

Press Release

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

Quebec City Real Estate Market: Sales Plateau in November Amid a Property Shortage

- In November 2025, 875 residential transactions were completed in the Quebec City area, a drop of 4 per cent compared to November 2024. It is important to note, however, that last November had been exceptionally active. In fact, actual market performance has been remarkable, as November 2025 ranks as the fourth-best November in 25 years.
- Plexes were the only category to grow, continuing their upward trend with a 19 per cent increase. The 92 recorded sales represent the second-best performance for this month in 25 years. In contrast, single-family home sales fell by 3 per cent, while condominium sales dropped by 13 per cent.
- By geographic sector, 554 sales were completed in the Agglomeration of Quebec City, a decline of 6 per cent. The same trend was observed on the South Shore with 200 transactions, a 10 per cent decrease. Only the Northern Periphery defied this trend, posting a spectacular 27 per cent increase.
- Active listings continued to dwindle, intensifying the scarcity of properties. Only 1,040 single-family homes were available (-24 per cent), 490 condominiums (-14 per cent) and 227 plexes (-13 per cent). After 22 consecutive months of decline, inventory is currently at only about one third of its ten-year average.
- Market conditions remain extremely favourable to sellers, which is reflected in rising prices and rapid sales.
- Properties sold in record time. On average, it took 27 days to sell a plex (-16), 26 days for a single-family home (-14) and 24 days for a condominium (-32).
- For the third consecutive month, the median price of plexes jumped by more than 20 per cent, reaching +23 per cent in November (\$552,000). Condominiums followed with +16 per cent (\$320,000), while single-family homes rose by 13 per cent (\$453,500).

Quebec City, December 4, 2025 – The Quebec Professional Association of Real Estate Brokers (QPAREB) has just released its residential real estate market statistics for the month of November 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 875 transactions in November, down 4 per cent compared to the same period in 2024.

Despite the slowdown observed in November, the Quebec City area remains one of the most dynamic markets in the province. "With a 6 per cent increase in residential sales between January and November, 2025 is shaping up to be the second-best year in the past 25 years. At the same time, the historically low supply is striking. These conditions reflect a year marked by an extremely competitive market," notes Charles Brant, QPAREB Market Analysis Director.

“Despite rising prices and the scarcity of properties, the Quebec City area retains a key advantage: after-tax family incomes are among the highest in the province. Mortgage payments account for 25 per cent of household budgets, which is well below the provincial average, as shown in our recent [study on affordability](#). For that reason, buyers remain very active in the market,” explains H el ene B egin, QPAREB Senior Economist.



Quebec City Real Estate Market Monthly statistics November 2025



Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	875	910	↓ -4%	9,610	9,024	↑ 6%
Active listings	1,767	2,200	↓ -20%	1,848	2,495	↓ -26%
New listings	901	966	↓ -7%	11,465	10,602	↑ 8%
Sales volume	\$426,880,223	\$381,284,499	↑ 12%	\$4,464,595,794	\$3,626,879,448	↑ 23%

Detailed Statistics by Property Category

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	554	572	↓ -3%	5,966	5,578	↑ 7%
Active listings	1,040	1,360	↓ -24%	1,154	1,520	↓ -24%
Median price	\$453,500	\$402,500	↑ 13%	\$450,000	\$383,000	↑ 17%
Avg. days on market (days)	26	40	↓ -14	27	46	↓ -19
Condominium						
Sales	228	261	↓ -13%	2,792	2,678	↑ 4%
Active listings	490	570	↓ -14%	470	684	↓ -31%
Median price	\$320,000	\$275,000	↑ 16%	\$311,000	\$270,000	↑ 15%
Avg. days on market (days)	24	56	↓ -32	35	49	↓ -14
Plex (2-5 units)						
Sales	92	77	↑ 19%	847	766	↑ 11%
Active listings	227	262	↓ -13%	216	285	↓ -24%
Median price	\$552,000	\$450,000	↑ 23%	\$525,000	\$434,750	↑ 21%
Avg. days on market (days)	27	43	↓ -16	38	60	↓ -22

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 office in Saguenay. 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](#) and [Instagram](#).

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