SAGEN

# Quebec Housing Market Update

February 2026

For the fourth consecutive month, the resale market slowed down in Quebec. However, the 8,032 sales through real estate brokers represent only a slight decrease of 1% compared to the same month in 2025.

At the same time in February, the number of residential properties newly listed increased by 14.2% year-on-year. This is the second monthly increase. Although this increase in supply contributes to a certain rebalancing of market conditions in the Montréal and Gatineau metropolitan areas, sellers still have the biggest bargaining chips in the Trois-Rivières, Saguenay, Québec, Drummondville and Sherbrooke regions.

Price growth remained strong. Province-wide, across all property categories, the average price was $563,321 in February, 6.5% higher than a year earlier. The Quebec City and Sherbrooke regions have experienced double-digit price increases over the past year, of 16.2% and 12.2% respectively. The regions of Drummondville (+9.4%), Saguenay (7.9%), Trois-Rivières (+6.0%) and Montréal (5.2%) followed. However, the Gatineau region was an exception, with a second decline in the average price (-1.9%) in three months.

Number of Residential Sales

**8,032**

(-0.9% YoY)

Average Home Price

**$563,321**

(+6.5% YOY)

Sales-to-Listing Ratio

**61 %**

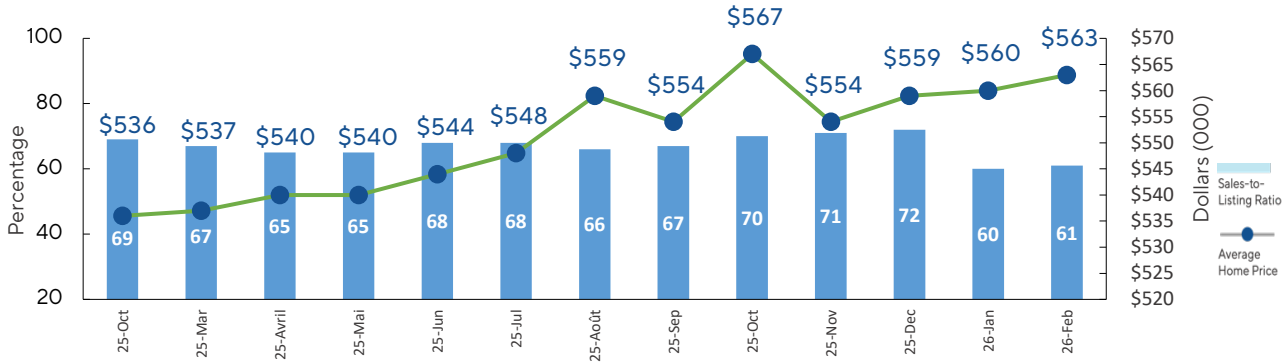
(-9 Points YOY)

Unemployment

**5.9%**

(+0.7 point MOM)

## 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 | 3,815 | -1.5 | $671,886 | +5.2 | 6,653 | +12.2 | 57 | Balanced | 6.6 |
| Québec | 893 | +1.8 | $509,577 | +12.2 | 1,124 | +19.8 | 79 | Sellers | 2.7 |
| Gatineau | 406 | +0.5 | $493,473 | -1.9 | 698 | +23.3 | 58 | Balanced | 6.2* |
| Sherbrooke | 185 | -11.1 | $570,062 | +16.2 | 263 | -1.5 | 70 | Sellers | 4.8 |
| Saguenay | 126 | +8.6 | $374,798 | +7.9 | 187 | +47.2 | 67 | Sellers | 3.6 |
| Trois-Rivières | 127 | +8.5 | $444,910 | +6.0 | 162 | +3.2 | 78 | Sellers | 3.8 |
| Drummondville | 87 | -12.2 | $453,093 | +9.4 | 104 | -7.4 | 83 | Sellers | 5.6 |

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