

Total Residential

Sales	Listings
-12%	14%
951	1,481

Gatineau Metropolitan Area

By Property Category



Single-Family



Condominium



Plex

Sales



-9%
732



-30%
123



-5%
95

Median Price



4%
\$485,000



0%
\$305,000



9%
\$621,000

Active Listings



15%
1,040



29%
292



-9%
143

Days on market



-10
32



-1
46



-25
35

** Insufficient number of transactions to produce reliable statistics

- Statistics are provided for information purpose only, the variation cannot be reliable or representative

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

Source : Quebec Professional Association of Real Estate Brokers by the Centris system

GATINEAU METROPOLITAN AREA

FSMI - QPAREB BAROMETER - FOURTH QUARTER 2025 - ECONOMIC INDICATORS



Sociodemographic profile

Population in 2021

353,293

Population change between 2016 and 2021

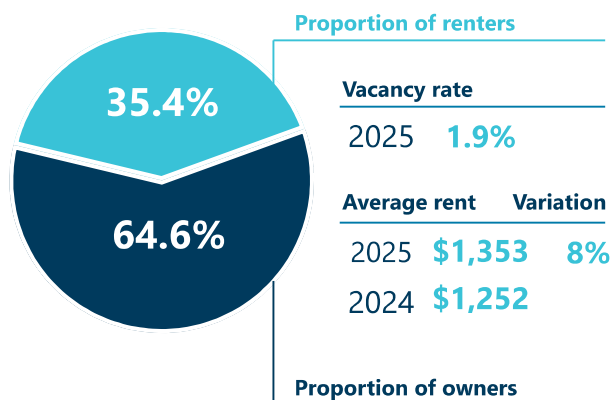
6.3%

Population density per square kilometer

104.4

Number of households in 2021

151,142



Mortgage Rates

1-year term

Q4 2025 6.01% **-1.23**

Q4 2024 7.24%

Taux 5 ans

Q4 2025 6.09% **-0.40**

Q4 2024 6.49%



Consumer Confidence Level

Overall

Q4 2025 69 **-15**

Q4 2024 84

Is right now a good time to make a major purchase?*

Q4 2025 17% **-1**

Q4 2024 18%



Labour Market

Employment

Q4 2025 191,900 **3,200**

Q4 2024 188,700

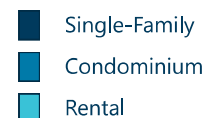
Unemployment rate

Q4 2025 7.4% **1.8**

Q4 2024 5.6%



Housing Starts | Q3 2025



Total

Q3 2025 515 **-39%**

Q3 2024 842

Single-Family

Q3 2025 182 **30%**

Q3 2024 140

Condominium

Q3 2025 0

Q3 2024 0

Rental

Q3 2025 333 **-53%**

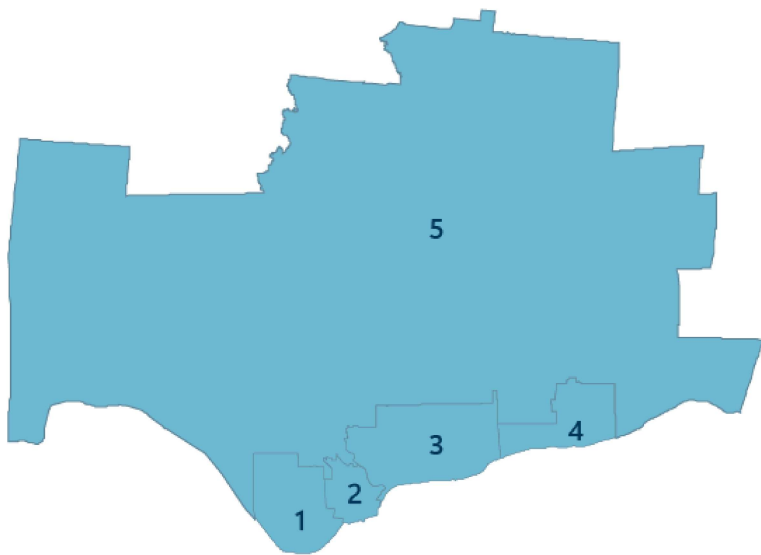
Q3 2024 702

Sources : Statistics Canada, 2021 census
CMHC - Rental Market Survey, January 2021

Sources : Statistics Canada and Conference Board of Canada
*Proportion of people who responded "yes" to this question

Sources : Statistics Canada and CMHC

GATINEAU CENSUS METROPOLITAN AREA



Definitions of the metropolitan areas are from Statistics Canada's 2021 census.

FSMI - QPAREB BAROMETER - Fourth Quarter 2025

TOTAL RESIDENTIAL SALES



Area 3 - Gatineau	345	1%	↑
Area 1 - Aylmer	188	-10%	↓
Area 5 - Outskirts of Gatineau	199	-15%	↓
Area 2 - Hull	132	-24%	↓
Area 4 - Buckingham/Masson-Angers	87	-27%	↓

MEDIAN PRICE OF SINGLE-FAMILY HOMES



Area 2 - Hull	\$535,000	9%	↑
Area 3 - Gatineau	\$460,000	7%	↑
Area 4 - Buckingham/Masson-Angers	\$410,500	7%	↑
Area 1 - Aylmer	\$540,000	-1%	↓
Area 5 - Outskirts of Gatineau	\$525,750	-3%	↓

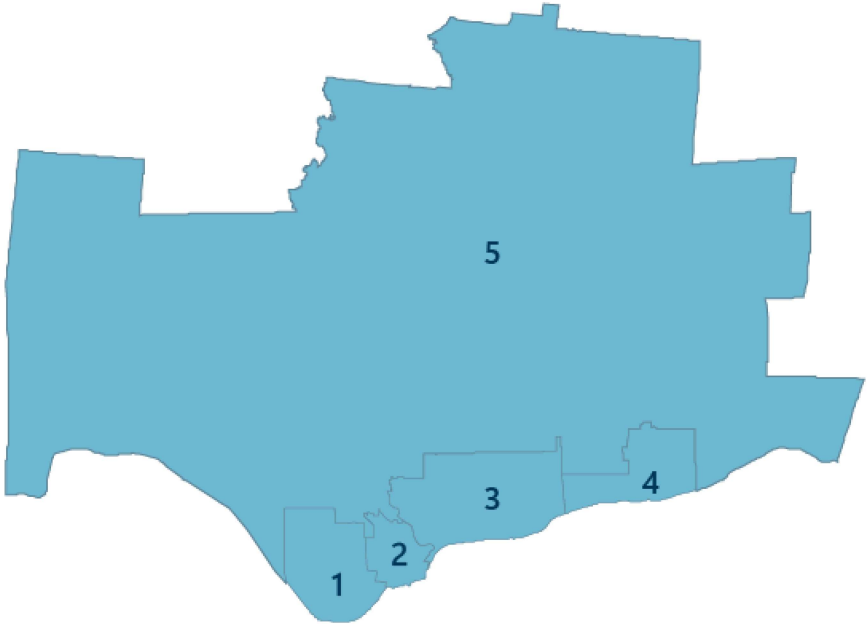
All variations are calculated in relation to the same quarter of the previous year.

Definition of Areas

(Click on the area number in order to access the associated page)

GATINEAU (CITY)

- Area 1 **Aylmer**
Aylmer
- Area 2 **Hull**
Hull
- Area 3 **Gatineau**
Gatineau
- Area 4 **Buckingham / Masson-Angers**
Buckingham
Masson-Angers



GATINEAU (OUTSKIRTS)

- Area 5 **Outskirts**
Bowman
Cantley
Chelsea
Denholm
La Pêche
L'Ange-Gardien
Lochaber-Partie-Ouest
Lochaber
Mayo
Mulgrave-et-Derry
Notre-Dame-de-la-Salette
Pontiac
Val-des-Bois
Val-des-Monts
Thurso



Gatineau Metropolitan Area

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	951	↓	-12%	
New Listings	1,408	↑	1%	
Active Listings	1,481	↑	14%	
Volume	\$484,239,695	↓	-8%	
Last 12 Months				
Sales	4,733	↑	3%	
New Listings	7,882	↑	8%	
Active Listings	1,452	↑	1%	
Volume	\$2,407,584,813	↑	10%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 250,000\$	28	11	2.6	Seller
250,000\$ - 370,000\$	101	39	2.6	Seller
370,000\$ - 620,000\$	482	172	2.8	Seller
620,000\$ - 750,000\$	169	39	4.3	Seller
>= 750,000\$	246	35	7.0	Seller

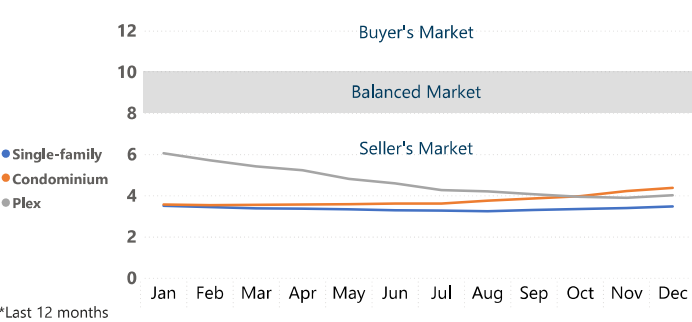
Source : QPAREB by the Centris system



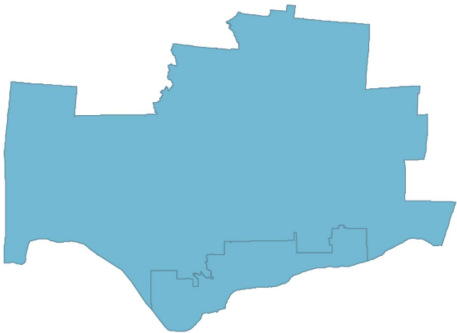
Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	732	↓	-9%	3,551	↑	4%			
Active Listings	1,040	↑	15%	1,026	↑	2%			
Median Price	\$485,000	↑	4%	\$499,000	↑	7%	↑	60%	
Average Price	\$520,332	↑	2%	\$533,810	↑	6%	↑	59%	
Average Days on Market	32	↓	-10	32	↓	-7			
Condominium									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	123	↓	-30%	768	↓	-4%			
Active Listings	292	↑	29%	280	↑	17%			
Median Price	\$305,000	→	0%	\$315,000	↑	2%	↑	62%	
Average Price	\$324,348	↑	1%	\$331,373	↑	2%	↑	59%	
Average Days on Market	46	↓	-1	42	↓	-2			
Plex									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	95	↓	-5%	411	↑	16%			
Active Listings	143	↓	-9%	137	↓	-23%			
Median Price	\$621,000	↑	9%	\$585,000	↑	9%	↑	70%	
Average Price	\$675,440	↑	13%	\$640,708	↑	11%	↑	74%	
Average Days on Market	35	↓	-25	44	↓	-14			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Gatineau City

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	752	↓	-11%	
New Listings	1,137	↑	4%	
Active Listings	1,032	↑	20%	
Volume	\$373,960,639	↓	-3%	
Last 12 Months				
Sales	3,789	↑	2%	
New Listings	6,003	↑	8%	
Active Listings	988	↑	3%	
Volume	\$1,865,757,151	↑	9%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 240,000\$	7	4	1.7	Seller
240,000\$ - 370,000\$	51	28	1.8	Seller
370,000\$ - 610,000\$	325	141	2.3	Seller
610,000\$ - 730,000\$	85	26	3.2	Seller
>= 730,000\$	120	22	5.5	Seller

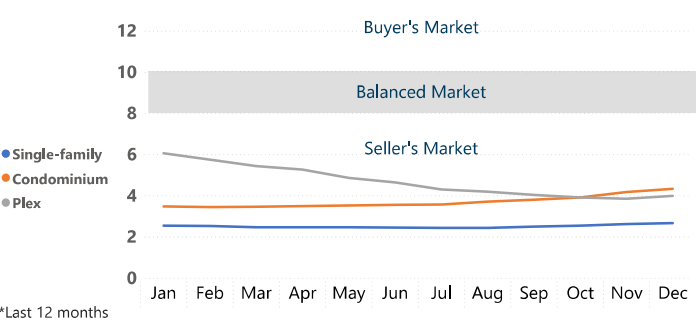
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	543	↓	-6%	2,650	↑	3%			
Active Listings	615	↑	25%	587	↑	6%			
Median Price	\$481,000	↑	8%	\$489,900	↑	8%	↑	58%	
Average Price	\$505,401	↑	6%	\$517,540	↑	6%	↑	57%	
Average Days on Market	28	↓	-3	27	↓	-6			
Condominium									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	120	↓	-30%	749	↓	-5%			
Active Listings	282	↑	30%	270	↑	18%			
Median Price	\$305,000	↑	2%	\$315,000	↑	2%	↑	62%	
Average Price	\$321,989	↑	3%	\$329,200	↑	3%	↑	59%	
Average Days on Market	46	→	0	42	↓	-2			
Plex									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	89	↓	-7%	390	↑	15%			
Active Listings	133	↓	-10%	129	↓	-24%			
Median Price	\$640,000	↑	10%	\$593,150	↑	8%	↑	69%	
Average Price	\$693,391	↑	14%	\$652,361	↑	11%	↑	74%	
Average Days on Market	33	↓	-27	44	↓	-13			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 1: Aylmer

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	134	↓	-19%	
New Listings	163	↓	-6%	
Active Listings	168	↓	-17%	
Volume	\$68,364,561	↓	-9%	
Last 12 Months				
Sales	586	↓	-6%	
New Listings	737	↓	-5%	
Active Listings	175	↓	-28%	
Volume	\$285,547,356	↑	9%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 410,000\$	0	0	2.5	Seller
410,000\$ - 620,000\$	2	1	2.3	Seller
620,000\$ - 1,030,000\$	5	1	3.5	Seller
1,030,000\$ - 1,230,000\$	1	0	3.3	Seller
>= 1,230,000\$	6	1	9.5	Balanced

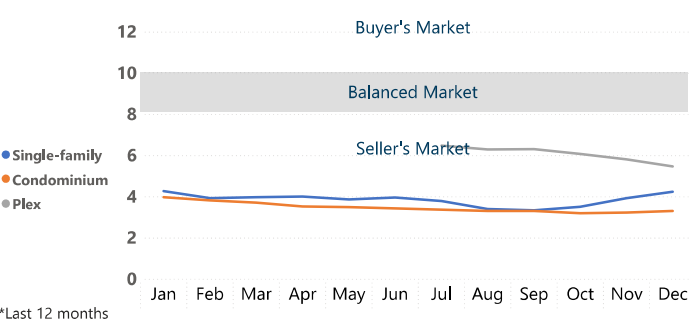
Source : QPAREB by the Centris system



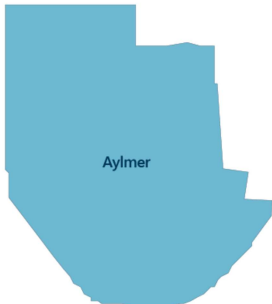
Table 2 - Detailed Centris Statistics by Property Category

Single-Family				
	Fourth Quarter 2025		Last 12 Months	
Sales	8	-	43	↓ -20%
Active Listings	13	-	15	-
Median Price	**	-	\$843,000	↑ 14%
Average Price	**	-	\$901,599	↑ 19%
Average Days on Market	**	-	39	↓ -19
Past 5 years				
				↑ 70%
				↑ 51%
Condominium				
	Fourth Quarter 2025		Last 12 Months	
Sales	107	↓ -16%	484	↓ -9%
Active Listings	132	↓ -15%	133	↓ -30%
Median Price	\$370,000	↑ 16%	\$376,000	↑ 17%
Average Price	\$421,626	↑ 13%	\$417,293	↑ 13%
Average Days on Market	64	↑ 12	56	↓ -9
Past 5 years				
				↑ 43%
				↑ 42%
Plex				
	Fourth Quarter 2025		Last 12 Months	
Sales	19	-	59	↑ 51%
Active Listings	23	-	27	-
Median Price	**	-	\$720,000	↑ 14%
Average Price	**	-	\$769,110	↑ 21%
Average Days on Market	**	-	79	↓ -29
Past 5 years				
				↑ 21%
				↑ 24%

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 2: Hull

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	132	↓	-24%	
New Listings	244	↑	7%	
Active Listings	245	↑	7%	
Volume	\$68,828,000	↓	-12%	
Last 12 Months				
Sales	788	↑	6%	
New Listings	1,298	↑	8%	
Active Listings	246	↓	-4%	
Volume	\$375,769,808	↑	14%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 260,000\$	1	1	1.2	Seller
260,000\$ - 390,000\$	7	3	2.9	Seller
390,000\$ - 660,000\$	47	22	2.1	Seller
660,000\$ - 790,000\$	7	2	3.4	Seller
>= 790,000\$	14	3	5.4	Seller

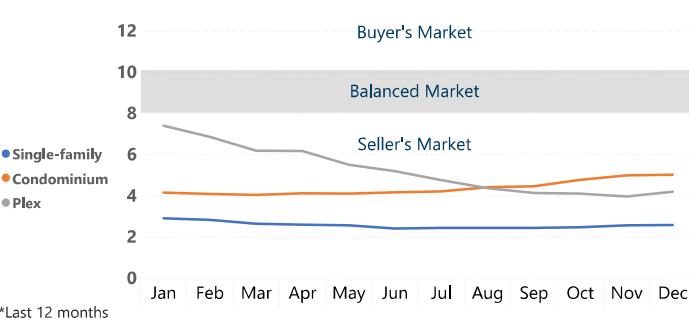
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	65	↓	-7%	359	↑	6%			
Active Listings	77	↑	19%	77	↓	-9%			
Median Price	\$535,000	↑	9%	\$525,000	↑	8%	↑	56%	
Average Price	\$564,763	↑	10%	\$544,923	↑	5%	↑	51%	
Average Days on Market	22	↓	-14	25	↓	-11			
Condominium									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	39	↓	-43%	289	↓	-2%			
Active Listings	114	↑	9%	121	↑	18%			
Median Price	\$285,000	→	0%	\$295,000	↑	4%	↑	63%	
Average Price	\$316,726	↑	5%	\$321,252	↑	5%	↑	55%	
Average Days on Market	60	↑	12	48	↓	-1			
Plex									
	Fourth Quarter 2025			Last 12 Months			Past 5 years		
Sales	28	-	-	140	↑	25%			
Active Listings	53	↓	-9%	49	↓	-31%			
Median Price	**	-	-	\$567,250	↑	8%	↑	50%	
Average Price	**	-	-	\$625,862	↑	9%	↑	58%	
Average Days on Market	**	-	-	42	↓	-16			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 3: Gatineau

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	345	↑	1%	
New Listings	470	↑	1%	
Active Listings	396	↑	18%	
Volume	\$163,590,657	↑	6%	
Last 12 Months				
Sales	1,574	↑	4%	
New Listings	2,380	↑	9%	
Active Listings	369	↑	3%	
Volume	\$756,824,971	↑	10%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 230,000\$	5	3	1.9	Seller
230,000\$ - 350,000\$	17	11	1.6	Seller
350,000\$ - 590,000\$	152	70	2.2	Seller
590,000\$ - 700,000\$	37	10	3.7	Seller
>= 700,000\$	52	9	5.6	Seller

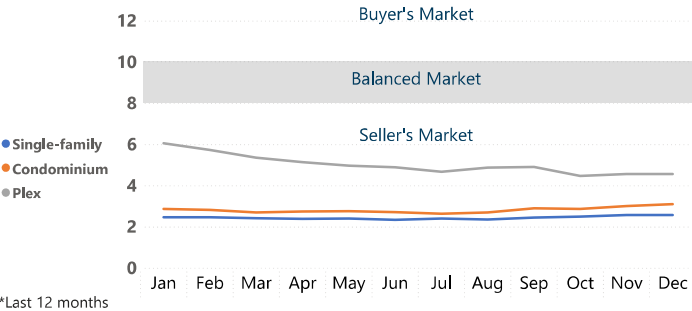
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2025			Last 12 Months			Past 5 years
Sales	271	↓	-1%	1,227	↑	3%	
Active Listings	283	↑	22%	262	↑	6%	
Median Price	\$460,000	↑	7%	\$470,000	↑	7%	↑ 65%
Average Price	\$482,921	↑	5%	\$495,934	↑	5%	↑ 61%
Average Days on Market	31	↑	2	27	↓	-7	
Condominium							
	Fourth Quarter 2025			Last 12 Months			Past 5 years
Sales	38	↓	-7%	218	↑	1%	
Active Listings	64	↑	23%	56	↑	4%	
Median Price	\$317,450	↑	7%	\$323,400	↑	5%	↑ 71%
Average Price	\$319,603	↑	2%	\$336,678	↑	4%	↑ 71%
Average Days on Market	25	↓	-22	34	↓	-6	
Plex							
	Fourth Quarter 2025			Last 12 Months			Past 5 years
Sales	36	-	-	129	↑	14%	
Active Listings	47	↓	-3%	49	↓	-12%	
Median Price	\$555,000	-	-	\$592,500	↑	8%	↑ 78%
Average Price	\$582,944	-	-	\$622,737	↑	7%	↑ 74%
Average Days on Market	41	-	-	45	↓	-13	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 4: Buckingham/Masson-Angers

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	87	↓	-27%	
New Listings	123	↓	-6%	
Active Listings	105	↑	2%	
Volume	\$37,686,439	↓	-20%	
Last 12 Months				
Sales	462	↑	2%	
New Listings	666	↑	1%	
Active Listings	106	↓	-5%	
Volume	\$199,823,222	↑	13%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 210,000\$	1	1	2.7	Seller
210,000\$ - 310,000\$	6	3	1.9	Seller
310,000\$ - 510,000\$	51	24	2.1	Seller
510,000\$ - 620,000\$	16	3	4.9	Seller
>= 620,000\$	11	2	6.2	Seller

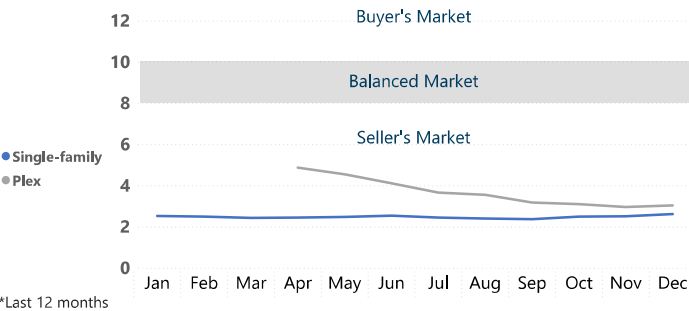
Source : QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family				
	Fourth Quarter 2025		Last 12 Months	
Sales	80	↓ -18%	394	↑ 2%
Active Listings	88	↑ 24%	86	↑ 3%
Median Price	\$410,500	↑ 7%	\$410,000	↑ 8%
Average Price	\$426,530	↑ 7%	\$417,101	↑ 7%
Average Days on Market	27	↓ -7	28	↓ -5
				↑ 78%
				↑ 73%
Condominium				
	Fourth Quarter 2025		Last 12 Months	
Sales	1	-	11	-
Active Listings	5	-	5	-
Median Price	**	-	**	-
Average Price	**	-	**	-
Average Days on Market	**	-	**	-
Plex				
	Fourth Quarter 2025		Last 12 Months	
Sales	6	-	57	↑ 19%
Active Listings	11	-	14	-
Median Price	**	-	\$550,000	↑ 29%
Average Price	**	-	\$567,440	↑ 29%
Average Days on Market	**	-	49	↓ -6
				↑ 123%
				↑ 123%

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 5: Outskirts of Gatineau

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2025				
Sales	199	↓	-15%	
New Listings	271	↓	-8%	
Active Listings	449	↑	1%	
Volume	\$110,279,056	↓	-20%	
Last 12 Months				
Sales	944	↑	8%	
New Listings	1,879	↑	6%	
Active Listings	464	↓	-4%	
Volume	\$541,827,662	↑	14%	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 270,000\$	24	7	3.3	Seller
270,000\$ - 410,000\$	78	15	5.1	Seller
410,000\$ - 680,000\$	160	31	5.2	Seller
680,000\$ - 810,000\$	64	9	7.4	Seller
>= 810,000\$	114	13	8.9	Balanced

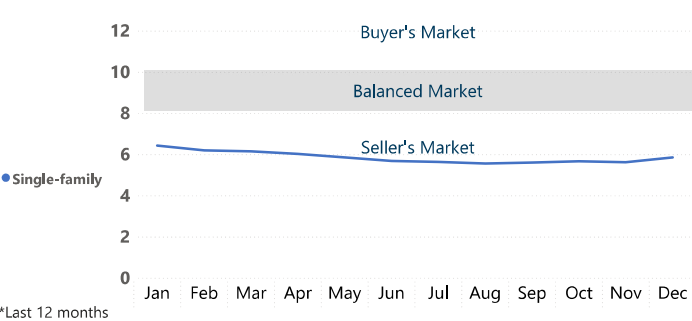
Source : QPAREB by the Centris system



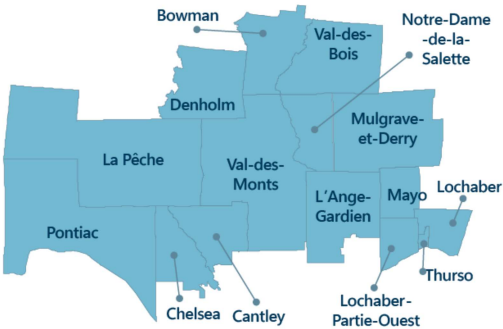
Table 2 - Detailed Centris Statistics by Property Category

Single-Family				
	Fourth Quarter 2025		Last 12 Months	
Sales	189	↓ -16%	901	↑ 8%
Active Listings	425	↑ 2%	439	↓ -3%
Median Price	\$525,750	↓ -3%	\$540,000	↑ 4%
Average Price	\$563,140	↓ -5%	\$581,318	↑ 6%
Average Days on Market	41	↓ -29	46	↓ -12
				↑ 64%
				↑ 67%
Condominium				
	Fourth Quarter 2025		Last 12 Months	
Sales	3	-	19	-
Active Listings	10	-	10	-
Median Price	**	-	**	-
Average Price	**	-	**	-
Average Days on Market	**	-	**	-
Plex				
	Fourth Quarter 2025		Last 12 Months	
Sales	6	-	21	-
Active Listings	10	-	8	-
Median Price	**	-	**	-
Average Price	**	-	**	-
Average Days on Market	**	-	**	-

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Definitions and Explanatory Notes

[Previous View](#)

Centris System

The Centris system is the most extensive and current computerized database of real estate transactions. It is governed by very specific rules that all real estate brokers in Québec must adhere to. Only real estate brokers who are members of QPAREB or a real estate board have access to it

Residential

Includes the following property categories: single-family homes, condominiums, plexes (revenue properties with 2 to 5 dwellings), and hobby farms.

New Listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

Active listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

Number of Sales

Total number of sales concluded during the targeted period. The sale date is the date on which the promise to purchase is accepted, which takes effect once all conditions are met.

Volume of Sales

Amount of all sales concluded during the targeted period, in dollars (\$).

Average Days on Market

Average number of days between the date the brokerage contract was signed and the date of sale.

Variation

Due to the seasonal nature of real estate indicators, quarterly variations are calculated in relation to the same quarter of the previous year.

Average Sale Price

Average value of sales concluded during the targeted period. Some transactions may be excluded from the calculation in order to obtain a more significant average price

Median Home Price

Median value of sales concluded during the targeted period. The median price divides all transactions into two equal parts: 50 per cent of transactions were at a lower price than the median price and the other 50 per cent were at a higher price. Some transactions may be excluded from the calculation in order to obtain a more significant median price.

Caution

The average and median property prices indicated in this brochure are based on transactions concluded via the Centris system during the targeted period. They do not necessarily reflect the average or median value of all properties in a sector. Similarly, the evolution of average prices or median prices between two periods does not necessarily reflect the evolution of the value of all properties in a sector. As a result, caution is required when using these statistics, particularly when the number of transactions is low.

Inventory

Corresponds to the average number of active listings in the past 12 months.

Number of Months of Inventory

The number of months needed to sell the entire inventory of properties for sale, calculated according to the pace of sales of the past 12 months. It is obtained by dividing the inventory by the average number of sales in the past 12 months. This calculation eliminates fluctuations due to the seasonal nature of listings and sales. For example, if the number of months of inventory is six, this means that it would take six months to sell the entire inventory of properties for sale. We can also say that the inventory corresponds to six months of sales. It is important to note that this measure is different than the average selling time.

Market Conditions

Market conditions are based on the number of months of inventory. Due to the way the number of months of inventory is calculated (see above), market conditions reflect the situation of the past 12 months. If the number of months of inventory is between 8 and 10, the market is considered balanced, meaning that it does not favour buyers or sellers. In such a context, price growth is generally moderate. If the number of months of inventory is less than 8, the market favours sellers (seller's market). In such a context, price growth is generally high. If the number of months of inventory is greater than 10, the market favours buyers (buyer's market). In such a context, price growth is generally low and may even be negative.

About the QPAREB

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. Among other things, it is responsible for the analysis and publication of Quebec's residential real estate market statistics.

Information

This publication is produced by the Market Analysis Department of the QPAREB.

Contact us at : Stats@apciq.ca

Copyright, terms and conditions

© 2025 Quebec Professional Association of Real Estate Brokers. All rights reserved. The content of this publication is protected by copyright laws and is owned by the Quebec Professional Association of Real Estate Brokers. Any reproduction of the information contained in this publication, in whole or in part, directly or indirectly, is specifically forbidden except with the prior written permission of the owner of the copyright.