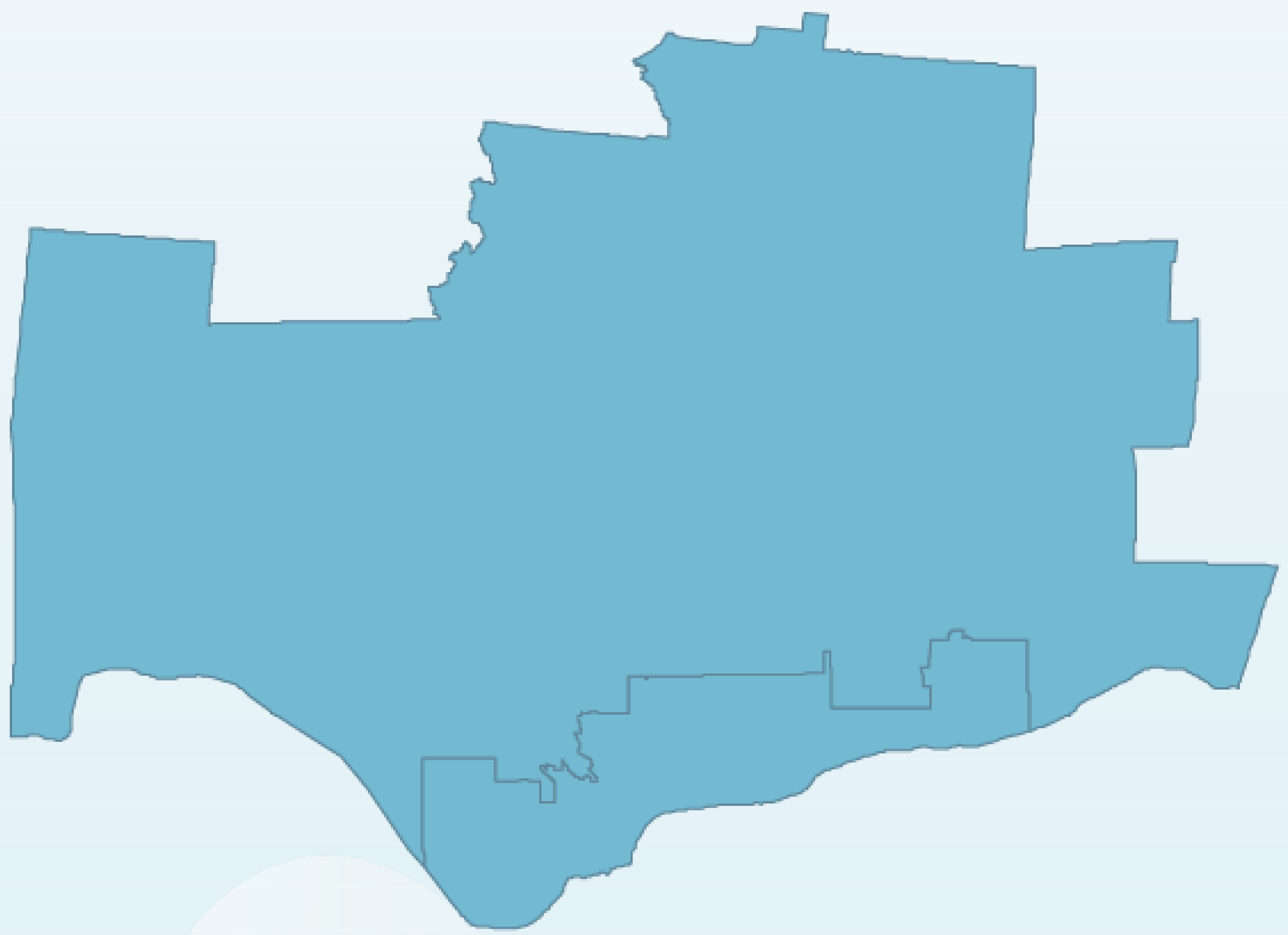
FSMI | residential barometer

Second Quarter 2026

Gatineau Metropolitan Area



Total Residential

Sales	Listings
-15%	30%
1,310	2,007

By Property Category

	Single-Family	Condominium	Plex
Sales	-12% 1,023	-31% 178	-13% 107
Median Price	2% $523,500	-5% $308,000	7% $599,600
Active Listings	24% 1,370	58% 457	22% 171
Days on market	0 27	4 40	-7 32

** 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

Sociodemographic profile

Population in 2021

353,293

Population change between 2016 and P021

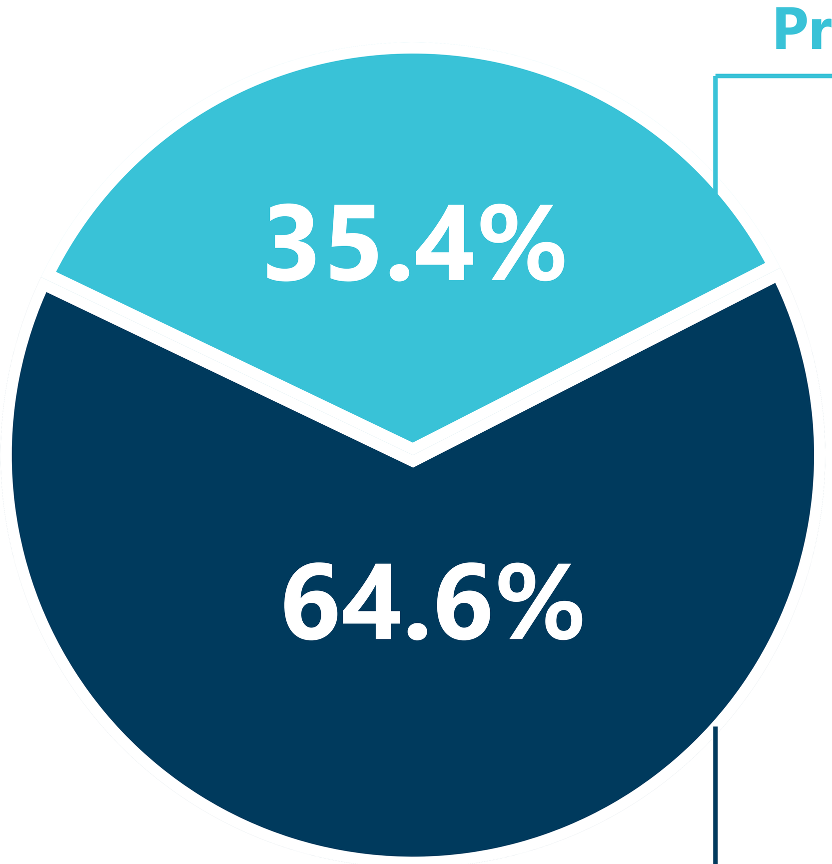
6.3%

Population density per square kilometer

104.4

Number of households in 2021

151,142



Proportion of renters

Vacancy rate

2026 3.8%

Average rent		Variation
2026	$1,460	8%
2025	$1,353	

Proportion of owners

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

Mortgage Rates

Data coming soon

Labour Market

Data coming soon

Consumer Confidence Level

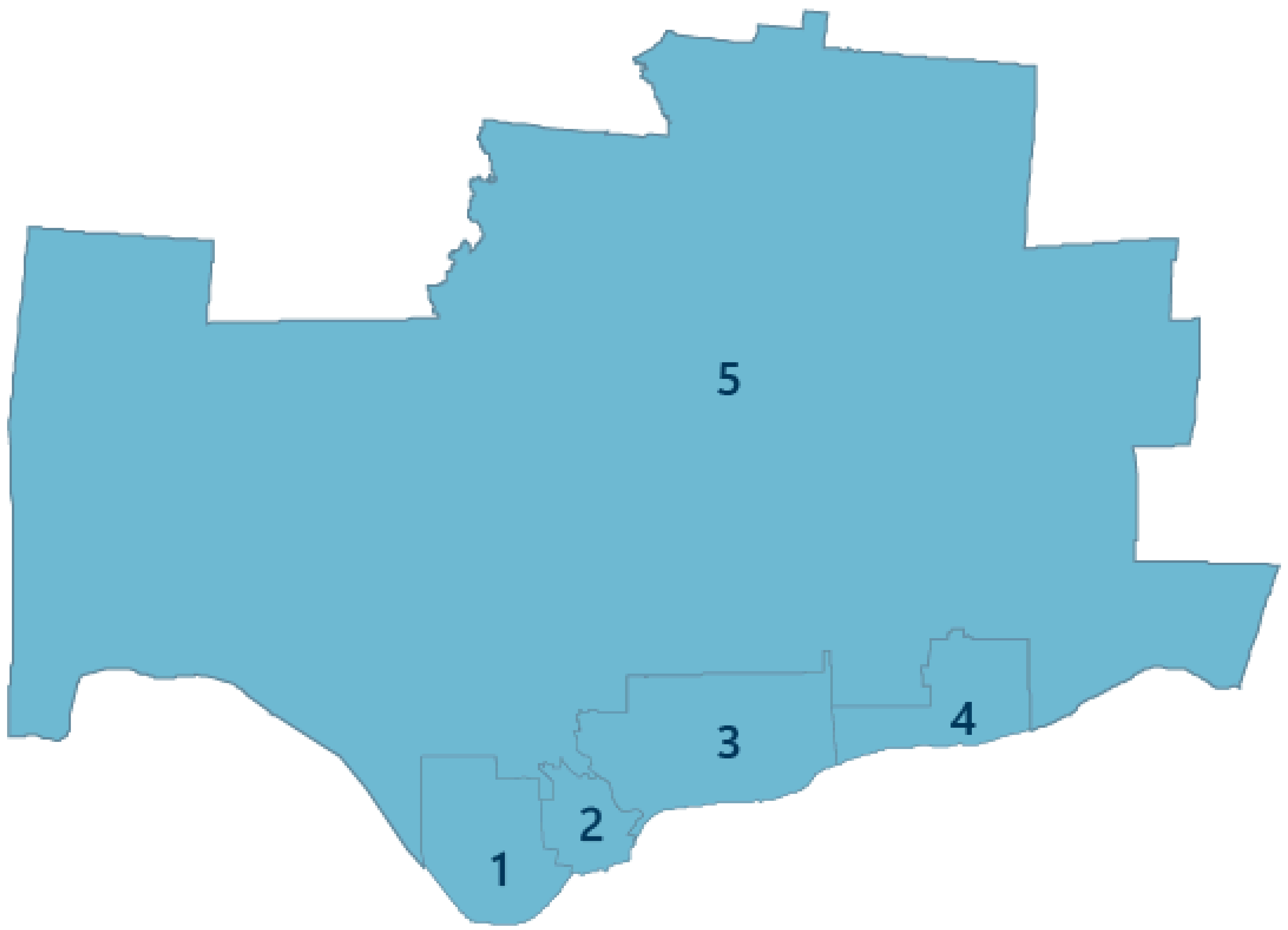
Data coming soon

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

Housing Starts | Q1 2026

Data coming soon

Sources : Statistics Canada and CMHC



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

TOTAL RESIDENTIAL SALES

Area 1 - Aylmer	278	-11%
Area 3 - Gatineau	446	-12%
Area 5 - Outskirts of Gatineau	267	-14%
Area 4 - Buckingham/Masson-Angers	116	-18%
Area 2 - Hull	203	-25%

MEDIAN PRICE OF SINGLE-FAMILY HOMES

Area 3 - Gatineau	$490,000	3%
Area 5 - Outskirts of Gatineau	$595,000	2%
Area 4 - Buckingham/Masson-Angers	$419,545	0%
Area 1 - Aylmer	$572,750	-1%
Area 2 - Hull	$514,500	-2%

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

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

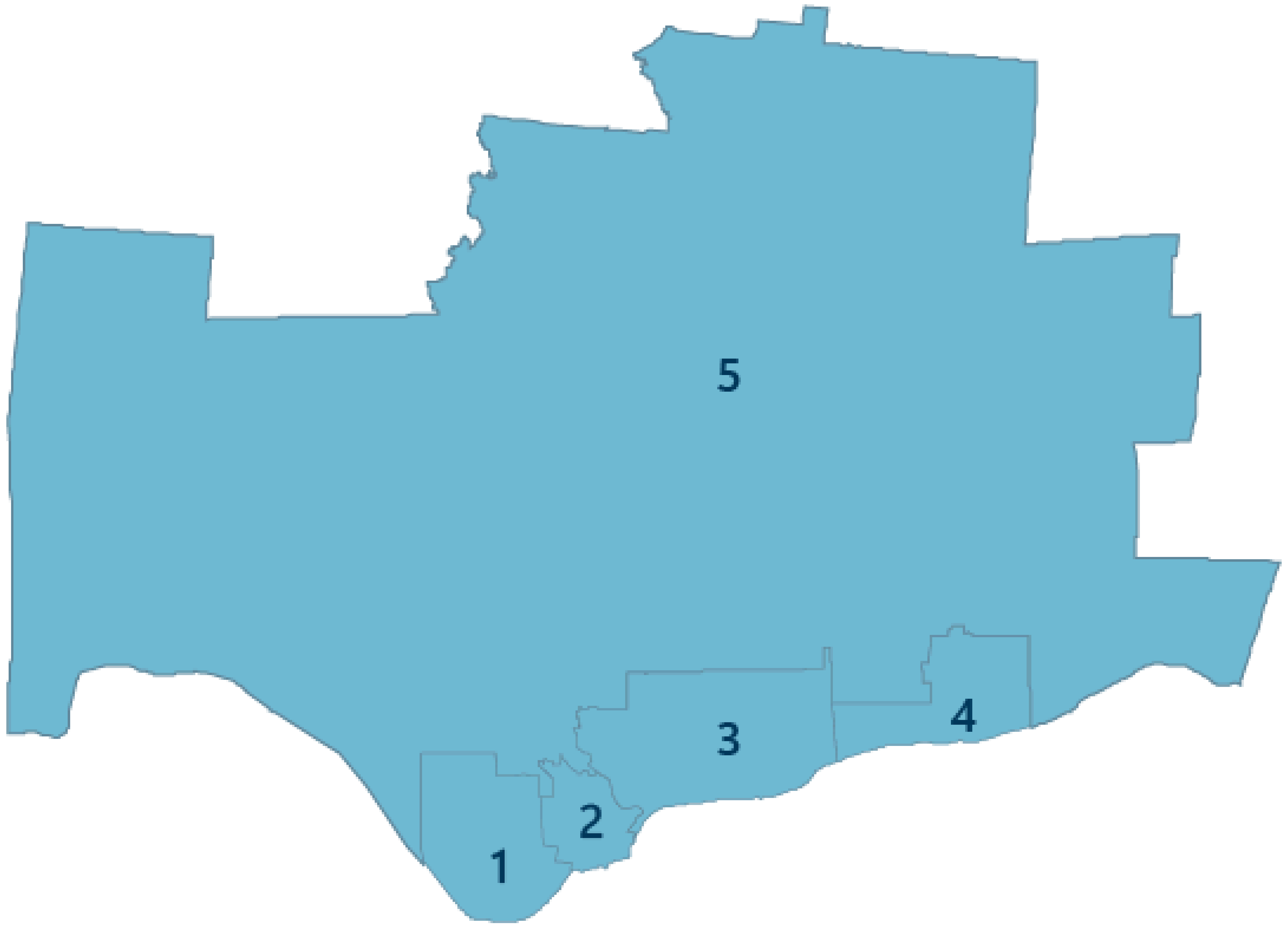
GATINEAU (CITY)

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			
Second Quarter 2026			
Sales	1,310	↓	-15%
New Listings	2,919	↑	12%
Active Listings	2,007	↑	30%
Volume	$694,497,413	↓	-13%
Last 12 Months			
Sales	4,380	↓	-9%
New Listings	8,434	↑	12%
Active Listings	1,602	↑	15%
Volume	$2,246,060,061	↓	-6%

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	1,023	↓	-12%	3,367	↓	-6%		
Active Listings	1,370	↑	24%	1,118	↑	15%		
Median Price	$523,500	↑	2%	$499,900	↑	4%	↑	42%
Average Price	$557,339	↑	1%	$533,938	↑	2%	↑	39%
Average Days on Market	27	→	0	30	↓	-7		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	178	↓	-31%	617	↓	-27%		
Active Listings	457	↑	58%	337	↑	33%		
Median Price	$308,000	↓	-5%	$310,000	→	0%	↑	41%
Average Price	$320,304	↓	-5%	$324,995	→	0%	↑	39%
Average Days on Market	40	↑	4	44	↑	1		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	107	↓	-13%	392	↓	-2%		
Active Listings	171	↑	22%	140	↓	-9%		
Median Price	$599,600	↑	7%	$595,000	↑	8%	↑	61%
Average Price	$641,531	↑	3%	$643,834	↑	7%	↑	57%
Average Days on Market	32	↓	-7	34	↓	-20		

**Insufficient number of transactions to produce reliable statistics

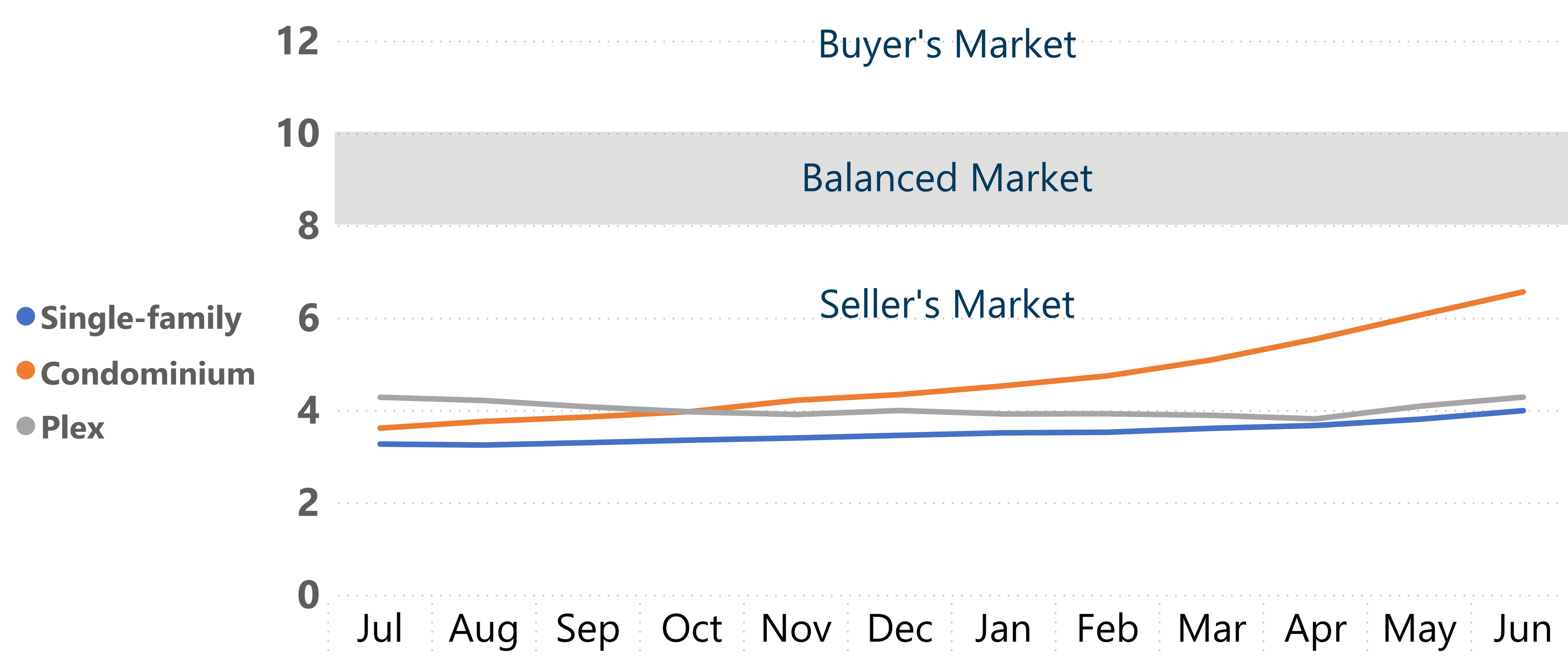
Table 3 - Market Conditions by Price Range

Single-Family — Last 12 Months

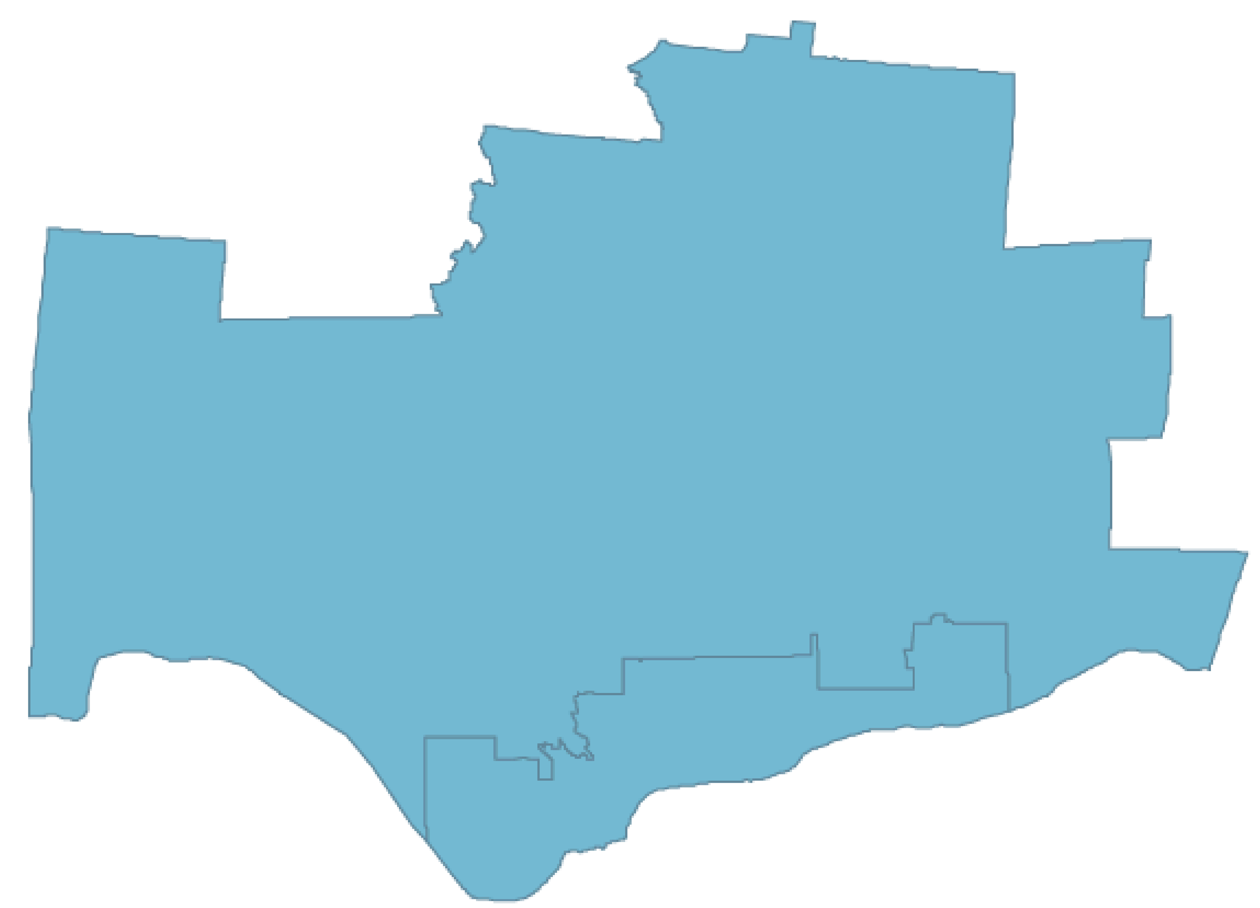
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 250,000$	35	11	3.3	Seller
250,000$ - 370,000$	105	37	2.9	Seller
370,000$ - 620,000$	527	162	3.3	Seller
620,000$ - 750,000$	184	38	4.9	Seller
>= 750,000$	267	34	7.9	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Gatineau City

Table 1 - Summary of Centris Activity

Total Residential			
Second Quarter 2026			
Sales	**1,043**	↓	**-15%**
New Listings	**2,214**	↑	**15%**
Active Listings	**1,447**	↑	**38%**
Volume	**$531,286,462**	↓	**-13%**
Last 12 Months			
Sales	**3,523**	↓	**-9%**
New Listings	**6,515**	↑	**14%**
Active Listings	**1,125**	↑	**21%**
Volume	**$1,752,251,444**	↓	**-4%**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	769	↓	-11%	2,547	↓	-4%		
Active Listings	835	↑	33%	664	↑	24%		
Median Price	$508,000	↑	2%	$490,000	↑	3%	↑	40%
Average Price	$538,824	↑	2%	$518,529	↑	3%	↑	37%
Average Days on Market	23	↑	2	27	↓	-3		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	173	↓	-31%	605	↓	-27%		
Active Listings	449	↑	61%	328	↑	35%		
Median Price	$305,000	↓	-6%	$310,000	→	0%	↑	41%
Average Price	$316,944	↓	-5%	$323,693	↑	1%	↑	38%
Average Days on Market	40	↑	4	44	↑	1		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	100	↓	-16%	370	↓	-2%		
Active Listings	162	↑	21%	131	↓	-10%		
Median Price	$598,800	↑	3%	$599,750	↑	6%	↑	58%
Average Price	$643,799	↑	3%	$653,077	↑	7%	↑	55%
Average Days on Market	32	↓	-5	34	↓	-20		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

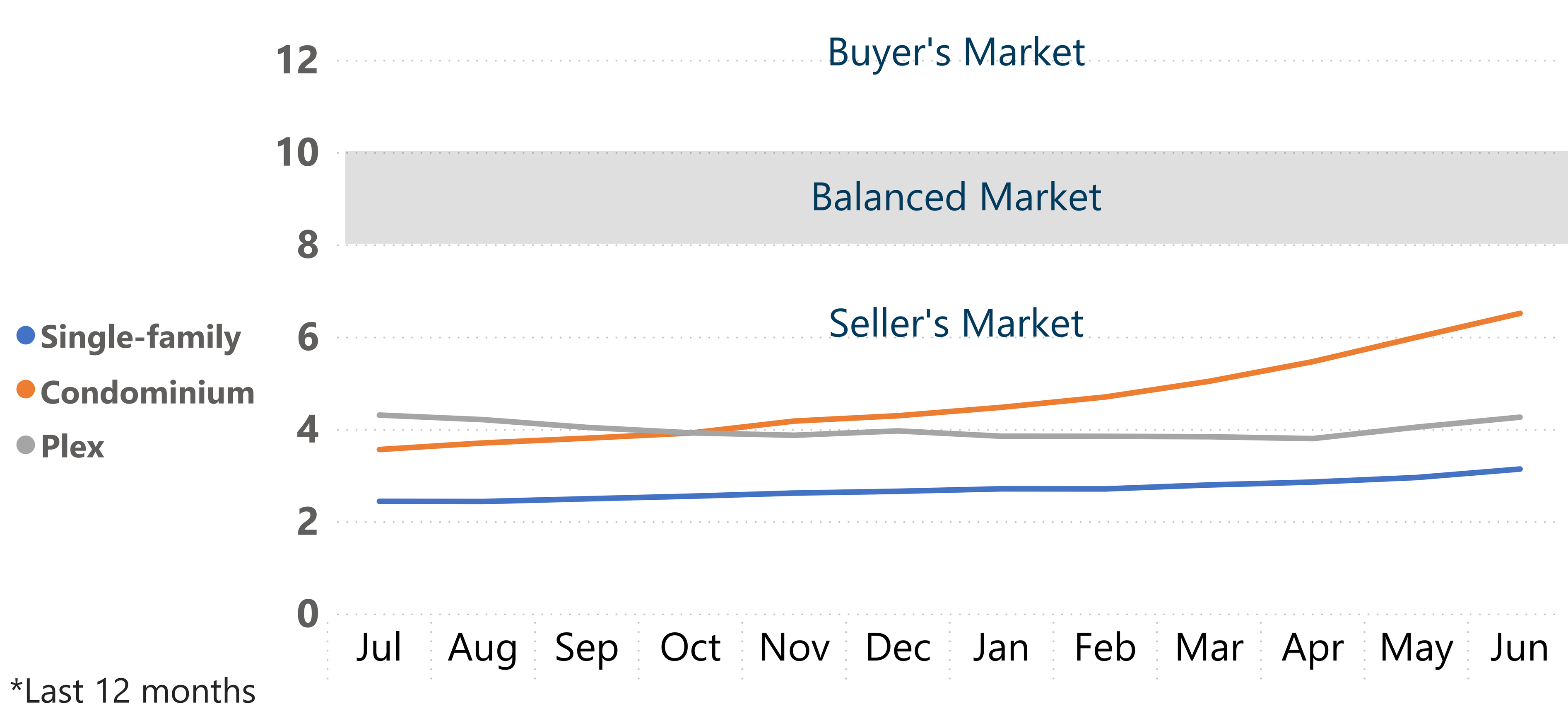
Single-Family

Last 12 Months

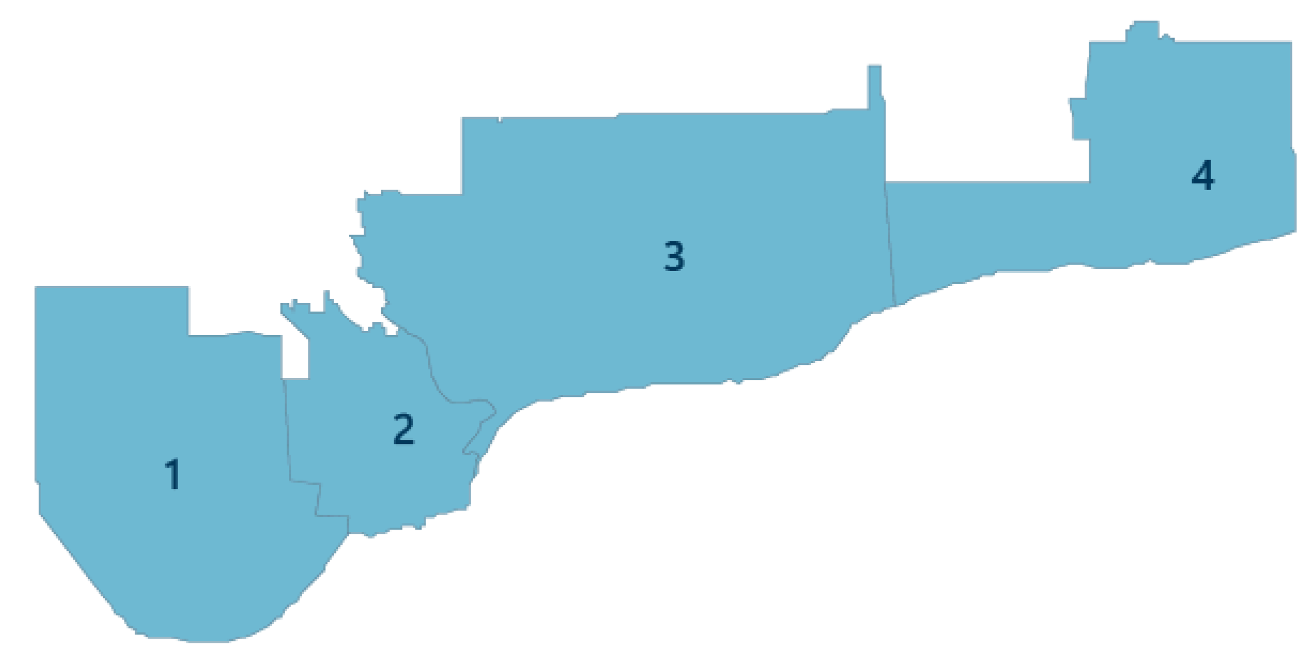
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 250,000$	10	5	2.2	Seller
250,000$ - 370,000$	55	26	2.1	Seller
370,000$ - 610,000$	374	134	2.8	Seller
610,000$ - 740,000$	99	27	3.7	Seller
>= 740,000$	126	20	6.2	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 1: Aylmer

Table 1 - Summary of Centris Activity

Total Residential			
Second Quarter 2026			
Sales	278	↓	-11%
New Listings	602	↑	8%
Active Listings	397	↑	36%
Volume	$163,172,908	↓	-7%
Last 12 Months			
Sales	937	↓	-2%
New Listings	1,804	↑	19%
Active Listings	316	↑	38%
Volume	$523,326,801	↑	3%

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	210	↓	-4%	661	→	0%		
Active Listings	231	↑	25%	186	↑	32%		
Median Price	$572,750	↓	-1%	$550,000	→	0%	↑	31%
Average Price	$623,551	↑	2%	$599,435	↑	2%	↑	32%
Average Days on Market	25	↑	7	28	↓	-2		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	51	↓	-33%	205	↓	-16%		
Active Listings	141	↑	52%	109	↑	54%		
Median Price	$325,000	↓	-3%	$325,000	↓	-2%	↑	36%
Average Price	$330,149	↓	-5%	$326,724	↓	-2%	↑	33%
Average Days on Market	42	↑	10	44	↑	3		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	17		-	71	↑	27%		
Active Listings	25		-	21		-		
Median Price	**		-	$815,000	↑	3%	↑	35%
Average Price	**		-	$846,786	↑	9%	↑	43%
Average Days on Market	**		-	28	↓	-38		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

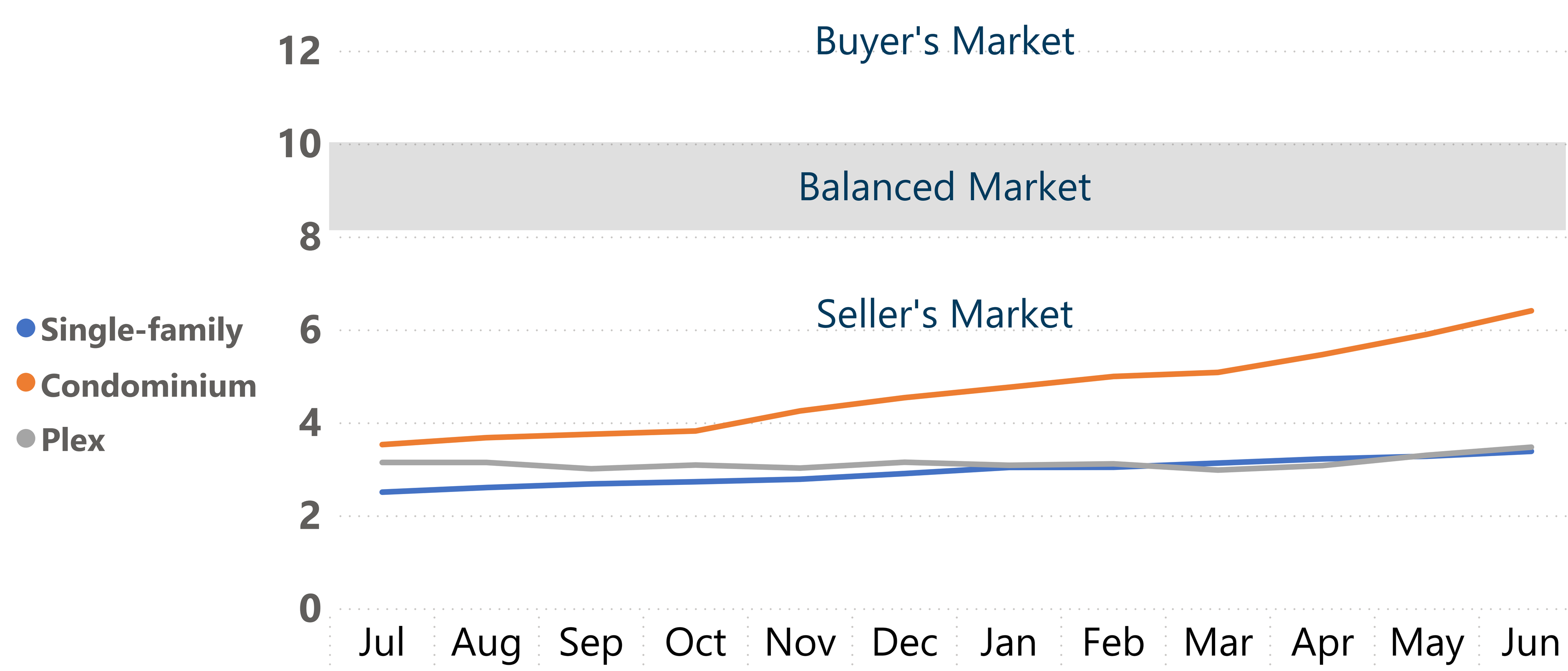
Single-Family

Last 12 Months

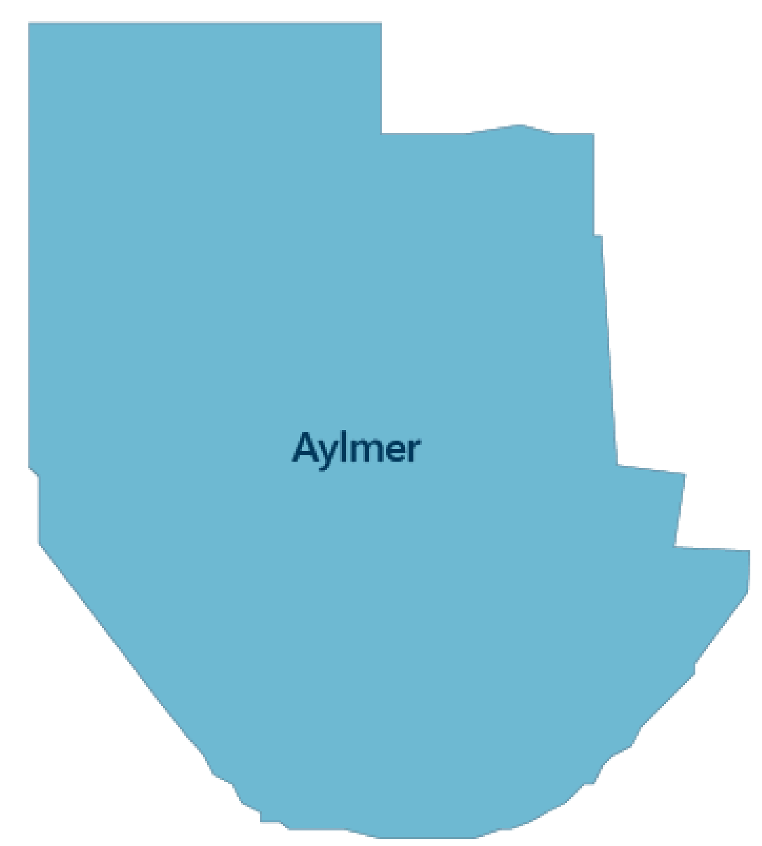
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 280,000$	0	1	.4	Seller
280,000$ - 410,000$	12	5	2.5	Seller
410,000$ - 690,000$	107	36	3.0	Seller
690,000$ - 830,000$	29	8	3.6	Seller
>= 830,000$	38	5	7.0	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 2: Hull

Table 1 - Summary of Centris Activity

Total Residential			
Second Quarter 2026			
Sales	**203**	↓	**-25%**
New Listings	**466**	↑	**14%**
Active Listings	**336**	↑	**29%**
Volume	**$93,866,254**	↓	**-27%**
Last 12 Months			
Sales	**638**	↓	**-25%**
New Listings	**1,336**	↑	**4%**
Active Listings	**269**	↑	**8%**
Volume	**$306,128,437**	↓	**-21%**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	107	↓	-17%	310	↓	-19%		
Active Listings	95	↑	12%	81	↑	6%		
Median Price	$514,500	↓	-2%	$515,750	↑	2%	↑	37%
Average Price	$543,202	→	0%	$543,229	↑	2%	↑	32%
Average Days on Market	21	↓	-2	23	↓	-9		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	72	↓	-23%	215	↓	-35%		
Active Listings	181	↑	44%	137	↑	21%		
Median Price	$282,000	↓	-6%	$290,000	→	0%	↑	35%
Average Price	$299,737	↓	-5%	$314,559	↑	2%	↑	35%
Average Days on Market	41	↑	4	49	↑	3		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	24		-	113	↓	-16%		
Active Listings	60	↑	18%	50	↓	-14%		
Median Price	**		-	$585,000	↑	7%	↑	48%
Average Price	**		-	$623,100	↑	4%	↑	46%
Average Days on Market	**		-	37	↓	-11		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

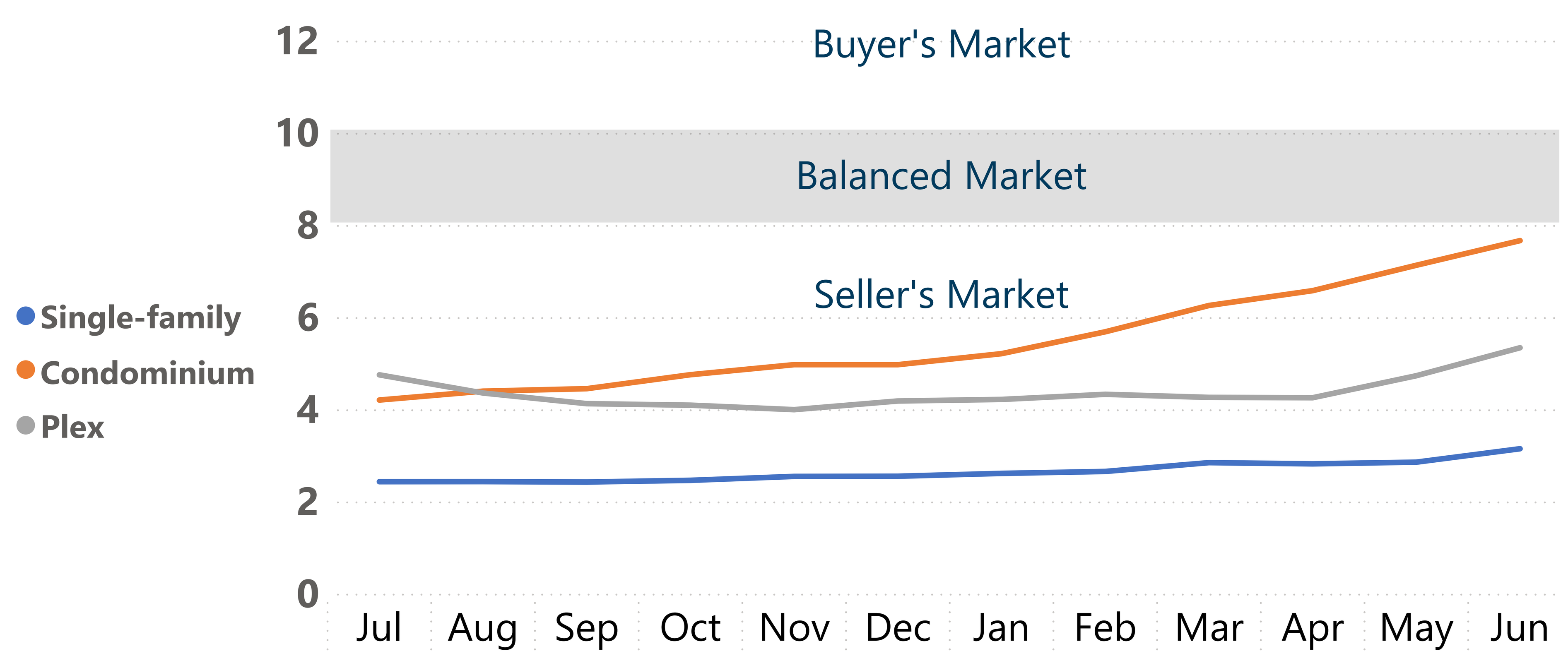
Single-Family

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	0	2.4	Seller
260,000$ - 390,000$	8	2	3.2	Seller
390,000$ - 640,000$	43	18	2.4	Seller
640,000$ - 770,000$	11	3	4.4	Seller
>= 770,000$	18	3	6.9	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Area 3: Gatineau

Table 1 - Summary of Centris Activity

Total Residential

Second Quarter 2026			
Sales	**446**	↓	**-12%**
New Listings	**910**	↑	**23%**
Active Listings	**564**	↑	**49%**
Volume	**$222,507,083**	↓	**-10%**

Last 12 Months			
Sales	**1,511**	↓	**-5%**
New Listings	**2,674**	↑	**19%**
Active Listings	**425**	↑	**23%**
Volume	**$732,508,092**	↓	**-1%**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	358	↓	-10%	1,197	↓	-3%		
Active Listings	387	↑	45%	300	↑	25%		
Median Price	$490,000	↑	3%	$472,750	↑	4%	↑	43%
Average Price	$517,166	↑	3%	$497,838	↑	3%	↑	40%
Average Days on Market	22	→	0	27	↓	-1		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	47	↓	-37%	175	↓	-26%		
Active Listings	119	↑	109%	76	↑	41%		
Median Price	$314,000	↓	-6%	$317,000	↑	1%	↑	48%
Average Price	$332,449	↓	-3%	$333,256	↑	1%	↑	52%
Average Days on Market	33	↓	-4	37	↓	-3		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	40	↑	14%	138	↑	12%		
Active Listings	57	↑	10%	48	↓	-5%		
Median Price	$570,000	↑	5%	$563,250	↓	-4%	↑	58%
Average Price	$596,095	↓	-2%	$604,582	↓	-2%	↑	57%
Average Days on Market	30	↑	8	35	↓	-18		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

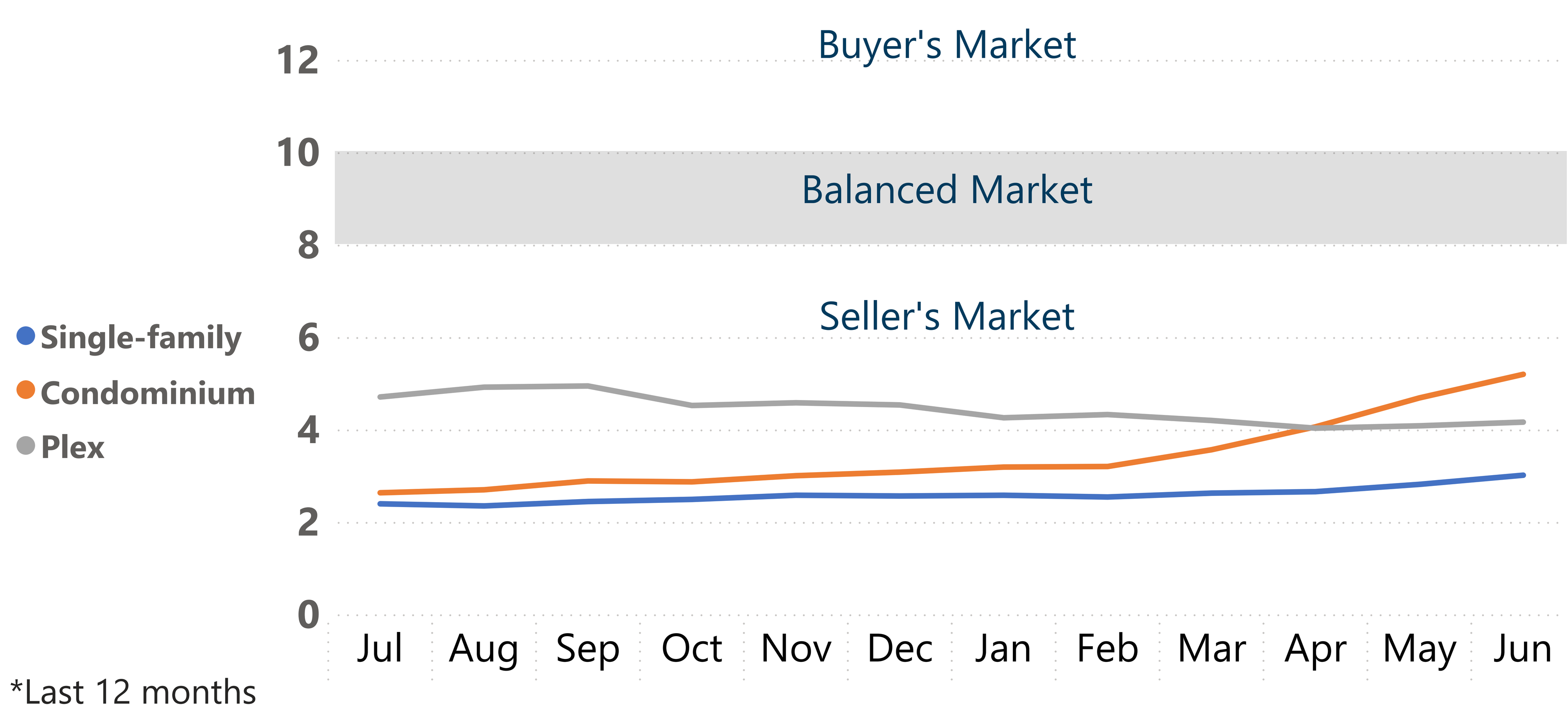
Single-Family

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	3	2.2	Seller
240,000$ - 350,000$	19	9	2.2	Seller
350,000$ - 590,000$	172	67	2.6	Seller
590,000$ - 710,000$	47	11	4.4	Seller
>= 710,000$	55	10	5.7	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Area 4: Buckingham/Masson-Angers

Table 1 - Summary of Centris Activity

Total Residential			
Second Quarter 2026			
Sales	**116**	↓	**-18%**
New Listings	**236**	↑	**13%**
Active Listings	**150**	↑	**31%**
Volume	**$51,740,217**	↓	**-16%**
Last 12 Months			
Sales	**437**	↓	**-4%**
New Listings	**701**	↑	**5%**
Active Listings	**116**	↑	**8%**
Volume	**$190,288,114**	↑	**0%**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	94	↓	-20%	379	↑	1%		
Active Listings	121	↑	31%	97	↑	21%		
Median Price	$419,545	→	0%	$405,000	↑	1%	↑	53%
Average Price	$425,199	↓	-1%	$421,419	↑	4%	↑	53%
Average Days on Market	27	↑	4	27	↓	-4		

Condominium

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	3		-	10		-		
Active Listings	9		-	6		-		
Median Price	**		-	**		-		
Average Price	**		-	**		-		
Average Days on Market	**		-	**		-		

Plex

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	19		-	48	↓	-25%		
Active Listings	20		-	13		-		
Median Price	**		-	$550,000	↑	5%	↑	96%
Average Price	**		-	$576,540	↑	16%	↑	99%
Average Days on Market	**		-	32	↓	-23		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

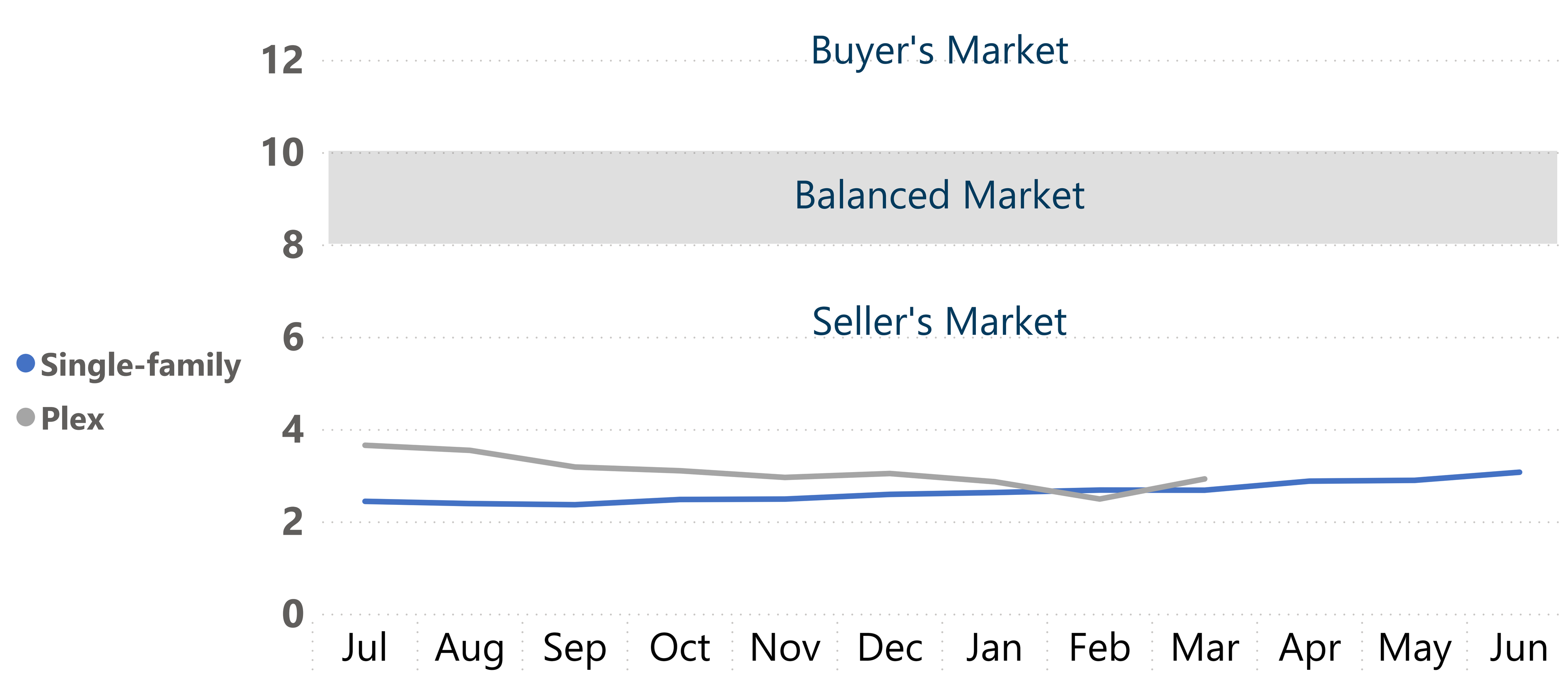
Single-Family

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
< 200,000$	2	0	10.5	Buyer
200,000$ - 300,000$	4	2	1.9	Seller
300,000$ - 510,000$	62	24	2.6	Seller
510,000$ - 610,000$	17	3	5.1	Seller
>= 610,000$	12	2	6.6	Seller

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Area 5: Outskirts of Gatineau

Table 1 - Summary of Centris Activity

Total Residential

Second Quarter 2026			
Sales	**267**	⬇	**-14%**
New Listings	**705**	⬆	**4%**
Active Listings	**559**	⬆	**13%**
Volume	**$163,210,951**	⬇	**-13%**

Last 12 Months			
Sales	**857**	⬇	**-12%**
New Listings	**1,919**	⬆	**4%**
Active Listings	**477**	⬆	**3%**
Volume	**$493,808,617**	⬇	**-11%**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Second Quarter 2026			Last 12 Months			Past 5 years	
Sales	254	⬇	-14%	820	⬇	-11%		
Active Listings	535	⬆	13%	454	⬆	3%		
Median Price	$595,000	⬆	2%	$550,000	⬆	3%	⬆	49%
Average Price	$612,812	⬇	-1%	$581,462	⬆	1%	⬆	44%
Average Days on Market	39	⬇	-4	41	⬇	-17		

Condominium

	Second Quarter 2026		Last 12 Months		Past 5 years
Sales	5	-	12	-	
Active Listings	8	-	9	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Days on Market	**	-	**	-	

Plex

	Second Quarter 2026		Last 12 Months		Past 5 years
Sales	7	-	22	-	
Active Listings	9	-	9	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Days on Market	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

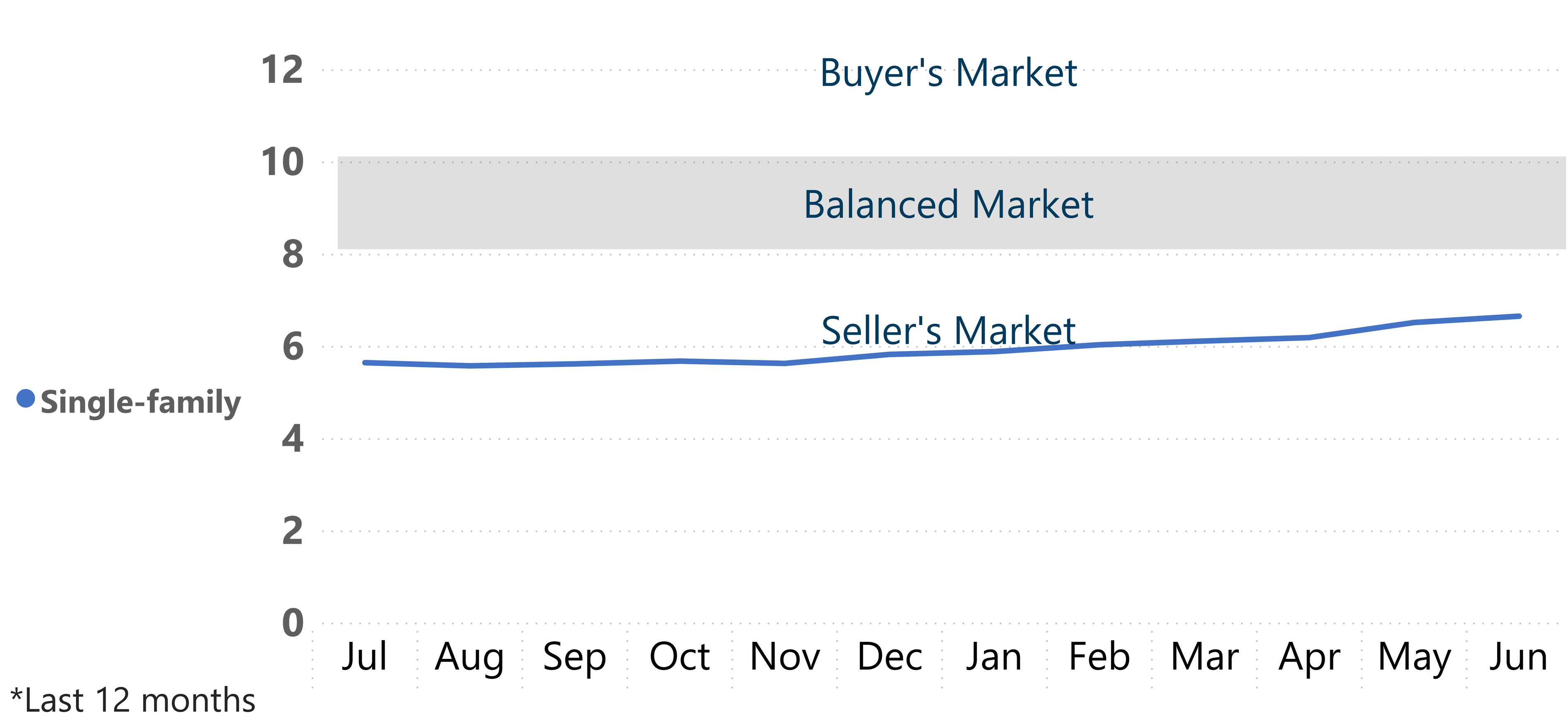
Single-Family

Last 12 Months

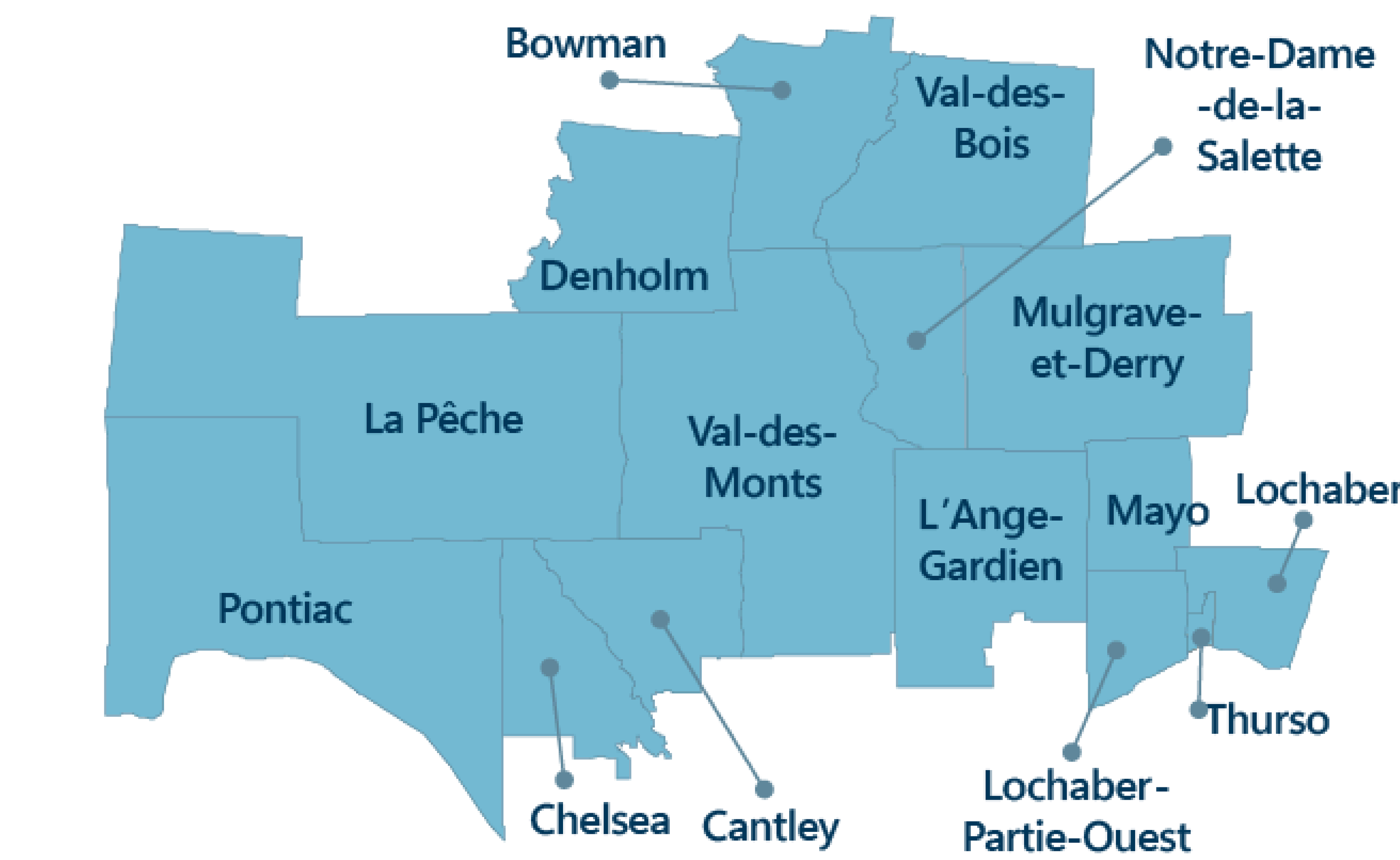
Price Range	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
< 280,000$	33	7	4.4	Seller
280,000$ - 410,000$	68	13	5.3	Seller
410,000$ - 690,000$	164	29	5.7	Seller
690,000$ - 830,000$	70	9	8.0	Balanced
>= 830,000$	119	10	11.5	Buyer

Source : QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



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.

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