

After a modest improvement in March (+1.1%), the number of sales in the Quebec resale market recorded a fifth decline in April over the past six months. The number of transactions concluded (7,622) through real estate brokers decreased by 5.7% last month compared to April 2025.

The number of residential properties newly for sale increased for the fourth consecutive month in April, with new listings up 8.9% compared to April 2025. As a result, market conditions continue to ease. The sales-to-new listings ratio, at 57%, has just reached a low since December 2023. Overall, the market has rebalanced in the Montreal region, as it was already the case in the Gatineau region. But sellers still hold the upper hand in negotiations in all other metropolitan areas. It is in Saguenay that sellers are in the strongest position.

Nevertheless, the pace of price growth is not slowing down much. The average price of a residential property in Quebec (all categories combined) was \$562,193 in April, 5.4% more than a year earlier. However, price increases were more modest in the two markets where conditions had rebalanced, namely Gatineau (+2.7%) and Montréal (+3.7%).



Number of Residential Sales

**7,622**

(-5.7% YOY)



Average Home Price

**\$562,193**

(+5.4% YOY)



Sales-to-Listing Ratio

**57 %**

(-9 Points YOY)



Unemployment

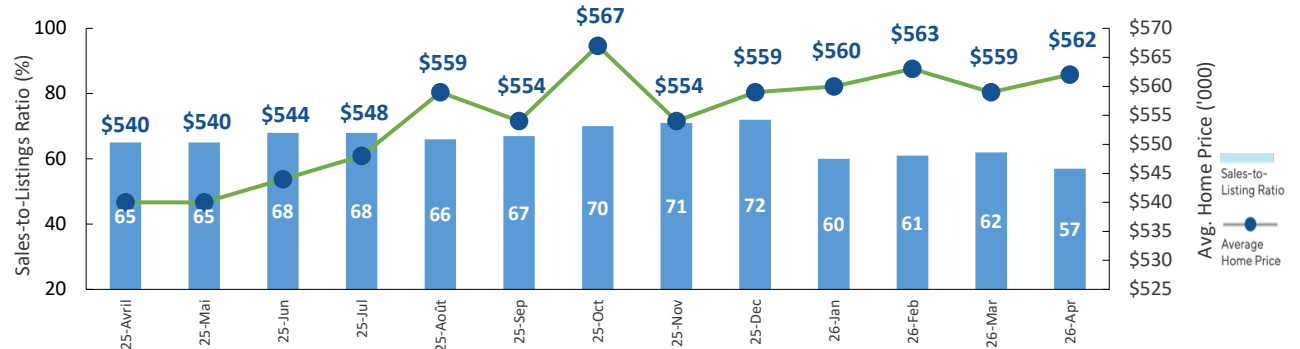
**6.2%**

(+0.8 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	3,663	-6.6	\$669,931	+3.7	6,648	+7.3	55	Balanced	7.1
Québec	809	-9.3	\$489,260	+7.4	1,251	+21.9	65	Sellers	3.3
Gatineau	377	-3.6	\$508,650	+2.7	747	+9.2	50	Balanced	6.5*
Sherbrooke	195	-1.0	\$546,533	+4.2	305	-0.3	64	Sellers	4.4
Saguenay	124	-4.6	\$377,240	+9.2	160	+6.0	78	Sellers	3.3
Trois-Rivières	133	+20.9	\$458,215	+20.2	218	+50.3	61	Sellers	4.8
Drummondville	90	+12.5	\$460,467	+10.6	129	+30.4	70	Sellers	7.3