



Number of
Residential Sales

8,094

(+11.6% YOY)



Average
Home Price

\$547,974

(+7.8% YOY)



Sales-to-
Listing Ratio

69%

(+3 points YoY)



Unemployment

5.5%

(-0.8 points MoM)

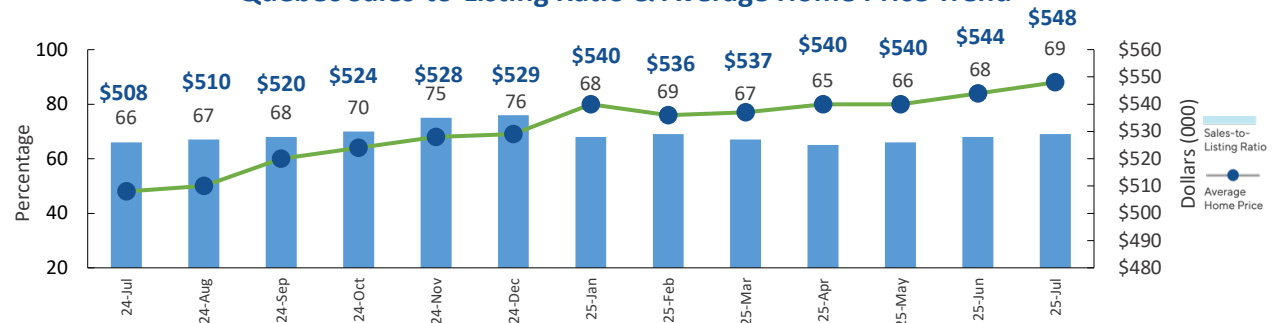
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Quebec's residential real estate market continued its strong momentum in July. Sales rose by 11.6% compared to the same month last year, marking the 19th consecutive monthly increase. At the same time, property prices maintained steady growth, reaching an average price of \$544,056, up 7.8% from July 2024.

The number of active listings remained relatively stable, keeping market conditions clearly in favor of sellers across all metropolitan regions, especially in Quebec City and Saguenay, which posted the highest year-over-year price increases of 15.4% and 21.6%, respectively.

Quebec's unemployment rate dropped sharply in July, settling at 5.5% (-0.8 percentage point compared to June), well below the Canadian average of 6.9%. However, the number of jobs declined by 15,000 during the month. The decrease in the unemployment rate is therefore entirely attributable to a reduction in the number of people actively seeking work.

Quebec Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Montreal	3,880	+9.9	650,096	+7.1	6,062	+8.8	64	Sellers	6.7
Quebec City	850	+9.4	475,335	+15.4	936	+1.4	91	Sellers	4.7
Gatineau	417	+11.5	502,542	+6.1	649	+8.7	64	Sellers	6.6*
Sherbrooke	196	+5.9	499,968	-8.0	232	-9.7	84	Sellers	5.0
Saguenay	127	+12.7	374,672	+21.6	151	+13.5	84	Sellers	4.0
Trois-Rivieres	131	+13.9	400,047	+9.3	145	-7.6	90	Sellers	5.6