

In March, the resale market in Quebec recorded its' first increase in sales in five months, while the number of transactions completed (8,020) through real estate brokers increased by a slight 1.1% compared to the same period in 2025. This ends a short sequence of four consecutive monthly setbacks from November to February.

For its part, the number of residential properties newly put up for sale is up for a third consecutive month, increasing by 10% compared to March 2025. As a result, market conditions have eased slightly, but remain to the advantage of sellers, with the exception of the Gatineau metropolitan area market, where the balance of power in the negotiations has rebalanced in recent months. Conversely, it is in the Saguenay and Quebec City regions that sellers are in the strongest position.

The pace of price growth is slowly easing, but remains strong. In March, it cost an average of \$559,287 to purchase a residential property in Quebec (all categories combined), 5.4% more than a year earlier. However, this has not prevented the Trois-Rivières and Drummondville regions from recording vigorous year-over-year price increases of 14% and 13% respectively.



Number of Residential Sales  
**8,020**  
(+1.1% YOY)



Average Home Price  
**\$559,287**  
(+5.4% YOY)



Sales-to-Listing Ratio  
**62 %**  
(-5 Points YOY)

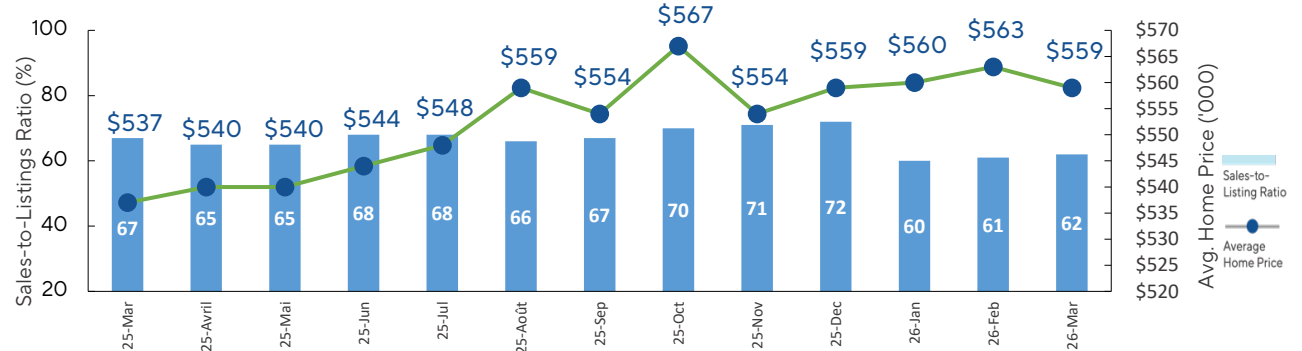


Unemployment  
**5.4%**  
(-0.5 point MOM)

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

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	3,936	-0.1	\$670,412	+5.0	6,534	+8.1	60	Sellers	6.6
Québec	879	+6.2	\$488,378	+9.4	1,122	+15.2	78	Sellers	2.6
Gatineau	350	-14.4	\$485,775	-2.7	723	+15.1	48	Balanced	6.4*
Sherbrooke	194	+4.9	\$548,685	+1.8	321	+15.1	60	Sellers	4.3
Saguenay	132	+67.1	\$387,986	+7.4	162	+20.0	81	Sellers	3.2
Trois-Rivières	120	-14.9	\$449,128	+14.3	162	+8.7	74	Sellers	4.5
Drummondville	104	+51.2	\$475,669	+12.7	171	+59.9	61	Sellers	5.7