

residential real estate market FOURTH QUARTER 2020

Province of Quebec

Sales

39%

Change in total residential sales compared to the 4th quarter of 2019

Listings

-36%

Change in residential active listings compared to the 4th quarter of 2019

Price

24%

Change in median price of single-family homes compared to the 4th auarter of 2019



Highlights

Sales

- A total of 112,476 residential sales transactions were concluded in Quebec in 2020. This represents a 17 per cent increase compared to 2019. It was also the largest annual increase in sales since the real estate brokers' Centris system began compiling market data in the year 2000.
- By property category, single-family homes stood out with an 18 per cent jump in sales across the province. Sales of plexes and condominiums also registered strong increases of 17 per cent and 13 per cent, respectively.
- Among the province's metropolitan areas, Quebec City (+28 per cent), Sherbrooke (+22 per cent) and Gatineau (+15 per cent) registered the largest increases in sales.
- Overall, sales in regions outside of the metropolitan areas experienced an even more dramatic increase in sales (+31 per cent), all property categories combined.
- More specifically, several small urban resort areas registered phenomenal sales growth, including the agglomerations of Charlevoix (+94 per cent), Sainte-Agathe-des-Monts (+64 per cent), Mont-Tremblant (+59 per cent) and Sainte-Adèle (+57 per cent).

Median price

- The median price of single-family homes in Quebec stood at \$295,000 in 2020, up 13 per cent compared to 2019.
- The median price of condominiums also registered a notable increase, rising by 11 per cent to reach \$272,000.
- The median price of plexes (2 to 5 dwellings) remained relatively stable compared to 2019, inching up by 1 per cent to reach \$425,000.

Active listings

■ There was an average of 39,848 active listings on the Centris system in Quebec in 2020, a 29 per cent drop compared to 2019. This was the fifth consecutive annual decrease in active listings.

Market conditions and selling times

- Market conditions tightened in the vast majority of areas of the province. Many agglomerations located outside of the metropolitan areas experienced the most rapid tightening of market conditions in favour of sellers.
- Selling times in Quebec shortened compared to 2019: for all property categories combined, it took an average of 86 days for a property to sell (-11 days).

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

QPAREB BAROMETER - 4TH QUARTER 2020 - ECONOMIC INDICATORS



Sociodemographic Profile

Population in 2016

8,164,361

Variation change between 2011 and 2016

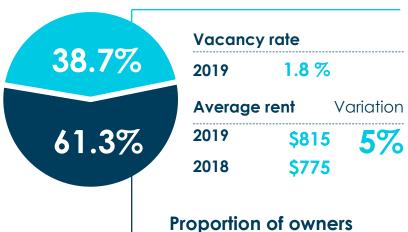
3.3%

Population density per square kilometer

Number of households in 2016

3,858,943

Proportion of renters





Mortgage Rates

1-year term		Variation
Q4 2020	3.09%	-0.55
Q4 2019	3.64%	
5-year term		Variation
•		
Q4 2020	4.79%	-0.40



Consumer Confidence Level

Overall		Variation
Q4 2020	102	-62
Q4 2019	164	
Is right now a goo make a major pu		Variation
		Variation -14



Labour Market

Employment (i	in thousands) Variation				
Q4 2020	4,262.9	-82.1			
Q4 2019	4,345.0	52. 1			
Unemploymen	t rate	Variation			
Q4 2020	7.2%	1.9			



Housing Starts

	Total		Variation
	Q4 2020	14,138	23%
	Q4 2019	11,533	
	Single-Fo	amily	Variation
14,138	Q4 2020	3,521	18%
14,130	Q4 2019	2,979	1070
	Condon	ninium	Variation
	Q4 2020	1,599	-35%
	Q4 2019	2,453	
	Rental		Variation
	Q4 2020	9,018	48%
	Q4 2019	6,101	1070

Map of Urban Centres in the Province of Quebec



	CENSUS METROPOLITAN AREAS
E	Province
	Gatineau
1	Montreal
(Quebec City

Sherbrooke

Saguenay

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Alma	Rivière-du-Loup
Amos	Rouyn-Noranda
Baie Comeau	Saint-Georges
Cowansville	Saint-Hyacinthe
Drummondville	Saint-Sauveur
Granby	Sainte-Adèle
Joliette	Sainte-Agathe-des-Monts
Lachute	Sainte-Marie
La Tuque	Salaberry-de-Valleyfield
Matane	Sept-Îles
Mont-Laurier	Shawinigan
Mont-Tremblant	Sorel-Tracy
Rawdon	Thetford Mines
Rimouski	Val-d'Or
	Victoriaville



Table 1 - Summary of Centris Activity

Total Residential						
Fourth Quarter 2020						
Sales	30,741	†	39 %			
New Listings	31,937	†	14 %			
Active Listings	32,471	•	-36 %			
Volume (in thousands \$)	12,004,385	†	63 %			

L	Last 12 Months					
Sales	112,476	†	17 %			
New Listings	130,435	•	-5 %			
Active Listings	39,848	•	-29 %			
Volume (in thousands \$)	40,139,838	•	32 %			



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Fourth Quarter 2020 Last 12 Months Pas								
Sales	19,664	•	37 %	75,587	†	18 %		
Active Listings	18,688	•	-47 %	25,950	•	-33 %		
Median Price	\$328,000	•	24 %	\$295,000	†	13 %	+	28 %
Average Price	\$393,511	•	23 %	\$355,920	†	15 %	+	34 %
Average Selling Tlme (days)	70	•	-26	91	•	-7		

Condominium								
Fourth Quarter 2020 Last 12 Months Past 5 year								
Sales	7,623	+	39 %	26,867	•	13 %		
Active Listings	8,944	•	-7 %	8,934	•	-22 %		
Median Price	\$290,000	•	12 %	\$272,000	•	11 %	1	24 %
Average Price	\$343,101	•	11 %	\$322,763	•	9 %	1	26 %
Average Selling Tlme (days)	59	•	-27	68	•	-25		

			Plex					
	Fourth Qu	arter 20	020	Last 12	Months	;	Past	5 years
Sales	3,295	+	51 %	9,442	†	17 %		
Active Listings	4,458	•	-14 %	4,499	•	-20 %		
Median Price	\$439,450	•	-1 %	\$425,000	†	1 %	+	18 %
Average Price	\$490,871	•	5 %	\$472,713	•	6 %	†	29 %
Average Selling Tlme (days)	76	•	-21	90	•	-10		



Table 1 - Summary of Centris Activity

	Total Residential		
	Fourth Quarter 2020		
Sales	1,496	•	38 %
New Listings	1,432	•	25 %
Active Listings	902	•	-46 %
Volume (in thousands \$)	501,293	•	66 %

Last '	12 Months		
Sales	5,924	•	15 %
New Listings	6,642	•	-6 %
Active Listings	1,250	•	-42 %
Volume (in thousands \$)	1,856,869	•	34 %

Table 3 - Market Conditions by Price Range

		Single-Family ast 12 Months			
Price Range (\$ thousands)	Inventory (average of the 12 months)	of (average of Inventory Cor ths) the 12 months)			
	(I)	(V)	(I)/(V)		
200 and less	127	47	2.7	Seller	
200 to 249	105	53	2.0	Seller	
250 to 299	128	67	1.9	Seller	
300 to 349	115	61	1.9	Seller	
350 to 399	79	48	1.7	Seller	



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	1,043	+	32 %	4,348	•	11 %		
Active Listings	544	•	-56 %	864	•	-45 %		
Median Price	\$325,600	1	23 %	\$312,000	•	19 %	ŧ	36 %
Average Price	\$354,988	•	24 %	\$334,903	•	18 %	†	34 %
Average Selling Tlme (days)	35	•	-28	53	•	-12		

Condominium								
	Fourth Qu	arter 20	020	Last 12	Months	3	Past	5 years
Sales	288	•	50 %	1,109	•	28 %		
Active Listings	193	•	-17 %	225	•	-37 %		
Median Price	\$210,000	•	21 %	\$195,000	•	16 %	•	19 %
Average Price	\$222,421	•	10 %	\$207,855	†	10 %	+	15 %
Average Selling Tlme (days)	30	•	-59	42	•	-45		

			Plex					
	Fourth Qu	arter 2	020	Last 12	Months	3	Past	5 years
Sales	158	•	55 %	454	•	26 %		
Active Listings	154	•	-13 %	150	•	-33 %		
Median Price	\$366,000	•	13 %	\$345,000	•	15 %	1	38 %
Average Price	\$400,963	•	17 %	\$368,276	•	13 %	1	27 %
Average Selling Tlme (days)	47	•	-87	67	•	-43		

Evolution of Market Conditions by Property Category*





Total Re	esidential		
Fourth Q	uarter 2020		
Sales	15,657	•	33 %
New Listings	16,947	†	28 %
Active Listings	13,097	•	-16 %
Volume (in thousands \$)	7,703,696	•	56 %

Last	12 Months		
Sales	55,609	†	8 %
New Listings	67,327	•	3 %
Active Listings	13,590	•	-26 %
Volume (in thousands \$)	25,203,343	•	25 %

Table 3 - Market Conditions by Price Range

		Single-Family		
	L	ast 12 Months	3	
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
200 and less	240	93	2.6	Seller
200 to 299	865	429	2.0	Seller
300 to 399	1,345	729	1.8	Seller
400 to 499	1,043	494	2.1	Seller
	COF	281	2.4	Seller
500 to 599	685	201	2.4	Sellel

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

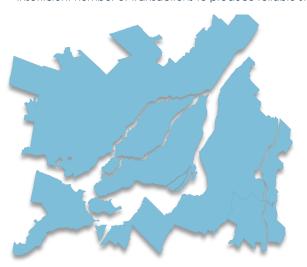
		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Months	S	Past	5 years
Sales	8,176	•	34 %	30,246	•	10 %		
Active Listings	5,123	•	-39 %	6,458	•	-33 %		
Median Price	\$432,750	1	22 %	\$400,000	•	18 %	1	40 %
Average Price	\$536,764	•	23 %	\$487,845	•	17 %	1	42 %
Average Selling Tlme (days)	38	•	-21	52	•	-13		

		Cond	lominium					
	Fourth Qu	arter 20)20	Last 12	Months	5	Past	5 years
Sales	5,654	•	32 %	20,072	•	7 %		
Active Listings	6,057	•	14 %	5,411	•	-18 %		
Median Price	\$320,000	•	12 %	\$305,000	•	14 %	†	29 %
Average Price	\$373,932	•	11 %	\$353,924	•	11 %	†	29 %
Average Selling Tlme (days)	44	•	-27	50	•	-28		

			Plex					
	Fourth Qu	arter 20)20	Last 12	Months	3	Past	5 years
Sales	1,807	•	35 %	5,226	•	7 %		
Active Listings	1,876	1	7 %	1,676	•	-19 %		
Median Price	\$633,895	1	10 %	\$615,000	•	12 %	1	39 %
Average Price	\$667,365	•	10 %	\$643,132	•	12 %	+	40 %
Average Selling Tlme (days)	47	•	-26	58	•	-17		

Evolution of Market Conditions by Property Category*





	Total Residential		
	Fourth Quarter 2020		
Sales	2,933	•	46 %
New Listings	3,160	•	-4 %
Active Listings	4,319	•	-43 %
Volume (in thousands \$)	899,692	†	62 %

Last 1	12 Months		
Sales	10,651	•	28 %
New Listings	12,276	•	-14 %
Active Listings	5,618	•	-27 %
Volume (in thousands \$)	3,109,335	†	36 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	of (average of Inventory ths) the 12 months)		Market Conditions						
	(I)	(V)	(I)/(V)							
200 and less	367	80	4.6	Seller						
200 to 249	750	152	4.9	Seller						
250 to 299	623	139	4.5	Seller						
300 to 349	355	84	4.2	Seller						
350 to 399	297	51	5.8	Seller						
more than 400	801	97	8.2	Balanced						

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family Single-Family								
	Fourth Qu	arter 20	020	Last 12 I	Months	3	Past	5 years
Sales	1,890	•	37 %	7,224	•	24 %		
Active Listings	2,184	•	-52 %	3,192	•	-31 %		
Median Price	\$280,000	•	8 %	\$270,000	•	4 %	1	10 %
Average Price	\$329,044	•	15 %	\$310,779	•	8 %	1	13 %
Average Selling Tlme (days)	87	•	-31	113	•	-9		

		Cond	lominium					
	Fourth Qu	arter 20	020	Last 12	Months	3	Past :	5 years
Sales	758	•	64 %	2,617	•	39 %		
Active Listings	1,748	•	-24 %	1,958	•	-19 %		
Median Price	\$196,000	=	0 %	\$193,000	•	1 %	•	-2 %
Average Price	\$233,667	•	2 %	\$227,673	•	1 %	1	2 %
Average Selling Tlme (days)	140	•	-24	153	•	-14		

			Plex					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	281	1	71 %	793	•	38 %		
Active Listings	377	•	-42 %	454	•	-29 %		
Median Price	\$342,250	1	14 %	\$325,000	•	8 %	1	13 %
Average Price	\$362,269	1	9 %	\$345,781	•	6 %	1	13 %
Average Selling Tlme (days)	108	•	-15	125	•	5		



^{**}Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Re	sidential	† + +	
Fourth Qu	arter 2020		
Sales	346	•	27 %
New Listings	376	•	-4 %
Active Listings	728	•	-41 %
Volume (in thousands \$)	71,502	•	46 %

Last 1	2 Months		
Sales	1,520	†	12 %
New Listings	1,869	•	-18 %
Active Listings	971	•	-32 %
Volume (in thousands \$)	304,103	•	20 %

Table 3 - Market Conditions by Price Range

		Single-Family		
	L	ast 12 Months	3	
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
100 and less	28	6	4.7	Seller
100 to 149	81	19	4.3	Seller
150 to 199	225	33	6.8	Seller
200 to 249	128	20	6.3	Seller
250 to 299	88	12	7.3	Seller
	125	12	10.1	Buyer



Table 2 - Detailed Centris Statistics by Property Category

Single-Family Single-Family								
	Fourth Qu	arter 20	020	Last 12	Months	\$	Past	5 years
Sales	264	†	18 %	1,232	•	8 %		
Active Listings	473	•	-47 %	674	•	-36 %		
Median Price	\$192,000	1	14 %	\$187,000	•	7 %	†	10 %
Average Price	\$214,615	•	16 %	\$205,148	1	8 %	ŧ	14 %
Average Selling Tlme (days)	95	•	-55	133	•	-12		

Condominium								
	Fourth Qua	arter 20)20	Last 12	Months	3	Past	5 years
Sales	26		-	112	+	56 %		
Active Listings	77	•	-44 %	110	•	-27 %		
Median Price	**		-	\$161,000	•	11 %	1	7 %
Average Price	**		-	\$174,941	•	13 %	1	8 %
Average Selling Tlme (days)	**		-	181	•	-5		

			Plex					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	55	†	72 %	173	•	24 %		
Active Listings	176	•	-13 %	185	•	-18 %		
Median Price	\$180,000	†	5 %	\$175,000	•	3 %	†	1 %
Average Price	\$184,013	†	5 %	\$184,943	•	5 %	•	-2 %
Average Selling Tlme (days)	140		-33	176	•	15		



^{**}Insufficient number of transactions to produce reliable statistics

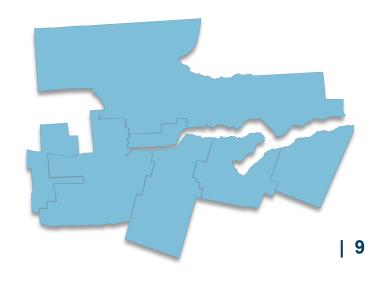


Table 1 - Summary of Centris Activity

Total Re	esidential		
Fourth Q	uarter 2020		
Sales	685	•	46 %
New Listings	699	•	11 %
Active Listings	631	•	-47 %
Volume (in thousands \$)	218,619	•	72 %

Last 12 I	Months		
Sales	2,443	†	22 %
New Listings	2,636	•	-7 %
Active Listings	833	•	-36 %
Volume (in thousands \$)	719,252	1	40 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(I)	(V)	(I)/(V)								
100 and less	6	2	2.5	Seller							
100 to 149	15	5	2.8	Seller							
150 to 199	70	30	2.4	Seller							
200 to 249	93	38	2.4	Seller							
250 to 299	62	21	3.0	Seller							
	285	49	5.8	Seller							



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Qu	arter 2	020	Last 12	Months	\$	Past	5 years	
Sales	472	1	33 %	1,743	1	16 %			
Active Listings	371	•	-51 %	530	•	-38 %			
Median Price	\$263,000	1	22 %	\$243,750	1	13 %	+	23 %	
Average Price	\$347,866	1	22 %	\$315,430	•	17 %	+	24 %	
Average Selling Tlme (days)	70	•	-39	88	•	-21			

Condominium								
	Fourth Qu	arter 20	020	Last 12	Months	\$	Past	5 years
Sales	125	•	92 %	421	†	49 %		
Active Listings	104	•	-49 %	142	•	-33 %		
Median Price	\$190,000	•	17 %	\$177,000	1	11 %	1	15 %
Average Price	\$215,838	•	16 %	\$209,937	1	14 %	1	21 %
Average Selling Tlme (days)	50	•	-73	79	•	-66		

			Plex					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	86	†	72 %	275	•	35 %		
Active Listings	149	•	-32 %	151	•	-30 %		
Median Price	\$282,250	1	8 %	\$252,000	•	8 %	1	9 %
Average Price	\$303,679	1	8 %	\$292,280	•	12 %	1	15 %
Average Selling Tlme (days)	87	•	-31	116	•	-20		

Evolution of Market Conditions by Property Category*



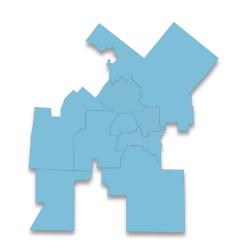


Table 1 - Summary of Centris Activity

	Total Residential		
ı	Fourth Quarter 2020		
Sales	355	•	7 %
New Listings	380	•	-12 %
Active Listings	329	•	-50 %
Volume (in thousands \$)	72,877	†	26 %

Last 1	2 Months		
Sales	1,426	†	3 %
New Listings	1,469	•	-23 %
Active Listings	469	•	-38 %
Volume (in thousands \$)	270,625	†	13 %

Table 3 - Market Conditions by Price Range

		Single-Family Last 12 Months										
	Last 12 WOITHIS											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions								
	(I)	(V)	(I)/(V)									
100 and less	21	6	3.5	Seller								
100 to 149	54	20	2.7	Seller								
150 to 199	70	27	2.6	Seller								
200 to 249	43	16	2.7	Seller								
	23	6	4.1	Seller								
250 to 299	25	O	***	001101								



Table 2 - Detailed Centris Statistics by Property Category

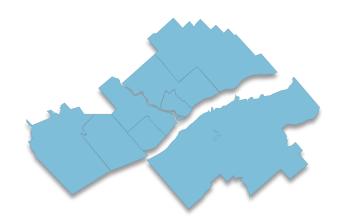
Single-Family								
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	231	†	1 %	995	•	-1 %		
Active Listings	180	•	-56 %	280	•	-39 %		
Median Price	\$191,000	1	12 %	\$174,500	•	4 %	1	19 %
Average Price	\$212,176	1	18 %	\$195,617	•	9 %	1	22 %
Average Selling Tlme (days)	65	•	-19	79	•	-7		

Condominium								
	Fourth Qu	arter 20	020	Last 12	Months	3	Past	5 years
Sales	32	•	-33 %	182	•	8 %		
Active Listings	36	•	-57 %	58	•	-46 %		
Median Price	\$154,500	1	14 %	\$139,000	•	3 %	+	10 %
Average Price	\$169,766	1	18 %	\$153,077	•	5 %	1	16 %
Average Selling Tlme (days)	65	•	-47	118	1	4		

			Plex					
	Fourth Qu	arter 20	020	Last 12 I	Months	3	Past	5 years
Sales	90	•	67 %	240	1	18 %		
Active Listings	105	•	-31 %	122	•	-29 %		
Median Price	\$196,250	•	27 %	\$175,500	•	15 %	1	16 %
Average Price	\$205,453	•	11 %	\$192,908	•	12 %	1	18 %
Average Selling Tlme (days)	107	•	7	125	•	15		

Evolution of Market Conditions by Property Category*





	Total Residential		
Fo	ourth Quarter 2020		
Sales	61	•	20 %
New Listings	68	•	-13 %
Active Listings	109	•	-51 %
Volume (in thousands \$)	8,309	•	23 %

Last 12	2 Months		
Sales	245	•	10 %
New Listings	255	•	-34 %
Active Listings	153	•	-31 %
Volume (in thousands \$)	34,113	•	13 %

Table 3 - Market Conditions by Price Range

		igle-Family								
Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions						
	(I)	(V)	(I)/(V)							
100 and less	46	6	7.5	Seller						
100 to 149	51	6	8.7	Balanced						
150 to 199	31	5	6.3	Seller						
200 to 249	8	2	4.0	Seller						
250 to 299	3	1	4.4	Seller						

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Months	3	Past	5 years
Sales	60	•	18 %	240	+	8 %		
Active Listings	104	•	-51 %	147	•	-31 %		
Median Price	\$127,500	•	16 %	\$140,000	1	12 %	•	-5 %
Average Price	\$139,966	•	4 %	\$145,787	1	3 %	•	-6 %
Average Selling Tlme (days)	210	•	55	176	1	26		

Condominium									
	Fourth Quarter 2	020	Last 12 Mont	hs	Past 5 years				
Sales	0	-	2	-					
Active Listings	0	-	3	-					
Median Price	**	-	**	-					
Average Price	**	-	**	-					
Average Selling Tlme (days)	**	-	**	-					

		Plex				
	Fourth Quarter 2	020	Last 12 Months	;	Past	5 years
Sales	1	-	3	-		
Active Listings	5	-	4	-		
Median Price	**	-	**	-	1	3 %
Average Price	**	-	**	-	•	-5 %
Average Selling Tlme (days)	**	-	**	-		

Evolution of Market Conditions by Property Category*





Total Res	sidential		
Fourth Qu	arter 2020		
Sales	190	•	50 %
New Listings	227	•	4 %
Active Listings	241	•	-41 %
Volume (in thousands \$)	52,528	•	95 %

Last 12 I	Months		
Sales	804	•	13 %
New Listings	893	•	-15 %
Active Listings	320	•	-32 %
Volume (in thousands \$)	189,114	†	31 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months									
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions					
	(I)	(V)	(I)/(V)						
100 and less	7	2	3.5	Seller					
100 to 149	17	7	2.3	Seller					
150 to 199	41	16	2.6	Seller					
200 to 249	49	14	3.5	Seller					
		_	- 4	0 "					
250 to 299	41	8	5.4	Seller					

Source: QPAREB by the Centris system



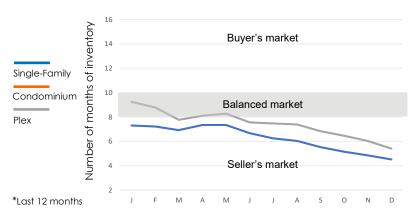
Table 2 - Detailed Centris Statistics by Property Category

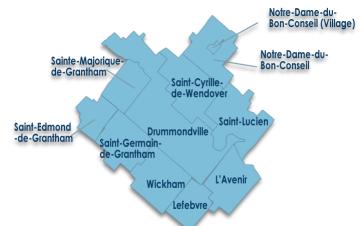
		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Months	3	Past	5 years
Sales	149	†	41 %	674	•	7 %		
Active Listings	183	•	-44 %	254	•	-34 %		
Median Price	\$245,000	1	29 %	\$212,000	•	15 %	1	33 %
Average Price	\$272,039	•	35 %	\$234,075	1	18 %	1	39 %
Average Selling Tlme (days)	87	•	-19	101	•	-8		

Condominium										
	Fourth Quarter	r 2020	Last 12	Months	5	Past	5 years			
Sales	7	-	30	•	150 %					
Active Listings	9	-	14		-					
Median Price	**	-	\$186,000	•	6 %	+	26 %			
Average Price	**	-	\$203,230	•	6 %	+	30 %			
Average Selling Tlme (days)	**	-	168	•	61					

Plex								
	Fourth Qua	arter 20	020	Last 12	Months	5	Past	5 years
Sales	28		-	82	•	26 %		
Active Listings	37	•	-24 %	37	•	-28 %		
Median Price	**		-	\$205,750	•	-4 %	•	21 %
Average Price	**		-	\$241,365	•	-2 %	+	25 %
Average Selling Tlme (days)	**		-	87	•	-15		

Evolution of Market Conditions by Property Category*





Total Residential								
Fourth Quarter 2020								
Sales	439	†	54 %					
New Listings	418	•	22 %					
Active Listings	346	•	-54 %					
Volume (in thousands \$)	138,629	•	73 %					

Last 12	Months		
Sales	1,620	•	38 %
New Listings	1,637	≒	0 %
Active Listings	511	•	-38 %
Volume (in thousands \$)	488,086	†	62 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
150 and less	22	8	2.9	Seller							
150 to 199	30	12	2.5	Seller							
200 to 249	49	20	2.5	Seller							
250 to 299	54	15	3.5	Seller							
300 to 349	32	9	3.4	Seller							

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Qu	arter 20	020	Last 12 l	Months	;	Past	5 years
Sales	265	•	44 %	1,072	•	30 %		
Active Listings	211	•	-54 %	312	•	-37 %		
Median Price	\$296,950	•	25 %	\$272,000	•	21 %	+	37 %
Average Price	\$348,501	1	17 %	\$329,144	†	24 %	+	46 %
Average Selling Tlme (days)	64	•	-57	97	•	-14		

		Cond	dominium					
	Fourth Qu	arter 20	020	Last 12	Months	S	Past	5 years
Sales	123	1	95 %	413	1	71 %		
Active Listings	62	•	-70 %	120	•	-48 %		
Median Price	\$192,000	•	7 %	\$194,000	•	-2 %	1	9 %
Average Price	\$246,086	•	12 %	\$242,417	•	6 %	1	14 %
Average Selling Tlme (days)	67	•	-60	143	•	-45		

			Plex					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	47	†	31 %	124	•	19 %		
Active Listings	64	•	-25 %	68	•	-27 %		
Median Price	\$270,000	1	1 %	\$254,375	•	-2 %	+	7 %
Average Price	\$297,062	•	-4 %	\$280,453	•	-1 %	ŧ	12 %
Average Selling Tlme (days)	83	•	-84	116	•	-32		

Evolution of Market Conditions by Property Category*



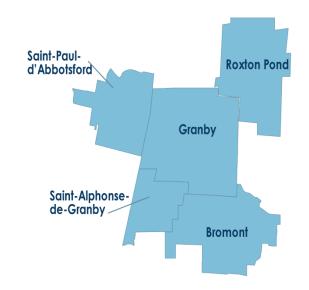


Table 1 - Summary of Centris Activity

Total Residential								
Fourth Quarter 2020								
Sales	183	•	68 %					
New Listings	164	•	29 %					
Active Listings	112	•	-55 %					
Volume (in thousands \$)	51,449	•	125 %					

Last 12 M	onths		
Sales	654	†	19 %
New Listings	635	•	-10 %
Active Listings	166	•	-41 %
Volume (in thousands \$)	169,746	•	37 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
100 and less	3	1	6.0	Seller							
100 to 149	6	1	5.8	Seller							
150 to 199	13	7	1.9	Seller							
200 to 249	26	13	2.0	Seller							
250 to 299	32	12	2.7	Seller							

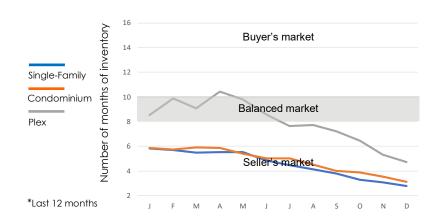


Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20)20	Last 12 I	Months	5	Past	5 years
Sales	144	•	60 %	517	†	23 %		
Active Listings	80	•	-57 %	119	•	-43 %		
Median Price	\$269,250	•	27 %	\$250,000	1	17 %	1	35 %
Average Price	\$287,846	•	33 %	\$263,650	1	18 %	1	35 %
Average Selling Tlme (days)	41	•	-63	73	•	-16		

Condominium								
	Fourth Quarter 2	020	Last 12	Months	;	Past	5 years	
Sales	13	-	62	•	-19 %			
Active Listings	5	-	16		-			
Median Price	**	-	\$185,075	†	9 %	†	27 %	
Average Price	**	-	\$187,425	†	5 %	†	25 %	
Average Selling Tlme (days)	**	-	128	•	-25			

		Plex					
	Fourth Quarter 20	020	Last 12	Months	\$	Past !	5 years
Sales	26	-	73	•	43 %		
Active Listings	25	-	29	•	-14 %		
Median Price	**	-	\$260,000	•	-4 %	+	2 %
Average Price	**	-	\$288,914	•	-3 %	+	9 %
Average Selling Tlme (days)	**	-	80	•	11		



^{**}Insufficient number of transactions to produce reliable statistics



Tota	l Residential		
Fourt	h Quarter 2020		
Sales	365	•	139 %
New Listings	305	•	85 %
Active Listings	386	•	-32 %
Volume (in thousands \$)	182,744	•	213 %

Last 12 M	Months		
Sales	911	•	59 %
New Listings	1,020	•	26 %
Active Listings	498	•	-20 %
Volume (in thousands \$)	416,665	•	107 %

Table 3 - Market Conditions by Price Range

Last 12 Months									
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions					
	(1)	(V)	(I)/(V)						
150 and less	7	2	3.6	Seller					
150 to 199	9	2	4.0	Seller					
200 to 249	18	3	5.7	Seller					
250 to 299	18	4	4.8	Seller					
300 to 349	11	3	3.8	Seller					

Source: QPAREB by the Centris system

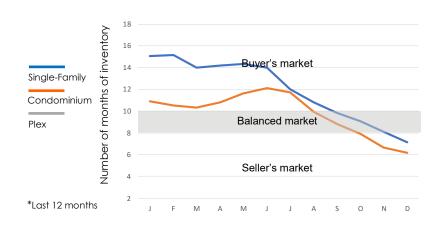


Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 2	020	Last 12	Months	;	Past	5 years
Sales	127	•	123 %	345	1	60 %		
Active Listings	159	•	-34 %	206	•	-25 %		
Median Price	\$408,500	•	51 %	\$366,500	†	45 %	1	50 %
Average Price	\$570,466	•	6 %	\$535,982	1	21 %	1	27 %
Average Selling Tlme (days)	145	•	-2	186	•	-8		

Condominium								
	Fourth Qu	arter 2	020	Last 12	Months	3	Past	5 years
Sales	225	†	142 %	535	•	59 %		
Active Listings	216	•	-28 %	276	•	-16 %		
Median Price	\$459,000	†	83 %	\$345,000	†	41 %	†	82 %
Average Price	\$475,696	†	64 %	\$417,388	•	39 %	1	70 %
Average Selling Tlme (days)	147	•	-34	165	•	-56		

		Plex					
	Fourth Quarter 2	2020	Last 12	Months	\$	Past	5 years
Sales	13	-	30	•	67 %		
Active Listings	10	-	15	•	-30 %		
Median Price	**	-	\$263,500	•	12 %	1	37 %
Average Price	**	-	\$291,984	•	16 %	1	53 %
Average Selling Tlme (days)	**	-	216	•	-72		



^{**}Insufficient number of transactions to produce reliable statistics



Total Re	sidential		
Fourth Qu	uarter 2020		
Sales	162	•	17 %
New Listings	119	•	-22 %
Active Listings	201	•	-55 %
Volume (in thousands \$)	34,458	•	30 %

Last 12 M	onths		
Sales	651	•	25 %
New Listings	645	•	-20 %
Active Listings	307	•	-39 %
Volume (in thousands \$)	133,460	†	35 %

Table 3 - Market Conditions by Price Range

	Sir	igle-Family		
	Las	t 12 Months		
Price Range (\$ thousands)	Inventory Sales (average of the 12 months) the 12 months)		Months of Inventory	Market Conditions
	(1)	(V)	(I)/(V)	
100 and less	21	3	7.2	Seller
100 to 149	24	7	3.3	Seller
150 to 199	55	14	4.0	Seller
200 to 249	44	11	4.1	Seller
250 to 299	38	5	8.1	Balanced
more than 300	61	6	11.1	Buyer

Source: QPAREB by the Centris system



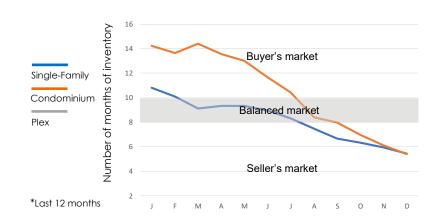
Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	124	1	8 %	537	•	22 %		
Active Listings	156	•	-56 %	243	•	-39 %		
Median Price	\$210,000	†	18 %	\$191,000	•	7 %	†	9 %
Average Price	\$223,103	1	14 %	\$211,106	•	10 %	+	14 %
Average Selling Tlme (days)	117	•	-9	131	•	-14		

Condominium							
	Fourth Quarter 2	2020	Last 12	Months	\$	Past	5 years
Sales	21	-	67	•	46 %		
Active Listings	17	-	30	•	-48 %		
Median Price	**	-	\$149,250	•	1 %	+	7 %
Average Price	**	-	\$154,183	•	2 %	1	8 %
Average Selling Tlme (days)	**	-	183	•	-39		

		Plex					
	Fourth Quarter 2	2020	Last 12	Months	;	Past	5 years
Sales	17	-	44	†	22 %		
Active Listings	26	-	32	•	-26 %		
Median Price	**	-	\$210,000	•	17 %	†	12 %
Average Price	**	-	\$224,366	•	14 %	†	9 %
Average Selling Tlme (days)	**	-	213	†	80		

Evolution of Market Conditions by Property Category*





Total Res	sidential		
Fourth Qu	arter 2020		
Sales	105	•	8 %
New Listings	103	•	-7 %
Active Listings	120	•	-46 %
Volume (in thousands \$)	22,186	•	12 %

Last 12	Months		
Sales	383	•	2 %
New Listings	411	•	-19 %
Active Listings	173	•	-30 %
Volume (in thousands \$)	80,042	•	12 %

Table 3 - Market Conditions by Price Range

	Single-Family											
Last 12 Months												
Price Range (\$ thousands)	Inventory Sales (average of the 12 months) the 12 months)		Months of Inventory	Market Conditions								
	(1)	(V)	(I)/(V)									
100 and less	11	2	7.3	Seller								
100 to 149	11	4	2.8	Seller								
150 to 199	29	8	3.8	Seller								
200 to 249	37	7	5.6	Seller								
250 +- 200	22	4	5.0	Seller								
250 to 299	22	4	5.0	Sellel								

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Month	s	Past	5 years
Sales	79	†	3 %	323	1	2 %		
Active Listings	99	•	-48 %	147	•	-30 %		
Median Price	\$210,000	1	12 %	\$205,000	•	13 %	1	25 %
Average Price	\$224,065	•	12 %	\$213,806	•	10 %	1	23 %
Average Selling Tlme (days)	114	•	-59	130	•	-14		

Condominium										
	Fourth Quarter 2	2020	Last 12 Months	S	Past	5 years				
Sales	12	-	28	-						
Active Listings	6	-	9	-						
Median Price	**	-	**	-	•	13 %				
Average Price	**	-	**	-	•	15 %				
Average Selling Tlme (days)	**	-	**	-						

Plex									
	Fourth Quarter 2	020	Last 12	Months	3	Past	5 years		
Sales	14	-	31	•	29 %				
Active Listings	14	-	16	•	-19 %				
Median Price	**	-	\$215,000	•	4 %	†	16 %		
Average Price	**	-	\$206,992	•	-2 %	†	18 %		
Average Selling Tlme (days)	**	-	134	•	-14				



^{**}Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total R	Residential		
Fourth C	Quarter 2020		
Sales	100	†	8 %
New Listings	80	•	-2 %
Active Listings	102	•	-52 %
Volume (in thousands \$)	25,992	†	12 %

Last 12 Mo	onths		
Sales	451	•	-2 %
New Listings	457	•	-29 %
Active Listings	154	•	-34 %
Volume (in thousands \$)	114,086	†	2 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
100 and less	10	2	5.0	Seller							
100 to 149	7	2	2.9	Seller							
150 to 199	20	4	5.2	Seller							
200 to 249	18	7	2.6	Seller							
250 to 299	27	6	4.5	Seller							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 M	Months	\$	Past	5 years
Sales	79	•	1 %	368	•	-3 %		
Active Listings	80	•	-55 %	124	•	-36 %		
Median Price	\$256,000	•	2 %	\$250,000	1	4 %	1	23 %
Average Price	\$265,176	•	6 %	\$254,641	1	5 %	1	26 %
Average Selling Tlme (days)	96	•	-3	108	•	6		

	Cond	ominium				
	Fourth Quarter 20	20	Last 12 Months	S	Past !	5 years
Sales	7	-	19	-		
Active Listings	5	-	7	-		
Median Price	**	-	**	-	ŧ	7 %
Average Price	**	-	**	-	ŧ	9 %
Average Selling Tlme (days)	**	-	**	-		

		Plex					
	Fourth Quarter 2	020	Last 12	Months	3	Past	5 years
Sales	14	-	63	†	21 %		
Active Listings	17	-	23	•	-21 %		
Median Price	**	-	\$280,000	•	8 %	+	24 %
Average Price	**	-	\$264,328	•	-2 %	+	19 %
Average Selling Tlme (days)	**	-	81	†	4		

Evolution of Market Conditions by Property Category*





Table 1 - Summary of Centris Activity

Total Residential						
Fourth Qu	ıarter 2020					
Sales	287	•	94 %			
New Listings	258	•	15 %			
Active Listings	287	•	-50 %			
Volume (in thousands \$)	105,137	•	193 %			

Last 12	2 Months		
Sales	972	†	57 %
New Listings	1,063	•	-5 %
Active Listings	410	•	-35 %
Volume (in thousands \$)	329,272	•	117 %

Table 3 - Market Conditions by Price Range

	Single-Family										
Last 12 Months											
Price Range (\$ thousands)	ousands) (average of (average of the 12 months) the 12 months)		Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
100 and less	8	2	3.3	Seller							
100 to 149	11	4	2.9	Seller							
150 to 199	29	9	3.3	Seller							
200 to 249	30	10	3.0	Seller							
250 to 299	40	11	3.7	Seller							
more than 300	178	31	5.8	Seller							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 N	Nonth	S	Past	5 years
Sales	232	•	95 %	801	•	62 %		
Active Listings	200	•	-57 %	296	•	-41 %		
Median Price	\$330,000	•	43 %	\$288,500	•	31 %	+	56 %
Average Price	\$397,804	1	55 %	\$366,441	1	40 %	1	73 %
Average Selling Tlme (days)	68	•	-52	119	•	-13		

Condominium								
	Fourth Qua	arter 2	020	Last 12	2 Months	3	Past	5 years
Sales	29		-	112	†	20 %		
Active Listings	57	•	-26 %	81	•	-16 %		
Median Price	**		-	\$166,000	•	-3 %	+	23 %
Average Price	**		-	\$189,117	+	5 %	+	29 %
Average Selling Tlme (days)	**		-	141	•	-16		

		Plex					
	Fourth Quarter 2	2020	Last 12	Months	3	Past	5 years
Sales	26	-	57	•	84 %		
Active Listings	28	-	33	•	-14 %		
Median Price	**	-	\$240,000	•	12 %	+	33 %
Average Price	**	-	\$266,877	•	32 %	†	34 %
Average Selling Tlme (days)	**	-	137	†	14		



^{**}Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	ıarter 2020		
Sales	168	•	53 %
New Listings	135	•	5 %
Active Listings	164	•	-63 %
Volume (in thousands \$)	63,379	•	97 %

Last 12	Months		
Sales	637	•	64 %
New Listings	611	•	-12 %
Active Listings	270	•	-38 %
Volume (in thousands \$)	211,187	•	99 %

Table 3 - Market Conditions by Price Range

	Single-Family										
Last 12 Months											
Price Range (\$ thousands)) (average of (average of the 12 months) the 12 months)		Months of Inventory	Market Conditions							
	(I)	(V)	(I)/(V)								
100 and less	7	1	5.1	Seller							
100 to 149	15	4	4.0	Seller							
150 to 199	35	7	5.3	Seller							
200 to 249	29	8	3.6	Seller							
250 to 299	30	7	4.5	Seller							
more than 300	101	19	5.3	Seller							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	141	1	58 %	545	•	70 %		
Active Listings	120	•	-67 %	217	•	-39 %		
Median Price	\$310,000	†	35 %	\$272,000	1	24 %	1	43 %
Average Price	\$401,910	1	34 %	\$347,371	•	22 %	1	45 %
Average Selling Tlme (days)	85	•	-72	141	•	-29		

Condominium								
	Fourth Quarter	2020	Last 12	Months	3	Past	5 years	
Sales	9	-	33	•	-11 %			
Active Listings	6	-	14		-			
Median Price	**	-	\$233,000	•	40 %	†	83 %	
Average Price	**	-	\$257,303	•	22 %	†	47 %	
Average Selling Tlme (days)	**	-	155	•	-52			

			Plex					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	17		-	57	†	84 %		
Active Listings	37	•	-36 %	38	•	-24 %		
Median Price	**		-	\$210,000	•	-6 %	1	30 %
Average Price	**		-	\$225,847	•	-12 %	1	34 %
Average Selling Tlme (days)	**		-	181	•	49		

Evolution of Market Conditions by Property Category*

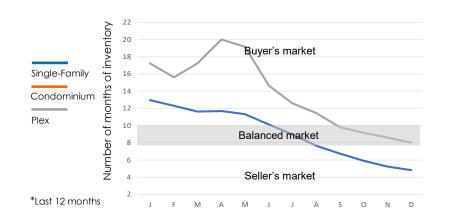




Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	arter 2020		
Sales	183	•	30 %
New Listings	179	•	12 %
Active Listings	115	•	-53 %
Volume (in thousands \$)	58,878	•	61 %

Last 12	Months		
Sales	672	•	-1 %
New Listings	711	•	-17 %
Active Listings	157	•	-50 %
Volume (in thousands \$)	191,350	•	16 %

Table 3 - Market Conditions by Price Range

	Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
100 and less	1	0	3.3	Seller							
100 to 149	3	1	2.7	Seller							
150 to 199	7	4	1.8	Seller							
200 to 249	16	6	2.6	Seller							
250 to 299	22	11	2.0	Seller							
more than 300	45	15	3.1	Seller							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 I	Months	5	Past	5 years
Sales	122	•	30 %	438	•	-3 %		
Active Listings	63	•	-61 %	92	•	-54 %		
Median Price	\$299,950	•	16 %	\$278,500	1	14 %	1	30 %
Average Price	\$324,384	•	20 %	\$299,941	1	19 %	1	35 %
Average Selling Tlme (days)	49	•	-51	61	•	-26		

Condominium								
	Fourth Quarter	2020	Last 12	Months	;	Past	5 years	
Sales	25	-	119	•	-22 %			
Active Listings	12	-	20		-			
Median Price	**	-	\$195,000	•	13 %	†	21 %	
Average Price	**	-	\$212,403	•	15 %	†	25 %	
Average Selling Tlme (days)	**	-	53	•	-39			

			Plex					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	35	†	67 %	111	•	48 %		
Active Listings	39	•	-31 %	43	•	-30 %		
Median Price	\$325,000	•	34 %	\$269,900	•	3 %	1	14 %
Average Price	\$365,700	1	25 %	\$305,262	•	6 %	1	20 %
Average Selling Tlme (days)	60	•	-38	93	•	1		

Evolution of Market Conditions by Property Category*

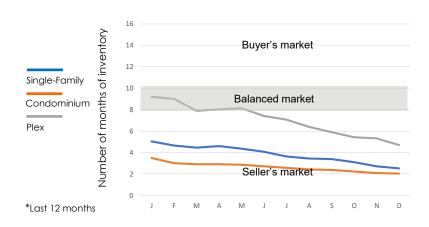




Table 1 - Summary of Centris Activity

Total Re	sidential	† † †	
Fourth Qu	ıarter 2020		
Sales	454	•	58 %
New Listings	415	•	21 %
Active Listings	399	•	-52 %
Volume (in thousands \$)	181,274	•	106 %

Last 12	2 Months		
Sales	1,532	†	42 %
New Listings	1,694	•	-4 %
Active Listings	577	•	-38 %
Volume (in thousands \$)	576,858	†	76 %

Table 3 - Market Conditions by Price Range

		ngle-Family									
	Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(I)	(V)	(I)/(V)								
100 and less	10	3	3.5	Seller							
100 to 149	15	4	3.6	Seller							
150 to 199	23	8	3.0	Seller							
200 to 249	32	12	2.7	Seller							
	50	4.4	3.6	Seller							
250 to 299	50	14	3.0	Sellel							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 N	Months	\$	Past	5 years
Sales	372	†	52 %	1,281	1	42 %		
Active Listings	333	•	-52 %	486	•	-38 %		
Median Price	\$375,000	†	33 %	\$345,000	1	23 %	1	46 %
Average Price	\$425,207	†	33 %	\$398,347	1	24 %	1	53 %
Average Selling Tlme (days)	72	•	-48	107	•	-33		

Condominium								
	Fourth Qu	arter 20	020	Last 12	Months	;	Past	5 years
Sales	58	•	76 %	197	†	38 %		
Active Listings	42	•	-57 %	61	•	-47 %		
Median Price	\$251,000	•	20 %	\$242,750	+	18 %	•	30 %
Average Price	\$271,396	•	26 %	\$250,426	†	19 %	•	35 %
Average Selling Tlme (days)	43	•	-56	106	•	-46		

		Plex					
	Fourth Quarter 2	2020	Last 12	Months	5	Past	5 years
Sales	24	-	54	†	59 %		
Active Listings	23	-	28	•	-24 %		
Median Price	**	-	\$349,500	1	16 %	+	32 %
Average Price	**	-	\$360,811	1	21 %	+	40 %
Average Selling Tlme (days)	**	-	97	•	-31		



^{**}Insufficient number of transactions to produce reliable statistics

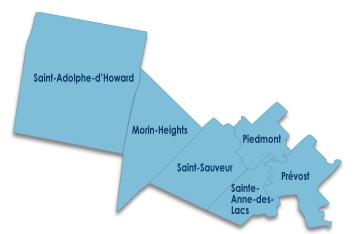


Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	arter 2020		
Sales	179	•	48 %
New Listings	206	•	41 %
Active Listings	154	•	-45 %
Volume (in thousands \$)	50,008	•	78 %

Last 12 Mor	nths		
Sales	719	†	27 %
New Listings	740	•	-9 %
Active Listings	186	•	-44 %
Volume (in thousands \$)	177,805	•	47 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions						
	(1)	(V)	(I)/(V)							
100 and less	1	1	2.1	Seller						
100 to 149	8	4	2.2	Seller						
150 to 199	19	9	2.1	Seller						
200 to 249	28	15	1.8	Seller						
250 to 299	19	8	2.4	Seller						



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20)20	Last 12 I	Month	S	Past	5 years
Sales	132	•	53 %	560	•	28 %		
Active Listings	87	•	-53 %	116	•	-46 %		
Median Price	\$279,950	•	33 %	\$226,629	•	12 %	+	31 %
Average Price	\$285,629	•	25 %	\$250,729	•	18 %	†	37 %
Average Selling Tlme (days)	38	•	-43	72	•	-21		

	Con	dominium					
	Fourth Quarter 2	020	Last 12	Months	i	Past	5 years
Sales	12	-	51	†	76 %		
Active Listings	15	-	23		-		
Median Price	**	-	\$189,000	†	13 %	1	13 %
Average Price	**	-	\$204,949	†	3 %	1	15 %
Average Selling Tlme (days)	**	-	113		-26		

			Plex					
	Fourth Qu	arter 20	20	Last 12	Months	3	Past	5 years
Sales	35	†	35 %	108	†	10 %		
Active Listings	52	•	-9 %	47	•	-38 %		
Median Price	\$245,000	•	9 %	\$235,000	†	4 %	1	24 %
Average Price	\$278,228	•	12 %	\$249,625	†	8 %	1	22 %
Average Selling Tlme (days)	49	•	-126	87	•	-37		







Table 1 - Summary of Centris Activity

	esidential		
rourtii Qi	uarter 2020		
Sales	55	†	25 %
New Listings	60	•	-13 %
Active Listings	138	•	-45 %
Volume (in thousands \$)	10,328	•	17 %

Last 12 N	lonths		
Sales	281	•	30 %
New Listings	326	•	-18 %
Active Listings	184	•	-30 %
Volume (in thousands \$)	52,026	†	29 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions						
	(1)	(V)	(I)/(V)							
100 and less	12	3	4.1	Seller						
100 to 149	39	5	7.6	Seller						
150 to 199	47	6	7.4	Seller						
200 to 249	29	5	6.4	Seller						
250 to 299	25	2	13.3	Buyer						



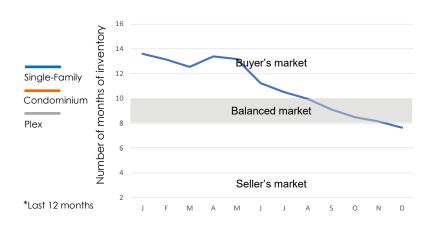
Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 I	Months	5	Past	5 years
Sales	51	†	19 %	273	•	30 %		
Active Listings	129	•	-46 %	174	•	-31 %		
Median Price	\$185,000	•	-8 %	\$185,000	•	-1 %		-14 %
Average Price	\$195,969	•	-6 %	\$194,721	•	-1 %		-8 %
Average Selling TIme (days)	129		-65	175		-4		

	Cor	ndominium				
	Fourth Quarter	2020	Last 12 Mont	hs	Past	5 years
Sales	2	-	5	-		
Active Listings	1	-	4	-		
Median Price	**	-	**	-	ŧ	12 %
Average Price	**	-	**	-	†	1 %
Average Selling Tlme (days)	**	-	**	-		

		Plex				
	Fourth Quarter 20	20	Last 12 Months		Past	5 years
Sales	2	-	3	-		
Active Listings	8	-	6	-		
Median Price	**	-	**	-	1	23 %
Average Price	**	-	**	-	1	12 %
Average Selling Tlme (days)	**	-	**	-		

Evolution of Market Conditions by Property Category*



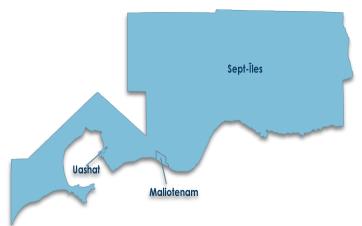


Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	arter 2020		
Sales	183	•	42 %
New Listings	217	•	4 %
Active Listings	233	•	-43 %
Volume (in thousands \$)	31,705	•	96 %

Last 12	Months		
Sales	698	•	26 %
New Listings	838	•	-13 %
Active Listings	317	•	-30 %
Volume (in thousands \$)	107,013	†	43 %

Table 3 - Market Conditions by Price Range

Single-Family											
Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	(average of (average of		Market Conditions							
	(1)	(V)	(I)/(V)								
100 and less	33	11	3.0	Seller							
100 to 149	51	15	3.3	Seller							
150 to 199	48	11	4.4	Seller							
200 to 249	20	4	5.6	Seller							
200 to 249 250 to 299	20 11	4 2	5.6 5.5	Seller Seller							



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 I	Month	S	Past	5 years
Sales	128	•	22 %	543	•	18 %		
Active Listings	139	•	-51 %	197	•	-39 %		
Median Price	\$146,500	†	27 %	\$136,000	•	9 %	+	20 %
Average Price	\$195,577	†	52 %	\$162,010	•	17 %	+	27 %
Average Selling Tlme (days)	55		-42	91	•	-10		

	Con	dominium				
	Fourth Quarter 2	020	Last 12 Months		Past	5 years
Sales	3	-	22	-		
Active Listings	7	-	22	-		
Median Price	**	-	**	-	†	12 %
Average Price	**	-	**	-	1	51 %
Average Selling Tlme (days)	**	-	**	-		

			Plex					
	Fourth Qu	arter 2	020	Last 12	Months	5	Past	5 years
Sales	51	†	113 %	129	†	48 %		
Active Listings	84	•	-19 %	95	•	-11 %		
Median Price	\$119,279	•	3 %	\$111,250	•	10 %	+	24 %
Average Price	\$118,443	•	3 %	\$113,104	•	3 %	+	8 %
Average Selling Tlme (days)	106	•	12	113	•	-69		

Evolution of Market Conditions by Property Category*

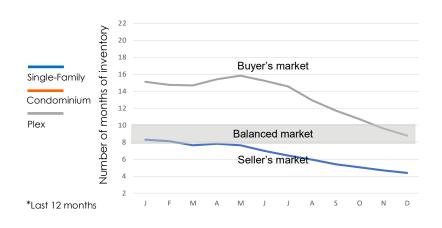




Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	arter 2020		
Sales	156	•	21 %
New Listings	165	•	-6 %
Active Listings	204	•	-50 %
Volume (in thousands \$)	32,175	•	40 %

Last 12 M	onths		
Sales	655	•	29 %
New Listings	696	•	-11 %
Active Listings	285	•	-37 %
Volume (in thousands \$)	133,263	•	48 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions						
	(I)	(V)	(I)/(V)							
100 and less	10	3	3.5	Seller						
100 to 149	32	9	3.7	Seller						
150 to 199	48	14	3.5	Seller						
200 to 249	22	7	3.2	Seller						
250 to 299	19	4	4.4	Seller						
230 to 233										



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 I	Months	5	Past	5 years
Sales	104	•	1 %	506	•	23 %		
Active Listings	110	•	-61 %	177	•	-44 %		
Median Price	\$210,000	•	27 %	\$186,000	•	16 %	+	24 %
Average Price	\$220,287	1	24 %	\$210,002	•	20 %	+	31 %
Average Selling Tlme (days)	123		-2	119		-9		

	Con	dominium					
	Fourth Quarter 2	2020	Last 12	Months	;	Past	5 years
Sales	7	-	32	†	28 %		
Active Listings	8	-	16		-		
Median Price	**	-	\$169,000	†	14 %	1	10 %
Average Price	**	-	\$180,364	†	12 %	1	6 %
Average Selling Tlme (days)	**	-	120	•	-78		

			Plex					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	45	†	96 %	115	•	62 %		
Active Listings	82	•	-21 %	87	•	-18 %		
Median Price	\$180,000	1	13 %	\$168,000	•	4 %	1	43 %
Average Price	\$184,346	•	-1 %	\$186,150	•	-3 %	1	45 %
Average Selling Tlme (days)	207	•	8	226	•	3		



^{**}Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Re	sidential		
Fourth Qu	arter 2020		
Sales	102	•	32 %
New Listings	92	•	-13 %
Active Listings	115	•	-44 %
Volume (in thousands \$)	13,616	•	43 %

Last 12	Months		
Sales	358	•	-2 %
New Listings	405	•	-20 %
Active Listings	158	•	-31 %
Volume (in thousands \$)	47,724	•	10 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions						
	(1)	(V)	(I)/(V)							
100 and less	27	7	3.7	Seller						
100 to 149	32	9	3.7	Seller						
150 to 199	24	5	5.3	Seller						
200 to 249	10	1	7.4	Seller						
250 to 299	5	1	5.4	Seller						
	14		18.4							

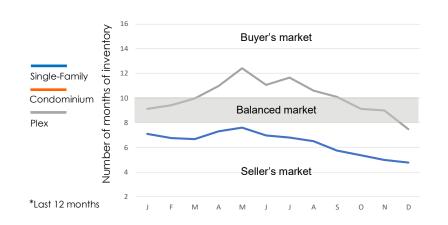


Table 2 - Detailed Centris Statistics by Property Category

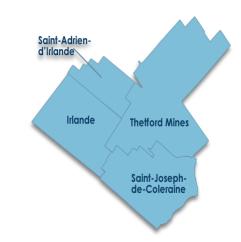
		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12	Months	5	Past	5 years
Sales	72	†	20 %	282	•	1 %		
Active Listings	83	•	-45 %	112	•	-35 %		
Median Price	\$130,000	1	4 %	\$125,000	•	7 %	+	19 %
Average Price	\$133,778	1	1 %	\$136,385	•	9 %	1	12 %
Average Selling Tlme (days)	89	•	-42	103	•	4		

	Conc	dominium				
	Fourth Quarter 20	020	Last 12 Montl	hs	Past	5 years
Sales	4	-	14	-		
Active Listings	4	-	7	-		
Median Price	**	-	**	-		-6 %
Average Price	**	-	**	-		-10 %
Average Selling TIme (days)	**	-	**	-		

		Plex					
	Fourth Quarter 2	2020	Last 12	Months	3	Past	5 years
Sales	24	-	58	•	-15 %		
Active Listings	27	-	36	•	-19 %		
Median Price	**	-	\$101,500	•	13 %	•	12 %
Average Price	**	-	\$107,069	•	13 %	•	12 %
Average Selling Tlme (days)	**	-	126	•	-36		



^{**}Insufficient number of transactions to produce reliable statistics



Total	Residential		
Fourth	Quarter 2020		
Sales	97	•	20 %
New Listings	90	•	-20 %
Active Listings	137	•	-34 %
Volume (in thousands \$)	31,782	•	47 %

	Last 12 Months		
Sales	471	•	19 %
New Listings	533	•	-1 %
Active Listings	186	•	-17 %
Volume (in thousands \$)	136,601	•	31 %

Table 3 - Market Conditions by Price Range

	Single-Family										
Last 12 Months											
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions							
	(1)	(V)	(I)/(V)								
150 and less	12	3	3.7	Seller							
150 to 199	19	5	4.2	Seller							
200 to 249	23	7	3.2	Seller							
250 to 299	23	7	3.4	Seller							
300 to 349	21	5	4.4	Seller							

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Fourth Qu	arter 20	020	Last 12 I	Months	\$	Past	5 years
Sales	85	•	16 %	416	•	19 %		
Active Listings	103	•	-44 %	149	•	-25 %		
Median Price	\$275,000	•	8 %	\$265,750	•	8 %	1	40 %
Average Price	\$336,217	•	26 %	\$293,132	•	10 %	1	40 %
Average Selling Tlme (days)	100	•	-12	107	•	-4		

Condominium									
	Fourth Quarter 20	020	Last 12 Month	S	Past	5 years			
Sales	3	-	12	-					
Active Listings	15	-	20	-					
Median Price	**	-	**	-	1	17 %			
Average Price	**	-	**	-	1	14 %			
Average Selling Tlme (days)	**	-	**	-					

	Plex										
	Fourth Quarter 2	Last 12	Past	5 years							
Sales	9	-	42	†	11 %						
Active Listings	19	-	16	†	34 %						
Median Price	**	-	\$286,500	1	8 %	1	33 %				
Average Price	**	-	\$288,191	1	6 %	1	40 %				
Average Selling Tlme (days)	**	-	65	•	-37						

Evolution of Market Conditions by Property Category*





Total Residential									
Fourth Quarter 2020									
Sales	136	•	9 %						
New Listings	147	•	12 %						
Active Listings	127	•	-38 %						
Volume (in thousands \$)	29,239	•	23 %						

Last 12 Mont	hs		
Sales	479	•	-1 %
New Listings	504	•	-11 %
Active Listings	165	•	-33 %
Volume (in thousands \$)	96,082	•	5 %

Table 3 - Market Conditions by Price Range

		igle-Family t 12 Months		
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
100 and less	3	1	4.1	Seller
100 to 149	13	6	2.2	Seller
150 to 199	44	15	2.9	Seller
200 to 249	28	7	4.2	Seller
250 to 299	17	4	4.6	Seller
250 to 255				

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family Single-Family										
	Fourth Quarter 2020			Last 12 I	Past	5 years				
Sales	123	•	22 %	430	•	5 %				
Active Listings	104	•	-42 %	145	•	-31 %				
Median Price	\$196,500	•	16 %	\$185,000	•	12 %	1	30 %		
Average Price	\$218,005	•	13 %	\$205,071	•	10 %	1	34 %		
Average Selling Tlme (days)	97	•	-24	103	•	-17				

Condominium										
	Fourth Quarter 2020		Last 12 Months			Past 5 years				
Sales	7	-	17	-						
Active Listings	3	-	3	-						
Median Price	**	-	**	-	†	10 %				
Average Price	**	-	**	-	†	8 %				
Average Selling Tlme (days)	**	-	**	-						

Plex										
	Fourth Quarter 2	2020	Last 12 Mo	Past 5 years						
Sales	6	-	32	-27 %						
Active Listings	19	-	18	■ -31 %						
Median Price	**	-	\$150,550	■ -18 %	■ -44 %					
Average Price	**	-	\$165,222	■ -27 %	■ -33 %					
Average Selling Tlme (days)	**	-	84	♣ -43						



^{**}Insufficient number of transactions to produce reliable statistics



Other agglomerations



Alma

(Alma, Delisle,	Total residential				Single Family			
Saint-Henri-de-Taillon, Saint-Nazaire)	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	230	24%	174	-18%	\$176,770	5%	\$160,000	6%

Matane

(Matane, Saint-Ulric,	Total residential				Single Family			
Sainte-Félicité, Saint-René-de-Matane)	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	202	37%	171	-23%	\$137,285	9%	\$135,500	13%

Amos

	Total residential				Single Family			
(Amos)	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	132	5%	65	-25%	\$230,335	10%	\$220,000	18%

Mont-Laurier

(March Laurier)	Total residential				Single Family			
(Mont-Laurier)	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	175	22%	115	-17%	\$189,400	6%	\$185,000	8%

Cowansville

	Total residential				Single Family			
(Cowansville)	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	235	39%	83	-31%	\$258,851	18%	\$233,000	14%

Rawdon

(Rawdon)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	260	41%	112	-35%	\$238,961	21%	\$205,000	12%

Lachute

(Lachute)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	173	4%	236	0%	\$168,032	-4%	\$154,000	1%

Saint-Georges

(Saint-Georges)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	280	28%	137	-33%	\$193,004	15%	\$177,750	8%

La Tuque

(Coucoucache, La Bostonnais, La Tuque, Obedjiwan, Wenmotaci)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	162	24%	100	-26%	\$133,713	13%	\$122,000	6%

Sainte-Marie

(Sainte-Marie)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2020	92	-17%	37	-43%	\$231,303	7%	\$212,600	7%

Source: QPAREB par Centris system



Definitions and Explanatory Notes

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 Selling Time

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 Sale 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 13,000 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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