then rose to 6.3 per cent in June."

Quebec City CMA – July 2025 – Single-Family Homes	
Overbidding* - Share of Sales	Sectors with highest overbidding
65%	Sector 7 - La Haute-Saint-Charles
53%	Sector 12 - Les Chutes-de-la-Chaudi��re-Ouest
49%	Sector 4 - Charlesbourg
38%	Sector 8 – Ancienne-Lorette, Airport and Val-B��lair
35%	Sector 5 - Beauport

Source: QPAREB by the Centris system
*Sale price: 5% or more > initial asking price

Sales

+12

Variation in total
residential sales
compared to
July 2024

Listings

-28%

Variation in active
listings compared to
July 2024

Price

+21%

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

Residential : Summary of Centris Activity

	July			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	744	664	↑ 12%	6,255	5,841	↑ 7%
Active listings	1,630	2,252	↓ -28%	1,866	2,630	↓ -29%
New listings	744	728	↑ 2%	7,190	6,726	↑ 7%
Sales volume	\$353,053,268	\$271,555,463	↑ 30%	\$2,848,248,080	\$2,294,671,038	↑ 24%

Detailed Statistics by Property Category

	July			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	457	397	↑ 15%	3,842	3,624	↑ 6%
Active listings	1,017	1,330	↓ -24%	1,172	1,596	↓ -27%
Median price	\$453,500	\$374,950	↑ 21%	\$445,000	\$374,900	↑ 19%
Avg. days on market (days)	26	40	↓ -14	29	49	↓ -20
Condominium						
Sales	226	210	↑ 8%	1,911	1,741	↑ 10%
Active listings	385	643	↓ -40%	467	735	↓ -37%
Median price	\$310,000	\$282,000	↑ 10%	\$310,000	\$268,000	↑ 16%
Avg. days on market (days)	43	50	↓ -7	36	48	↓ -12
Plex (2-5 units)						
Sales	60	57	↑ 5%	500	474	↑ 5%
Active listings	220	272	↓ -19%	219	296	↓ -26%
Median price	\$498,500	\$450,500	↑ 11%	\$508,000	\$419,500	↑ 21%
Avg. days on market (days)	41	41	→ 0	43	65	↓ -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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