



Number of
Residential Sales

7,607

(-7.5% YoY)



Average Home
Price

\$569,298

(+3.6% YoY)



Sales-to-Listing
Ratio

56%

(-11 points YoY)



Unemployment

5.6%

(0 points 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. Notes regarding UE data: For Province of Quebec, UE rate is monthly, seasonally adjusted ; for the city markets, UE rate is the 3-months moving average, seasonally adjusted. *Ottawa-Gatineau

Quebec Housing Market Update

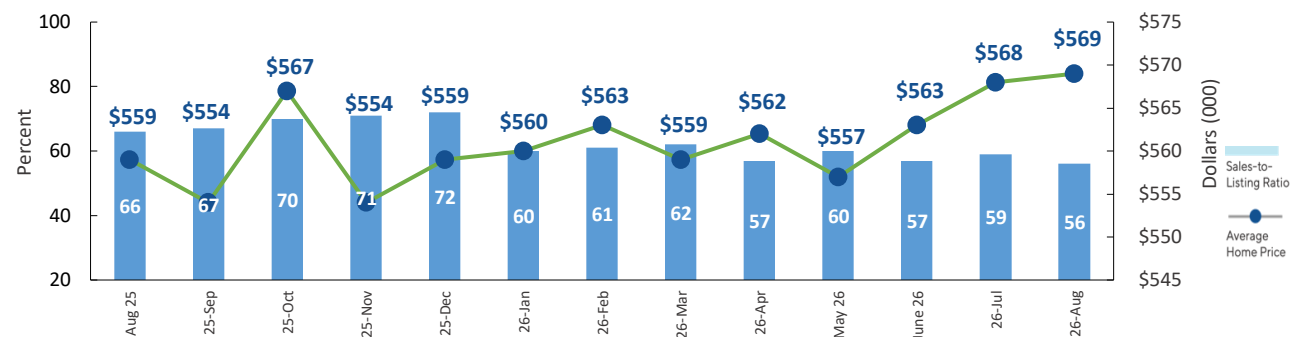
August 2026

August data show a further deterioration in the resale market in Quebec. In August, the number of residential sales made through real estate brokers in Quebec decreased by 8% compared to the same month last year. This is the ninth decline in sales in the last 10 months. Geographically, the metropolitan areas of Gatineau (-18%) and Montréal (-13%) experienced the most pronounced sales declines last month.

Meanwhile, the upturn in supply continues. The number of residential properties put up for sale just recorded an eighth consecutive monthly increase in August (+13%). There were marked increases in new listings in the metropolitan areas of Drummondville (+58%), Saguenay (+56%), Sherbrooke (+44%) and Trois-Rivières (+30%). As a result, market conditions, as measured by the sales-to-new listings ratio, are increasingly relaxing. The markets in Saguenay and Trois-Rivières are now balanced, so that only those in Quebec City and Sherbrooke remain to the advantage of sellers.

Price growth has also weakened. In August, the average price of a residential property in Quebec (all categories combined) was \$569,298, 3.6% more than a year earlier. This is the lowest price increase since July 2023. The average price has even dropped by about 5% over a year in the Gatineau region.

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



	Number sold	% YoY	Average Price \$	% YoY	New Listings	% YoY	Sales-to-Listing Ratio	Market	UE %
Montreal	3,504	-12.7	679,335	+2.3	6,615	+5.7	53	Balanced	6.3
Quebec	877	+4.4	490,360	+4.1	1,245	+20.3	70	Sellers	4.3
Gatineau	328	-18.4	497,697	-5.3	837	+25.1	39	Buyers	6,2*
Sherbrooke	232	+27.5	563,157	+6.4	319	+44.3	73	Sellers	4.0
Saguenay	134	+4.7	397,912	+10.8	246	+55.7	54	Balanced	3.5
Trois-Rivieres	119	-3.3	466,302	+13.5	215	+30.3	55	Balanced	5.8
Drummondville	82	-2.4	512,466	+9.2	164	+57.7	50	Balanced	4.4