

Press Release

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

## The Quebec City Resale Market Remains Strong in August

- Sales in the Quebec City CMA rose by 4 per cent in August, with 643 transactions. The Northern Periphery recorded the largest sales increase (19 per cent). As a result, the Quebec City market posted its second-highest number of sales for a month of August since the peak reached during the pandemic.
- Plexes posted an impressive 61 per cent jump in sales, with 82 small income properties sold. Sales of single-family homes grew by 6 per cent, while condominium sales declined by 14 per cent, the first significant drop observed in this category since May 2023.
- The shortage of properties for sale has further intensified in the Quebec City area, where, for the 19<sup>th</sup> consecutive month, the number of residential properties for sale decreased. At the end of August 2025, there were 1,743 properties on the market, down 23 per cent compared to August 2024.
- Market conditions hit a historical threshold in favour of sellers, resulting in severe market overheating, a strong overbidding dynamic, and a 25-day reduction in the time needed to sell a property.
- As a result, the median price of a single-family home rose 18 per cent to \$461,500. This marked the 9<sup>th</sup> consecutive month in which median price growth exceeded 15 per cent.
- The median prices of condominiums and plexes both rose by 13 per cent, with half of all transactions closing at prices above \$317,000 and \$521,944, respectively.

**Quebec City, September 5, 2025** – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of August 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 643 transactions in August. This represents a 4 per cent increase over the same period in 2024.

"The real estate market in the Quebec City metropolitan area recorded its 21<sup>st</sup> consecutive monthly increase. The only factor holding back this activity is the acute shortage of properties on the market. All property categories are affected, including plexes, which are enjoying strong demand from small investors and buyers faced with the rapid acceleration of condominium price growth," notes Charles Brant, QPAREB Market Analysis Director.

"The Quebec City market is leaving less room for first-time buyers, as half of all condominiums are selling for over \$317,000, while the purchase of a single-family home is becoming increasingly complex in an overheated market. Furthermore, with Bill 16 officially taking effect in August, condominium buyers and sellers are now subject to specific due diligence checks and obligations. Ultimately, these market and regulatory developments further underscore the importance of working with a real estate broker to seize the best opportunities with peace of mind."



## Quebec City Real Estate Market Monthly statistics August 2025

### Sales

**+4%**

Variation in total residential sales compared to August 2024

### Listings

**-23%**

Variation in active listings compared to August 2024

### Price

**+18%**

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

#### Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	643	616	↑ 4%	6,898	6,457	↑ 7%
Active listings	1,743	2,269	↓ -23%	1,849	2,585	↓ -28%
New listings	877	805	↑ 9%	8,114	7,531	↑ 8%
Sales volume	\$309,387,366	\$246,255,342	↑ 26%	\$3,158,544,818	\$2,540,926,380	↑ 24%

#### Detailed Statistics by Property Category

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	396	374	↑ 6%	4,236	3,998	↑ 6%
Active listings	1,126	1,355	↓ -17%	1,166	1,566	↓ -26%
Median price	\$461,500	\$391,000	↑ 18%	\$447,000	\$375,000	↑ 19%
Avg. days on market (days)	26	52	↓ -26	29	50	↓ -21
<b>Condominium</b>						
Sales	164	191	↓ -14%	2,077	1,932	↑ 8%
Active listings	415	629	↓ -34%	461	722	↓ -36%
Median price	\$317,000	\$280,000	↑ 13%	\$310,000	\$269,000	↑ 15%
Avg. days on market (days)	49	75	↓ -26	37	51	↓ -14
<b>Plex (2-5 units)</b>						
Sales	82	51	↑ 61%	582	525	↑ 11%
Active listings	194	278	↓ -30%	215	293	↓ -27%
Median price	\$521,944	\$460,000	↑ 13%	\$510,000	\$425,000	↑ 20%
Avg. days on market (days)	44	63	↓ -19	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

600 chemin du Golf, L'Île-des-Sœurs, Quebec H3E 1A8  
990 avenue Holland, Quebec City, Quebec G1S 3T1  
72 rue Jacques-Cartier O, Suite 20, Chicoutimi, Quebec G7J 1G2  
56 avenue Principale, Suite 200, Rouyn-Noranda, Quebec J9X 4P2

1-888-762-2440  
media@qpareb.ca  
www.qpareb.ca

## **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](http://qpareb.ca) or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

For more information:

### **Ariane Boulé**

Morin Relations Publiques  
[media@qpareb.ca](mailto:media@qpareb.ca)