

residential real estate market SECOND QUARTER 2021

# **Province of Quebec**

#### Sales

45%

Change in total residential sales compared to the 2<sup>nd</sup> quarter of 2020

## Listings

**-36**%

Change in residential active listings compared to the 2<sup>nd</sup> guarter of 2020

## **Price**

**35**%

Change in median price of single-family homes compared to the 2<sup>nd</sup> auarter of 2020

\*The exceptional context of the second quarter of 2020 must be taken into account in the analysis of the indicators for sales and new listings. Comparative statistics for the second quarter of 2019 are presented in the document to put the variations into perspective.



## **Highlights - Second Quarter 2021**

#### Sales

- In total, 31,899 residential sales transactions were concluded in the 2nd quarter of the year in Quebec, a 45 per cent increase compared to the 2nd quarter of last year, when sales were severely hampered by the pandemic and fell by 24 per cent. However, the number of transactions in the 2nd quarter of this year represents a new 2nd-quarter sales record.
- Sales of single-family homes increased by 28 per cent across Quebec, with a total of 19,842 transactions in the Q2. This is similar to the 19,327 transactions that were concluded in the 2nd quarter of 2019. Single-family home sales fell by 20 per cent in the 2nd quarter of 2020.
- Condominium sales jumped 76 per cent with a total of 8,377 transactions. This property category registered a substantial decline in the Q2 of last year, falling by 34 per cent from the 7,230 sales that were concluded in 2019.
- Plex sales were particularly strong in Quebec in the 2nd quarter of the year with a total of 3,505 transactions, a 119 per cent jump compared to the 2nd quarter of last year. Due to the pandemic, plex sales fell by 33 per cent in Q2 of last year, dropping from 2,391 sales in Q2 of 2019 to 1,604 sales of Q2 of 2020.
- The Montreal CMA registered a sustained increase in sales (60 per cent), which was primarily due to the impact of the pandemic last year. In the 2nd quarter of last year, the Montreal CMA registered a 36 per cent drop in sales compared to an average of -19 per cent for the province's five other metropolitan areas.
- Metropolitan areas posted the largest sales increases (53 per cent) in the 2nd quarter of the year, while areas outside of the metropolitan areas experienced notable but more moderate increases (28 per cent).
- Among the agglomerations with the highest increases in sales in the Q2 of 2021 were Mont-Tremblant (+125 per cent), Salaberry-de-Valleyfield (+72 per cent), Rivière-du-Loup (+67 per cent) and Shawinigan (+56 per cent).

#### **Median price**

- With more than one-third of single-family home transactions being concluded at a price that was above the asking price, the median price for this property category climbed to \$373,000 in the 2nd quarter of 2021, a 35 per cent increase compared to the 2nd quarter of last year.
- The median price of condominiums also rose significantly, by 31 per cent, to reach \$335,000.
- The median price of plexes (2 to 5 dwellings) also followed the trend, jumping by 23 per cent to reach \$470,000.

#### **Active listings**

Active listings on the Centris system continued to decline sharply in the 2nd quarter, reaching 26,817, a 36 per cent drop compared to the 2nd quarter of last year.

#### Market conditions and selling times

- The decline in properties for sale continued across the province and reached a record low: in the 2nd quarter of 2021, there was less than three months of inventory on the market, the first time this has happened since the Centris system began compiling market data.
- The acceleration in selling times continued in the 2nd quarter: for all property categories combined, it took an average of 48 days for a property to sell. This represents a decrease of 55 days compared to the 2nd quarter of 2020 and the lowest selling time ever recorded.

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



# Sociodemographic Profile

Population in 2016

8,164,361

Variation change between 2011 and 2016

3.3%

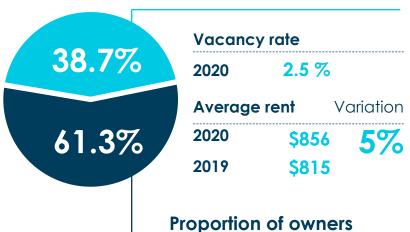
Population density per square kilometer

6

Number of households in 2016

3,858,943

## **Proportion of renters**





## Mortgage Rates

1-year term		Variation
Q2 2021	2.79%	-0.47
Q2 2020	3.26%	
5-year term		Variation
Q2 2021	4.79%	-0.18



## **Consumer Confidence Level**

Overall		Variation
Q2 2021	134	40
Q2 2020	94	40
Is right now a good make a major pur		Variation
		Variation -5



## **Labour Market**

Employment (i	in thousands)	Variation
Q2 2021	4,246.1	477.9
Q2 2020	3,768.2	
Unemploymer	nt rate	Variation
Q2 2021	6.5%	-7.4
Q2 2020	13.9%	<b>7</b> • <b>-1</b>



## **Housing Starts**

	Total		Variation
	Q2 2021	17,187	53%
	Q2 2020	11,202	
	Single-F	amily	Variation
17,187	Q2 2021	4,655	60%
17,107	Q2 2020	2,912	
	Condom	ninium	Variation
	Condon Q2 2021	2,253	
			Variation 0%
	Q2 2021	2,253	
	Q2 2021 Q2 2020	2,253	0%

# SALES | COMPARISON WITH 2020 AND 2019 .....

								Agglo	omerations					
	Province o	f Quebec	Baie-C	omeau	Drumm	ondville	Gra	Granby Joliette			Mont-Tre	emblant	Rimouski	
2021	31,8	399	7	<b>'</b> 6	2	02	40	00	1	65	23	36	14	16
2020	22,0	018	51		51 178		297		137		105		118	
2019	29,0	)95	7	<b>'</b> 6	2	16	34	46	1	44	17	79	14	8
Variation 2021-2020	45%		49%	^	13%	^	35%		54%		41%	^	21%	
Variation 2021-2019	10%		0%	<b>*=</b> *	-6%	V	16%	^	-2%	<b>\</b>	-1%	<b>\</b>	-8%	<b>V</b>

# **NEW LISTINGS | COMPARISON WITH 2020 AND 2019**

								Agglo	omerations							
	Province o	f Quebec	Baie-Comeau		Baie-Comeau Drummondville Granby Joliette Mont-Trem						emblant	Rimouski				
2021	37,0	043	7	75		39	391		185		285		137			
2020	24,9	963	4	8	1.	48	258		109		184		148			
2019	37,0	022	11	119		82	4	05	19	94	24	40	23	32		
Variation 2021-2020	49%		56%		61%	^	52%		15%		55%		-7%	¥		
Variation 2021-2019	0%	<b>(111)</b>	-37%	<b>V</b>	-15%	<b>V</b>	-3%	•	-5%	<b>\</b>	19%	<b>^</b>	-41%	<b>V</b>   3		

## SALES | COMPARISON WITH 2020 AND 2019 .....

							Α	gglomera	tions					
	Rivière-d	u-Loup	Rouyn-N	oranda	Saint-Hy	acinthe	Saint-Sa	uveur	Sainte-A	Adèle	Sainte-Agath	ne-des-Monts	Salaberry-de	-Valleyfield
2021	95		11	3	18	36	324		216	5	10	32	23	1
2020	57		10	0	15	52	277		179	)	12	24	13	4
2019	118	3	14	8	21	0	317		169	)	9	7	18	0
Variation 2021-2020	67%		13%	^	22%		17%		21%		6%	^	72%	
Variation 2021-2019	-19%	¥	-24%	¥	-11%	V	2%		28%		36%	<b>^</b>	28%	^

# **NEW LISTINGS | COMPARISON WITH 2020 AND 2019**

							Α	gglomero	ations							
	Rivière-d	u-Loup	Rouyn-N	oranda	Saint-Hy	Saint-Hyacinthe		Saint-Hyacinthe Saint-Sauveur Sainte-Adèle Sainte-Ag				Sainte-Agath	ne-des-Monts	Salaberry-de	Salaberry-de-Valleyfield	
2021	116	3	11	0	20	)2	421		293	5	1:	70	22	<u>2</u> 9		
2020	65		10	9	13	37	322		187	7	1	16	11	7		
2019	120	)	23	4	22	21	521		300	)	15	97	21	4		
Variation 2021-2020	78%		1%		47%		30%		58%		47%		96%	^		
Variation 2021-2019	-3%	<b>\</b>	-53%	<b>V</b>	-9%	<b>\</b>	-19%	<b>\</b>	-2%	<b>\</b>	-14%	<b>\</b>	7%	A   4		

## SALES | COMPARISON WITH 2020 AND 2019 .....

						Agglomerations							
	Sept	t-Îles	Shawi	nigan	Sorel-	Sorel-Tracy Th		Thetford-Mines		d'Or	Victoriaville		
2021	8	39	23	80	18	35	10	01	13	35	13	34	
2020	8	35	14	.7	14	44	6	56	12	24	10	)]	
2019	7	75	15	57	14	46	1	13	13	33	12	11	
Variation 2021-2020	5%		56%		28%		53%		9%		33%		
Variation 2021-2019	19%		46%		27%		-11%	•	2%		-5%	•	

# **NEW LISTINGS | COMPARISON WITH 2020 AND 2019**

						Agglom	erations					
	Sept	t-Îles	Shawinigan Sorel-Tracy Thefford-Mines				Val-	d'Or	Victoriaville			
2021	9	25	24	48	20	01	10	00	15	58	14	41
2020	7	<b>7</b> 8	14	43	1:	32	7	79	14	12	8	37
2019	1	15	24	48	23	38	1;	31	17	76	13	36
Variation 2021-2020	22%		73%		52%		27%		11%		62%	
Variation 2021-2019	-17%	•	0%	<b>4=1+</b>	-16%	<b>\</b>	-24%	<b>\</b>	-10%	<b>V</b>	4%	A 18

# Map of Urban Centres in the Province of Quebec



CENSUS M	METROPOLITAN AREAS
Province	
Gatinea	U
Montrea	l
Quebec	City
Saguenc	зу
Sherbroc	oke

Trois-Rivières

Rivière-du-Loup
Rouyn-Noranda
Saint-Georges
Saint-Hyacinthe
Saint-Sauveur
Sainte-Adèle
Sainte-Agathe-des-Monts
Sainte-Marie
Salaberry-de-Valleyfield
Sept-Îles
Shawinigan
Sorel-Tracy
Thetford Mines
Val-d'Or



Table 1 - Summary of Centris Activity

Total Residential							
Second Quarter 2021							
Sales	31,899	•	45 %				
New Listings	37,043	•	49 %				
Active Listings	26,817	•	-36 %				
Volume (in thousands \$)	13,705,719	•	89 %				

Last 12 Months							
Sales	125,710	•	35 %				
New Listings	142,768	•	18 %				
Active Listings	30,591	•	-37 %				
Volume (in thousands \$)	49,753,216	•	63 %				



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months								5 years
Sales	19,842	•	28 %	80,538	•	28 %		
Active Listings	14,529	•	-49 %	17,663	•	-48 %		
Median Price	\$373,000	•	35 %	\$335,000	•	24 %	<b>1</b>	44 %
Average Price	\$437,447	<b>1</b>	33 %	\$400,704	<b>1</b>	26 %	<b>1</b>	49 %
Average Selling Tlme (days)	46	•	-66	70	•	-29		

Condominium								
	Second Q	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	8,377	<b>1</b>	76 %	32,201	<b>1</b>	44 %		
Active Listings	7,442	•	-14 %	8,357	•	-11 %		
Median Price	\$335,000	•	31 %	\$305,000	•	20 %	<b>1</b>	39 %
Average Price	\$379,969	•	26 %	\$350,945	<b>1</b>	15 %	<b>1</b>	35 %
Average Selling Tlme (days)	49	•	-28	57	•	-26		

			Plex					
	Second Qı	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	3,505	<b>1</b>	119 %	12,342	•	61 %		
Active Listings	4,574	•	4 %	4,268	•	-13 %		
Median Price	\$470,000	•	23 %	\$440,000	•	4 %	<b></b>	21 %
Average Price	\$518,328	<b>1</b>	18 %	\$491,662	•	7 %	<b>1</b>	32 %
Average Selling Tlme (days)	55	•	-46	74	•	-25		



Table 1 - Summary of Centris Activity

Total Res	sidential					
Second Quarter 2021						
Sales	1,892	•	47 %			
New Listings	2,260	•	53 %			
Active Listings	912	•	-35 %			
Volume (in thousands \$)	763,193	•	94 %			

Last 12 Months							
Sales	6,705	•	34 %				
New Listings	7,439	•	21 %				
Active Listings	934	•	-44 %				
Volume (in thousands \$)	2,398,008	•	<b>70</b> %				

Table 3 - Market Conditions by Price Range

Single-Family										
Last 12 Months										
Price Range (\$ thousands)	Inventory (average of the 12 months)	Months of Inventory	Market Conditions							
(I) (V) (I)/(V)										
200 and less	67	33	2.0	Seller						
200 to 249	60	39	1.6	Seller						
250 to 299	86	57	1.5	Seller						
300 to 349	75	61	1.2	Seller						
350 to 399	68	56	1.2	Seller						
more than 400	234	146	1.6	Seller						



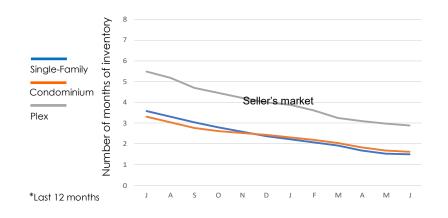
Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Quarter 2021 Last 12 Months							
Sales	1,336	<b>1</b>	36 %	4,697	<b>1</b>	26 %		
Active Listings	577	•	-43 %	590	•	-52 %		
Median Price	\$405,000	<b>1</b>	29 %	\$352,000	<b>1</b>	26 %	<b>1</b>	52 %
Average Price	\$441,474	•	34 %	\$385,433	•	29 %	<b>†</b>	53 %
Average Selling Tlme (days)	22	•	-44	35	•	-28		

Condominium								
	Second Qu	ıarter 2	2021	Last 12	Month	S	Past	5 years
Sales	377	<b>1</b>	63 %	1,333	<b>1</b>	46 %		
Active Listings	165	•	-34 %	180	•	-31 %		
Median Price	\$253,750	<b>1</b>	36 %	\$220,000	•	22 %	<b>1</b>	36 %
Average Price	\$261,440	<b>1</b>	31 %	\$233,784	•	19 %	<b>1</b>	34 %
Average Selling Tlme (days)	26	•	-24	32	•	-36		

			Plex					
	Second Q	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	178	•	154 %	661	<b>1</b>	90 %		
Active Listings	167	•	23 %	157	•	-8 %		
Median Price	\$406,500	•	22 %	\$371,500	<b>1</b>	18 %	<b>1</b>	43 %
Average Price	\$432,342	•	25 %	\$412,376	<b>1</b>	24 %	<b>1</b>	42 %
Average Selling Tlme (days)	38	•	-44	48	•	-59		

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





Total Residential							
Second Quarter 2021							
Sales	16,196	•	60 %				
New Listings	19,042	•	50 %				
Active Listings	11,312	•	-15 %				
Volume (in thousands \$)	8,794,920	•	105 %				

Last 1	2 Months		
Sales	62,244	•	32 %
New Listings	74,390	•	28 %
Active Listings	12,143	•	-19 %
Volume (in thousands \$)	31,284,353	<b>†</b>	60 %

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)							
200 and less	122	62	2.0	Seller						
200 to 299	427	237	1.8	Seller						
300 to 399	950	635	1.5	Seller						
400 to 499	788	619	1.3	Seller						
500 to 599	528	382	1.4	Seller						
more than 600	1,912	712	2.7	Seller						

Source: QPAREB by the Centris system



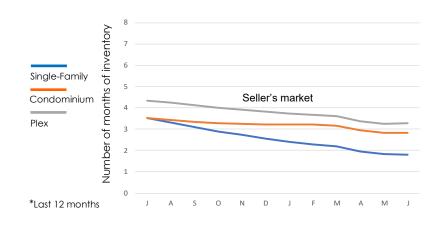
Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	arter 2	2021	Last 12 l	Month	S	Past	5 years
Sales	7,990	<b>1</b>	38 %	31,794	•	25 %		
Active Listings	4,099	•	-40 %	4,727	•	-41 %		
Median Price	\$500,000	<b>1</b>	32 %	\$457,000	•	26 %	<b>1</b>	59 %
Average Price	\$607,232	<b>1</b>	34 %	\$556,558	•	28 %	<b>1</b>	60 %
Average Selling Tlme (days)	27	•	-37	38	•	-23		

Condominium								
	Second Qu	arter 2	2021	Last 12	Months	5	Past	5 years
Sales	6,385	•	83 %	23,890	•	40 %		
Active Listings	5,187	•	6 %	5,617	•	7 %		
Median Price	\$361,000	•	23 %	\$336,000	•	18 %	<b>1</b>	42 %
Average Price	\$414,978	•	24 %	\$385,318	<b>1</b>	15 %	<b>1</b>	38 %
Average Selling Tlme (days)	39	•	-16	43	•	-22		

			Plex					
	Second Qu	arter 2	2021	Last 12 l	Month	S	Past	5 years
Sales	1,807	<b>1</b>	116 %	6,490	•	45 %		
Active Listings	1,991	•	26 %	1,764	•	4 %		
Median Price	\$695,500	<b>1</b>	16 %	\$650,000	<b>1</b>	12 %	<b>1</b>	44 %
Average Price	\$723,836	<b>1</b>	16 %	\$679,912	<b>1</b>	12 %	<b>1</b>	45 %
Average Selling Tlme (days)	40	•	-25	50	•	-20		

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



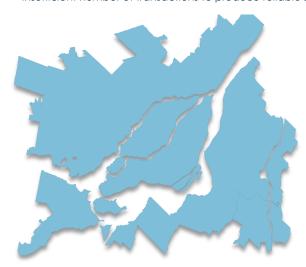


Table 1 - Summary of Centris Activity

Total Res	idential					
Second Quarter 2021						
Sales	2,725	<b>†</b>	29 %			
New Listings	3,083	•	41 %			
Active Listings	3,357	•	-44 %			
Volume (in thousands \$)	900,866	•	51 %			

Last 12	Months		
Sales	11,589	<b>1</b>	32 %
New Listings	13,011	<b>1</b>	3 %
Active Listings	4,034	•	-43 %
Volume (in thousands \$)	3,625,218	<b>†</b>	49 %

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)							
200 and less	194	59	3.3	Seller						
200 to 249	407	124	3.3	Seller						
250 to 299	415	138	3.0	Seller						
300 to 349	241	89	2.7	Seller						
350 to 399	209	64	3.3	Seller						
more than 400	598	136	4.4	Seller						



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	arter 2	021	Last 12 I	<b>Month</b>	S	Past	5 years
Sales	1,686	<b>1</b>	15 %	7,320	<b>1</b>	20 %		
Active Listings	1,662	•	-53 %	2,063	•	-51 %		
Median Price	\$314,000	•	18 %	\$291,005	<b>1</b>	12 %	<b>1</b>	17 %
Average Price	\$360,840	<b>1</b>	20 %	\$340,451	•	17 %	<b>1</b>	23 %
Average Selling Tlme (days)	52	•	-86	82	•	-41		

Condominium								
	Second Qu	arter 2	2021	Last 12 I	Month:	s	Past 5	years
Sales	787	<b>1</b>	53 %	3,295	•	60 %		
Active Listings	1,290	•	-36 %	1,593	•	-28 %		
Median Price	\$208,000	<b>1</b>	12 %	\$200,000	<b>1</b>	5 %	<b>1</b>	5 %
Average Price	\$249,190	<b>1</b>	13 %	\$237,338	<b>1</b>	6 %	<b>1</b>	9 %
Average Selling Tlme (days)	107	•	-59	125	•	-39		

Plex								
	Second Qu	arter 2	2021	Last 12	Month:	s	Past	5 years
Sales	249	<b>1</b>	79 %	962	•	62 %		
Active Listings	398	•	-14 %	371	•	-36 %		
Median Price	\$370,000	<b>1</b>	21 %	\$350,000	•	14 %	<b>1</b>	19 %
Average Price	\$395,562	<b>1</b>	22 %	\$369,785	•	12 %	<b>1</b>	18 %
Average Selling Tlme (days)	58	•	-87	98	•	-26		

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





Table 1 - Summary of Centris Activity

Total Res	idential					
Second Quarter 2021						
Sales	513	•	38 %			
New Listings	492	•	20 %			
Active Listings	572	•	<b>-46</b> %			
Volume (in thousands \$)	116,147	•	<b>58</b> %			

Last 12 M	lonths		
Sales	1,758	•	36 %
New Listings	1,904	≒	0 %
Active Listings	714	•	-42 %
Volume (in thousands \$)	379,845	<b>†</b>	<b>55</b> %

Table 3 - Market Conditions by Price Range

Single-Family									
	L	ast 12 Months	S						
Price Range (\$ thousands)	Inventory (average of the 12 months)	Months of Inventory	Market Conditions						
	<b>(I)</b>	(V)	(I)/(V)						
100 and less	17	5	3.4	Seller					
100 to 149	47	15	3.2	Seller					
150 to 199	142	35	4.1	Seller					
200 to 249	109	26	4.1	Seller					
	60	15	3.9	Seller					
250 to 299	00	10	0.0	001101					



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months								
Sales	395	•	28 %	1,373	•	27 %		
Active Listings	376	•	-50 %	469	•	-47 %		
Median Price	\$215,000	•	13 %	\$205,000	•	16 %	<b>1</b>	21 %
Average Price	\$235,720	•	17 %	\$224,181	•	16 %	<b>1</b>	25 %
Average Selling Tlme (days)	76	•	-77	105	•	-48		

		Cond	lominium					
	Second Qu	arter 2	2021	Last 12	Month	S	Past	5 years
Sales	51	•	82 %	152	<b>1</b>	90 %		
Active Listings	54	•	-55 %	81	•	-40 %		
Median Price	\$173,000	•	5 %	\$161,000	<b>1</b>	6 %	<b>1</b>	7 %
Average Price	\$184,131	•	11 %	\$174,792	<b>1</b>	5 %	<b>1</b>	10 %
Average Selling Tlme (days)	122	•	-141	122	•	-66		

			Plex					
	Second Qu	arter 2	2021	Last 12 I	Month	S	Past !	5 years
Sales	67	<b>1</b>	86 %	230	•	78 %		
Active Listings	138	•	-26 %	160	•	-20 %		
Median Price	\$198,000	•	6 %	\$187,500	•	8 %	<b>1</b>	8 %
Average Price	\$213,692	•	7 %	\$199,085	•	9 %	<b>1</b>	5 %
Average Selling Tlme (days)	128	•	-37	150	•	-36		

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



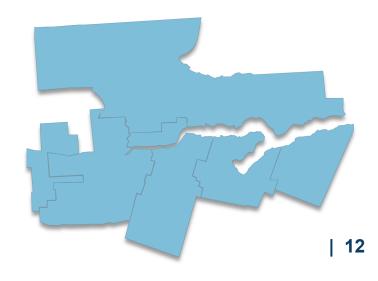


Table 1 - Summary of Centris Activity

Total Do	aldon tipl						
Total Residential							
Second Quarter 2021							
Sales	653	•	48 %				
New Listings	753	•	67 %				
Active Listings	519	•	-41 %				
Volume (in thousands \$)	231,300	•	90 %				

Last 12 I	Months		
Sales	2,812	•	45 %
New Listings	3,003	<b>1</b>	20 %
Active Listings	601	•	-45 %
Volume (in thousands \$)	935,414	<b>†</b>	80 %

Table 3 - Market Conditions by Price Range

Single-Family								
	_	ast 12 Months	5					
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions				
	<b>(I)</b>	(V)	(I)/(V)					
100 and less	3	2	1.7	Seller				
100 to 149	9	4	2.2	Seller				
150 to 199	32	18	1.8	Seller				
200 to 249	55	36	1.5	Seller				
250+- 200	43	29	1.5	Seller				
250 to 299	40	20						



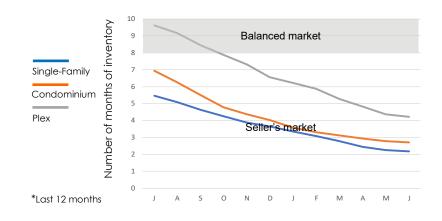
Table 2 - Detailed Centris Statistics by Property Category

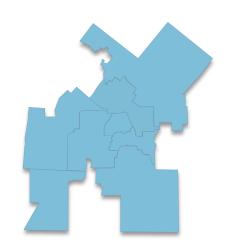
Single-Family									
	Second Qu	arter 2	2021	Last 12	Month:	s	Past	5 years	
Sales	433	•	32 %	1,916	•	33 %			
Active Listings	271	•	-53 %	346	•	-51 %			
Median Price	\$299,950	•	26 %	\$280,000	•	24 %	<b>1</b>	44 %	
Average Price	\$376,832	•	29 %	\$358,072	•	27 %	<b>1</b>	43 %	
Average Selling Tlme (days)	34	•	-74	63	•	-38			

		Cond	lominium					
	Second Qu	arter 2	2021	Last 12	Month	S	Past	5 years
Sales	100	•	56 %	503	•	77 %		
Active Listings	112	•	-24 %	113	•	-38 %		
Median Price	\$227,750	•	38 %	\$205,000	•	28 %	<b>1</b>	36 %
Average Price	\$267,595	•	30 %	\$236,182	•	26 %	<b>1</b>	35 %
Average Selling Tlme (days)	48	•	-64	57	•	-65		

			Plex					
	Second Qu	arter 2	2021	Last 12 I	Month	S	Past	5 years
Sales	117	•	139 %	387	•	74 %		
Active Listings	129	•	-11 %	136	•	-27 %		
Median Price	\$300,000	•	28 %	\$285,000	•	20 %	<b>1</b>	33 %
Average Price	\$344,700	•	31 %	\$329,978	•	18 %	<b>1</b>	34 %
Average Selling Tlme (days)	54	•	-102	88	•	-35		

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





Total Res	idential		
Second Qua	arter 2021		
Sales	440	•	40 %
New Listings	453	•	<b>55</b> %
Active Listings	306	•	-42 %
Volume (in thousands \$)	105,773	•	76 %

Last 12	2 Months		
Sales	1,585	1	17 %
New Listings	1,666	<b>†</b>	3 %
Active Listings	331	•	-48 %
Volume (in thousands \$)	341,526	•	41 %

Table 3 - Market Conditions by Price Range

Single-Family								
	Last 12 Months							
Price Range Inventory Sales Months of Marke (\$ thousands) (average of (average of Inventory the 12 months) the 12 months)								
	(1)	(V)	(I)/(V)					
100 and less	11	5	2.3	Seller				
100 to 149	25	14	1.8	Seller				
150 to 199	39	23	1.7	Seller				
200 to 249	29	18	1.6	Seller				
250 to 299	21	12	1.8	Seller				

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months P								
Sales	294	<b>†</b>	28 %	1,030	<b>†</b>	6 %		
Active Listings	146	•	-53 %	179	•	-55 %		
Median Price	\$225,000	<b>1</b>	32 %	\$200,000	<b>1</b>	20 %	<b>1</b>	34 %
Average Price	\$255,053	<b>1</b>	34 %	\$228,214	<b>1</b>	25 %	<b>1</b>	43 %
Average Selling Tlme (days)	37	•	-47	56	•	-27		

		Con	dominium					
	Second Q	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	43	<b>†</b>	10 %	220	<b>1</b>	32 %		
Active Listings	30	•	-57 %	37	•	-56 %		
Median Price	\$179,000	<b>1</b>	22 %	\$157,000	•	19 %	<b>1</b>	19 %
Average Price	\$190,266	<b>1</b>	11 %	\$175,241	<b>1</b>	21 %	<b>1</b>	23 %
Average Selling Tlme (days)	42	•	-93	70	•	-50		

			Plex					
	Second Q	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	100	<b>†</b>	133 %	328	<b>1</b>	60 %		
Active Listings	123	•	-6 %	110	•	-26 %		
Median Price	\$204,500	<b>1</b>	20 %	\$190,000	<b>1</b>	16 %	<b>1</b>	31 %
Average Price	\$216,942	•	9 %	\$204,248	<b>1</b>	10 %	<b>1</b>	30 %
Average Selling Tlme (days)	49	•	-53	82	•	-43		



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics

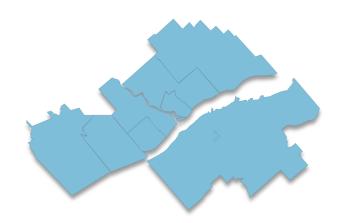


Table 1 - Summary of Centris Activity

Total Resi	dential					
Second Quarter 2021						
Sales	76	•	49 %			
New Listings	75	•	<b>56</b> %			
Active Listings	88	•	-49 %			
Volume (in thousands \$)	11,260	•	63 %			

Last 12	Months		
Sales	278	<b>†</b>	32 %
New Listings	285	•	-4 %
Active Listings	107	•	-48 %
Volume (in thousands \$)	41,379	•	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	28	7	4.1	Seller				
100 to 149	34	5	6.3	Seller				
150 to 199	26	6	4.2	Seller				
200 to 249	6	2	3.6	Seller				
250 to 299	3	1	2.0	Seller				
		1	7.9	Seller				



Table 2 - Detailed Centris Statistics by Property Category

		Sing	le-Family					
	Second Quarter 2021 Last 12 Months							
Sales	73	<b>1</b>	43 %	268	<b>1</b>	29 %		
Active Listings	86	•	-48 %	103	•	-48 %		
Median Price	\$161,500	<b>1</b>	15 %	\$152,000	<b>1</b>	22 %	<b>1</b>	5 %
Average Price	\$161,043	<b>1</b>	10 %	\$157,444	<b>1</b>	14 %	<b>1</b>	3 %
Average Selling Tlme (days)	95	•	-98	140	•	-12		

Condominium							
	Second Quarter	2021	Last 12 Mon	ths	Past	5 years	
Sales	1	-	3	-			
Active Listings	0	-	1	-			
Median Price	**	-	**	-	<b>1</b>	10 %	
Average Price	**	-	**	-	<b>1</b>	28 %	
Average Selling Tlme (days)	**	-	**	-			

Plex							
	Second Quarter	2021	Last 12 Months		Past	5 years	
Sales	2	-	7	-			
Active Listings	1	-	3	-			
Median Price	**	-	**	-	<b>1</b>	14 %	
Average Price	**	-	**	-	<b>1</b>	31 %	
Average Selling Tlme (days)	**	-	**	-			

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





Total Resid	dential						
Second Quar	Second Quarter 2021						
Sales	202	•	13 %				
New Listings	239	•	61 %				
Active Listings	184	•	-47 %				
Volume (in thousands \$)	57,429	•	43 %				

Last 12 M	onths		
Sales	849	•	24 %
New Listings	907	1	3 %
Active Listings	218	•	-46 %
Volume (in thousands \$)	229,551	•	61 %

Table 3 - Market Conditions by Price Range

Single-Family								
	Last	t 12 Months						
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions				
	<b>(I)</b>	(V)	(I)/(V)					
100 and less	3	1	3.3	Seller				
100 to 149	8	4	1.9	Seller				
150 to 199	17	11	1.6	Seller				
200 to 249	23	14	1.7	Seller				
250 to 299	34	12	2.9	Seller				
	83	17	5.0	Seller				

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months F								
Sales	166	<b>1</b>	8 %	697	•	18 %		
Active Listings	135	•	-52 %	167	•	-49 %		
Median Price	\$265,000	<b>†</b>	31 %	\$247,000	•	30 %	<b>1</b>	52 %
Average Price	\$281,825	<b>1</b>	22 %	\$269,729	•	31 %	<b>1</b>	56 %
Average Selling Tlme (days)	57	•	-55	78	•	-28		

Condominium								
	Second Quarter	2021	Last 12	Months	S	Past	5 years	
Sales	6	-	30	<b>1</b>	58 %			
Active Listings	6	-	9		-			
Median Price	**	-	\$187,500	•	-1 %	<b>1</b>	21 %	
Average Price	**	-	\$212,880	<b>1</b>	13 %	<b>1</b>	31 %	
Average Selling Tlme (days)	**	-	157	<b>1</b>	12			

Plex Plex Plex Plex Plex Plex Plex Plex								
	Second Q	uarter 2	021	Last 12	2 Month	S	Past	5 years
Sales	28		-	103	•	54 %		
Active Listings	38	•	7 %	32	•	-23 %		
Median Price	**		-	\$245,000	•	19 %	<b>1</b>	44 %
Average Price	**		-	\$275,834	•	19 %	<b>1</b>	46 %
Average Selling Tlme (days)	**		-	75	•	-15		

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





Total Residential							
Second Quarter 2021							
Sales	400	•	35 %				
New Listings	391	•	<b>52</b> %				
Active Listings	264	•	-53 %				
Volume (in thousands \$)	156,224	•	85 %				

Last 12 l	Months		
Sales	1,706	•	37 %
New Listings	1,697	•	12 %
Active Listings	326	•	-53 %
Volume (in thousands \$)	583,854	<b>1</b>	73 %

Table 3 - Market Conditions by Price Range

Single-Family								
	Last	t 12 Months						
Price Range (\$ thousands)	Inventory (average of the 12 months)	rage of (average of		Market Conditions				
	(1)	(V)	(I)/(V)					
150 and less	12	6	1.9	Seller				
150 to 100	40	•						
150 to 199	10	6	1.9	Seller				
200 to 249	10 27	14	1.9 1.8	Seller Seller				
				000.				
200 to 249	27	14	1.8	Seller				

Source: QPAREB by the Centris system



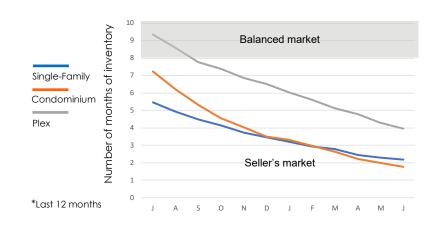
Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months Past 5 year								
Sales	266	•	24 %	1,086	<b>1</b>	24 %		
Active Listings	165	•	-51 %	198	•	-53 %		
Median Price	\$325,000	•	30 %	\$305,000	•	30 %	<b>1</b>	53 %
Average Price	\$430,774	•	38 %	\$384,576	<b>1</b>	35 %	•	64 %
Average Selling Tlme (days)	36	•	-83	64	•	-47		

Condominium								
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	73	<b>1</b>	28 %	430	<b>1</b>	67 %		
Active Listings	39	•	-74 %	63	•	-66 %		
Median Price	\$257,000	•	57 %	\$211,500	<b>1</b>	11 %	<b>1</b>	15 %
Average Price	\$323,921	<b>1</b>	60 %	\$264,160	<b>1</b>	17 %	<b>1</b>	23 %
Average Selling Tlme (days)	26	•	-152	90	•	-85		

Plex								
Second Quarter 2021 Last 12 Months								5 years
Sales	57	<b>1</b>	138 %	178	<b>1</b>	59 %		
Active Listings	53	•	-20 %	59	•	-26 %		
Median Price	\$327,500	•	36 %	\$289,000	<b>1</b>	14 %	<b>1</b>	21 %
Average Price	\$342,799	•	22 %	\$307,643	<b>1</b>	8 %	<b>1</b>	26 %
Average Selling Tlme (days)	63	•	-32	96	•	-35		

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



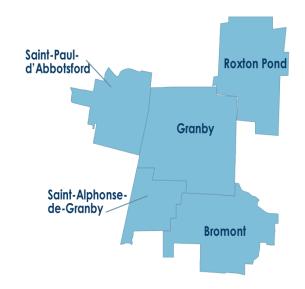


Table 1 - Summary of Centris Activity

Total Resid	dential					
Second Quarter 2021						
Sales	165	<b>†</b>	20 %			
New Listings	185	•	70 %			
Active Listings	108	•	-38 %			
Volume (in thousands \$)	56,730	•	67 %			

Last 12 Months							
Sales	697	<b>†</b>	30 %				
New Listings	747	•	31 %				
Active Listings	112	•	-52 %				
Volume (in thousands \$)	209,887	<b>1</b>	70 %				

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	2	0	5.3	Seller			
100 to 149	2	1	3.6	Seller			
150 to 199	5	3	1.6	Seller			
200 to 249	12	9	1.3	Seller			
250 to 299	18	12	1.5	Seller			
230 (0 233							

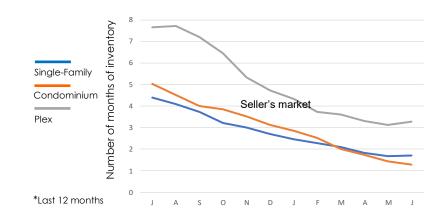


Table 2 - Detailed Centris Statistics by Property Category

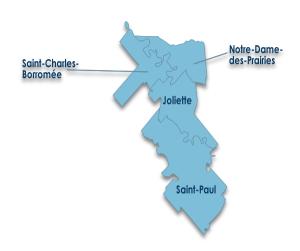
Single-Family								
Second Quarter 2021 Last 12 Months Past 5 years								5 years
Sales	113	<b>†</b>	9 %	522	<b>1</b>	22 %		
Active Listings	61	•	-50 %	74	•	-57 %		
Median Price	\$315,000	<b>†</b>	29 %	\$283,000	•	26 %	<b>1</b>	49 %
Average Price	\$340,973	<b>1</b>	35 %	\$304,981	•	30 %	<b>1</b>	54 %
Average Selling Tlme (days)	25	•	-65	48	•	-40		

Condominium							
Second Quarter 2021 Last 12 Months Past 5 years							5 years
Sales	17	-	67	<b>1</b>	8 %		
Active Listings	6	-	7		-		
Median Price	**	-	\$203,000	<b>1</b>	21 %	<b>1</b>	31 %
Average Price	**	-	\$206,167	<b>1</b>	14 %	<b>1</b>	34 %
Average Selling Tlme (days)	**	-	63	•	-109		

Plex								
	Second Q	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	33	<b>1</b>	120 %	105	•	133 %		
Active Listings	40	<b>1</b>	35 %	29	•	-11 %		
Median Price	\$325,000	<b>1</b>	23 %	\$285,000	•	12 %	<b>1</b>	13 %
Average Price	\$385,705	<b>1</b>	44 %	\$334,680	•	31 %	<b>1</b>	29 %
Average Selling Tlme (days)	37	•	-52	57	•	-19		



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics



Total Residential							
Second Quarter 2021							
Sales	236	•	125 %				
New Listings	285	•	<b>55</b> %				
Active Listings	332	•	-39 %				
Volume (in thousands \$)	131,514	•	208 %				

Last 1	2 Months		
Sales	1,202	<b>†</b>	126 %
New Listings	1,218	•	<b>56</b> %
Active Listings	389	•	-32 %
Volume (in thousands \$)	607,108	•	204 %

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	5	2	3.6	Seller				
150 to 199	6	2	2.8	Seller				
200 to 249	9	3	3.1	Seller				
250 to 299	15	5	3.0	Seller				
300 to 349	6	3	1.9	Seller				

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Quarter 2021 Last 12 Months Past 5 years							
Sales	86	<b>1</b>	79 %	424	<b>1</b>	103 %		
Active Listings	125	•	-44 %	153	•	-37 %		
Median Price	\$427,000	•	36 %	\$399,000	•	35 %	<b>1</b>	75 %
Average Price	\$725,728	<b>1</b>	53 %	\$620,194	•	28 %	<b>1</b>	63 %
Average Selling Tlme (days)	92	•	-173	146	•	-40		

Condominium								
	Second Q	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	134	<b>1</b>	153 %	739	<b>1</b>	142 %		
Active Listings	190	•	-38 %	222	•	-28 %		
Median Price	\$328,000	<b>1</b>	11 %	\$360,000	<b>1</b>	44 %	<b>1</b>	64 %
Average Price	\$467,584	<b>1</b>	32 %	\$448,116	<b>1</b>	46 %	<b>1</b>	64 %
Average Selling Tlme (days)	135	•	-47	137	•	-80		

Plex							
	Second Quarter	2021	Last 12	Month	S	Past	5 years
Sales	15	-	38	<b>1</b>	124 %		
Active Listings	16	-	12	•	-35 %		
Median Price	**	-	\$287,000	<b>1</b>	18 %	<b>1</b>	47 %
Average Price	**	-	\$341,971	<b>1</b>	27 %	<b>1</b>	81 %
Average Selling Tlme (days)	**	-	151	•	-89		



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics

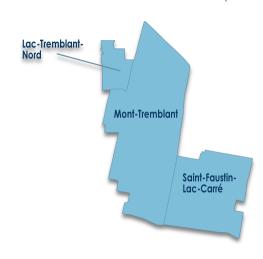


Table 1 - Summary of Centris Activity

Total Residential							
Second Quarter 2021							
Sales	146	•	24 %				
New Listings	137	•	-7 %				
Active Listings	141	•	-59 %				
Volume (in thousands \$) 34,679 <b>★</b> 54 %							

Last 12	Months		
Sales	691	<b>†</b>	28 %
New Listings	643	•	-7 %
Active Listings	197	•	-54 %
Volume (in thousands \$)	152,986	•	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					
	(1)	(V)	(I)/(V)						
100 and less	15	3	4.8	Seller					
100 to 149	12	6	2.2	Seller					
150 to 199	27	11	2.5	Seller					
200 to 249	23	12	1.9	Seller					
250 to 299	29	7	4.1	Seller					



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Second Qu	uarter 2	2021	Last 12	Month	s	Past	5 years	
Sales	116	<b>1</b>	25 %	557	<b>1</b>	22 %			
Active Listings	100	•	-63 %	151	•	-56 %			
Median Price	\$225,000	<b>1</b>	23 %	\$215,000	<b>1</b>	19 %	<b>1</b>	23 %	
Average Price	\$239,333	•	24 %	\$229,327	•	16 %	<b>1</b>	25 %	
Average Selling Tlme (days)	61	•	-91	101	•	-32			

Condominium								
	Second Quarter	r 2021	Last 12	Months	5	Past	5 years	
Sales	16	-	74	•	57 %			
Active Listings	18	-	20		-			
Median Price	**	-	\$157,500	•	11 %	<b>1</b>	13 %	
Average Price	**	-	\$173,975	•	15 %	<b>1</b>	28 %	
Average Selling Tlme (days)	**	-	154	•	-52			

		Plex					
	Second Quarter	2021	Last 12	Month	S	Past 8	years
Sales	14	-	59	<b>1</b>	69 %		
Active Listings	21	-	26	•	-35 %		
Median Price	**	-	\$210,000	<b>1</b>	5 %	<b>1</b>	8 %
Average Price	**	-	\$222,866	<b>1</b>	5 %	<b>1</b>	6 %
Average Selling Tlme (days)	**	-	152	•	15		

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





Total Res	sidential						
Second Quarter 2021							
Sales	95	•	67 %				
New Listings	116	•	78 %				
Active Listings	119	•	-38 %				
Volume (in thousands \$)	23,709	•	115 %				

Last 12 Moi	nths		
Sales	405	<b>†</b>	20 %
New Listings	428	•	-1 %
Active Listings	127	•	-42 %
Volume (in thousands \$)	94,742	<b>†</b>	40 %

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	6	1	4.3	Seller					
100 to 149	7	3	2.4	Seller					
150 to 199	16	7	2.4	Seller					
150 to 199 200 to 249	16 26	7 8	2.4 3.4	Seller Seller					
		•	<del></del>						

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months								5 years
Sales	79	<b>1</b>	55 %	341	<b>1</b>	20 %		
Active Listings	94	•	-42 %	106	•	-43 %		
Median Price	\$244,364	<b>1</b>	29 %	\$223,500	<b>1</b>	21 %	<b>1</b>	35 %
Average Price	\$248,379	•	26 %	\$239,831	<b>†</b>	19 %	<b>†</b>	36 %
Average Selling Tlme (days)	77	•	-77	117	•	-26		

Condominium									
	Second Quarte	r 2021	Last 12 Mont	ths	Past	5 years			
Sales	5	-	29	-					
Active Listings	2	-	5	-					
Median Price	**	-	**	-	<b>1</b>	18 %			
Average Price	**	-	**	-	<b>1</b>	14 %			
Average Selling Tlme (days)	**	-	**	-					

Plex								
	Second Quarter	2021	Last 12	Months	S	Past	5 years	
Sales	11	-	35	•	35 %			
Active Listings	20	-	15	•	-19 %			
Median Price	**	-	\$227,000	•	3 %	<b>1</b>	22 %	
Average Price	**	-	\$237,429	•	7 %	<b>1</b>	36 %	
Average Selling Tlme (days)	**	_	122	•	-18			

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

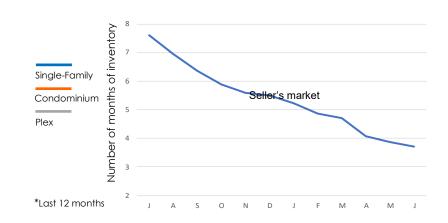




Table 1 - Summary of Centris Activity

Total Resi	dential					
Second Quarter 2021						
Sales	113	•	13 %			
New Listings	110	•	1 %			
Active Listings	83	•	-54 %			
Volume (in thousands \$)	28,862	•	18 %			

Last 12 Months							
Sales	469	•	15 %				
New Listings	446	•	-11 %				
Active Listings	104	•	-51 %				
Volume (in thousands \$)	121,180	•	24 %				

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				
	<b>(I)</b>	(V)	(I)/(V)					
100 and less	4	2	2.6	Seller				
100 to 149	4	2	2.4	Seller				
150 to 199	14	4	3.2	Seller				
200 to 249	13	7	1.8	Seller				
250 to 299	18	7	2.5	Seller				
		10	2.9	Seller				



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	ıarter 2	2021	Last 12	Month	S	Past	5 years
Sales	89	•	9 %	379	<b>†</b>	12 %		
Active Listings	66	•	-55 %	81	•	-54 %		
Median Price	\$252,500	•	1 %	\$256,000	•	9 %	<b>1</b>	25 %
Average Price	\$263,321	•	7 %	\$261,644	•	9 %	<b>1</b>	27 %
Average Selling Tlme (days)	52	•	-76	84	•	-20		

Condominium								
Second Quarter 2021 Last 12 Months Past 5 years								
Sales	10	-	28	-				
Active Listings	3	-	6	-				
Median Price	**	-	**	-	<b>1</b>	23 %		
Average Price	**	-	**	-	<b>1</b>	20 %		
Average Selling Tlme (days)	**	-	**	-				

Plex							
Second Quarter 2021 Last 12 Months							
Sales	14	-	61	<b>1</b>	17 %		
Active Listings	15	-	18	•	-36 %		
Median Price	**	-	\$280,000	•	3 %	<b>1</b>	24 %
Average Price	**	-	\$267,925	•	-1 %	<b>1</b>	23 %
Average Selling Tlme (days)	**	-	67	•	-17		

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

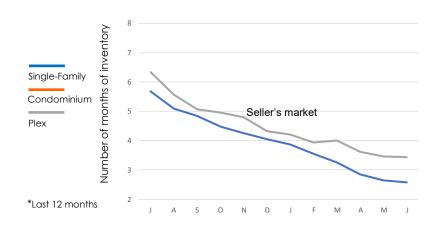




Table 1 - Summary of Centris Activity

Total Residential							
Second Quarter 2021							
Sales	216	•	21 %				
New Listings	295	•	<b>58</b> %				
Active Listings	238	•	-48 %				
Volume (in thousands \$)	88,618	•	68 %				

Last 12 Months							
Sales	1,056	<b>†</b>	<b>57</b> %				
New Listings	1,176	•	23 %				
Active Listings	278	•	-49 %				
Volume (in thousands \$)	406,075	<b>1</b>	119 %				

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	4	2	3.0	Seller					
100 to 149	6	3	1.9	Seller					
150 to 199	13	7	1.8	Seller					
200 to 249	15	8	1.9	Seller					
				<b>.</b>					
250 to 299	22	9	2.4	Seller					



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
Second Quarter 2021 Last 12 Months P								
Sales	156	<b>1</b>	1 %	828	•	48 %		
Active Listings	143	•	-55 %	182	•	-57 %		
Median Price	\$400,000	•	54 %	\$335,000	•	35 %	<b>1</b>	68 %
Average Price	\$462,375	<b>†</b>	49 %	\$423,174	•	44 %	<b>†</b>	93 %
Average Selling Tlme (days)	38	•	-141	80	•	-67		

Condominium								
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	37	<b>1</b>	68 %	141	<b>1</b>	58 %		
Active Listings	62	•	-38 %	67	•	-24 %		
Median Price	\$247,000	•	40 %	\$215,000	<b>1</b>	29 %	<b>1</b>	34 %
Average Price	\$261,943	<b>1</b>	42 %	\$228,939	<b>1</b>	28 %	<b>1</b>	41 %
Average Selling Tlme (days)	67	•	-56	112	•	-32		

Plex								
	Second Qu	arter 2	021	Last 1	2 Month	S	Past	5 years
Sales	23		-	87	<b>†</b>	278 %		
Active Listings	32	•	-5 %	29	•	-19 %		
Median Price	**		-	\$270,000	<b>1</b>	23 %	<b>1</b>	36 %
Average Price	**		-	\$290,483	<b>1</b>	37 %	<b>1</b>	45 %
Average Selling Tlme (days)	**		-	103	•	-31		

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





Table 1 - Summary of Centris Activity

Total Residential							
Second Quarter 2021							
Sales	132	•	6 %				
New Listings	170	•	47 %				
Active Listings	129	•	-57 %				
Volume (in thousands \$)	51,243	•	23 %				

Last 12 Mo	onths		
Sales	643	•	40 %
New Listings	656	•	10 %
Active Listings	161	•	-60 %
Volume (in thousands \$)	228,876	<b>1</b>	68 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months								
	Las	i iz montis						
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions				
	<b>(I)</b>	(V)	(I)/(V)					
100 and less	3	1	3.4	Seller				
100 to 149	7	3	2.3	Seller				
150 to 199	18	6	2.8	Seller				
200 to 249	12	6	2.0	Seller				
250 to 299	14	6	2.2	Seller				
more than 300	68	22	3.1	Seller				



Table 2 - Detailed Centris Statistics by Property Category

		Sing	gle-Family					
	Second Q	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	104	<b>†</b>	3 %	530	<b>1</b>	37 %		
Active Listings	91	•	-63 %	121	•	-63 %		
Median Price	\$335,000	<b>1</b>	24 %	\$295,000	<b>1</b>	23 %	<b>1</b>	46 %
Average Price	\$405,140	•	17 %	\$374,726	•	23 %	<b>1</b>	48 %
Average Selling Tlme (days)	53	•	-127	96	•	-74		

Condominium							
Second Quarter 2021 Last 12 Months Past 5 years							
Sales	8	-	37	<b>†</b>	19 %		
Active Listings	4	-	6		-		
Median Price	**	-	\$260,000	≒	0 %	<b>†</b>	80 %
Average Price	**	-	\$290,332	<b>1</b>	9 %	<b>1</b>	54 %
Average Selling Tlme (days)	**	-	95	•	-70		

			Plex					
	Second Q	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	18		-	73	•	87 %		
Active Listings	33	•	-7 %	33	•	-31 %		
Median Price	**		-	\$249,000	<b>1</b>	12 %	<b>1</b>	50 %
Average Price	**		-	\$251,005	•	-2 %	<b>1</b>	37 %
Average Selling Tlme (days)	**		-	121	•	-65		

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



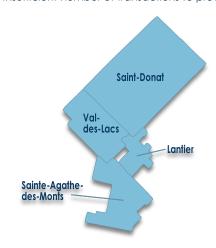


Table 1 - Summary of Centris Activity

Total Resid	dential		
Second Quar	rter 2021		
Sales	186	•	22 %
New Listings	202	•	47 %
Active Listings	117	•	-29 %
Volume (in thousands \$)	62,743	<b>†</b>	<b>52</b> %

Last 12	? Months		
Sales	732	•	15 %
New Listings	824	<b>†</b>	15 %
Active Listings	117	•	-48 %
Volume (in thousands \$)	234,697	•	43 %

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	0	3.4	Seller				
100 to 149	2	1	2.4	Seller				
150 to 199	4	2	1.8	Seller				
200 to 249	8	4	2.0	Seller				
250 to 299	11	7	1.4	Seller				
		23	1.7	Seller				



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	105	•	8 %	453	<b>1</b>	6 %		
Active Listings	58	•	-42 %	63	•	-56 %		
Median Price	\$340,000	•	24 %	\$325,000	<b>1</b>	25 %	<b>1</b>	50 %
Average Price	\$349,476	•	17 %	\$336,212	<b>1</b>	24 %	<b>1</b>	49 %
Average Selling Tlme (days)	22	•	-47	35	•	-47		

Condominium								
	Second Qu	uarter 2	021	Last 12	Months	3	Past	5 years
Sales	34	<b>†</b>	10 %	128	<b>1</b>	8 %		
Active Listings	11		-	14		-		
Median Price	\$247,500	<b>†</b>	30 %	\$220,100	<b>1</b>	19 %	<b>1</b>	35 %
Average Price	\$252,659	<b>†</b>	26 %	\$235,188	<b>1</b>	19 %	<b>1</b>	36 %
Average Selling Tlme (days)	16	•	-50	31	•	-42		

			Plex					
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	46	•	100 %	149	•	69 %		
Active Listings	47	•	10 %	39	•	-27 %		
Median Price	\$357,000	•	46 %	\$325,000	•	33 %	<b>1</b>	48 %
Average Price	\$371,473	•	38 %	\$351,654	<b>1</b>	27 %	<b>1</b>	43 %
Average Selling Tlme (days)	43	•	-75	55	•	-51		

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

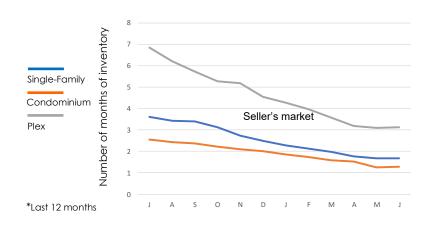




Table 1 - Summary of Centris Activity

Total Res	sidential		
Second Qu	arter 2021		
Sales	324	<b>†</b>	17 %
New Listings	421	•	30 %
Active Listings	268	•	-58 %
Volume (in thousands \$)	156,617	•	62 %

Last 12 Months							
Sales	1,637	<b>†</b>	<b>50</b> %				
New Listings	1,722	•	12 %				
Active Listings	360	•	-55 %				
Volume (in thousands \$)	704,458	<b>1</b>	97 %				

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	4	2	1.9	Seller					
100 to 149	8	4	2.3	Seller					
150 to 199	15	6	2.6	Seller					
200 to 249	14	9	1.6	Seller					
250 to 299	25	11	2.3	Seller					



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	265	•	12 %	1,366	•	51 %		
Active Listings	208	•	-62 %	295	•	-56 %		
Median Price	\$465,000	•	47 %	\$400,000	•	34 %	<b>1</b>	65 %
Average Price	\$531,149	<b>†</b>	45 %	\$459,348	<b>†</b>	33 %	<b>1</b>	69 %
Average Selling Tlme (days)	43	•	-101	84	•	-39		

Condominium								
Second Quarter 2021 Last 12 Months Past 5								
Sales	45	<b></b>	36 %	212	<b>1</b>	42 %		
Active Listings	40	•	-45 %	43	•	-52 %		
Median Price	\$289,000	•	38 %	\$269,500	<b>1</b>	28 %	<b>1</b>	34 %
Average Price	\$309,322	<b>1</b>	27 %	\$282,607	<b>1</b>	26 %	<b>1</b>	45 %
Average Selling Tlme (days)	51	•	-61	59	•	-87		

Plex							
	Second Quarter	2021	Last 12	Month	S	Past :	5 years
Sales	12	-	57	•	68 %		
Active Listings	19	-	20	•	-37 %		
Median Price	**	-	\$350,000	•	6 %	<b>1</b>	36 %
Average Price	**	-	\$363,805	•	4 %	<b>1</b>	47 %
Average Selling Tlme (days)	**	-	76	•	-40		

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



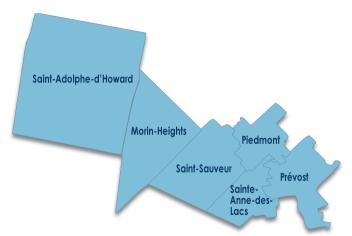


Table 1 - Summary of Centris Activity

Total Resi	dential					
Second Quarter 2021						
Sales	231	•	72 %			
New Listings	229	•	96 %			
Active Listings	143	•	-26 %			
Volume (in thousands \$)	75,458	•	137 %			

Last 12 Months							
Sales	836	•	44 %				
New Listings	911	•	41 %				
Active Listings	147	•	-44 %				
Volume (in thousands \$)	245,303	•	89 %				

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				
	<b>(I)</b>	(V)	(I)/(V)					
100 and less	1	0	3.0	Seller				
100 to 149	4	2	1.7	Seller				
150 to 199	9	5	1.8	Seller				
200 to 249	14	11	1.2	Seller				
	4.4	10	1.2	Seller				
250 to 299	14	12	1.2	Sellel				



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Q	uarter 2	2021	Last 12	Month	s	Past	5 years
Sales	153	<b>†</b>	46 %	599	•	32 %		
Active Listings	92	•	-25 %	87	•	-49 %		
Median Price	\$298,000	<b>†</b>	32 %	\$277,000	•	30 %	<b>1</b>	58 %
Average Price	\$323,389	<b>1</b>	35 %	\$294,492	•	32 %	<b>1</b>	59 %
Average Selling Tlme (days)	25	•	-68	42	•	-46		

Condominium							
	Second Quarte	r 2021	Last 12	Months	3	Past	5 years
Sales	11	-	56	•	70 %		
Active Listings	6	-	12		-		
Median Price	**	-	\$212,500	•	21 %	<b>1</b>	26 %
Average Price	**	-	\$246,245	•	25 %	<b>1</b>	37 %
Average Selling Tlme (days)	**	-	106	•	-20		

			Plex					
	Second Q	uarter	2021	Last 12	Month	S	Past	5 years
Sales	67	•	205 %	181	<b>1</b>	99 %		
Active Listings	45	•	5 %	48	•	-14 %		
Median Price	\$309,000	•	40 %	\$280,000	<b>1</b>	27 %	<b>1</b>	51 %
Average Price	\$343,353	•	49 %	\$304,490	<b>1</b>	30 %	<b>1</b>	51 %
Average Selling Tlme (days)	53	•	-72	63	•	-81		







Total Residential							
Second Quarter 2021							
Sales	89	<b>†</b>	5 %				
New Listings	95	•	22 %				
Active Listings	117	•	-43 %				
Volume (in thousands \$)	18,333	•	15 %				

Last 12 Mo	onths		
Sales	293	<b>†</b>	18 %
New Listings	328	•	-11 %
Active Listings	136	•	-43 %
Volume (in thousands \$)	56,988	<b>†</b>	21 %

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	5	2	2.6	Seller						
100 to 149	30	5	6.0	Seller						
150 to 199	36	7	5.0	Seller						
200 to 249	22	4	5.3	Seller						
250 to 299	18	3	6.3	Seller						

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Second Qu	uarter 2	2021	Last 12	Month	s	Past	5 years	
Sales	87	<b>1</b>	2 %	279	<b>1</b>	15 %			
Active Listings	110	•	-44 %	128	•	-44 %			
Median Price	\$199,000	<b>1</b>	12 %	\$190,000	≒	0 %		-17 %	
Average Price	\$215,462	<b>1</b>	11 %	\$204,490	<b>1</b>	2 %		-8 %	
Average Selling Tlme (days)	129	•	-45	161	•	-13			

Condominium										
Second Quarter 2021 Last 12 Months										
Sales	1	-	7	-						
Active Listings	3	-	2	-						
Median Price	**	-	**	-						
Average Price	**	-	**	-						
Average Selling Tlme (days)	**	-	**	-						

Plex									
	Second Quarter	2021	Last 12 Months	S	Past 5 years				
Sales	1	-	7	-					
Active Listings	6	-	7	-					
Median Price	**	-	**	-					
Average Price	**	-	**	-					
Average Selling Tlme (days)	**	-	**	-					

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



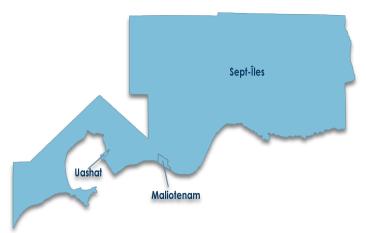


Table 1 - Summary of Centris Activity

Total Residential									
Second Quarter 2021									
Sales	230	•	<b>56</b> %						
New Listings	248	•	73 %						
Active Listings	226	•	-35 %						
Volume (in thousands \$)	41,846	•	92 %						

Last 12	Months		
Sales	862	•	<b>50</b> %
New Listings	949	•	9 %
Active Listings	233	•	-43 %
Volume (in thousands \$)	149,795	•	94 %

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	17	8	2.0	Seller						
100 to 149	31	15	2.1	Seller						
150 to 199	25	14	1.8	Seller						
200 to 249	15	5	2.7	Seller						
250 to 299	11	3	3.5	Seller						



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Second Quarter 2021 Last 12 Months								
Sales	150	<b>1</b>	25 %	612	<b>1</b>	28 %			
Active Listings	103	•	-53 %	127	•	-54 %			
Median Price	\$168,000	<b>1</b>	24 %	\$156,000	<b>1</b>	22 %	<b>1</b>	36 %	
Average Price	\$199,794	•	33 %	\$188,616	<b>†</b>	38 %	<b>1</b>	48 %	
Average Selling Tlme (days)	36	•	-79	64	•	-39			

Condominium										
Second Quarter 2021 Last 12 Months I										
Sales	5	-	23	-						
Active Listings	5	-	7	-						
Median Price	**	-	**	-	<b>1</b>	11 %				
Average Price	**	-	**	-	<b>1</b>	36 %				
Average Selling Tlme (days)	**	-	**	-						

Plex									
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years	
Sales	75	•	317 %	222	<b>1</b>	171 %			
Active Listings	117	•	21 %	96	•	-7 %			
Median Price	\$144,000	•	40 %	\$125,000	<b>1</b>	22 %	<b>1</b>	45 %	
Average Price	\$152,323	•	30 %	\$135,177	<b>1</b>	17 %	<b>1</b>	36 %	
Average Selling Tlme (days)	69	•	-67	88	•	-34			



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Residential									
Second Quarter 2021									
Sales	185	<b>†</b>	28 %						
New Listings	201	<b>†</b>	<b>52</b> %						
Active Listings	160	•	-48 %						
Volume (in thousands \$)	47,010	•	60 %						

Last 12	Months		
Sales	763	•	36 %
New Listings	788	<b>1</b>	17 %
Active Listings	195	•	-49 %
Volume (in thousands \$)	174,342	•	67 %

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	5	2	2.1	Seller			
100 to 149	20	7	2.9	Seller			
150 to 199	23	11	2.2	Seller			
200 to 249	15	9	1.6	Seller			
200 to 249	10	•		000.			
250 to 299	15	6	2.6	Seller			



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Second Qu	ıarter 2	2021	Last 12 I	Month	S	Past	5 years
Sales	135	•	21 %	562	<b>1</b>	25 %		
Active Listings	89	•	-53 %	109	•	-58 %		
Median Price	\$245,000	•	35 %	\$217,750	<b>1</b>	27 %	<b>1</b>	40 %
Average Price	\$264,959	•	27 %	\$241,262	<b>1</b>	30 %	<b>1</b>	47 %
Average Selling Tlme (days)	39	•	-104	86	•	-42		

Condominium							
	Second Quarter	2021	Last 12	Months	S	Past	5 years
Sales	9	-	33	<b>†</b>	32 %		
Active Listings	7	-	9		-		
Median Price	**	-	\$176,500	•	4 %	<b>1</b>	24 %
Average Price	**	-	\$208,570	•	21 %	<b>1</b>	24 %
Average Selling Tlme (days)	**	-	98	•	-55		

			Plex					
	Second Qu	uarter 2	2021	Last 12	Month	S	Past	5 years
Sales	40	•	90 %	162	•	95 %		
Active Listings	62	•	-30 %	73	•	-25 %		
Median Price	\$187,000	•	19 %	\$175,000	•	6 %	<b>1</b>	46 %
Average Price	\$208,345	•	7 %	\$185,454	•	-5 %	<b>1</b>	28 %
Average Selling Tlme (days)	88	•	-138	151	•	-80		



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics

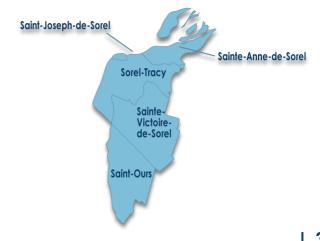


Table 1 - Summary of Centris Activity

Total Residential							
Second Quarter 2021							
Sales	101	•	53 %				
New Listings	100	•	27 %				
Active Listings	87	•	<b>-50</b> %				
Volume (in thousands \$)	15,512	•	83 %				

Last 12 N	<b>l</b> onths		
Sales	436	<b>†</b>	40 %
New Listings	440	•	9 %
Active Listings	113	•	-43 %
Volume (in thousands \$)	63,347	<b>†</b>	60 %

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	17	7	2.3	Seller			
100 to 149	23	10	2.4	Seller			
150 to 199	16	6	2.5	Seller			
200 to 249	8	2	3.7	Seller			
250 to 299	5	1	3.2	Seller			



Table 2 - Detailed Centris Statistics by Property Category

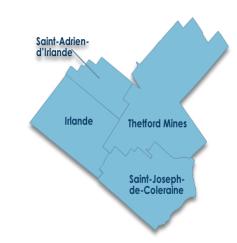
Single-Family								
	Second Qı	uarter 2	2021	Last 12	Months	S	Past	5 years
Sales	77	<b>1</b>	48 %	336	<b>1</b>	34 %		
Active Listings	57	•	-54 %	79	•	-46 %		
Median Price	\$125,000	<b>1</b>	11 %	\$130,000	•	7 %	<b>1</b>	30 %
Average Price	\$155,962	•	17 %	\$148,852	<b>1</b>	12 %	<b>1</b>	26 %
Average Selling Tlme (days)	47	•	-84	74	•	-43		

Condominium							
	Second Quarter	2021	Last 12 Mont	hs	Past	5 years	
Sales	4	-	14	-			
Active Listings	7	-	6	-			
Median Price	**	-	**	-	<b>1</b>	16 %	
Average Price	**	-	**	-	<b>1</b>	6 %	
Average Selling Tlme (days)	**	-	**	-			

		Plex					
	Second Quarter	2021	Last 12	Month	S	Past	5 years
Sales	20	-	82	<b>1</b>	78 %		
Active Listings	23	-	27	•	-36 %		
Median Price	**	-	\$120,000	<b>1</b>	26 %	<b>1</b>	31 %
Average Price	**	-	\$125,054	<b>1</b>	27 %	<b>1</b>	25 %
Average Selling Tlme (days)	**	-	96	•	-53		



<sup>\*\*</sup>Insufficient number of transactions to produce reliable statistics



T	otal Residential					
Second Quarter 2021						
Sales	135	•	9 %			
New Listings	158	•	11 %			
Active Listings	122	•	-42 %			
Volume (in thousands \$)	43,528	•	22 %			

Last 12	Months		
Sales	500	•	21 %
New Listings	522	•	-2 %
Active Listings	136	•	-38 %
Volume (in thousands \$)	155,457	<b>†</b>	40 %

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							
	<b>(I)</b>	(V)	(I)/(V)								
150 and less	8	3	2.7	Seller							
150 to 199	11	4	3.2	Seller							
200 to 249	16	7	2.3	Seller							
250 to 299	17	8	2.2	Seller							
250 to 299 300 to 349	17 16	8 5	2.2 3.4	Seller Seller							

Source: QPAREB by the Centris system



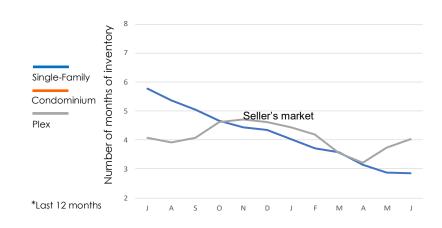
Table 2 - Detailed Centris Statistics by Property Category

Single-Family										
	Second Quarter 2021			Last 12 I	Past	5 years				
Sales	115	<b>1</b>	13 %	425	•	17 %				
Active Listings	83	•	-52 %	101	•	-46 %				
Median Price	\$285,000	<b>1</b>	7 %	\$275,000	•	10 %	<b>1</b>	30 %		
Average Price	\$320,919	•	11 %	\$313,433	•	16 %	<b>1</b>	42 %		
Average Selling Tlme (days)	70	•	-61	95	•	-9				

Condominium										
	Second Quarter 2021		Last 12 Months		Past 5 y					
Sales	3	-	17	-						
Active Listings	15	-	16	-						
Median Price	**	-	**	-	<b>1</b>	13 %				
Average Price	**	-	**	-	<b>1</b>	30 %				
Average Selling Tlme (days)	**	-	**	-						

		Plex						
	Second Quarter 2021		Last 12 Months			Past 5 years		
Sales	17	-	57	<b>1</b>	39 %			
Active Listings	25	-	19	•	62 %			
Median Price	**	-	\$310,000	•	15 %	<b>+</b>	48 %	
Average Price	**	-	\$316,447	<b>1</b>	15 %	<b>1</b>	50 %	
Average Selling Tlme (days)	**	-	63	•	-19			

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





Total Residential							
Second Quarter 2021							
Sales	134	•	33 %				
New Listings	141	•	62 %				
Active Listings	102	•	-45 %				
Volume (in thousands \$)	32,437	•	62 %				

Last 12 M	onths		
Sales	550	•	24 %
New Listings	552	•	12 %
Active Listings	119	•	-43 %
Volume (in thousands \$)	125,803	<b>†</b>	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							
	(1)	(V)	(I)/(V)								
100 and less	3	1	5.2	Seller							
100 to 149	7	4	1.6	Seller							
150 to 199	23	13	1.8	Seller							
200 to 249	18	9	1.9	Seller							
250 to 299	14	6	2.5	Seller							

Source: QPAREB by the Centris system



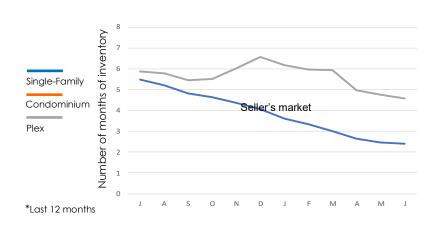
Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Second Quarter 2021			Last 12	Past	5 years			
Sales	94	•	3 %	464	<b>1</b>	23 %			
Active Listings	68	•	-58 %	92	•	-50 %			
Median Price	\$215,500	•	18 %	\$207,250	<b>1</b>	16 %	<b>1</b>	43 %	
Average Price	\$244,000	•	19 %	\$229,576	•	18 %	<b>1</b>	47 %	
Average Selling Tlme (days)	46	•	-71	83	•	-37			

Condominium										
	Second Quarter 2021		Last 12 Months		Past 5 years					
Sales	12	-	25	-						
Active Listings	2	-	3	-						
Median Price	**	-	**	-	<b>1</b>	33 %				
Average Price	**	-	**	-	<b>1</b>	25 %				
Average Selling Tlme (days)	**	-	**	-						

Plex									
	Second Qu	Second Quarter 2021			Last 12 Months				
Sales	28		-	61	<b>1</b>	49 %			
Active Listings	31	•	66 %	23	<b>1</b>	21 %			
Median Price	**		-	\$207,000	<b>1</b>	37 %	•	-5 %	
Average Price	**		-	\$239,419	<b>1</b>	27 %	•	-5 %	
Average Selling Tlme (days)	**		-	61	•	-43			

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





# 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.

Contact us at: stats@apciq.ca

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