



Number of Residential Sales

7,641

(-9.0% YoY)



Average Home Price

\$559,995

(+5.2% YOY)



Sales-to-Listing Ratio

60 %

(-10 Points YOY)



Unemployment

5.2%

(-0.1 point MOM)

SOURCE : Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

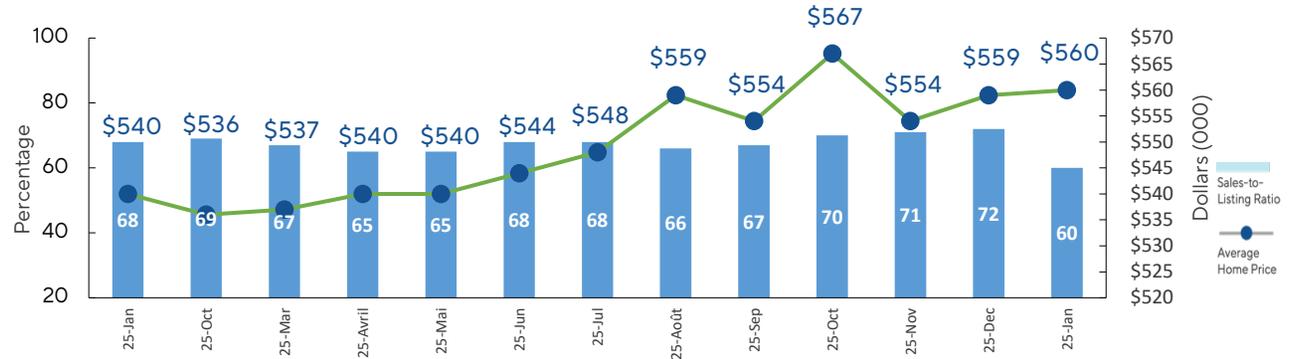
* Ottawa-Gatineau

The resale market in Quebec lost momentum in January, with the number of transactions concluded (7,641) through real estate brokers down 9% compared to the first month of 2025. This is the third consecutive monthly decrease. Recall that the decline in sales last November marked the end of an uninterrupted 23-month period of growth in activity.

At the same time, in January, the number of newly listed residential properties increased for the first time in three months. The increase of 6.2% compared to the same month in 2025, combined with the decline in sales, helped to ease market conditions somewhat. The market in the greater Montreal area is now balanced, as is the market in Gatineau. However, the balance of power in the negotiations remained on the side of the sellers in the regions of Trois-Rivières, Saguenay, Quebec City, Drummondville and especially Sherbrooke.

As a result of a market where buyers have regained some choice, the pace of price growth has slowed. In January, the average price of a property in Quebec was \$559,995, 5.2% more than a year earlier, the lowest increase in 17 months. However, the Saguenay and Trois-Rivières regions have stood out strongly, with average price increases of 10% and 14% respectively.

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



	Numbers Sold	% YoY	Average Price	% YoY	New Listings	% YoY	Sales to Listing Ratio	Market	UE %
Montréal	3,710	-12.0	\$669,768	+4.4	6,588	+8.4	56	Balanced	6.1
Québec	747	-9.7	\$484,163	+3.9	1,083	+7.9	69	Sellers	3.0
Gatineau	336	-19.4	\$508,542	+4.4	642	-2.4	52	Balanced	6.7*
Sherbrooke	186	+39.8	\$542,143	+4.1	252	-8.7	74	Sellers	5.1
Saguenay	111	-13.3	\$375,711	+10.0	163	+7.9	68	Sellers	4.1
Trois-Rivières	112	-5.9	\$442,507	+14.1	171	+6.9	65	Sellers	3.9
Drummondville	74	-9.5	\$448,614	+4.8	106	+17.8	69	Sellers	4.7