

Press Release

Centris Residential Sales Statistics – May 2025
Quebec City Census Metropolitan Area (CMA)

Record May for the Quebec City Real Estate Market

- Sales in the Quebec City CMA rose 6 per cent in May, with 926 transactions, setting a record for this time of year.
- The South Shore led the way with a 17 per cent increase in sales compared to May 2024.
- The Agglomeration of Quebec City posted a 6 per cent increase, while the Northern Periphery saw a decline in activity (-9 per cent).
- Across the CMA, sales of plexes (2 to 5 units) jumped by 16 per cent, condominium sales rose by 10 per cent, while single-family homes saw a modest 3 per cent gain.
- All property categories and all geographic areas without exception are experiencing a severe shortage of homes for sale. Even in May, the number of active listings was down 26 per cent across the entire metropolitan region.
- Price growth continued unabated, with the median price of a single-family home up by 20 per cent compared to May 2024. Condominiums and small rental properties (2 to 5 units) are also seeing significant gains, with prices up 18 per cent and 11 per cent, respectively, over the past year.

Quebec City, June 9, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of May 2025. The most recent market statistics for the **Quebec City Census Metropolitan Area (CMA)** are based on the real estate brokers' Centris provincial database.

Residential sales in the Quebec City CMA totalled 926 transactions in April 2025, representing a 6 per cent increase compared to the same period in 2024. This marks the eighteenth consecutive monthly increase and sets a new record for the number of transactions for a month of May, even when taking the pandemic period into account.

“The Quebec City real estate market is on an exceptional roll, and demand so far appears relentless despite the current economic uncertainty. It’s worth mentioning that the region is less exposed to the tariffs imposed by the Trump administration,” notes Charles Brant, QPAREB Market Analysis Director.

“More than ever, sellers hold the upper hand in negotiations in the Quebec City region, to the point where one in four properties sells for at least 10 per cent above the asking price. The number of days on market is also extremely low. Across the CMA, it took an average of just 27 days for a single-family home to sell in May, 33 days for a plex, and 38 days for a condominium—which are, for all practical purposes, historic lows.”

Sales
+6%
Variation in total residential sales compared to May 2024

Listings
-26%
Variation in active listings compared to May 2024

Price
+20%
Variation in the median price of single-family homes compared to May 2024

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	926	870	↑ 6%	4,720	4,423	↑ 7%
Active listings	1,904	2,560	↓ -26%	1,939	2,757	↓ -30%
New listings	1,149	1,084	↑ 6%	5,692	5,240	↑ 9%
Sales volume	\$427,648,550	\$352,967,738	↑ 21%	\$2,125,039,782	\$1,712,773,160	↑ 24%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	562	544	↑ 3%	2,892	2,754	↑ 5%
Active listings	1,175	1,519	↓ -23%	1,225	1,685	↓ -27%
Median price	\$453,379	\$376,910	↑ 20%	\$441,000	\$371,000	↑ 19%
Avg. days on market (days)	27	49	↓ -22	31	51	↓ -20
Condominium						
Sales	276	250	↑ 10%	1,453	1,322	↑ 10%
Active listings	487	745	↓ -35%	483	766	↓ -37%
Median price	\$311,500	\$265,000	↑ 18%	\$306,500	\$263,500	↑ 16%
Avg. days on market (days)	38	41	↓ -3	36	48	↓ -12
Plex (2-5 units)						
Sales	88	76	↑ 16%	374	346	↑ 8%
Active listings	232	293	↓ -21%	223	304	↓ -27%
Median price	\$505,500	\$455,000	↑ 11%	\$506,000	\$410,000	↑ 23%
Avg. days on market (days)	33	64	↓ -31	48	73	↓ -25

Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active listing to find a buyer.

** Number of transactions too low to produce reliable statistics.

Variations are calculated in relation to the same period of the previous year.

Source: QPAREB by the Centris System

Additional information:

[Detailed and Cumulative Monthly Statistics for the Province and Regions](#)

If you would like additional information from the Market Analysis Department, such as specific data or regional details on the real estate market, please [write to us](#).

About the Quebec Professional Association of Real Estate Brokers

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 15,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also a major player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB has its head office in Quebec City, administrative offices in Montreal and regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

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