

Quebec City Metropolitan Area

Sales

13%

Change in total residential sales compared to the 1st quarter of 2020

Listings

-49%

Change in residential active listings compared to the 1st quarter of 2020

Price

Single-Family | Condominium

15% | **4%**

Change in median price compared to the 1st quarter of 2020

Highlights – First Quarter 2021

Sales

- In total, 3,328 residential sales transactions were concluded in the first quarter of 2021 in the Quebec City CMA, which is a 13 per cent increase compared to the first quarter of last year. This is also a new record in terms of number of transactions, all quarters combined, since the Centris system began compiling data in the year 2000.
- Of the three main property categories, condominiums posted the strongest sales growth, with a total of 1,088 units sold (+61 per cent).
- Plex sales also increased significantly (+40 per cent), as 250 buildings with two to five units changed hands in the first quarter of the year.
- As for single-family homes, the number of transactions fell by 5 per cent, with 1,987 sales.
- Each of the main areas of the CMA registered an increase in sales compared to the first quarter of last year, all property categories combined. The Northern Periphery led the way with a 38 per cent jump in sales. Sales in the Agglomeration of Quebec City rose by 11 per cent, while a 7 per cent increase was observed on the South Shore.

Median price

- The median price of single-family homes in the Quebec City CMA increased significantly (+15 per cent) in the first quarter, reaching \$300,000. The last time that a quarterly price increase of this magnitude was registered was back in 2010.
- The median price of condominiums increased by 4 per cent to reach \$200,000.
- The median price of plexes rose by 10 per cent to reach \$350,000.

Active listings and market conditions

- From January to March, there was an average of 3,677 properties for sale across the CMA on the real estate brokers' Centris system. This represents a drop of 49 per cent compared to the first quarter of last year.
- It is now a seller's market for all three property categories in the Quebec City CMA. The inventory of single-family homes represents 4.3 months of sales, while that of condominiums has reached 7 months and that of plexes has reached 5.6 months.

Selling times

- Selling times continued to decrease significantly in the first quarter of 2021. It took an average of 87 days to sell a residential property in the Quebec City CMA, which is 40 days less than in 2020.



Sociodemographic Profile

Population in 2016

800,296

Variation change between 2011 and 2016

4.3%

Population density per square kilometer

234.8

Number of households in 2016

382,308

Proportion of renters

Vacancy rate

2020 **2.7%**

Average rent

2020 **\$899**
2018 **\$862**

Variation

4%

Proportion of owners

39.8%

60.2%

Sources: Statistics Canada, 2016 census, CMHC - Rental Market Survey, January 2021



Mortgage Rates

1-year term

Variation

Q1 2021	2.79%	-0.73
Q1 2020	3.52%	

5-year term

Variation

Q1 2021	4.79%	-0.35
Q1 2020	5.14%	



Consumer Confidence Level

Overall

Variation

Q1 2021	120	-39
Q1 2020	159	

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

Variation

Q1 2021	27%	-15
Q1 2020	43%	

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



Labour Market

Employment (in thousands)

Variation

Q1 2021	426.2	2.7
Q1 2020	423.5	

Unemployment rate

Variation

Q1 2021	4.9%	-0.6
Q1 2020	5.5%	



Housing Starts

Total

Variation

Q1 2021	1,799	88%
Q1 2020	958	

Single-Family

Variation

Q1 2021	510	62%
Q1 2020	314	

Condominium

Variation

Q1 2021	13	63%
Q1 2020	8	

Rental

Variation

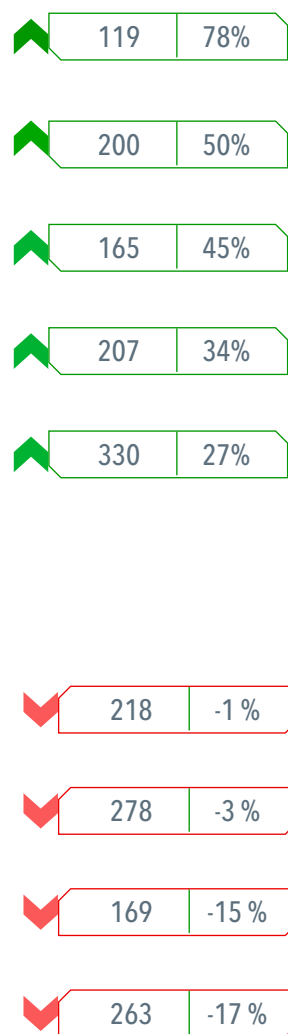
Q1 2021	1,276	101%
Q1 2020	636	



Sources: Statistics Canada and CMHC
++Variation greater than 100%



TOTAL RESIDENTIAL SALES



Area 10: RCM L'Île-d'Orléans et RCM Côte de Beaupré

Area 1: La Cité - Haute-Ville

Area 9: Saint-Augustin - Cap-Rouge

Area 13: Chutes-de-la-Chaudière-Est

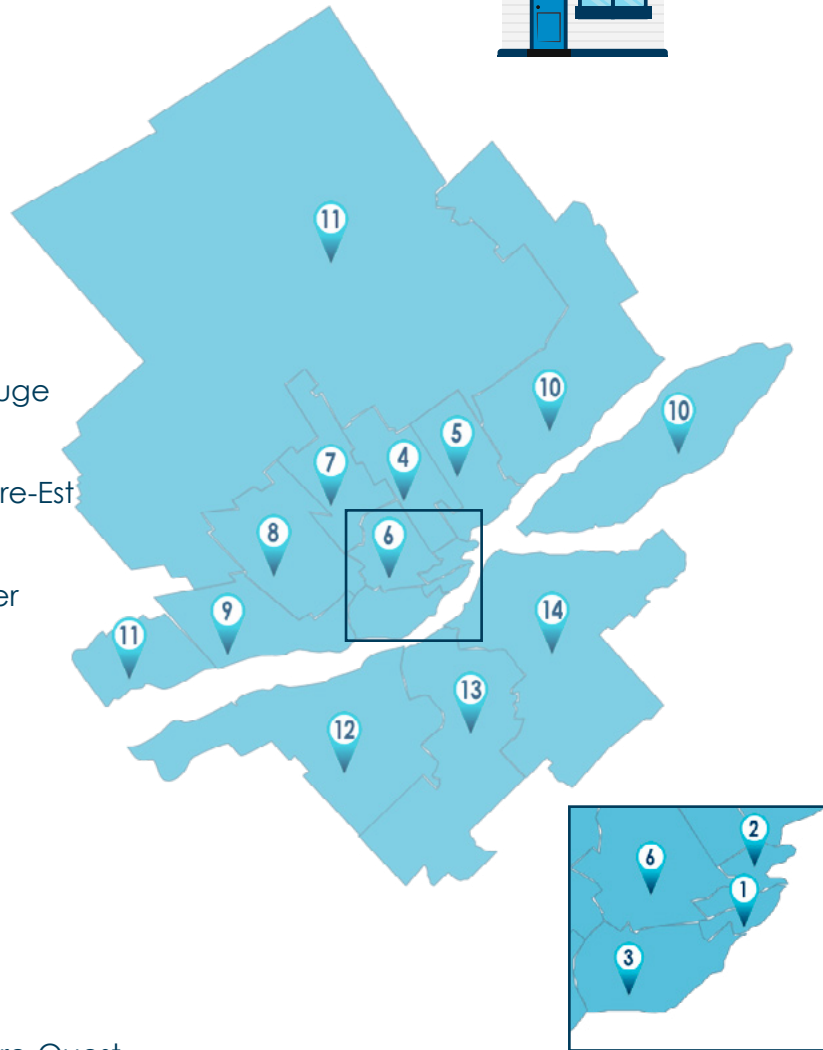
Area 11: RCM La Jacques-Cartier

Area 6: Les Rivières

Area 3: Sainte-Foy/Sillery

Area 12: Chutes-de-la Chaudière-Ouest

Area 8: Ancienne-Lorette - Aéroport - Val-Bélair



MEDIAN PRICE OF SINGLE-FAMILY HOMES

Area 9: Saint-Augustin - Cap-Rouge



Area 3: Sainte-Foy/Sillery



Area 11: RCM de la Jacques-Cartier



Area 2: La Cité - Basse-Ville et Limoilou



Area 5: Beauport



Definition of Areas

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

AGGLOMERATION OF QUEBEC CITY

Area 1: La Cité - Haute - Ville
Haute-Ville

Area 2: La Cité - Basse-Ville and Limoilou
La Cité - Basse-Ville, Limoilou

Area 3: Sainte-Foy/Sillery
Sainte-Foy, Sillery

Area 4: Charlesbourg
Charlesbourg

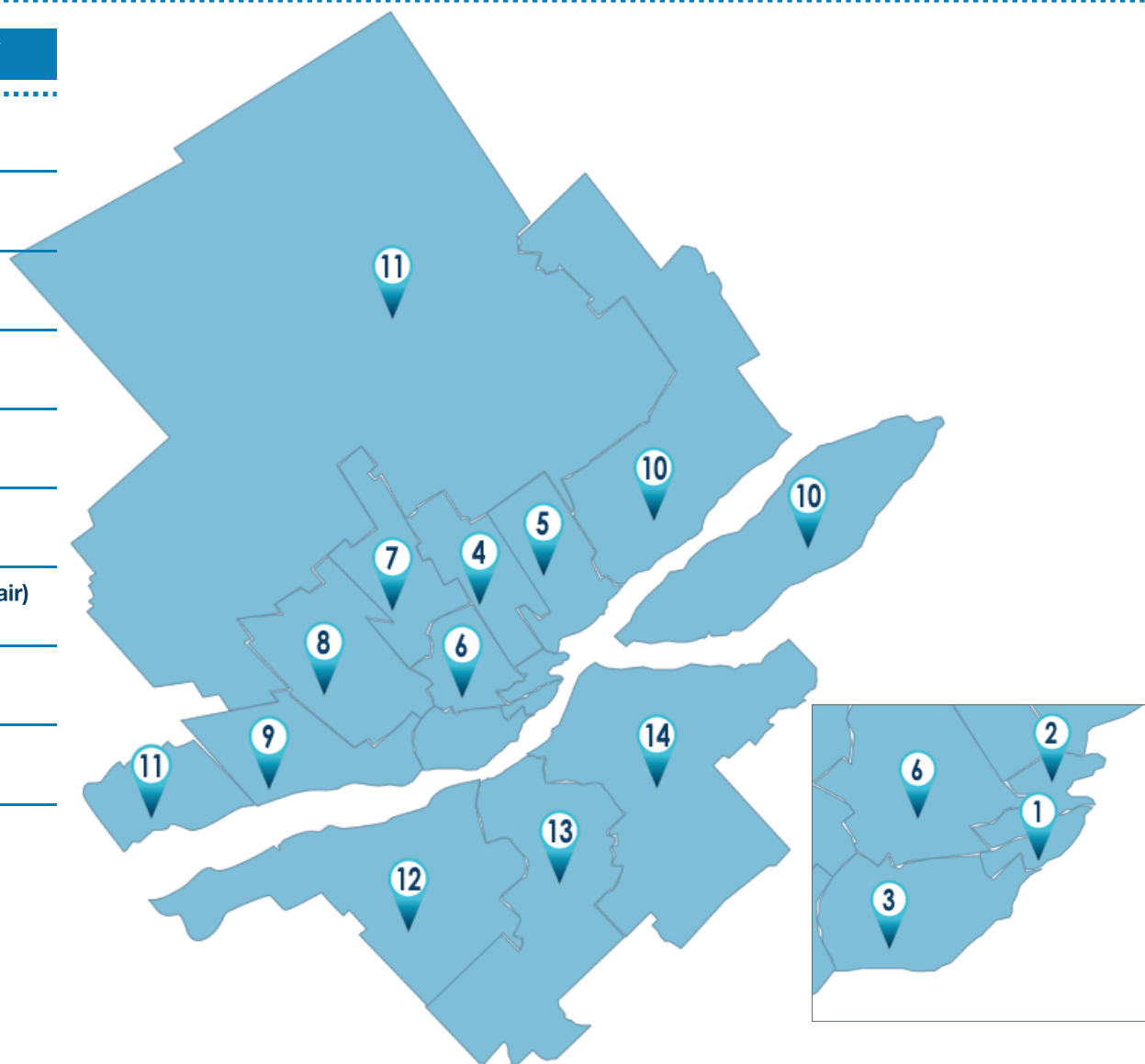
Area 5: Beauport
Beauport

Area 6: Les Rivières
Les Rivières

Area 7: La Haute Saint-Charles (excluding Val-Bélair)
La Haute Saint-Charles, Wendake

Area 8: Ancienne-Lorette - Aéroport - Val-Bélair
L'Ancienne-Lorette, Aéroport, Val-Bélair

Area 9: Saint-Augustin - Cap-Rouge
Saint-Augustin-de-Desmaures, Cap-Rouge



NORTHERN PERIPHERY OF QUEBEC CITY

Area 10: RCM L'Île-d'Orléans and RCM Côte de Beauport
Boischatel, Château-Richer, L'Ange-Gardien ,
Sainte-Famille, Sainte-Pétronille,
Saint-François-de-l'Île-d'Orléans,
Saint-Jean-de-l'Île-d'Orléans,
Saint-Laurent-de-l'Île-d'Orléans,
Saint-Pierre-de-l'Île-d'Orléans

Area 11: RCM La Jacques-Cartier
Fossambault-sur-le-Lac, Lac-Beauport, Lac-Delage,
Lac-Saint-Joseph, Neuville, Sainte-Brigitte-de-Laval,
Sainte-Catherine-de-la-Jacques-Cartier,
Saint-Gabriel-de-Valcartier, Shannon,
Stoneham-et-Tewkesbury

SOUTH SHORE OF QUEBEC CITY

Area 12: Chutes-de-la-Chaudière-Ouest
Chutes-de-la-Chaudière-Ouest, Saint-Antoine-de-Tilly

Area 13: Chutes-de-la-Chaudière-Est
Chutes-de-la-Chaudière-Est,
Saint-Lambert-de-Lauzon

Area 14: Ancien Lévis
Desjardins, Saint-Henri



Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	3,328	↑	13 %	
New Listings	3,859	↓	-1 %	
Active Listings	3,677	↓	-49 %	
Volume (in thousands \$)	1,037,359	↑	29 %	

Last 12 Months				
Sales	11,011	↑	22 %	
New Listings	12,201	↓	-12 %	
Active Listings	4,726	↓	-37 %	
Volume (in thousands \$)	3,331,461	↑	33 %	

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 (I)/(V)	Market Conditions
	(I)	(V)	(I)/(V)	
200 and less	268	67	4.0	Seller
200 to 249	561	134	4.2	Seller
250 to 299	498	134	3.7	Seller
300 to 349	285	84	3.4	Seller
350 to 399	245	56	4.4	Seller
more than 400	691	117	5.9	Seller

Source: QPAREB by the Centris system



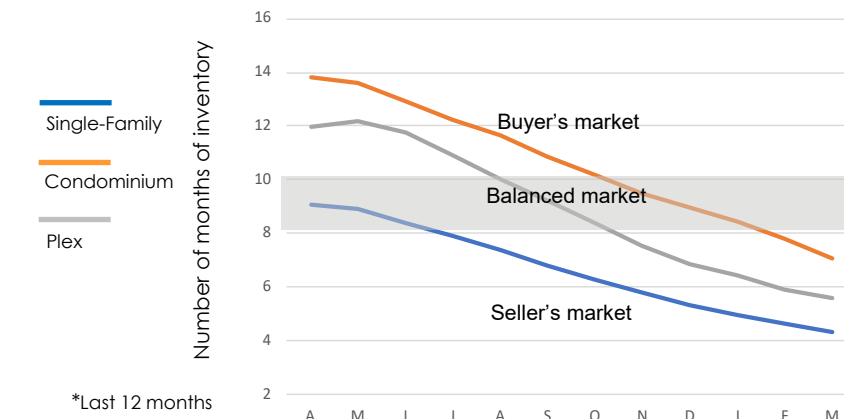
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2021			Last 12 Months		Past 5 years
Sales	1,987	↓	-5 %	7,113	↑	13 %
Active Listings	1,791	↓	-59 %	2,548	↓	-44 %
Median Price	\$300,000	↑	15 %	\$280,000	↑	8 %
Average Price	\$347,967	↑	21 %	\$327,642	↑	13 %
Average Selling Time (days)	73	↓	-44	101	↓	-18

Condominium						
	First Quarter 2021			Last 12 Months		Past 5 years
Sales	1,088	↑	61 %	3,025	↑	45 %
Active Listings	1,512	↓	-32 %	1,772	↓	-24 %
Median Price	\$200,000	↑	4 %	\$196,000	↑	1 %
Average Price	\$232,669	↑	7 %	\$231,524	↑	3 %
Average Selling Time (days)	114	↓	-50	137	↓	-28

Plex						
	First Quarter 2021			Last 12 Months		Past 5 years
Sales	250	↑	40 %	860	↑	37 %
Active Listings	366	↓	-37 %	396	↓	-37 %
Median Price	\$350,000	↑	10 %	\$335,000	↑	9 %
Average Price	\$372,649	↑	11 %	\$355,144	↑	8 %
Average Selling Time (days)	86	↓	-22	117	↓	-1

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

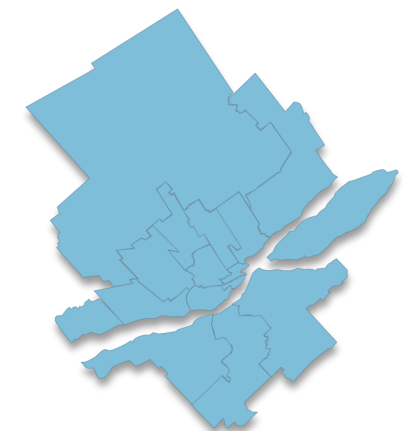




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	2,273	↑	11 %
New Listings	2,681	↑	7 %
Active Listings	2,489	↓	-43 %
Volume (in thousands \$)	693,938	↑	23 %
Last 12 Months			
Sales	7,460	↑	18 %
New Listings	8,447	↓	-9 %
Active Listings	3,004	↓	-35 %
Volume (in thousands \$)	2,235,727	↑	27 %

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)	
200 and less	93	29	3.2	Seller
200 to 249	264	80	3.3	Seller
250 to 299	269	85	3.1	Seller
300 to 349	141	52	2.7	Seller
350 to 399	122	35	3.5	Seller
more than 400	340	66	5.1	Seller

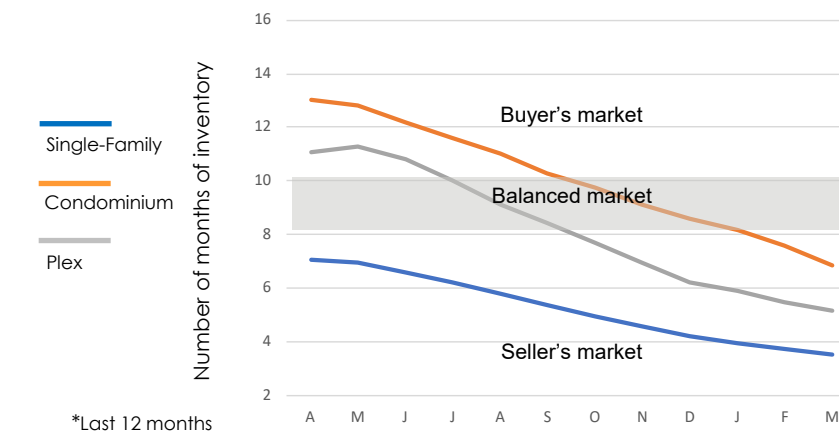
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

	Single-Family				
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	1,145	↓ -12 %	4,171	↑ 5 %	
Active Listings	935	↓ -56 %	1,227	↓ -45 %	
Median Price	\$305,000	↑ 16 %	\$284,000	↑ 7 %	↑ 14 %
Average Price	\$348,562	↑ 19 %	\$329,252	↑ 12 %	↑ 18 %
Average Selling Time (days)	62	↓ -43	85	↓ -22	
	Condominium				
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	934	↑ 55 %	2,600	↑ 41 %	
Active Listings	1,284	↓ -31 %	1,483	↓ -24 %	
Median Price	\$205,050	↑ 6 %	\$202,000	↑ 3 %	↑ 3 %
Average Price	\$236,028	↑ 6 %	\$236,069	↑ 3 %	↑ 5 %
Average Selling Time (days)	115	↓ -50	135	↓ -29	
	Plex				
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	192	↑ 33 %	687	↑ 34 %	
Active Listings	270	↓ -37 %	292	↓ -38 %	
Median Price	\$365,000	↑ 14 %	\$342,000	↑ 9 %	↑ 14 %
Average Price	\$384,391	↑ 11 %	\$365,837	↑ 8 %	↑ 14 %
Average Selling Time (days)	79	↓ -28	103	↓ -9	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

Click on the desired area in order to access the map and related data

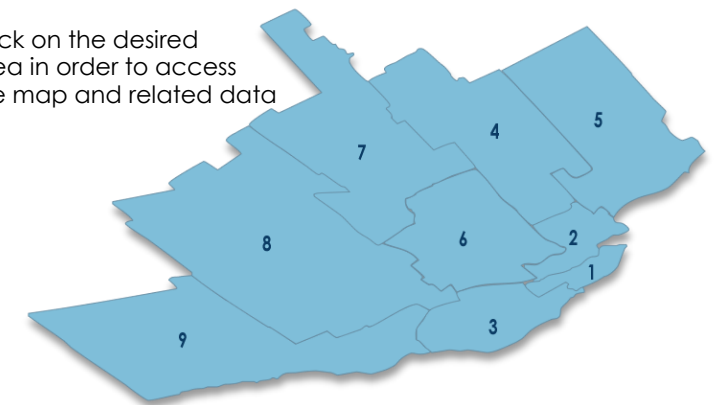




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	200	↑	50 %	
New Listings	258	↑	29 %	
Active Listings	444	↓	-12 %	
Volume (in thousands \$)	69,859	↑	64 %	
Last 12 Months				
Sales	612	↑	32 %	
New Listings	900	↑	12 %	
Active Listings	455	↓	-13 %	
Volume (in thousands \$)	213,427	↑	37 %	

Table 3 - Market Conditions by Price Range

Condominium				
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)	
150 and less	31	4	8.5	Balanced
150 to 199	63	7	9.0	Balanced
200 to 249	59	8	7.0	Seller
250 to 299	59	6	9.4	Balanced
300 to 349	43	5	9.5	Balanced
more than 350	149	14	11.0	Seller

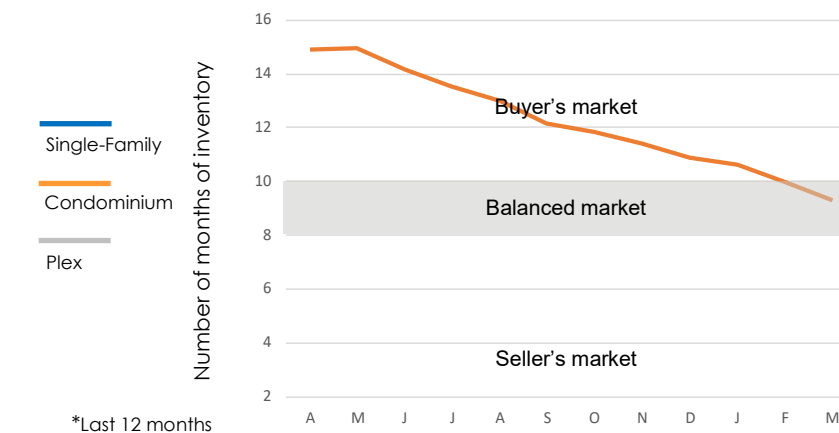
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	10	-	48	↑ 7 %	
Active Listings	32	↓ -20 %	31	↓ -22 %	
Median Price	**	-	\$534,250	↑ 19 %	↓ -1 %
Average Price	**	-	\$616,085	↑ 34 %	↑ 18 %
Average Selling Time (days)	**	-	108	↓ -125	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	178	↑ 53 %	522	↑ 37 %	
Active Listings	392	↓ -11 %	404	↓ -12 %	
Median Price	\$265,000	↑ 4 %	\$265,000	↑ 1 %	↑ 2 %
Average Price	\$314,310	↑ 14 %	\$304,149	↑ 2 %	↑ 1 %
Average Selling Time (days)	129	↓ -42	151	↓ -17	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	12	-	42	↑ 20 %	
Active Listings	20	-	20	↓ -26 %	
Median Price	**	-	\$592,500	↑ 1 %	↑ 23 %
Average Price	**	-	\$604,595	↓ -1 %	↑ 15 %
Average Selling Time (days)	**	-	85	↓ -18	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2021			
Sales	177	↑	25 %
New Listings	250	↑	52 %
Active Listings	240	↓	-17 %
Volume (in thousands \$)	53,420	↑	36 %
Last 12 Months			
Sales	571	↑	18 %
New Listings	766	↑	24 %
Active Listings	248	↓	-26 %
Volume (in thousands \$)	166,575	↑	26 %

Table 3 - Market Conditions by Price Range

Condominium				
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)	
150 and less	22	2	9.8	Balanced
150 to 199	42	6	7.0	Seller
200 to 249	32	6	5.7	Seller
250 to 299	23	3	7.5	Seller
300 to 349	11	1	9.1	Balanced
more than 350	8	1	7.9	Seller

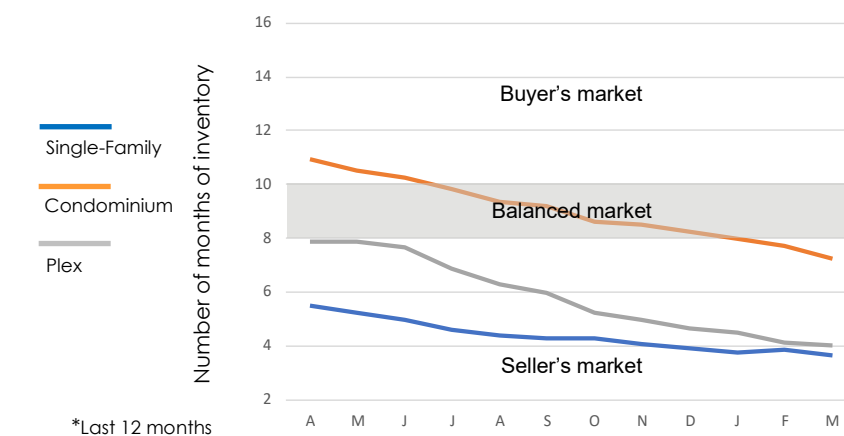
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	30	↑ 11 %	116	↑ 25 %	
Active Listings	35	↓ -15 %	35	↓ -10 %	
Median Price	\$319,546	↑ 17 %	\$291,505	↑ 13 %	↑ 34 %
Average Price	\$337,715	↑ 24 %	\$298,418	↑ 14 %	↑ 33 %
Average Selling Time (days)	44	↓ -7	60	↓ -30	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	81	↑ 42 %	228	↑ 15 %	
Active Listings	134	↓ -6 %	137	↓ -19 %	
Median Price	\$210,000	↔ 0 %	\$210,000	↑ 1 %	↑ 12 %
Average Price	\$222,636	↑ 1 %	\$221,497	↔ 0 %	↑ 13 %
Average Selling Time (days)	92	↓ -81	106	↓ -60	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	66	↑ 14 %	227	↑ 17 %	
Active Listings	72	↓ -32 %	76	↓ -41 %	
Median Price	\$388,750	↑ 18 %	\$351,000	↑ 8 %	↑ 24 %
Average Price	\$382,657	↑ 14 %	\$358,840	↑ 8 %	↑ 22 %
Average Selling Time (days)	59	↓ -47	84	↓ -10	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021				
Sales	278	↓	-3 %	
New Listings	337	↑	2 %	
Active Listings	359	↓	-44 %	
Volume (in thousands \$)	108,280	↑	8 %	
Last 12 Months				
Sales	948	↑	13 %	
New Listings	1,058	↓	-16 %	
Active Listings	445	↓	-36 %	
Volume (in thousands \$)	370,597	↑	24 %	

Table 3 - Market Conditions by Price Range

Condominium 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)	
150 and less	15	4	3.4	Seller
150 to 199	58	9	6.6	Seller
200 to 249	48	8	6.1	Seller
250 to 299	33	5	6.8	Seller
300 to 349	20	3	5.7	Seller
more than 350	93	8	12.3	Buyer

Source: QPAREB by the Centris system



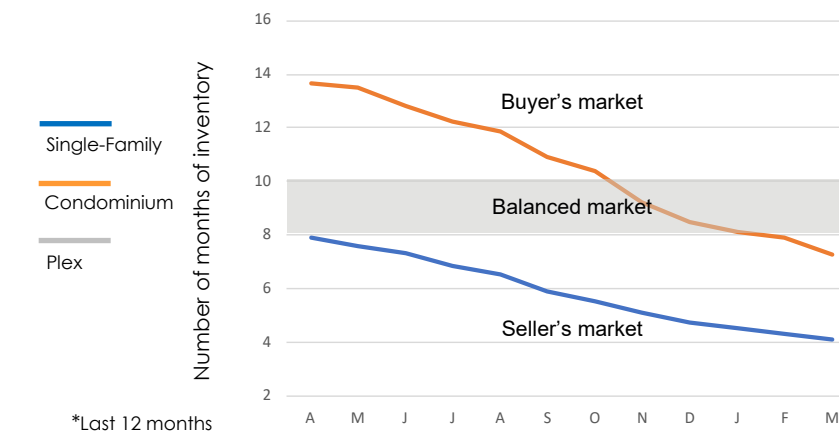
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	131 ↓ -16 %	480 ↑ 4 %	↑ 25 %	
Active Listings	121 ↓ -54 %	163 ↓ -45 %	↑ 25 %	
Median Price	\$434,500 ↑ 24 %	\$407,000 ↑ 16 %		
Average Price	\$514,561 ↑ 26 %	\$489,195 ↑ 17 %		
Average Selling Time (days)	101 ↓ -30	107 ↓ -21		

	Condominium			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	138 ↑ 10 %	441 ↑ 24 %	↑ 5 %	
Active Listings	220 ↓ -40 %	266 ↓ -32 %	↑ 17 %	
Median Price	\$233,050 ↑ 3 %	\$232,000 ↑ 3 %		
Average Price	\$263,694 ↓ -2 %	\$280,502 ↑ 3 %		
Average Selling Time (days)	117 ↓ -54	155 ↓ -27		

	Plex			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	9 -	27 -	↔ 0 %	
Active Listings	18 -	16 -	↓ -6 %	
Median Price	** -	** -		
Average Price	** -	** -		
Average Selling Time (days)	** -	** -		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	380	↑	26 %	
New Listings	387	↓	-3 %	
Active Listings	320	↓	-48 %	
Volume (in thousands \$)	98,000	↑	36 %	
Last 12 Months				
Sales	1,163	↑	24 %	
New Listings	1,240	↓	-10 %	
Active Listings	408	↓	-35 %	
Volume (in thousands \$)	304,167	↑	33 %	

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)	
150 and less	3	1	4.8	Seller
150 to 199	11	4	2.6	Seller
200 to 249	53	17	3.1	Seller
250 to 299	54	17	3.2	Seller
300 to 349	26	9	2.8	Seller
more than 350	52	12	4.2	Seller

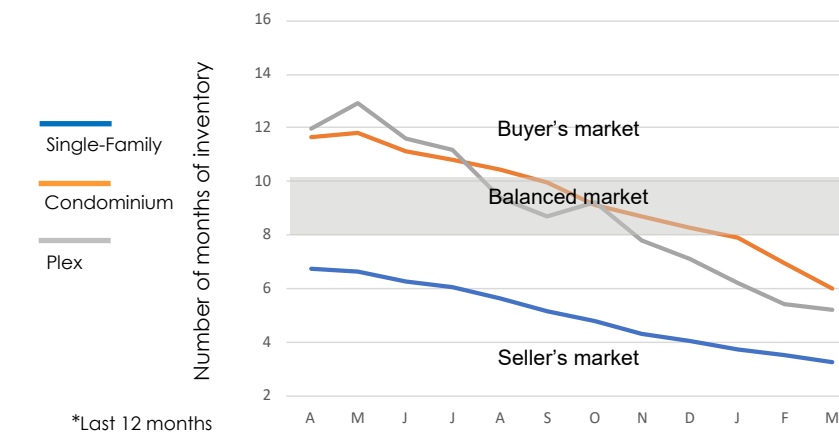
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	207	↔ 0 %	734	↑ 11 %	
Active Listings	149	↓ -55 %	199	↓ -43 %	
Median Price	\$278,000	↑ 13 %	\$270,000	↑ 9 %	↑ 13 %
Average Price	\$304,723	↑ 17 %	\$293,158	↑ 10 %	↑ 15 %
Average Selling Time (days)	57	↓ -49	76	↓ -27	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	146	↑ 78 %	351	↑ 51 %	
Active Listings	139	↓ -39 %	175	↓ -24 %	
Median Price	\$165,000	↑ 8 %	\$165,500	↑ 5 %	↔ 0 %
Average Price	\$174,010	↑ 4 %	\$173,365	↑ 3 %	↑ 3 %
Average Selling Time (days)	112	↓ -46	138	↓ -12	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	27	-	78	↑ 66 %	
Active Listings	32	↓ -33 %	34	↓ -33 %	
Median Price	**	-	\$341,000	↑ 17 %	↑ 10 %
Average Price	**	-	\$360,751	↑ 15 %	↑ 14 %
Average Selling Time (days)	**	-	118	↑ 1	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	314	↑	6 %
New Listings	400	↑	14 %
Active Listings	348	↓	-44 %
Volume (in thousands \$)	84,440	↑	15 %

Last 12 Months			
Sales	1,060	↑	22 %
New Listings	1,245	↓	-4 %
Active Listings	420	↓	-37 %
Volume (in thousands \$)	277,422	↑	28 %

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)	
150 and less	2	1	2.1	Seller
150 to 199	20	6	3.4	Seller
200 to 249	68	15	4.7	Seller
250 to 299	54	15	3.5	Seller
300 to 349	22	8	2.7	Seller
more than 350	55	11	5.0	Seller

Source: QPAREB by the Centris system



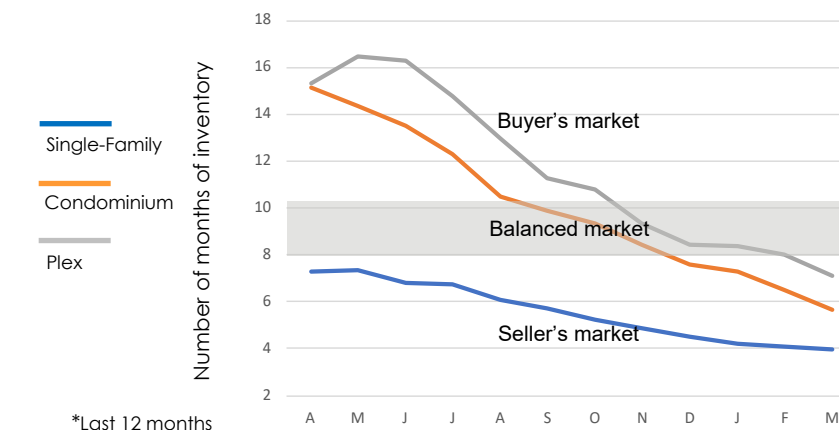
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	191	↓ -14 %	667	↑ 5 %	
Active Listings	185	↓ -47 %	221	↓ -41 %	
Median Price	\$293,000	↑ 16 %	\$265,000	↑ 6 %	↑ 12 %
Average Price	\$304,785	↑ 15 %	\$284,392	↑ 9 %	↑ 16 %
Average Selling Time (days)	48	↓ -66	79	↓ -25	

Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	95	↑ 67 %	270	↑ 85 %	
Active Listings	96	↓ -45 %	128	↓ -31 %	
Median Price	\$173,500	↓ -3 %	\$175,250	↓ -1 %	↔ 0 %
Average Price	\$178,955	↑ 4 %	\$178,778	↑ 2 %	↓ -1 %
Average Selling Time (days)	127	↓ -53	130	↓ -36	

Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	28	-	123	↑ 37 %	
Active Listings	67	↓ -33 %	72	↓ -33 %	
Median Price	**	-	\$305,000	↑ 11 %	↑ 10 %
Average Price	**	-	\$320,833	↑ 9 %	↑ 11 %
Average Selling Time (days)	**	-	129	↔ 0	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2021			
Sales	218	↓	-1 %
New Listings	259	↓	-6 %
Active Listings	204	↓	-49 %
Volume (in thousands \$)	60,075	↑	5 %
Last 12 Months			
Sales	807	↑	11 %
New Listings	865	↓	-11 %
Active Listings	246	↓	-40 %
Volume (in thousands \$)	219,528	↑	20 %

Table 3 - Market Conditions by Price Range

Condominium				
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)	
150 and less	11	3	4.4	Seller
150 to 199	46	12	3.8	Seller
200 to 249	26	9	3.0	Seller
250 to 299	17	3	5.9	Seller
300 to 349	7	1	6.8	Seller
more than 350	22	1	15.8	Buyer

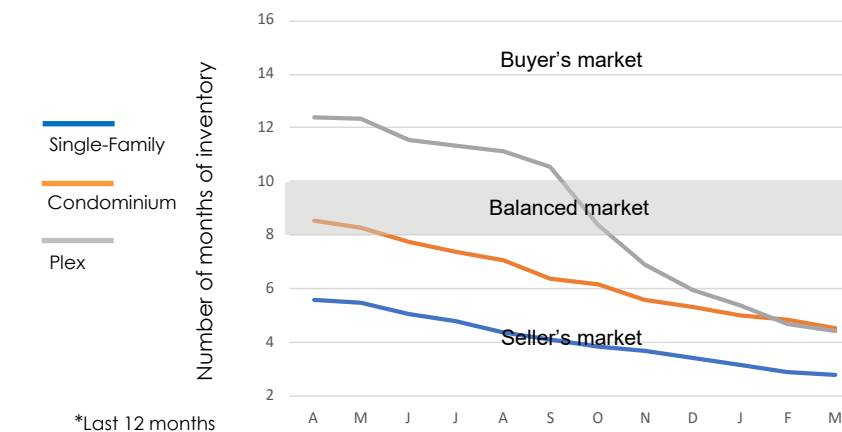
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	100	↓ -17 %	392	↓ -3 %	
Active Listings	74	↓ -59 %	90	↓ -48 %	
Median Price	\$278,500	↑ 9 %	\$274,500	↑ 11 %	↑ 7 %
Average Price	\$324,761	↑ 9 %	\$311,673	↑ 10 %	↑ 10 %
Average Selling Time (days)	46	↓ -25	78	↓ -3	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	102	↑ 19 %	342	↑ 23 %	
Active Listings	111	↓ -34 %	129	↓ -31 %	
Median Price	\$204,900	↑ 11 %	\$198,950	↑ 4 %	↑ 3 %
Average Price	\$217,557	↑ 11 %	\$214,377	↑ 8 %	↑ 4 %
Average Selling Time (days)	79	↓ -69	90	↓ -65	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	16	-	73	↑ 66 %	
Active Listings	19	-	27	↓ -46 %	
Median Price	**	-	\$327,000	↑ 13 %	↑ 15 %
Average Price	**	-	\$329,253	↑ 10 %	↑ 9 %
Average Selling Time (days)	**	-	114	↑ 6	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	278	↑	15 %	
New Listings	286	↑	3 %	
Active Listings	205	↓	-54 %	
Volume (in thousands \$)	77,915	↑	31 %	
Last 12 Months				
Sales	880	↑	22 %	
New Listings	895	↓	-13 %	
Active Listings	275	↓	-42 %	
Volume (in thousands \$)	235,878	↑	30 %	

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)	
150 and less	4	1	3.6	Seller
150 to 199	19	6	3.1	Seller
200 to 249	49	17	2.8	Seller
250 to 299	47	16	2.9	Seller
300 to 349	20	9	2.2	Seller
more than 350	39	8	4.6	Seller

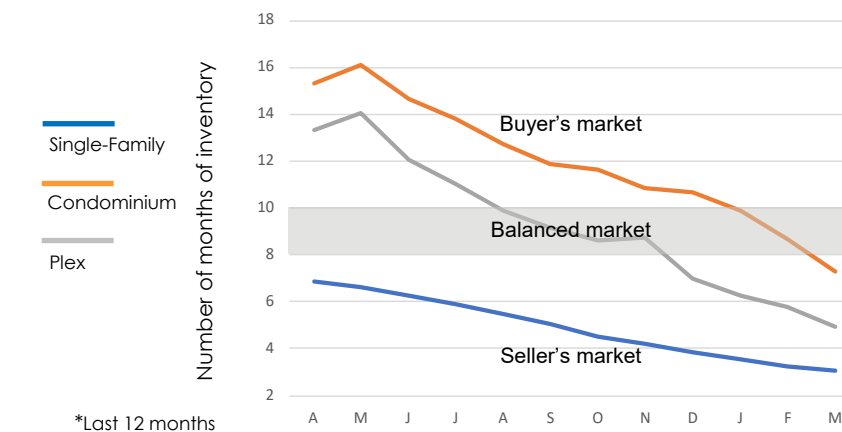
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

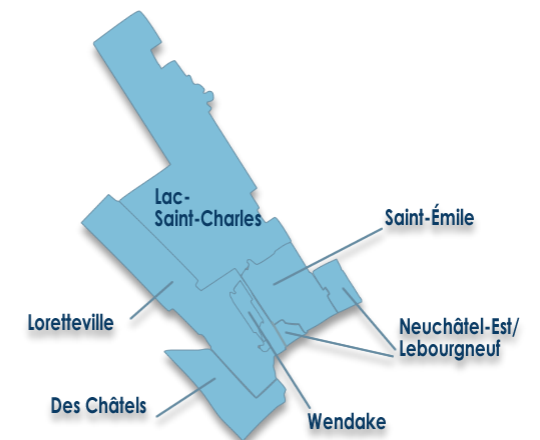
Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	202	↓ -2 %	696	↑ 13 %	
Active Listings	122	↓ -61 %	177	↓ -47 %	
Median Price	\$266,000	↑ 11 %	\$259,500	↑ 7 %	↑ 13 %
Average Price	\$297,712	↑ 19 %	\$278,157	↑ 9 %	↑ 16 %
Average Selling Time (days)	55	↓ -48	79	↓ -21	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	55	↑ 129 %	118	↑ 71 %	
Active Listings	62	↓ -27 %	72	↓ -18 %	
Median Price	\$182,000	↑ 10 %	\$173,250	↑ 5 %	↑ 2 %
Average Price	\$190,827	↑ 9 %	\$182,851	↔ 0 %	↑ 9 %
Average Selling Time (days)	136	↑ 9	122	↓ -13	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	21	-	66	↑ 74 %	
Active Listings	22	-	27	↓ -43 %	
Median Price	**	-	\$290,000	↓ -2 %	↔ 0 %
Average Price	**	-	\$320,159	↑ 6 %	↑ 4 %
Average Selling Time (days)	**	-	100	↓ -15	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



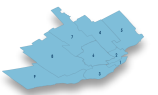


Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2021			
Sales	263	↓	-17 %
New Listings	352	↑	3 %
Active Listings	219	↓	-58 %
Volume (in thousands \$)	72,006	↓	-10 %
Last 12 Months			
Sales	898	↑	5 %
New Listings	954	↓	-21 %
Active Listings	292	↓	-46 %
Volume (in thousands \$)	240,086	↑	13 %

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)	
150 and less	8	2	3.8	Seller
150 to 199	10	3	2.9	Seller
200 to 249	52	17	3.0	Seller
250 to 299	53	15	3.5	Seller
300 to 349	22	8	2.9	Seller
more than 350	43	10	4.1	Seller

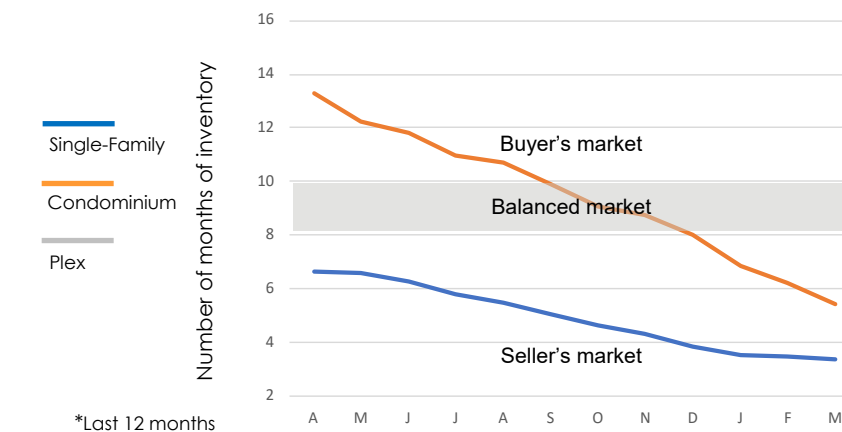
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	174	↓ -34 %	670	↓ -3 %	
Active Listings	141	↓ -61 %	187	↓ -48 %	
Median Price	\$290,000	↑ 14 %	\$265,000	↑ 4 %	↑ 9 %
Average Price	\$303,950	↑ 14 %	\$287,002	↑ 9 %	↑ 12 %
Average Selling Time (days)	57	↓ -39	81	↓ -18	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	77	↑ 88 %	188	↑ 49 %	
Active Listings	60	↓ -53 %	85	↓ -38 %	
Median Price	\$188,000	↑ 11 %	\$180,000	↑ 6 %	↑ 3 %
Average Price	\$190,082	↑ 9 %	\$182,054	↑ 4 %	↑ 3 %
Average Selling Time (days)	99	↓ -58	140	↓ -10	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	10	-	38	↑ 15 %	
Active Listings	17	-	19	↓ -56 %	
Median Price	**	-	\$323,500	↑ 20 %	↑ 13 %
Average Price	**	-	\$380,605	↑ 33 %	↑ 30 %
Average Selling Time (days)	**	-	136	↔ 0	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

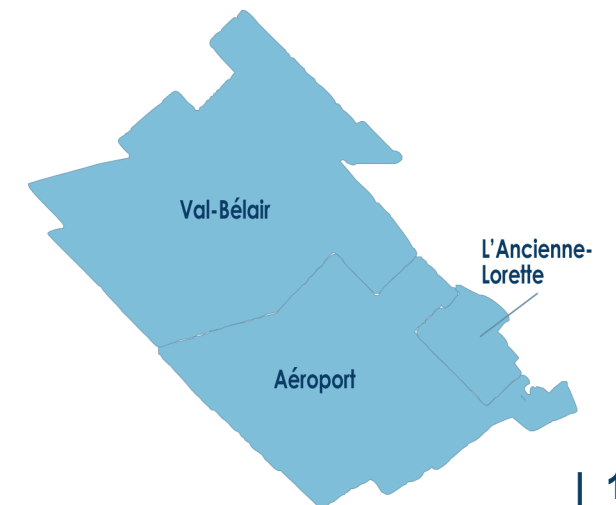




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	165	↑	45 %	
New Listings	152	↓	-12 %	
Active Listings	149	↓	-57 %	
Volume (in thousands \$)	69,941	↑	70 %	
Last 12 Months				
Sales	521	↑	25 %	
New Listings	524	↓	-22 %	
Active Listings	215	↓	-40 %	
Volume (in thousands \$)	208,046	↑	38 %	

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)	
200 and less	6	1	5.4	Seller
200 to 249	10	2	5.2	Seller
250 to 299	16	5	3.3	Seller
300 to 349	10	4	2.5	Seller
350 to 399	12	5	2.7	Seller
more than 400	71	14	5.0	Seller

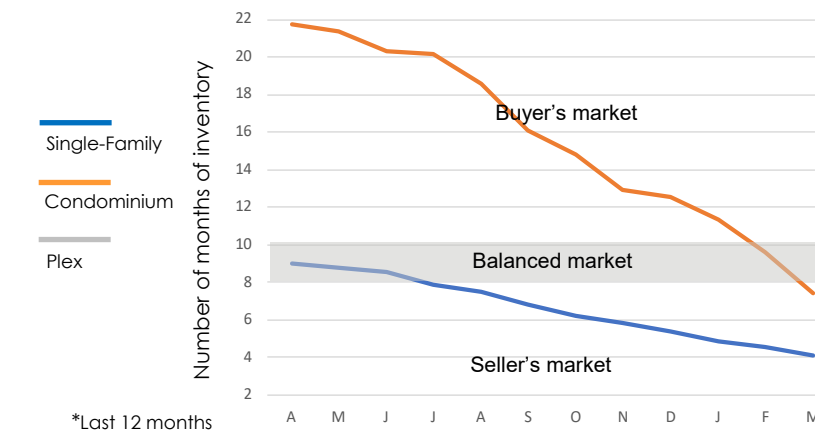
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	100	↑ 3 %	368	↑ 4 %	
Active Listings	76	↓ -67 %	125	↓ -51 %	
Median Price	\$420,500	↑ 26 %	\$387,000	↑ 13 %	↑ 22 %
Average Price	\$479,756	↑ 33 %	\$437,367	↑ 17 %	↑ 20 %
Average Selling Time (days)	84	↓ -37	113	↓ -24	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	62	↑ 313 %	140	↑ 155 %	
Active Listings	70	↓ -38 %	87	↓ -14 %	
Median Price	\$294,000	↑ 25 %	\$255,750	↑ 8 %	↑ 4 %
Average Price	\$328,240	↑ 29 %	\$304,565	↑ 14 %	↑ 7 %
Average Selling Time (days)	158	↓ -16	180	↓ -14	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	3	-	13	-	
Active Listings	4	-	4	-	
Median Price	**	-	**	-	↑ 2 %
Average Price	**	-	**	-	↑ 21 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	449	↑	38 %
New Listings	467	↓	-10 %
Active Listings	454	↓	-63 %
Volume (in thousands \$)	167,323	↑	73 %
Last 12 Months			
Sales	1,514	↑	45 %
New Listings	1,510	↓	-19 %
Active Listings	723	↓	-41 %
Volume (in thousands \$)	530,761	↑	71 %

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)	
200 and less	85	16	5.2	Seller
200 to 249	114	17	6.6	Seller
250 to 299	94	19	4.9	Seller
300 to 349	69	15	4.6	Seller
350 to 399	61	11	5.4	Seller
more than 400	212	34	6.2	Seller

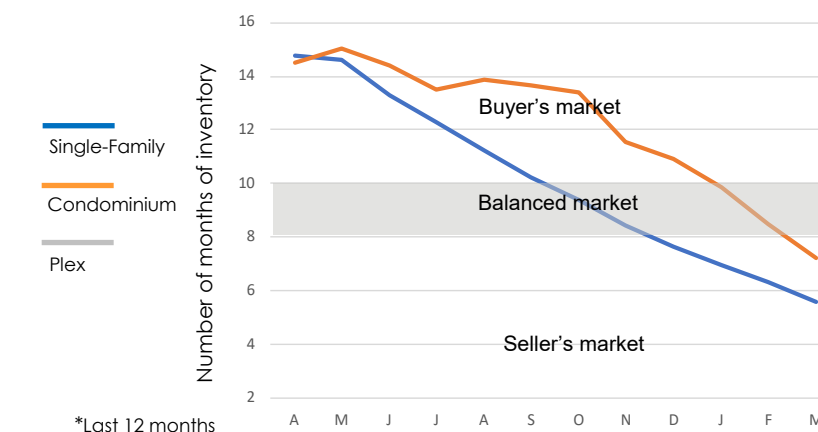
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	394	↑ 30 %	1,367	↑ 42 %	
Active Listings	380	↓ -65 %	635	↓ -43 %	
Median Price	\$341,050	↑ 22 %	\$312,500	↑ 10 %	↑ 21 %
Average Price	\$396,328	↑ 29 %	\$365,503	↑ 19 %	↑ 27 %
Average Selling Time (days)	84	↓ -51	127	↓ -9	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	49	↑ 158 %	114	↑ 65 %	
Active Listings	56	↓ -36 %	69	↓ -16 %	
Median Price	\$189,900	↑ 15 %	\$174,500	↑ 6 %	↑ 1 %
Average Price	\$207,853	↑ 17 %	\$199,447	↑ 14 %	↑ 10 %
Average Selling Time (days)	114	↓ -46	141	↓ -2	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	5	-	25	-	
Active Listings	13	-	14	-	
Median Price	**	-	**	-	↑ 5 %
Average Price	**	-	**	-	↑ 4 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

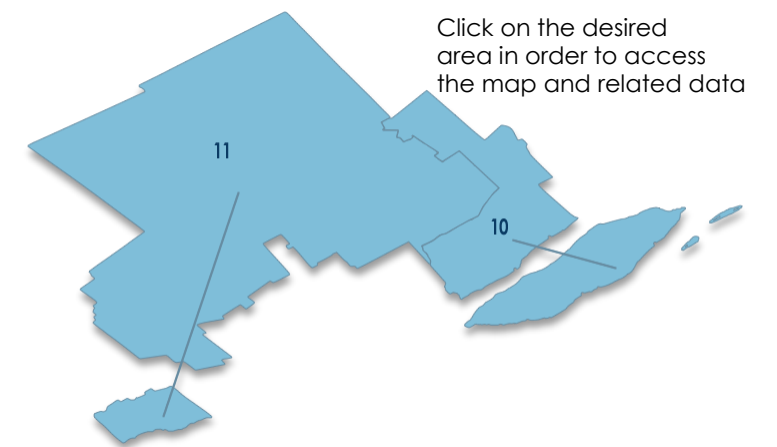




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2021				
Sales	119	↑	78 %	
New Listings	119	↓	-6 %	
Active Listings	164	↓	-51 %	
Volume (in thousands \$)	39,146	↑	120 %	
Last 12 Months				
Sales	391	↑	69 %	
New Listings	433	↓	-16 %	
Active Listings	228	↓	-32 %	
Volume (in thousands \$)	124,264	↑	91 %	

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)	
150 and less	16	3	5.7	Seller
150 to 199	13	3	4.8	Seller
200 to 249	23	4	5.4	Seller
250 to 299	25	5	5.2	Seller
300 to 349	17	3	5.1	Seller
more than 350	88	10	8.6	Balanced

Source: QPAREB by the Centris system



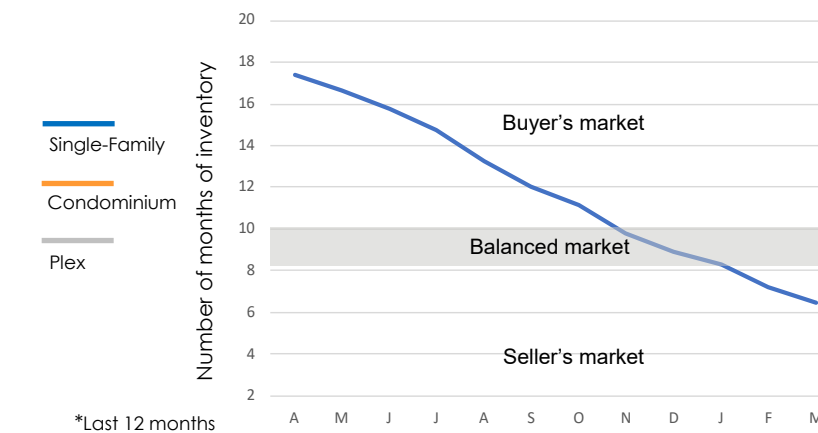
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	99	↑ 65 %	335	↑ 66 %	
Active Listings	122	↓ -55 %	181	↓ -34 %	
Median Price	\$304,500	↑ 15 %	\$298,000	↑ 10 %	↑ 19 %
Average Price	\$365,530	↑ 26 %	\$342,530	↑ 14 %	↑ 28 %
Average Selling Time (days)	116	↓ -82	154	↓ -27	

Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	18	-	46	↑ 100 %	
Active Listings	30	↓ -32 %	35	↓ -13 %	
Median Price	**	-	\$160,950	↑ 9 %	↓ -5 %
Average Price	**	-	\$188,913	↑ 17 %	↑ 8 %
Average Selling Time (days)	**	-	154	↑ 19	

Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	2	-	10	-	
Active Listings	10	-	10	-	
Median Price	**	-	**	-	↓ -17 %
Average Price	**	-	**	-	↓ -17 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

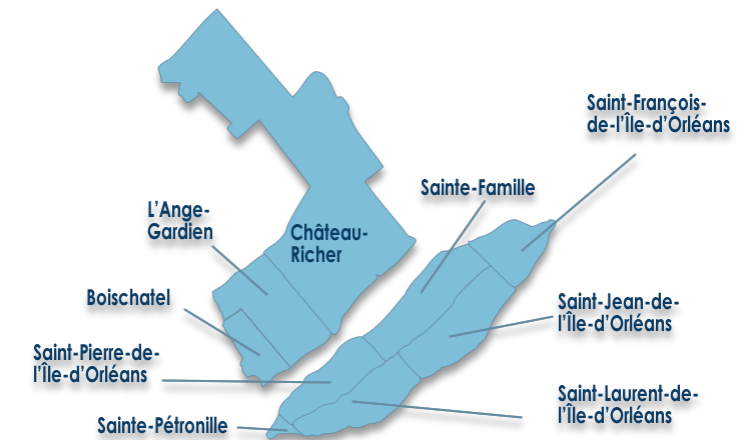




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021				
Sales	330	↑	27 %	
New Listings	348	↓	-11 %	
Active Listings	290	↓	-67 %	
Volume (in thousands \$)	128,176	↑	62 %	
Last 12 Months				
Sales	1,123	↑	38 %	
New Listings	1,077	↓	-21 %	
Active Listings	495	↓	-45 %	
Volume (in thousands \$)	406,498	↑	66 %	

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)	
200 and less	56	11	5.2	Seller
200 to 249	92	13	6.9	Seller
250 to 299	69	15	4.7	Seller
300 to 349	52	12	4.4	Seller
350 to 399	39	9	4.5	Seller
more than 400	146	27	5.4	Seller

Source: QPAREB by the Centris system



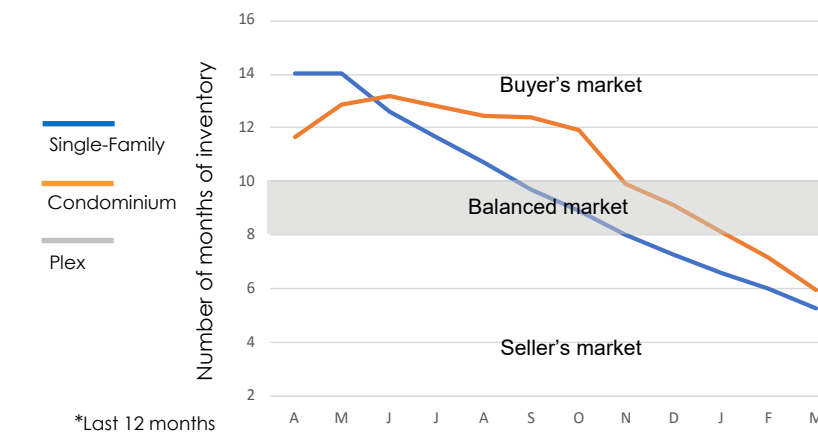
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	295 ↑ 21 %	1,032 ↑ 36 %	↑ 22 %	
Active Listings	258 ↓ -69 %	454 ↓ -46 %	↑ 27 %	
Median Price	\$350,250 ↑ 22 %	\$316,000 ↑ 11 %		
Average Price	\$406,384 ↑ 30 %	\$372,789 ↑ 21 %		
Average Selling Time (days)	73 ↓ -46	119 ↓ -5		

	Condominium			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	31 ↑ 138 %	68 ↑ 48 %	↑ 5 %	
Active Listings	26 -	34 ↓ -18 %	↑ 12 %	
Median Price	\$220,000 ↑ 13 %	\$189,000 ↑ 10 %		
Average Price	\$224,339 ↑ 16 %	\$206,574 ↑ 13 %		
Average Selling Time (days)	114 ↓ -69	132 ↓ -15		

	Plex			Past 5 years
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	3 -	15 -	↑ 10 %	
Active Listings	3 -	4 -	↑ 20 %	
Median Price	** -	** -		
Average Price	** -	** -		
Average Selling Time (days)	** -	** -		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

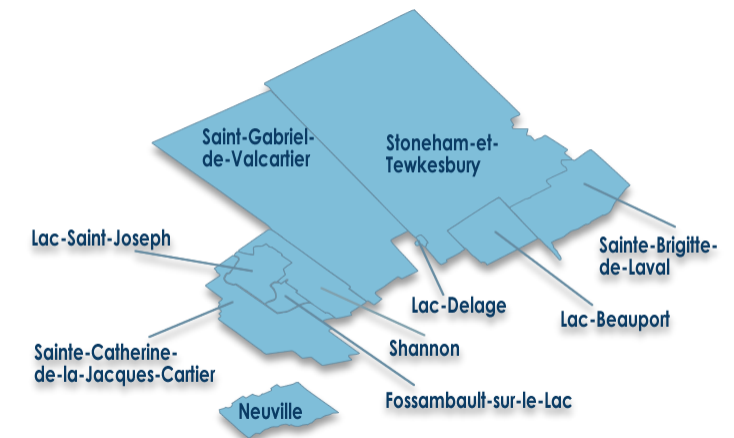




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	606	↑	7 %
New Listings	711	↓	-16 %
Active Listings	734	↓	-53 %
Volume (in thousands \$)	176,098	↑	22 %
Last 12 Months			
Sales	2,037	↑	22 %
New Listings	2,244	↓	-21 %
Active Listings	999	↓	-39 %
Volume (in thousands \$)	564,973	↑	32 %

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)	
150 and less	20	7	2.8	Seller
150 to 199	71	15	4.8	Seller
200 to 249	183	36	5.1	Seller
250 to 299	136	30	4.6	Seller
300 to 349	75	17	4.3	Seller
more than 350	202	26	7.7	Seller

Source: QPAREB by the Centris system



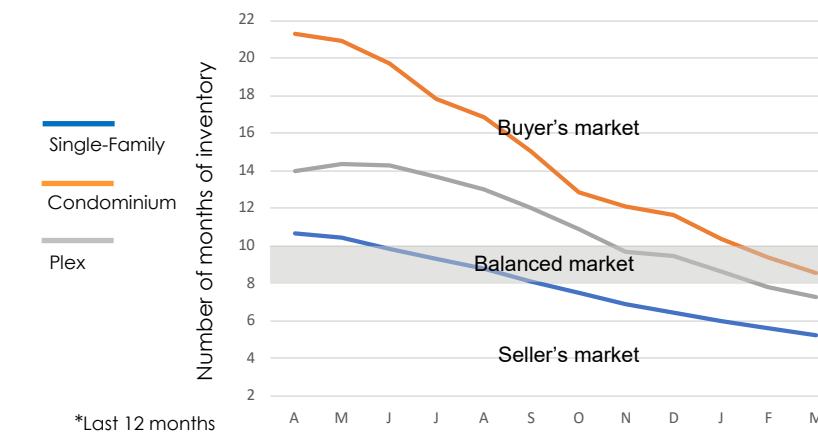
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	448	↓ -5 %	1,575	↑ 15 %	
Active Listings	476	↓ -58 %	686	↓ -43 %	
Median Price	\$270,748	↑ 8 %	\$260,000	↑ 6 %	↑ 11 %
Average Price	\$304,154	↑ 15 %	\$290,323	↑ 10 %	↑ 15 %
Average Selling Time (days)	91	↓ -47	122	↓ -20	

Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	105	↑ 94 %	311	↑ 74 %	
Active Listings	172	↓ -42 %	221	↓ -27 %	
Median Price	\$185,000	↑ 11 %	\$180,000	↑ 6 %	↔ 0 %
Average Price	\$214,370	↑ 10 %	\$205,297	↑ 7 %	↑ 4 %
Average Selling Time (days)	105	↓ -49	151	↓ -32	

Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	53	↑ 71 %	148	↑ 42 %	
Active Listings	83	↓ -32 %	90	↓ -28 %	
Median Price	\$324,000	↑ 32 %	\$312,250	↑ 25 %	↑ 26 %
Average Price	\$334,777	↑ 19 %	\$315,000	↑ 12 %	↑ 21 %
Average Selling Time (days)	111	↓ -7	184	↑ 40	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

Click on the desired area in order to access the map and related data

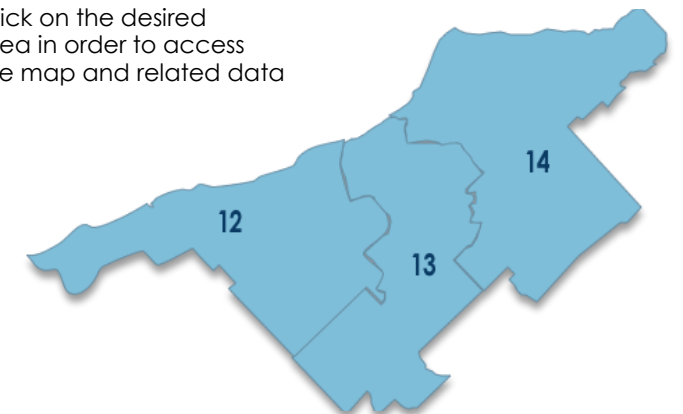




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2021			
Sales	169	↓	-15 %
New Listings	176	↓	-34 %
Active Listings	197	↓	-60 %
Volume (in thousands \$)	52,206	↓	-3 %
Last 12 Months			
Sales	596	↑	14 %
New Listings	612	↓	-28 %
Active Listings	287	↓	-45 %
Volume (in thousands \$)	179,876	↑	25 %

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)	
150 and less	6	3	2.1	Seller
150 to 199	16	4	4.4	Seller
200 to 249	49	10	5.1	Seller
250 to 299	45	10	4.5	Seller
300 to 349	30	6	4.8	Seller
more than 350	92	11	8.2	Balanced

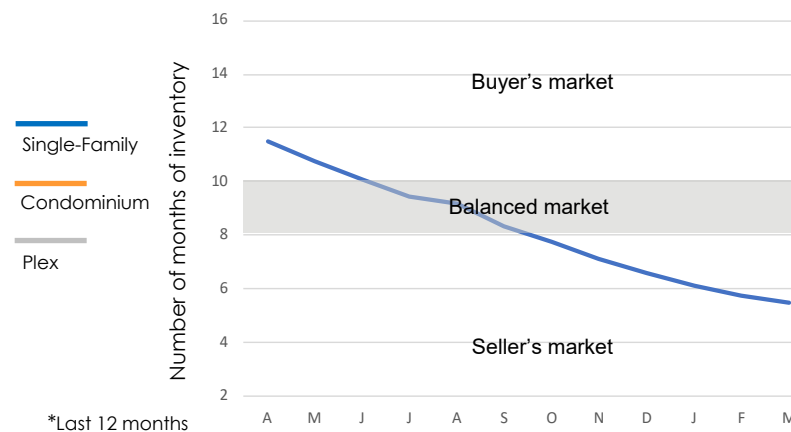
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	144	↓ -20 %	525	↑ 12 %	
Active Listings	148	↓ -65 %	238	↓ -46 %	
Median Price	\$276,250	↑ 2 %	\$273,500	↑ 5 %	↑ 5 %
Average Price	\$318,134	↑ 13 %	\$310,994	↑ 9 %	↑ 9 %
Average Selling Time (days)	91	↓ -66	128	↓ -27	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	18	-	49	↑ 44 %	
Active Listings	39	↓ -15 %	38	↓ -29 %	
Median Price	**	-	\$208,000	↑ 15 %	↑ 9 %
Average Price	**	-	\$239,595	↑ 19 %	↑ 25 %
Average Selling Time (days)	**	-	127	↓ -29	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	7	-	21	-	
Active Listings	10	-	10	-	
Median Price	**	-	**	-	↑ 15 %
Average Price	**	-	**	-	↑ 20 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	207	↑	34 %
New Listings	252	↑	13 %
Active Listings	208	↓	-56 %
Volume (in thousands \$)	58,737	↑	51 %
Last 12 Months			
Sales	673	↑	34 %
New Listings	732	↓	-12 %
Active Listings	288	↓	-42 %
Volume (in thousands \$)	182,568	↑	46 %

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)	
150 and less	5	1	3.8	Seller
150 to 199	23	5	5.0	Seller
200 to 249	51	13	3.9	Seller
250 to 299	41	10	4.3	Seller
300 to 349	25	6	4.0	Seller
more than 350	53	8	7.1	Seller

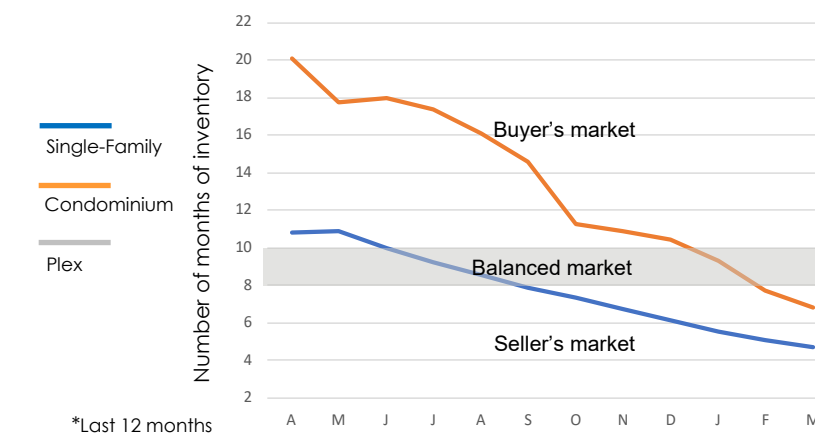
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	150 ↑ 11 %	512 ↑ 20 %		
Active Listings	139 ↓ -61 %	198 ↓ -48 %		
Median Price	\$276,000 ↑ 13 %	\$259,682 ↑ 9 %	↑ 13 %	
Average Price	\$305,016 ↑ 18 %	\$285,287 ↑ 12 %	↑ 20 %	
Average Selling Time (days)	92 ↓ -48	123 ↓ -16		
	Condominium			
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	40 ↑ 264 %	112 ↑ 160 %		
Active Listings	48 ↓ -42 %	63 ↓ -21 %		
Median Price	\$180,000 ↑ 9 %	\$177,500 ↑ 8 %	↓ -1 %	
Average Price	\$181,460 ↑ 10 %	\$175,960 ↑ 6 %	↓ -5 %	
Average Selling Time (days)	124 ↓ -86	149 ↑ 4		
	Plex			
	First Quarter 2021	Last 12 Months	Past 5 years	
Sales	17 -	49 ↑ 69 %		
Active Listings	20 -	26 ↓ -35 %		
Median Price	** -	\$347,500 ↑ 7 %	↑ 25 %	
Average Price	** -	\$350,420 ↑ 10 %	↑ 33 %	
Average Selling Time (days)	** -	277 ↑ 74		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

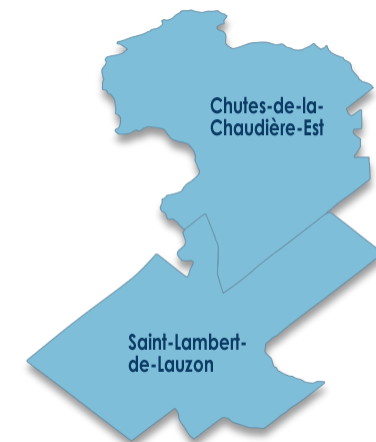




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2021			
Sales	230	↑	8 %
New Listings	283	↓	-22 %
Active Listings	330	↓	-46 %
Volume (in thousands \$)	65,155	↑	26 %
Last 12 Months			
Sales	768	↑	19 %
New Listings	900	↓	-21 %
Active Listings	424	↓	-31 %
Volume (in thousands \$)	202,528	↑	28 %

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)	
150 and less	10	3	3.3	Seller
150 to 199	32	6	5.0	Seller
200 to 249	83	13	6.2	Seller
250 to 299	50	10	5.0	Seller
300 to 349	19	5	4.2	Seller
more than 350	57	8	7.5	Seller

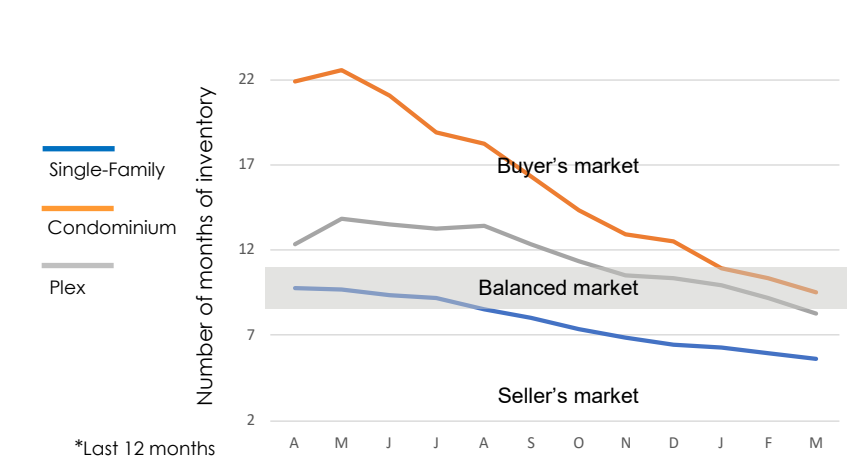
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	154	↓ -4 %	538	↑ 13 %	
Active Listings	189	↓ -48 %	250	↓ -35 %	
Median Price	\$259,950	↑ 8 %	\$249,250	↑ 4 %	↑ 10 %
Average Price	\$290,252	↑ 16 %	\$275,275	↑ 8 %	↑ 15 %
Average Selling Time (days)	89	↓ -26	115	↓ -16	
Condominium					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	47	↑ 47 %	150	↑ 47 %	
Active Listings	86	↓ -50 %	119	↓ -29 %	
Median Price	\$195,000	↑ 17 %	\$180,000	↑ 6 %	↑ 3 %
Average Price	\$242,639	↑ 17 %	\$215,998	↑ 7 %	↑ 5 %
Average Selling Time (days)	96	↓ -35	160	↓ -47	
Plex					
	First Quarter 2021		Last 12 Months		Past 5 years
Sales	29	-	78	↑ 28 %	
Active Listings	53	↓ -23 %	54	↓ -18 %	
Median Price	**	-	\$256,500	↑ 9 %	↑ 8 %
Average Price	**	-	\$285,618	↑ 13 %	↑ 12 %
Average Selling Time (days)	**	-	134	↑ 15	

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 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.

Contact us at: stats@apcia.ca

Copyright, terms and conditions

© 2021 Quebec Professional Association of Real Estate Brokers. All rights reserved.

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