

**Total Residential**

Sales	Listings
<b>-10%</b> 936	<b>18%</b> 1,394

**Gatineau Metropolitan Area**

**By Property Category**



	Single-Family	Condominium	Plex
<b>Sales</b>	↓ <b>-5%</b> 707	↓ <b>-34%</b> 136	↑ <b>2%</b> 93
<b>Median Price</b>	↓ <b>-1%</b> \$489,950	↑ <b>1%</b> \$312,000	→ <b>0%</b> \$551,500
<b>Active Listings</b>	↑ <b>18%</b> 942	↑ <b>33%</b> 315	↓ <b>-6%</b> 131
<b>Days on market</b>	↓ <b>-7</b> 38	↑ <b>6</b> 54	↓ <b>-37</b> 34

\*\* 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 2021

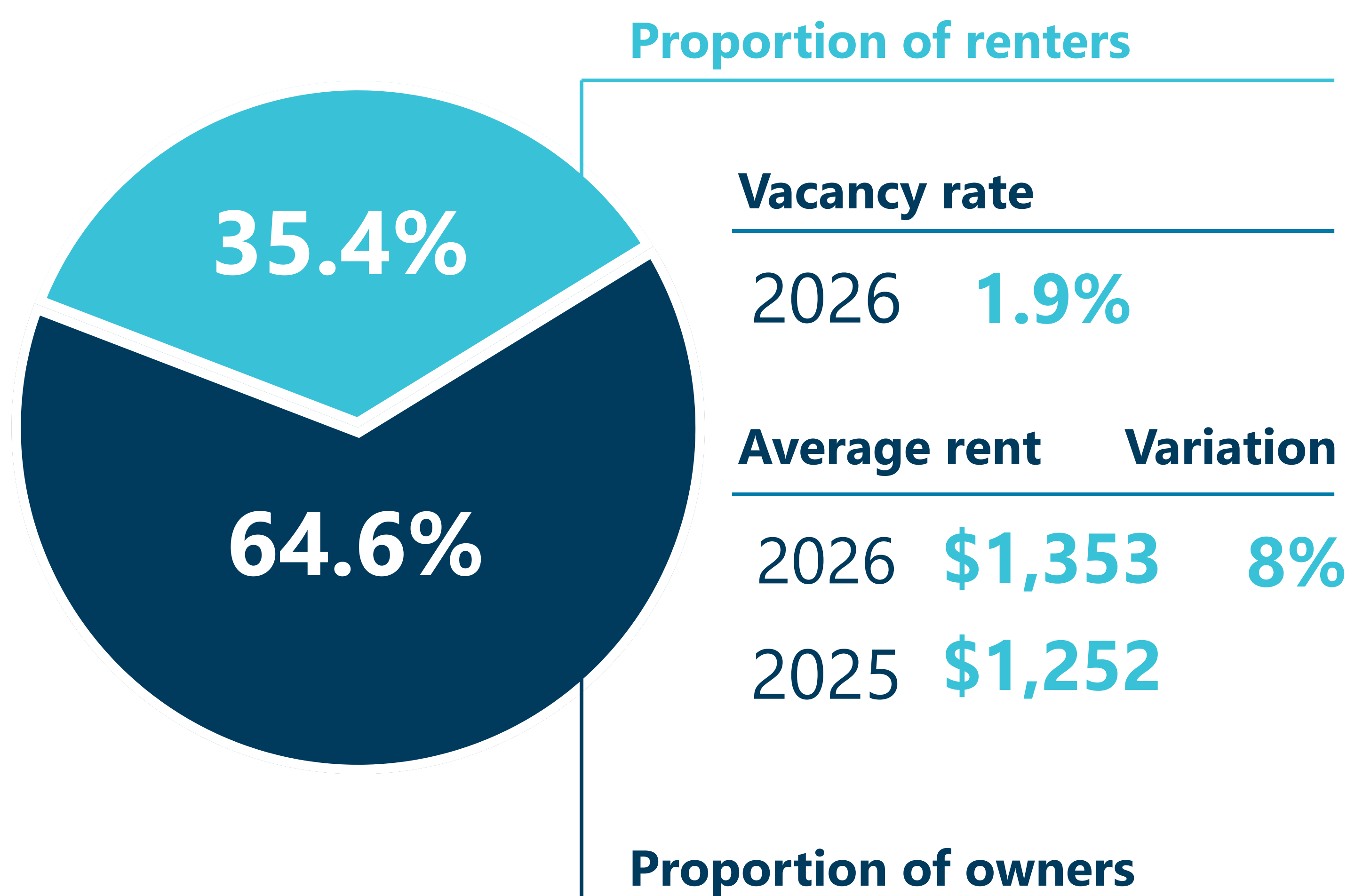
**6.3%**

Population density per square kilometer

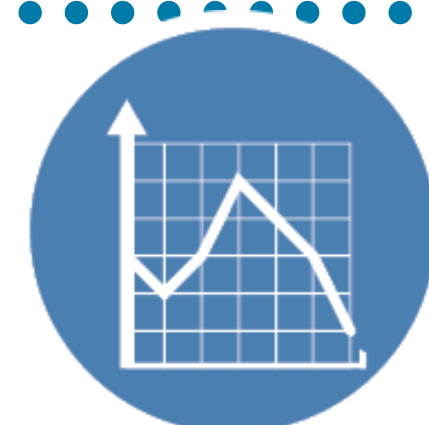
**104.4**

Number of households in 2021

**151,142**



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



## Mortgage Rates

**1-year term** **Variation**

Q1 2026	5.75%	<b>-1.36</b>
Q1 2025	7.11%	

**Taux 5 ans** **Variation**

Q1 2026	6.09%	<b>-0.40</b>
Q1 2025	6.49%	



## Consumer Confidence Level

**Overall** **Variation**

Q1 2026	66	<b>3</b>
Q1 2025	63	

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

Q1 2026	15%	<b>1</b>
Q1 2025	14%	

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



## Labour Market

**Employment** **Variation**

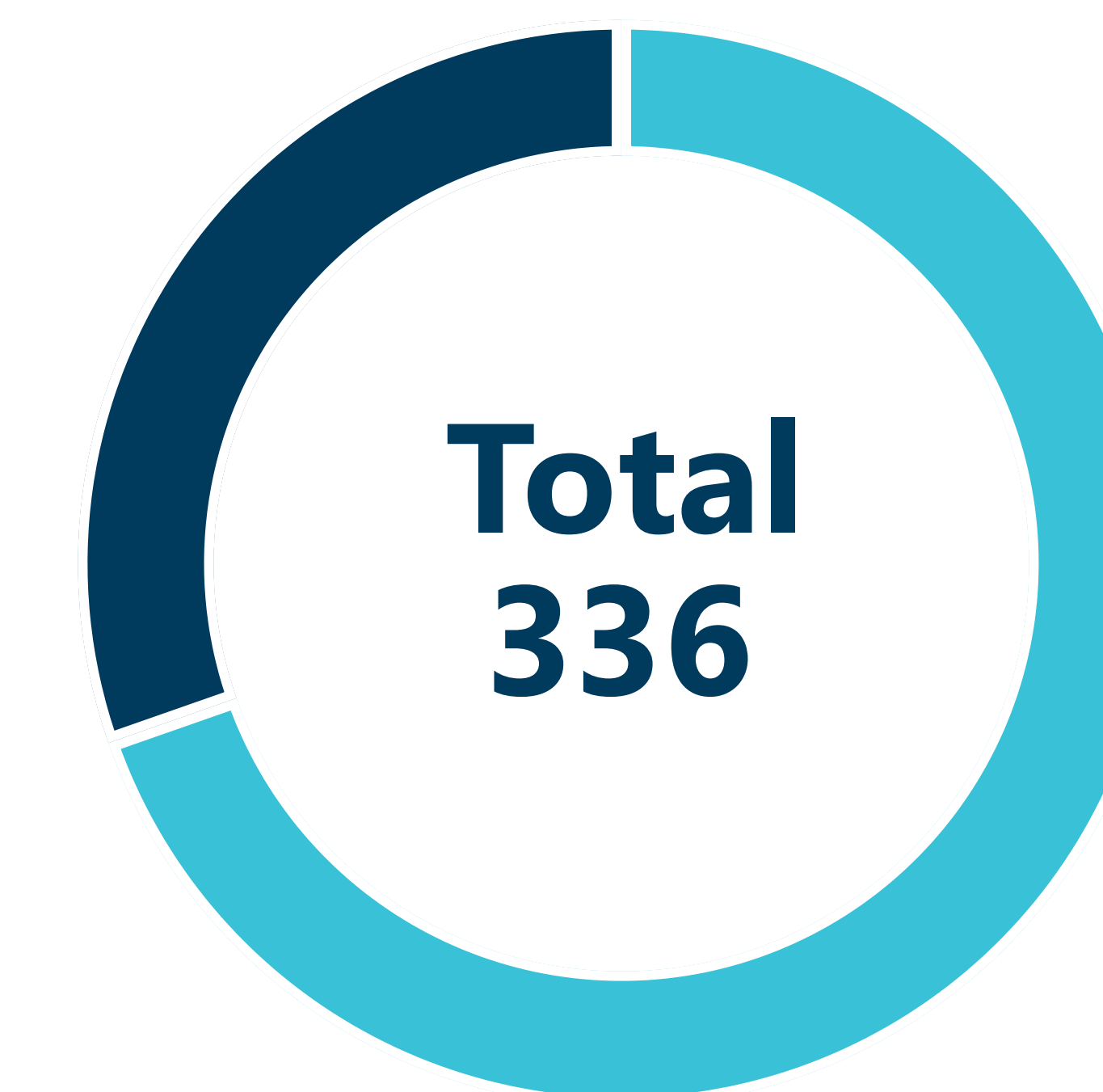
Q1 2026	195,200	<b>8,200</b>
Q1 2025	187,000	

**Unemployment rate** **Variation**

Q1 2026	6.4%	<b>0.8</b>
Q1 2025	5.6%	



## Housing Starts |



- Single-Family
- Condominium
- Rental

**Total** **Variation**

Q4 2025	336	<b>-74%</b>
Q4 2024	1,295	

**Single-Family** **Variation**

Q4 2025	102	<b>-44%</b>
Q4 2024	181	

**Condominium** **Variation**

Q4 2025	0	
Q4 2024	32	

**Rental** **Variation**

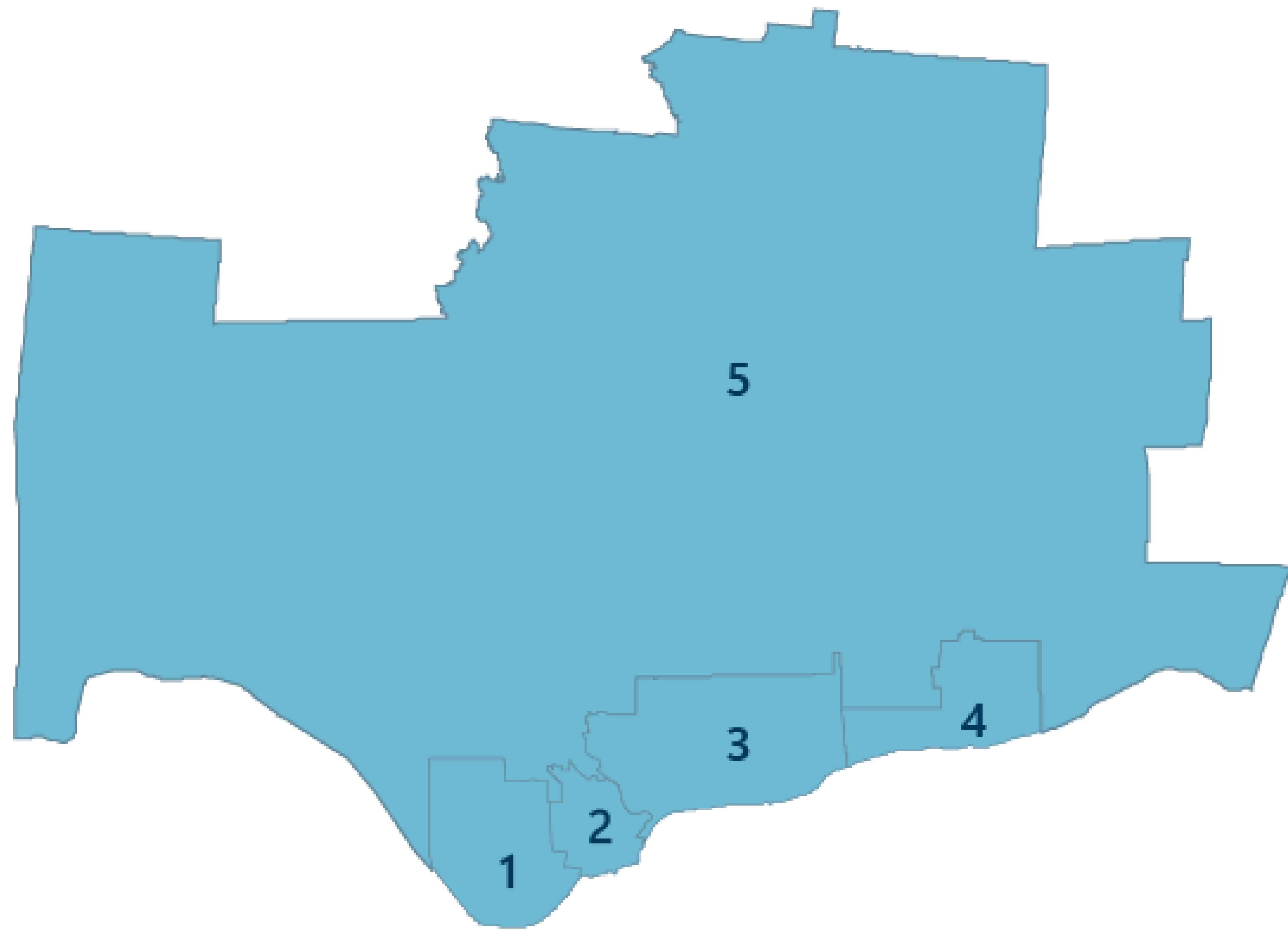
Q4 2025	234	<b>-78%</b>
Q4 2024	1,082	

Sources : Statistics Canada and CMHC

TOTAL RESIDENTIAL SALES



Area 1 - Aylmer	197	5%	↑
Area 4 - Buckingham/Masson-Angers	103	2%	↑
Area 3 - Gatineau	363	1%	↑
Area 5 - Outskirts of Gatineau	150	-21%	↓
Area 2 - Hull	123	-40%	↓



MEDIAN PRICE OF SINGLE-FAMILY HOMES



Area 5 - Outskirts of Gatineau	\$542,000	3%	↑
Area 4 - Buckingham/Masson-Angers	\$412,750	1%	↑
Area 3 - Gatineau	\$466,250	-1%	↓
Area 2 - Hull	\$535,250	-1%	↓
Area 1 - Aylmer	\$550,000	-1%	↓

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

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

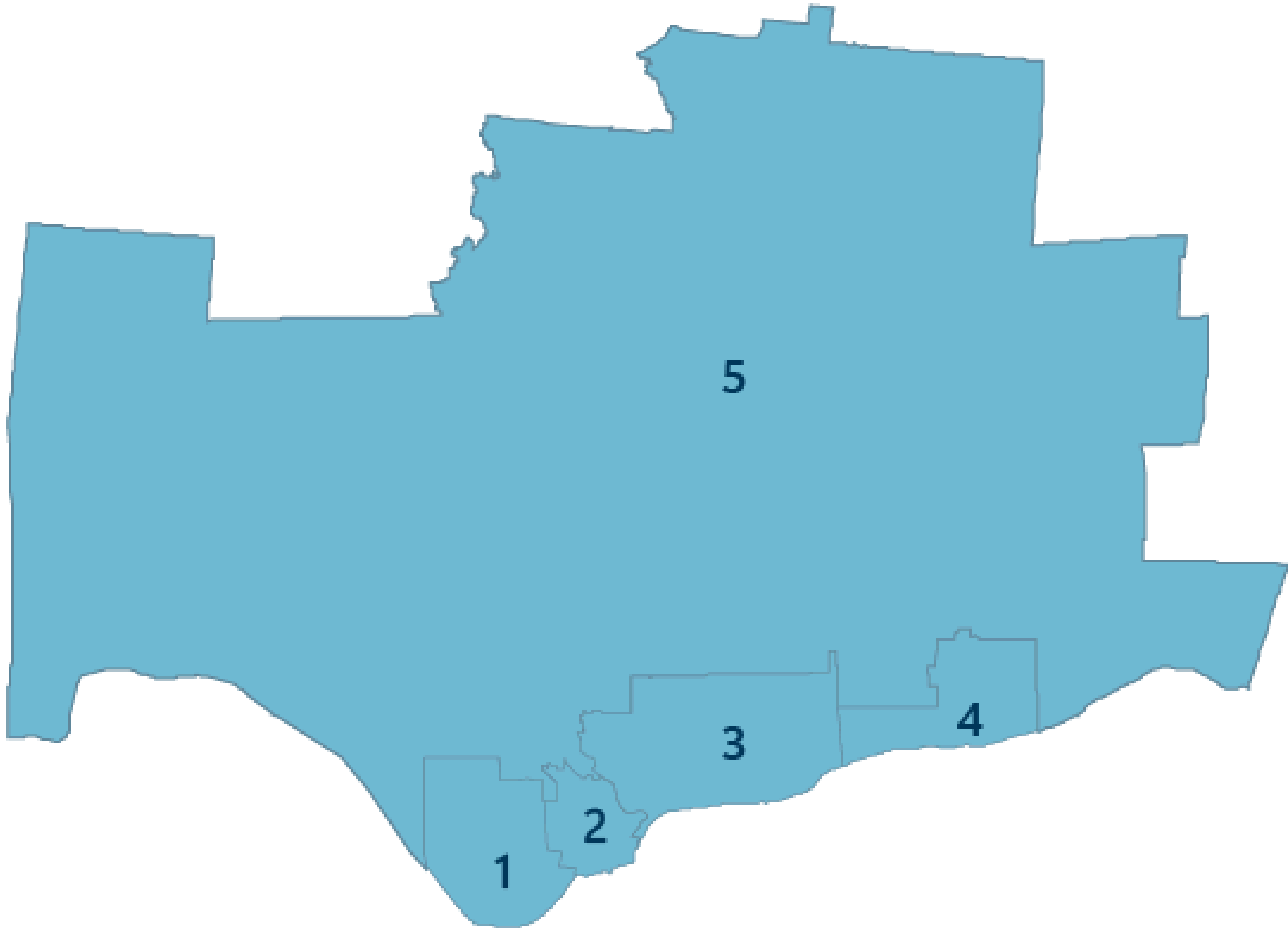
**GATINEAU (CITY)**

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			
First Quarter 2026			
Sales	936	↓	-10%
New Listings	1,979	↑	15%
Active Listings	1,394	↑	18%
Volume	\$464,866,679	↓	-9%

Last 12 Months			
Sales	4,613	↓	-2%
New Listings	8,120	↑	12%
Active Listings	1,495	↑	6%
Volume	\$2,352,394,799	↑	4%

**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\$	29	10	3.1	Seller
250,000\$ - 370,000\$	102	39	2.6	Seller
370,000\$ - 620,000\$	495	171	2.9	Seller
620,000\$ - 740,000\$	159	36	4.5	Seller
>= 740,000\$	272	37	7.4	Seller

Source : QPAREB by the Centris system



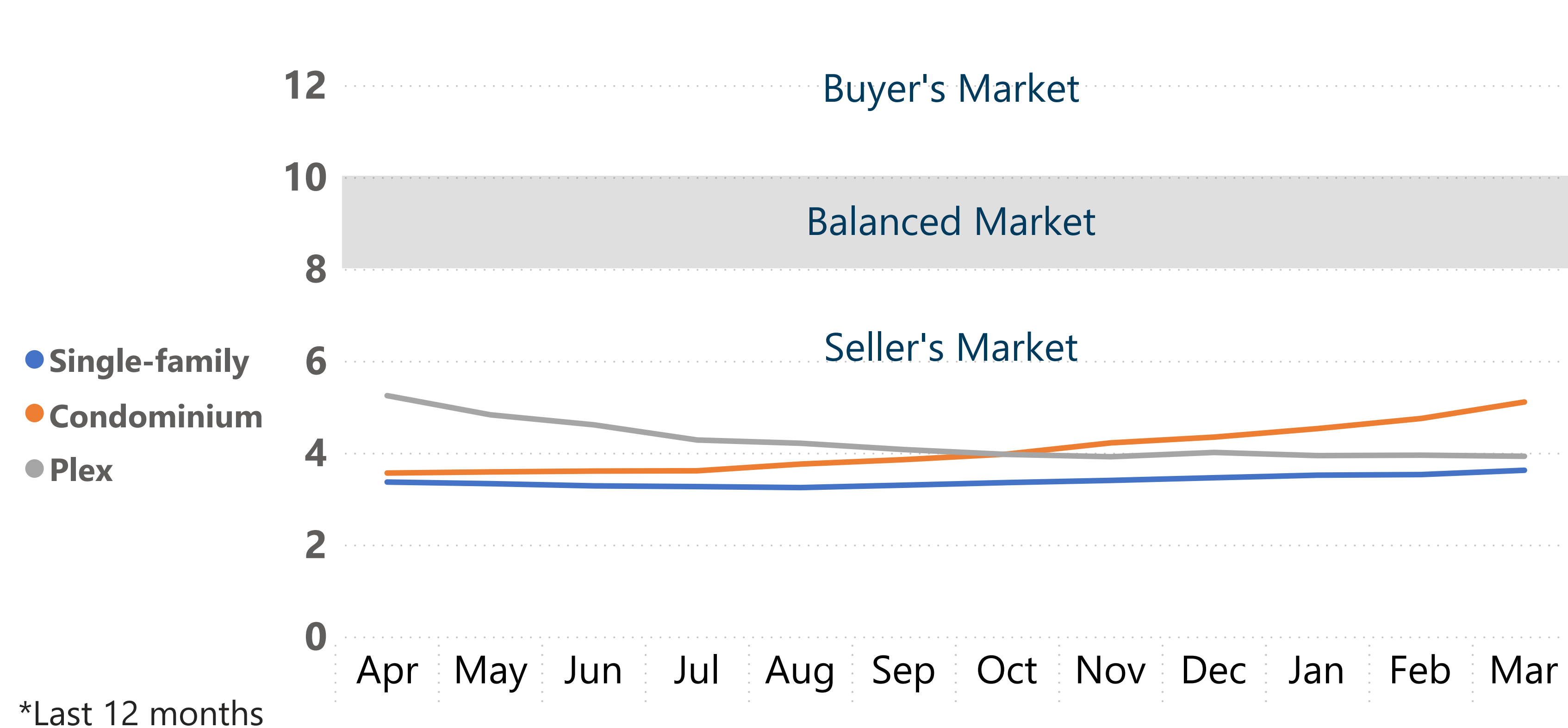
**Table 2 - Detailed Centris Statistics by Property Category**

Single-Family						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	707	↓	-5%	3,504	↑	1%
Active Listings	942	↑	18%	1,056	↑	8%
Median Price	\$489,950	↓	-1%	\$496,000	↑	5%
Average Price	\$517,397	↓	-1%	\$532,661	↑	4%
Average Days on Market	38	↓	-7	30	↓	-9

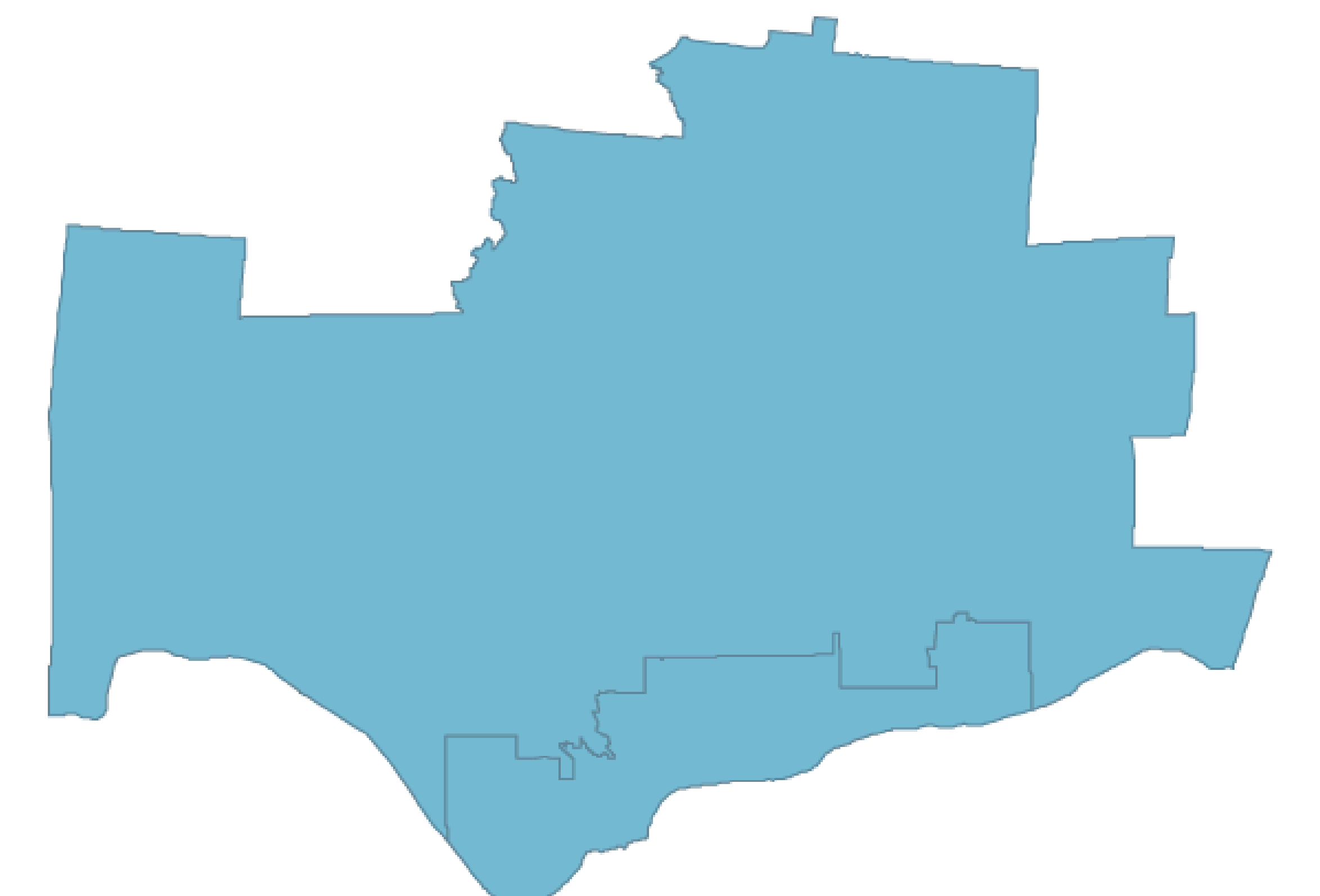
Condominium						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	136	↓	-34%	698	↓	-16%
Active Listings	315	↑	33%	297	↑	21%
Median Price	\$312,000	↑	1%	\$315,000	↑	2%
Average Price	\$324,789	↓	-2%	\$330,068	↑	1%
Average Days on Market	54	↑	6	42	↓	-2

Plex						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	93	↑	2%	409	↑	8%
Active Listings	131	↓	-6%	134	↓	-22%
Median Price	\$551,500	→	0%	\$585,000	↑	6%
Average Price	\$599,691	→	0%	\$637,775	↑	9%
Average Days on Market	34	↓	-37	36	↓	-24

**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			
First Quarter 2026			
Sales	786	↓	-8%
New Listings	1,574	↑	17%
Active Listings	1,014	↑	23%
Volume	\$381,492,229	↓	-7%

Last 12 Months			
Sales	3,713	↓	-2%
New Listings	6,225	↑	13%
Active Listings	1,030	↑	10%
Volume	\$1,832,951,052	↑	4%

**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\$	8	4	2.2	Seller
240,000\$ - 360,000\$	45	25	1.8	Seller
360,000\$ - 610,000\$	347	145	2.4	Seller
610,000\$ - 730,000\$	89	26	3.4	Seller
>= 730,000\$	126	21	5.9	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

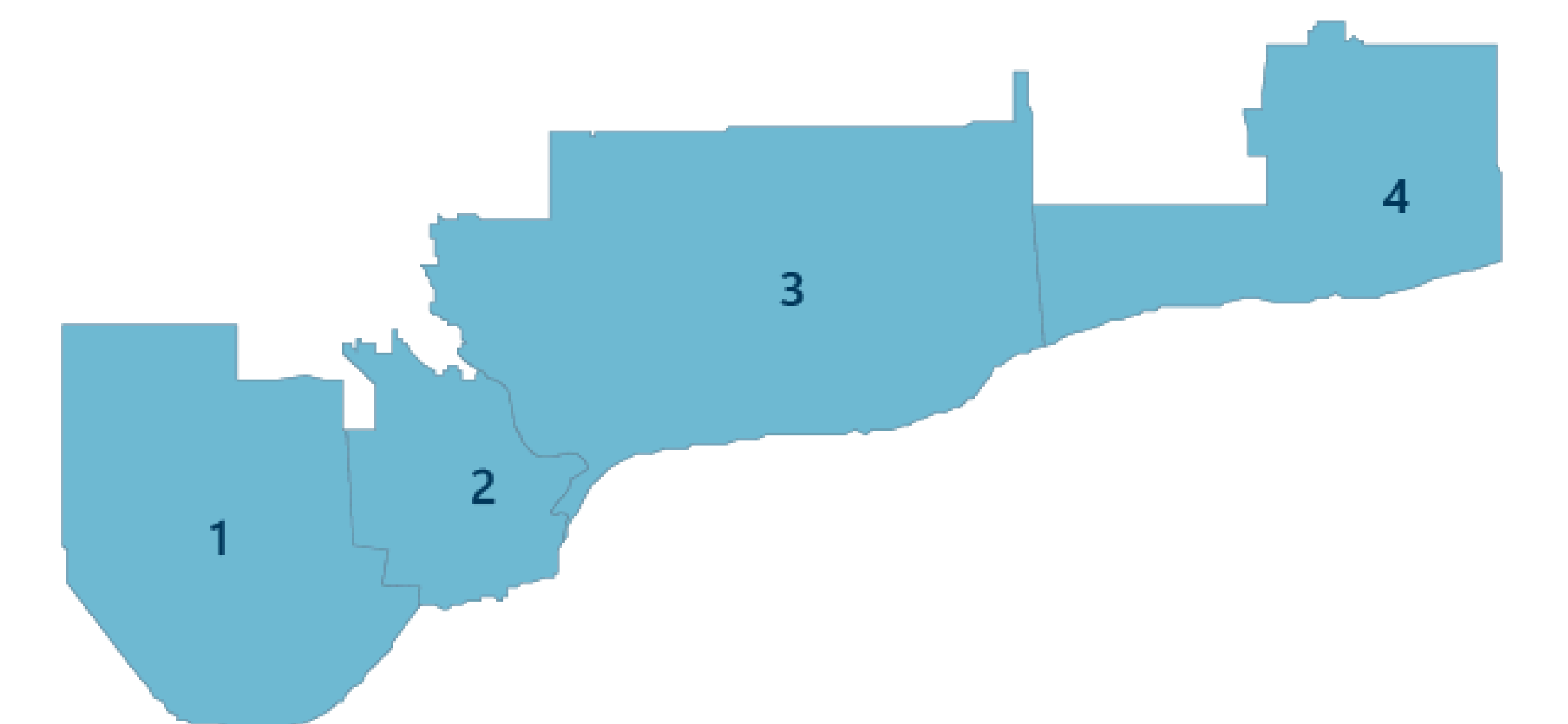
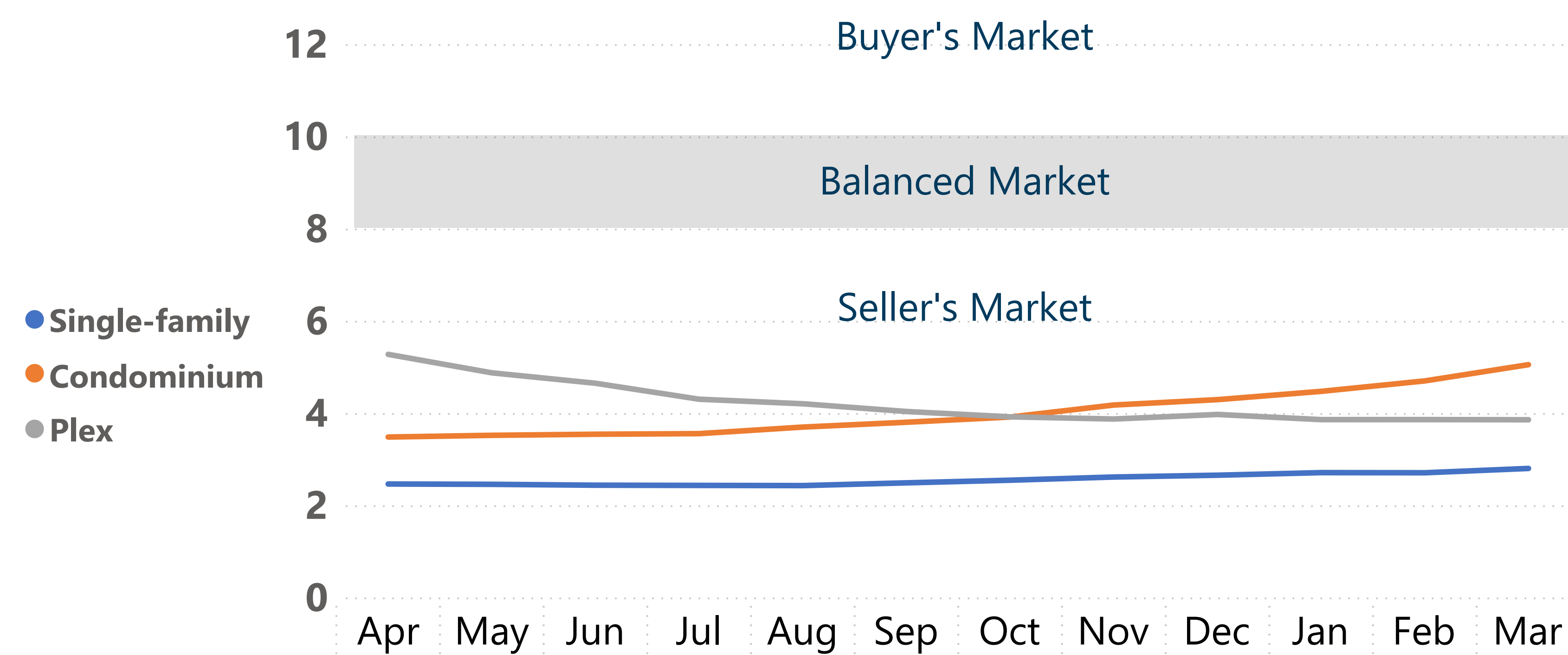
Single-Family						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	566	↓ -1%	2,641	↑ 1%		
Active Listings	583	↑ 27%	616	↑ 15%		
Median Price	\$480,000	↓ -1%	\$487,500	↑ 5%	↑	50%
Average Price	\$506,432	↓ -2%	\$515,750	↑ 4%	↑	47%
Average Days on Market	35	↓ -2	26	↓ -6		

Condominium						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	135	↓ -33%	682	↓ -16%		
Active Listings	306	↑ 34%	287	↑ 23%		
Median Price	\$312,000	↑ 1%	\$315,000	↑ 2%	↑	52%
Average Price	\$323,417	↓ -1%	\$328,761	↑ 2%	↑	50%
Average Days on Market	54	↑ 6	42	↓ -2		

Plex						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	85	↑ 4%	390	↑ 8%		
Active Listings	123	↓ -8%	125	↓ -23%		
Median Price	\$555,000	↓ -3%	\$591,900	↑ 8%	↑	60%
Average Price	\$612,152	↓ -2%	\$646,513	↑ 8%	↑	59%
Average Days on Market	31	↓ -42	35	↓ -25		

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



# Area 1: Aylmer

**Table 1 - Summary of Centris Activity**

Total Residential			
First Quarter 2026			
Sales	197	↑	5%
New Listings	441	↑	32%
Active Listings	288	↑	55%
Volume	\$102,351,840	↑	2%

Last 12 Months			
Sales	973	↑	2%
New Listings	1,765	↑	21%
Active Listings	292	↑	31%
Volume	\$535,416,154	↑	7%

**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	.6	Seller
280,000\$ - 420,000\$	13	6	2.2	Seller
420,000\$ - 690,000\$	95	35	2.7	Seller
690,000\$ - 830,000\$	31	9	3.6	Seller
>= 830,000\$	37	6	6.7	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

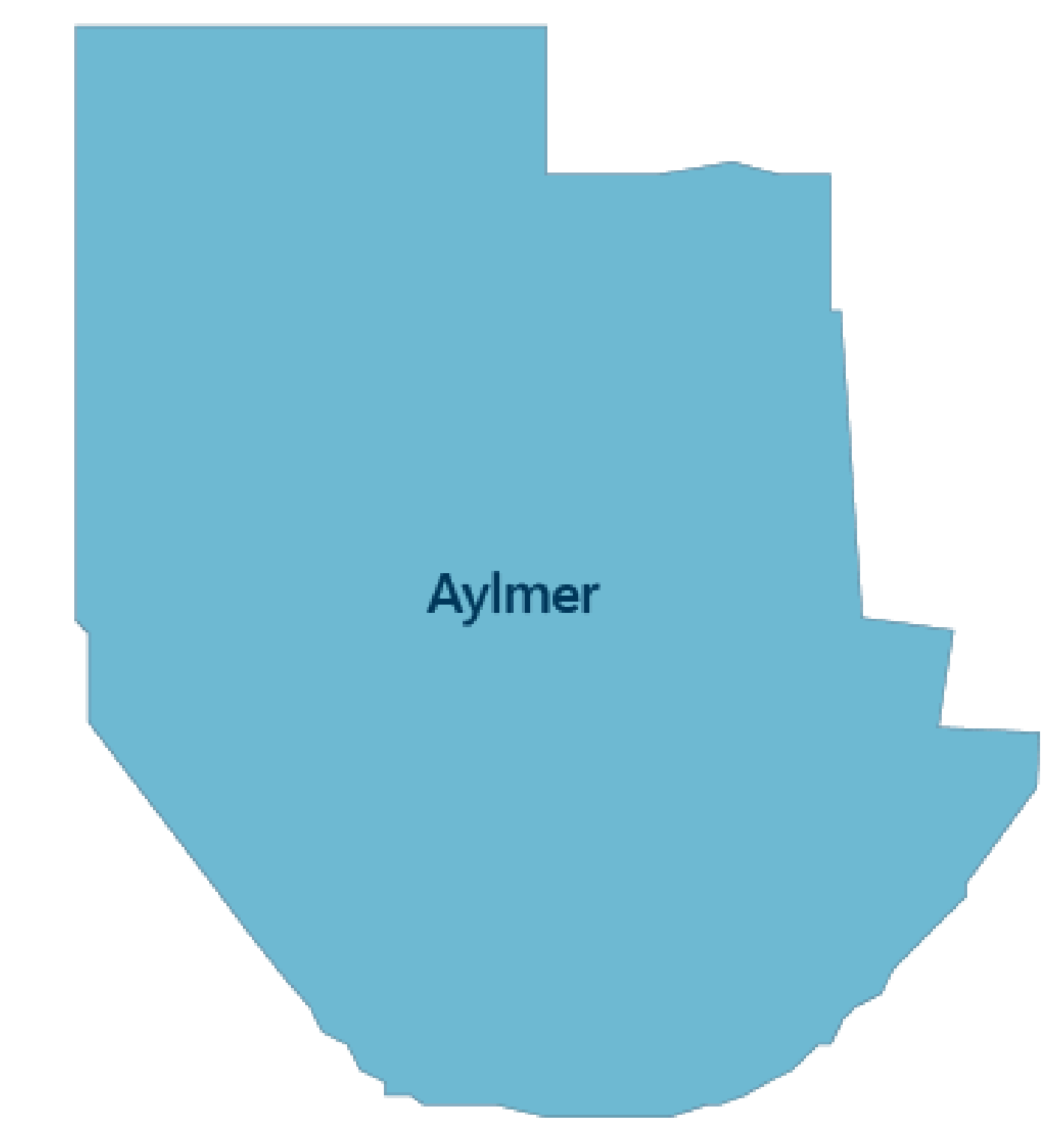
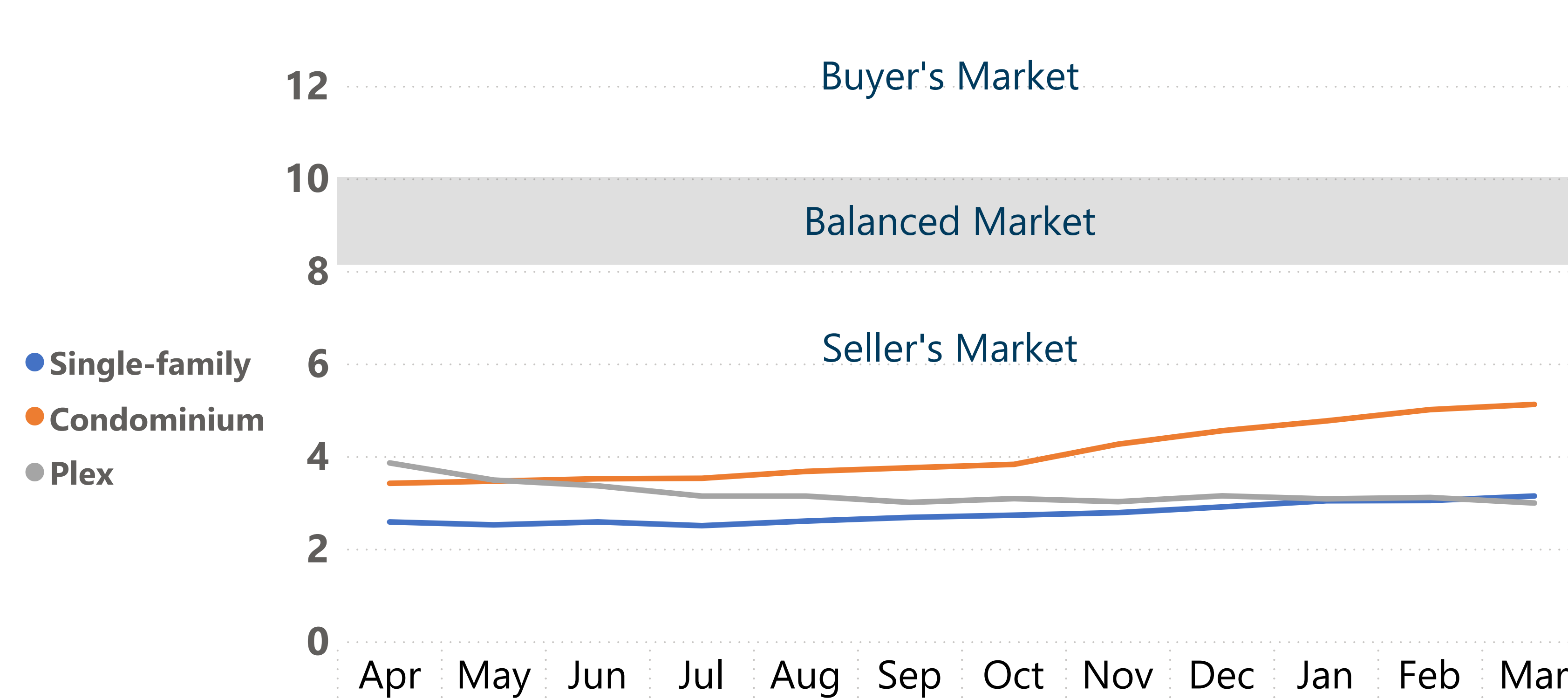
Single-Family						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	131	→ 0%	670	↑ 2%		
Active Listings	160	↑ 49%	175	↑ 28%		
Median Price	\$550,000	↓ -1%	\$555,000	↑ 4%	↑	45%
Average Price	\$577,085	↓ -4%	\$596,664	↑ 4%	↑	42%
Average Days on Market	34	↓ -8	25	↓ -7		

Condominium						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	51	↑ 2%	231	↓ -3%		
Active Listings	107	↑ 73%	99	↑ 45%		
Median Price	\$320,000	↓ -3%	\$329,900	→ 0%	↑	50%
Average Price	\$319,367	↓ -2%	\$332,481	→ 0%	↑	45%
Average Days on Market	46	↓ -1	41	↓ -2		

Plex						
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	15	-	72	↑ 31%		
Active Listings	21	-	18	-		
Median Price	**	-	\$802,500	↑ 6%	↑	41%
Average Price	**	-	\$825,621	↑ 13%	↑	44%
Average Days on Market	**	-	27	↓ -44		

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



# Area 2: Hull

**Table 1 - Summary of Centris Activity**

Total Residential			
First Quarter 2026			
Sales	123	↓	-40%
New Listings	312	↓	-5%
Active Listings	251	↑	13%
Volume	\$62,778,783	↓	-35%
Last 12 Months			
Sales	704	↓	-14%
New Listings	1,279	↑	3%
Active Listings	251	↓	-2%
Volume	\$340,296,700	↓	-8%

**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	2.3	Seller
260,000\$ - 390,000\$	7	3	2.8	Seller
390,000\$ - 650,000\$	48	20	2.4	Seller
650,000\$ - 780,000\$	8	3	3.2	Seller
>= 780,000\$	16	3	6.1	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

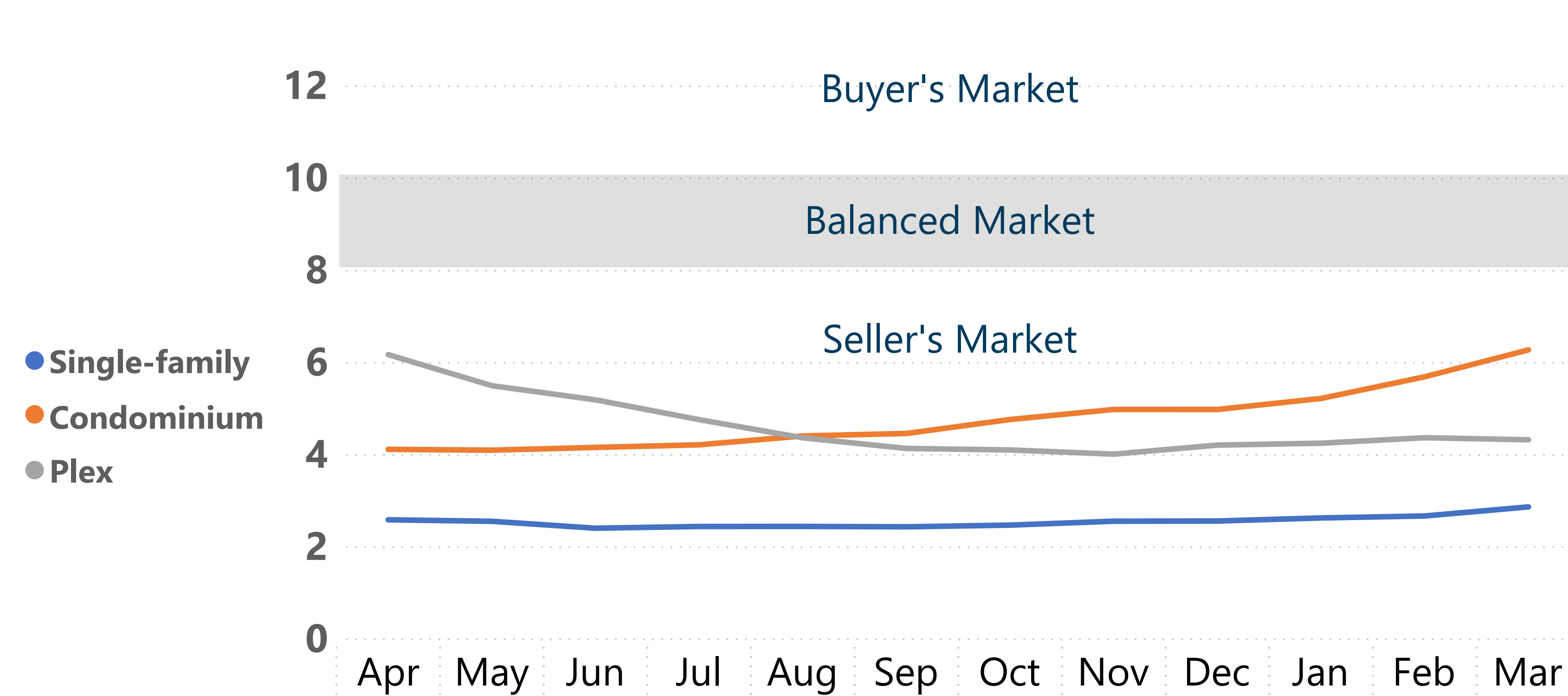
Single-Family					
	First Quarter 2026		Last 12 Months		Past 5 years
Sales	62	↓ -30%	332	↓ -9%	
Active Listings	76	↑ 17%	79	↓ -1%	
Median Price	\$535,250	↓ -1%	\$523,250	↑ 5%	↑ 50%
Average Price	\$560,467	→ 0%	\$544,104	↑ 3%	↑ 43%
Average Days on Market	27	↓ -5	24	↓ -11	

Condominium					
	First Quarter 2026		Last 12 Months		Past 5 years
Sales	34	↓ -60%	237	↓ -26%	
Active Listings	126	↑ 15%	124	↑ 15%	
Median Price	\$304,000	↑ 3%	\$295,500	↑ 2%	↑ 49%
Average Price	\$331,512	→ 0%	\$319,446	↑ 2%	↑ 48%
Average Days on Market	57	→ 0	46	↓ -4	

Plex					
	First Quarter 2026		Last 12 Months		Past 5 years
Sales	27	-	135	↑ 3%	
Active Listings	49	↑ 2%	49	↓ -28%	
Median Price	**	-	\$580,000	↑ 7%	↑ 51%
Average Price	**	-	\$624,176	↑ 8%	↑ 51%
Average Days on Market	**	-	40	↓ -14	

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 3: Gatineau

**Table 1 - Summary of Centris Activity**

Total Residential			
First Quarter 2026			
Sales	363	↑	1%
New Listings	653	↑	25%
Active Listings	370	↑	16%
Volume	\$171,306,798	↑	1%

Last 12 Months			
Sales	1,572	↑	1%
New Listings	2,506	↑	17%
Active Listings	380	↑	8%
Volume	\$756,160,356	↑	6%

**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\$	6	3	2.3	Seller
230,000\$ - 350,000\$	18	10	1.7	Seller
350,000\$ - 590,000\$	155	71	2.2	Seller
590,000\$ - 700,000\$	42	10	4.3	Seller
>= 700,000\$	52	9	5.6	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

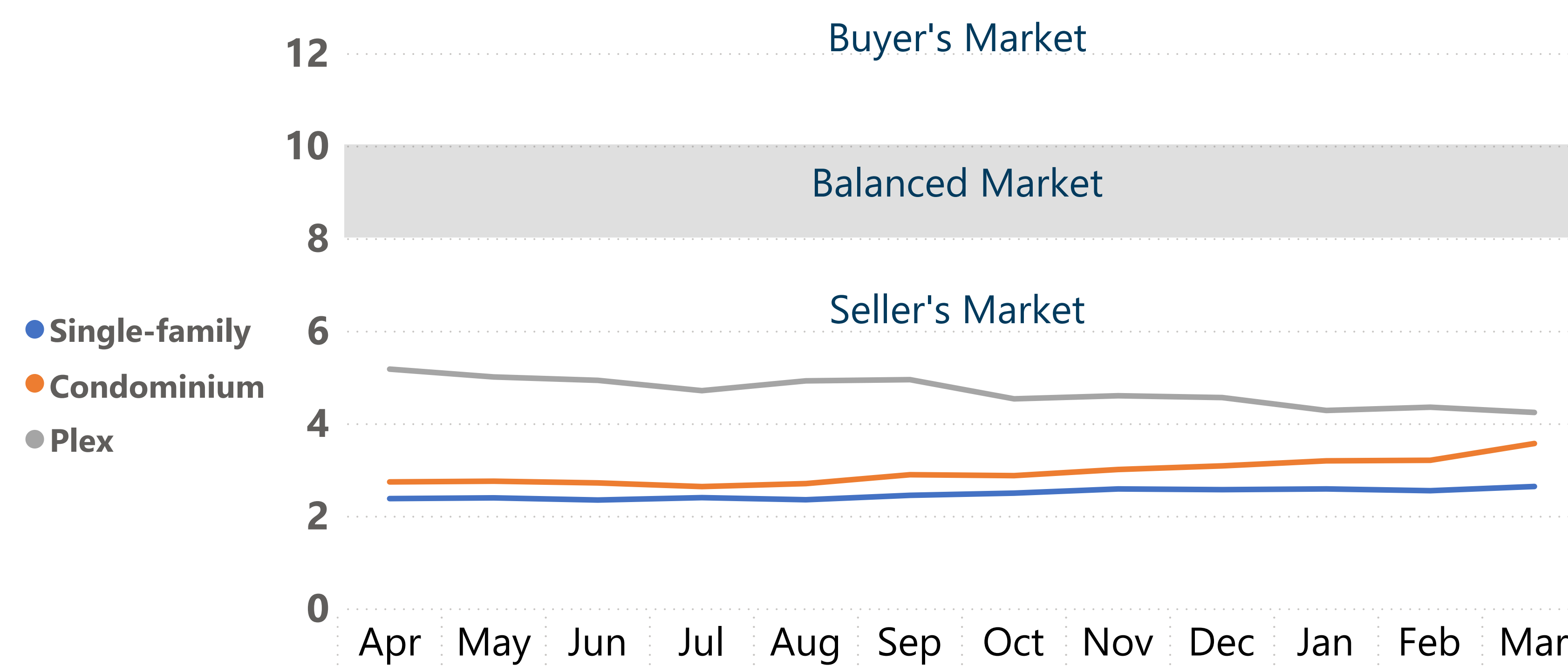
Single-Family						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	283	↑	5%	1,236	↑	3%
Active Listings	259	↑	18%	271	↑	12%
Median Price	\$466,250	↓	-1%	\$469,900	↑	5%
Average Price	\$484,973	↓	-2%	\$494,424	↑	4%
Average Days on Market	36	↑	1	27	↓	-5

Condominium						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	48	↓	-24%	203	↓	-14%
Active Listings	66	↑	35%	60	↑	14%
Median Price	\$307,500	↓	-2%	\$320,000	↑	2%
Average Price	\$322,775	→	0%	\$337,221	↑	4%
Average Days on Market	55	↑	18	38	↑	1

Plex						
	First Quarter 2026			Last 12 Months		Past 5 years
Sales	32	-	-	133	↑	9%
Active Listings	43	↓	-13%	47	↓	-14%
Median Price	\$553,250	-	-	\$555,000	↓	-3%
Average Price	\$604,513	-	-	\$608,200	↓	-1%
Average Days on Market	31	-	-	33	↓	-31

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 4: Buckingham/Masson-Angers

**Table 1 - Summary of Centris Activity**

Total Residential			
First Quarter 2026			
Sales	103	↑	2%
New Listings	168	↑	6%
Active Listings	105	↑	12%
Volume	\$45,054,808	↑	3%

Last 12 Months			
Sales	464	↑	1%
New Listings	675	↑	3%
Active Listings	108	↑	1%
Volume	\$201,077,842	↑	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
< 210,000\$	1	0	4.3	Seller
210,000\$ - 310,000\$	5	3	1.6	Seller
310,000\$ - 510,000\$	55	24	2.2	Seller
510,000\$ - 620,000\$	18	4	4.5	Seller
>= 620,000\$	12	2	5.9	Seller

Source : QPAREB by the Centris system



**Table 2 - Detailed Centris Statistics by Property Category**

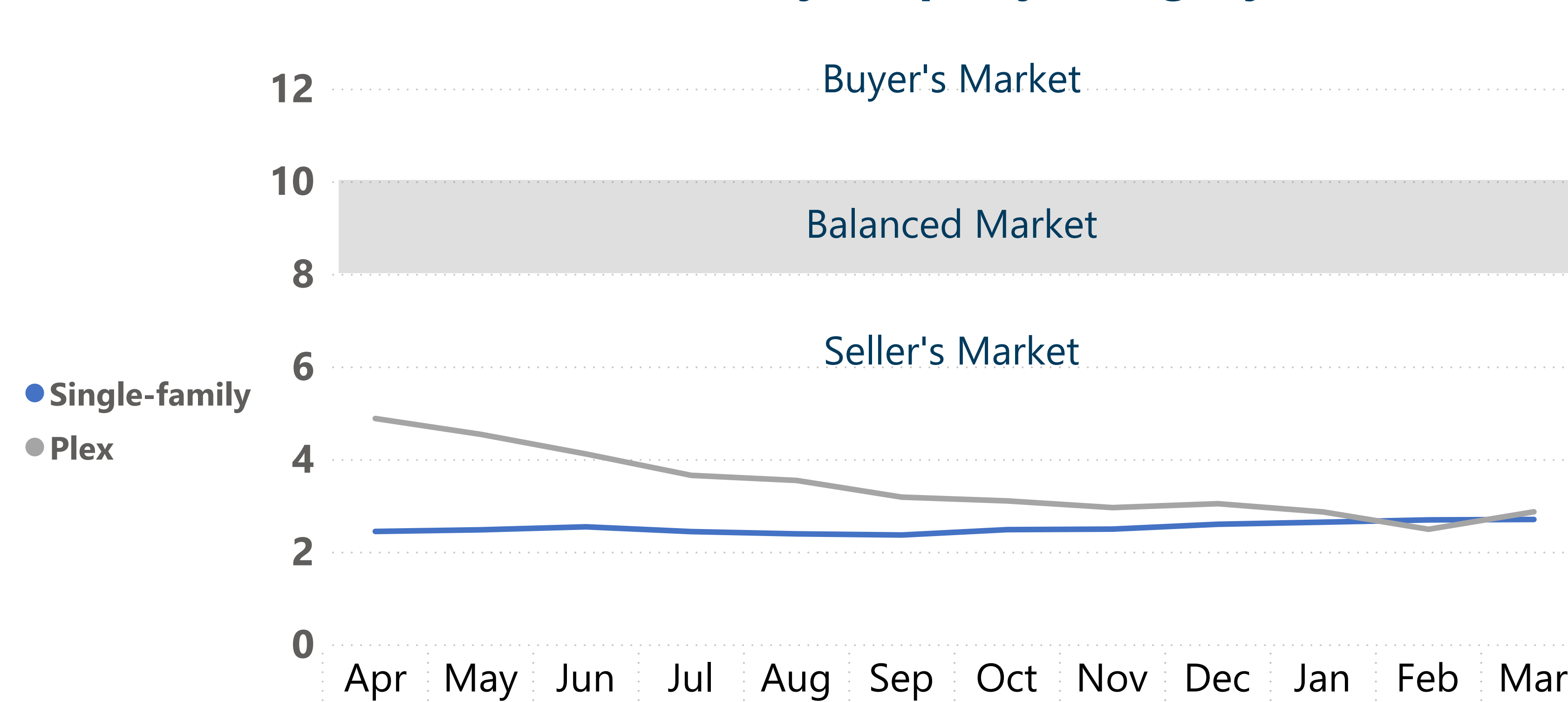
	Single-Family					
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	90	↑ 11%	403	↑ 4%		
Active Listings	88	↑ 33%	91	↑ 15%		
Median Price	\$412,750	↑ 1%	\$410,000	↑ 6%		↑ 67%
Average Price	\$433,131	↑ 6%	\$422,577	↑ 8%		↑ 65%
Average Days on Market	35	↓ -7	26	↓ -6		

	Condominium					
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	2	-	11	-		
Active Listings	6	-	5	-		
Median Price	**	-	**	-		
Average Price	**	-	**	-		
Average Days on Market	**	-	**	-		

	Plex					
	First Quarter 2026		Last 12 Months		Past 5 years	
Sales	11	-	50	↓ -4%		
Active Listings	10	-	12	-		
Median Price	**	-	\$537,000	↑ 4%		↑ 99%
Average Price	**	-	\$550,816	↑ 16%		↑ 101%
Average Days on Market	**	-	36	↓ -23		

\*\*Insufficient number of transactions to produce reliable statistics

**Evolution of Market Conditions by Property Category\***



\*Last 12 months



# Area 5: Outskirts of Gatineau

**Table 1 - Summary of Centris Activity**

Total Residential				
First Quarter 2026				
Sales	150	↓	-21%	
New Listings	405	↑	5%	
Active Listings	380	↑	5%	
Volume	\$83,374,450	↓	-20%	

Last 12 Months				
Sales	900	↓	-1%	
New Listings	1,895	↑	10%	
Active Listings	465	↓	-1%	
Volume	\$519,443,747	↑	4%	

**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\$	28	7	4.3	Seller
280,000\$ - 410,000\$	73	14	5.1	Seller
410,000\$ - 690,000\$	160	31	5.2	Seller
690,000\$ - 830,000\$	67	9	7.2	Seller
>= 830,000\$	113	11	10.5	Buyer

Source : QPAREB by the Centris system



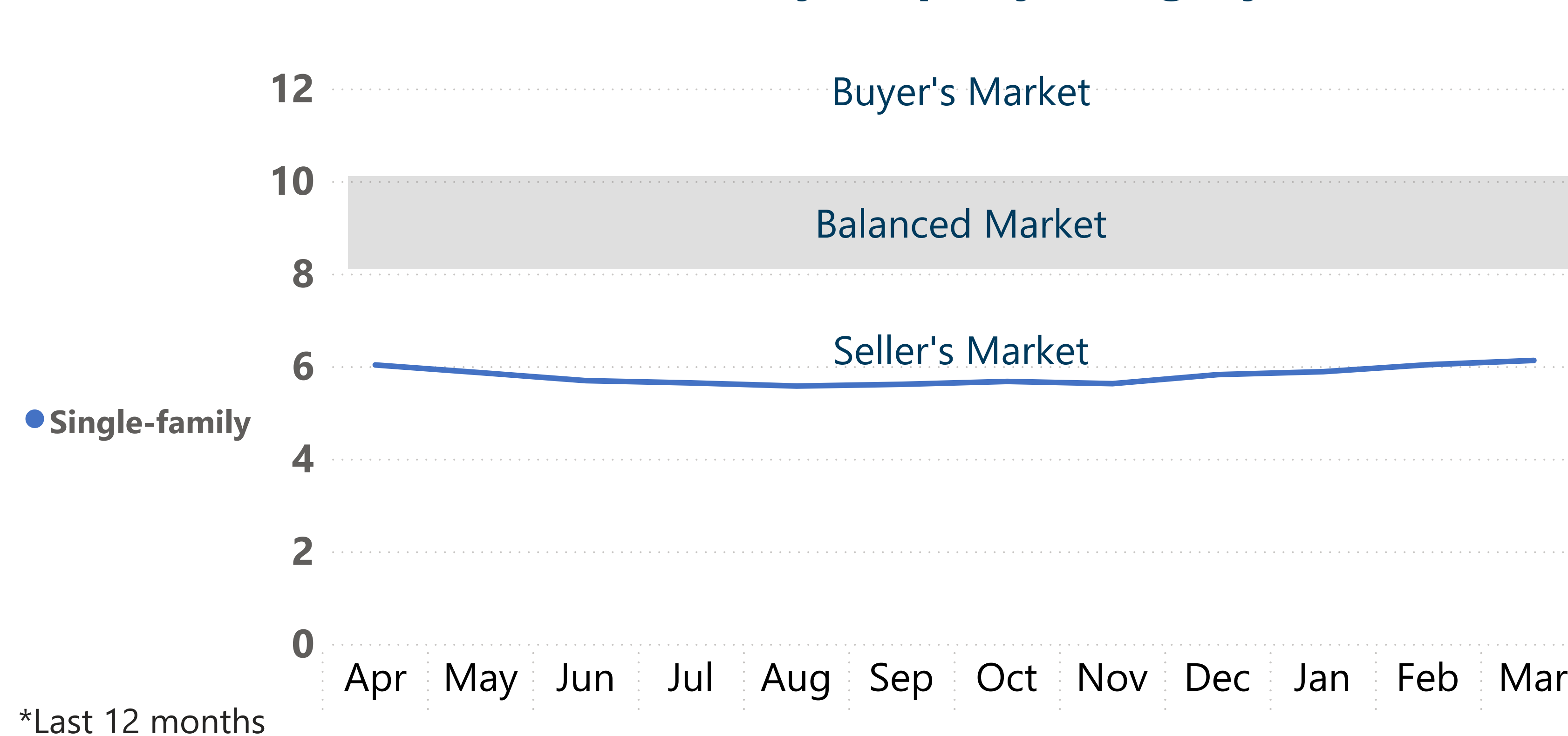
**Table 2 - Detailed Centris Statistics by Property Category**

	Single-Family			Past 5 years
	First Quarter 2026	Last 12 Months	Past 5 years	
Sales	141 ↓ -20%	863 → 0%	↑ 59%	
Active Listings	358 ↑ 5%	440 ↓ -1%	↑ 58%	
Median Price	\$542,000 ↑ 3%	\$549,500 ↑ 6%		
Average Price	\$561,178 ↑ 2%	\$584,121 ↑ 6%		
Average Days on Market	53 ↓ -18%	42 ↓ -16%		

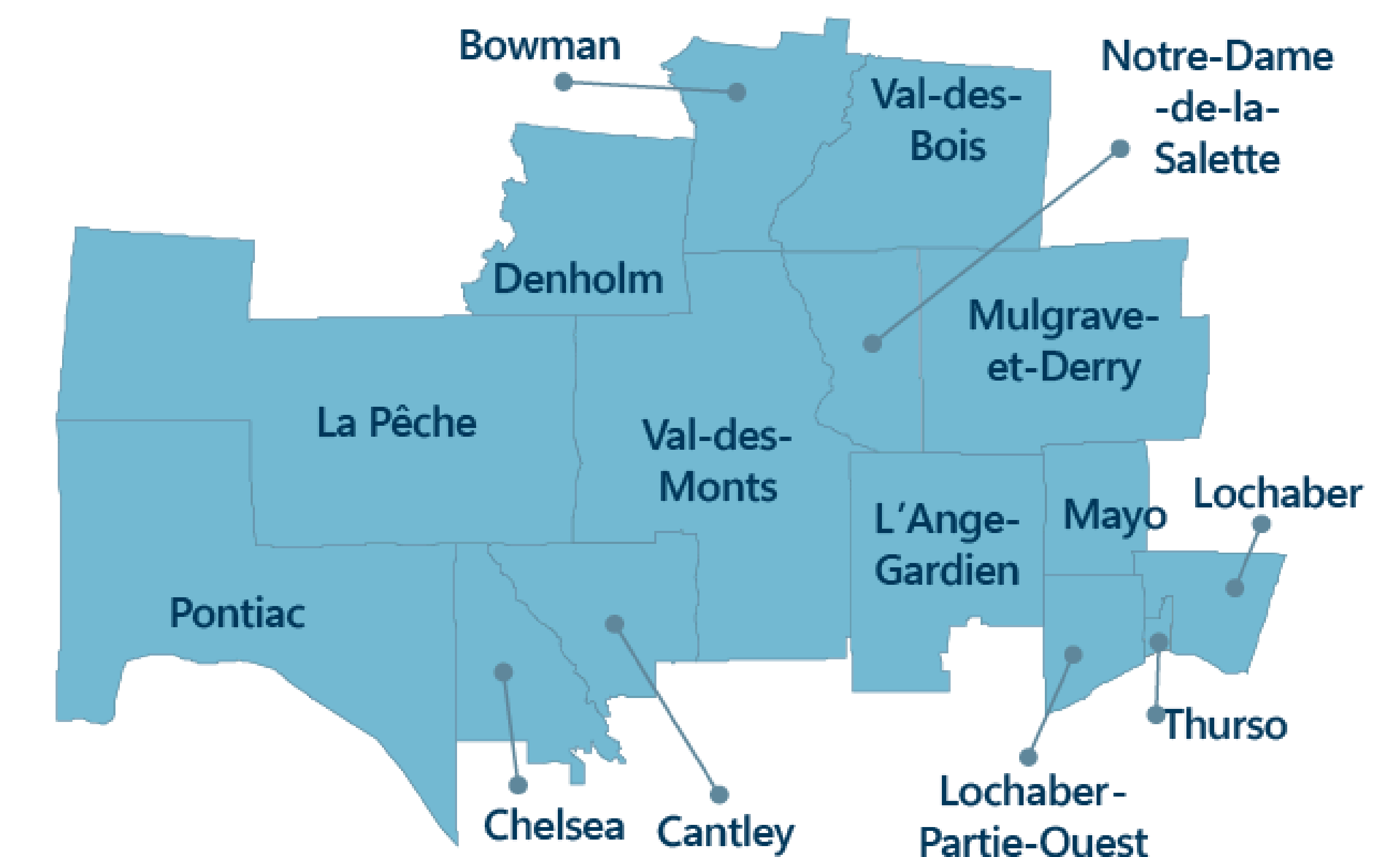
	Condominium			Past 5 years
	First Quarter 2026	Last 12 Months	Past 5 years	
Sales	1 -	16 -		
Active Listings	9 -	10 -		
Median Price	** -	** -		
Average Price	** -	** -		
Average Days on Market	** -	** -		

	Plex			Past 5 years
	First Quarter 2026	Last 12 Months	Past 5 years	
Sales	8 -	19 -		
Active Listings	8 -	8 -		
Median Price	** -	** -		
Average Price	** -	** -		
Average Days on Market	** -	** -		

**Evolution of Market Conditions by Property Category\***



\*\*Insufficient number of transactions to produce reliable statistics



## 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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