

In May, the number of residential sales in Quebec fell for the sixth time in the past seven months. The 7,806 transactions completed through real estate brokers last month represent a 2.0% decrease compared to May 2025.

At the same time, the number of residential properties put up for sale posted a fifth consecutive monthly increase, with the number of new listings increasing by 8.9% compared to May 2025. As a result, resale market conditions continue to ease. At 60%, the sales/new listings ratio indicates that the market has generally rebalanced, but with strong regional differences. If the market is indeed balanced in the Montreal and Gatineau regions, sellers always have the upper hand in negotiations in all other metropolitan regions, particularly in Quebec City and Saguenay.

Gradually, the pace of price growth is declining. The average price of a residential property in Quebec (all categories combined) was \$557,426 in May, 4.2% more than a year earlier. Price increases were more muted in the Gatineau and Montréal regions, at 1.1% and 2.7% respectively.



Number of Residential Sales  
**7,806**  
(-2.0% YOY)



Average Home Price  
**\$557,426**  
(+4.2% YOY)



Sales-to-Listing Ratio  
**60 %**  
(-5 Points YOY)

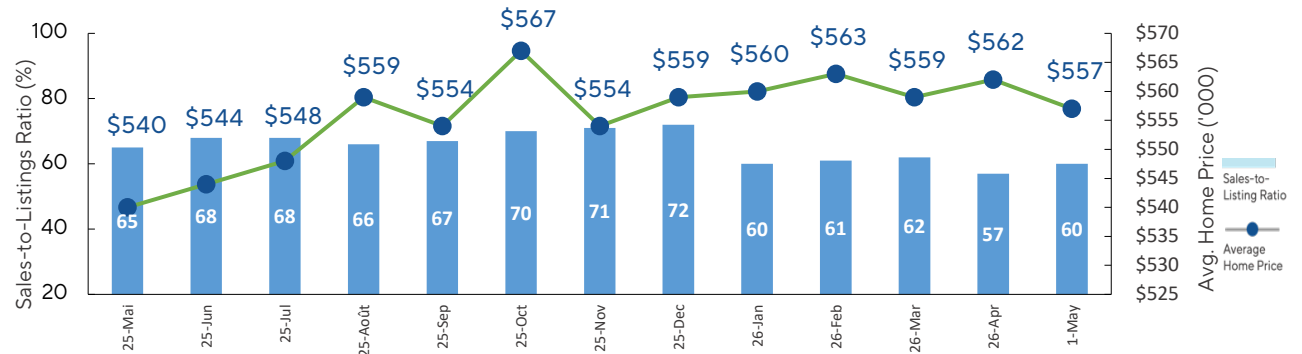


Unemployment  
**5.6%**  
(-0.6 Point MOM)

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	3,732	-3.2	\$664,449	+2.7	6,367	+3.1	59	Balanced	6.9
Québec	890	+8.4	\$498,476	+7.2	1,144	+13.0	78	Sellers	3.8
Gatineau	340	-18.7	\$506,512	+1.1	772	+10.0	44	Balanced	6.6*
Sherbrooke	186	-18.1	\$536,512	+0.5	296	+10.0	63	Sellers	4.7
Saguenay	137	+10.5	\$386,528	+8.0	178	+33.8	77	Sellers	3.3
Trois-Rivières	122	+3.4	\$427,030	+7.0	177	+16.4	69	Sellers	5.8
Drummondville	89	+5.0	\$467,863	+12.8	134	+18.3	66	Sellers	7.0