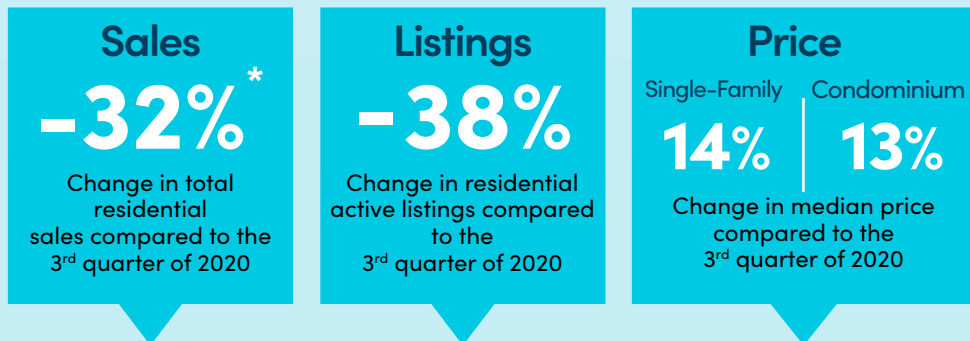


Quebec City Metropolitan Area



Highlights – Third Quarter 2021

Sales

- In total, 1,814 transactions were concluded in the third quarter, a drop of 32 per cent compared to the third quarter of 2020. However, this sharp decline in sales in the Quebec City CMA should be put in perspective considering the exceptional jump in sales posted for this period last year. In fact, the number of sales in Q3 2021 was significantly higher than that recorded in the third quarter of 2019 prior to the pandemic. The drop is therefore proportional to the magnitude of the jump.
- All three property categories saw a decline in sales compared to the same period a year earlier. Sales of single-family homes suffered a dramatic drop of 40 per cent, as 1,077 transactions were concluded in the third quarter of 2021. Condominiums (561 transactions) and plexes (175 transactions) also saw a marked decline in sales, -16 per cent and -10 per cent respectively.
- In the Northern Periphery of Quebec City, sales of single-family homes (184 transactions) plummeted by 46 per cent compared to the same period last year.
- The South Shore, which registered a total of 235 single-family home sales, also saw a very sharp drop in the number of transactions, a decline of 43 per cent.
- Finally, in the agglomeration of Quebec City, 658 single-family properties changed hands, a drop of 36 per cent compared to the third quarter of 2020.

Median price

- Half of single-family homes sold for over \$315,000, up 14 per cent from the third quarter of 2020. This is the strongest quarterly price increase for this category since 2003.
- Across the CMA, condominiums (\$220,000) posted a sharp increase in prices, rising by 13 per cent. This is the strongest quarterly price increase for this category since 2004.
- Plexes (2 to 5 dwellings) shrugged off the strong uptrend, with the median price remaining relatively stable in the third quarter at \$335,500 (-1 per cent).

Active listings

- As has been observed since the start of the pandemic, supply continues to significantly contract. The number of properties for sale in the real estate brokers' Centris system fell drastically in the third quarter of 2021 (-38 per cent), with an average of 3,020 active listings from July to September.

Market conditions

- With months of inventory dropping by half over the past year to 3.2, the advantage held by sellers in the single-family home market intensified in the third quarter, typifying an overheated market, and contributing to overbidding.
- The plex market has shifted impressively from a balanced market to one strongly favouring sellers, with an inventory of only 4.7 months of sales.
- There has been a reversal in market conditions for condominiums favouring buyers a year ago. In the third quarter of this year, sellers clearly had the upper hand in negotiations. Stock fell from 10.8 months of inventory to 5.3 months of inventory. Another example of an exceptionally rapidly changing market.

Selling times

- The time needed to sell a single-family home (53 days) and a condominium (97 days) was considerably reduced in the third quarter, by 64 days and 51 days, respectively.
- Plexes (2 to 5 dwellings) also experienced a significant reduction in the time to sell (91 days), with sellers having to wait 58 days more during the same period last year.



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**
2019 **\$862**

Variation

4%

Proportion of owners

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



Mortgage Rates

1-year term

Variation

Q3 2021	2.79%	-0,30
Q3 2020	3.09%	

5-year term

Variation

Q3 2021	4.79%	-0,05
Q3 2020	4.84%	



Consumer Confidence Level

Overall

Variation

Q3 2021	133	22
Q3 2020	111	

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

Variation

Q3 2021	18%	-14
Q3 2020	32%	

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



Labour Market

Employment (in thousands)

Variation

Q3 2021	442.0	3,7
Q3 2020	438.3	

Unemployment rate

Variation

Q3 2021	4.1%	-0,9
Q3 2020	5.0%	



Housing Starts

Total

Variation

Q3 2021	2,343	11%
Q3 2020	2,103	

Single-Family

Variation

Q3 2021	327	-12%
Q3 2020	370	

Condominium

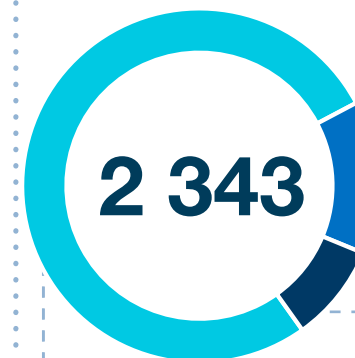
Variation

Q3 2021	209	++
Q3 2020	77	

Rental

Variation

Q3 2021	1,807	9%
Q3 2020	1,656	



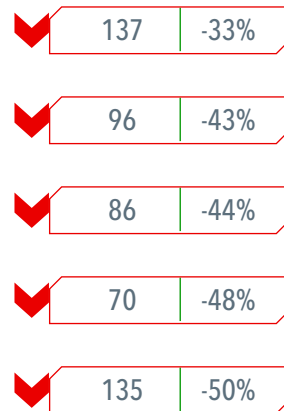
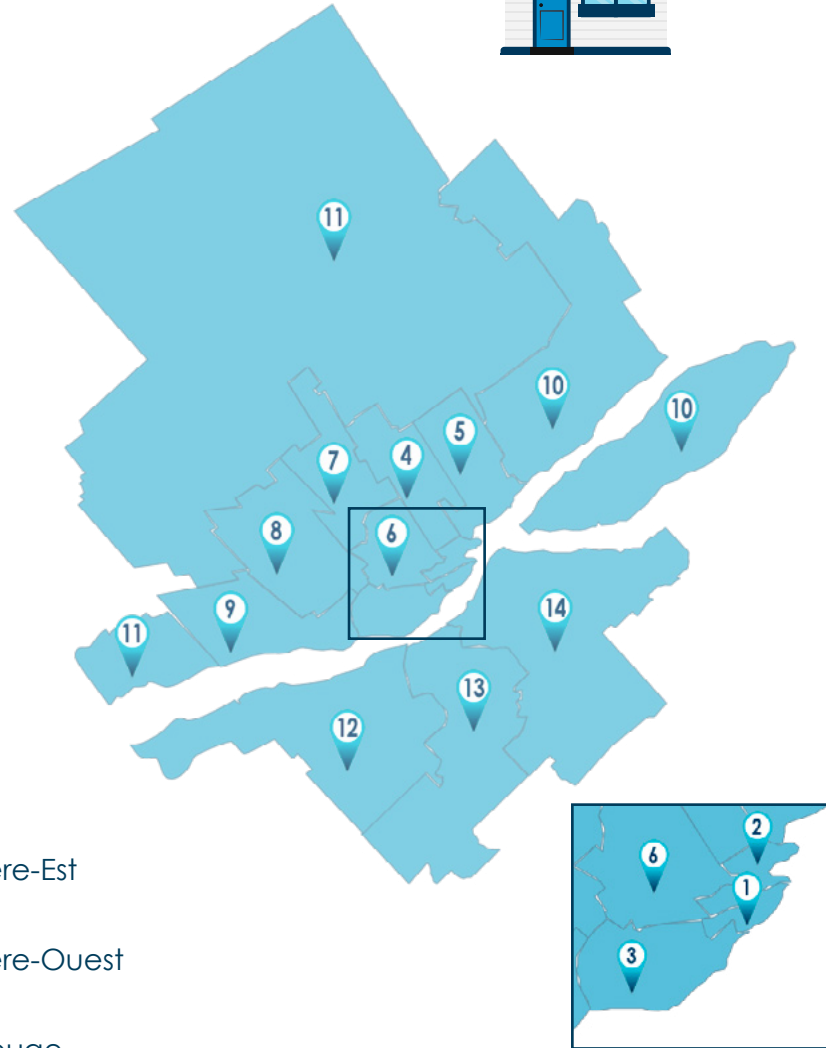
Sources: Statistics Canada and CMHC
++Variation greater than 100%



TOTAL RESIDENTIAL SALES



MEDIAN PRICE OF SINGLE-FAMILY HOMES



- Area 14: Ancien Lévis
- Area 13: Chutes-de-la Chaudière-Est
- Area 12: Chutes-de-la Chaudière-Ouest
- Area 9: Saint-Augustin - Cap-Rouge
- Area 11: MRC La Jacques-Cartier



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

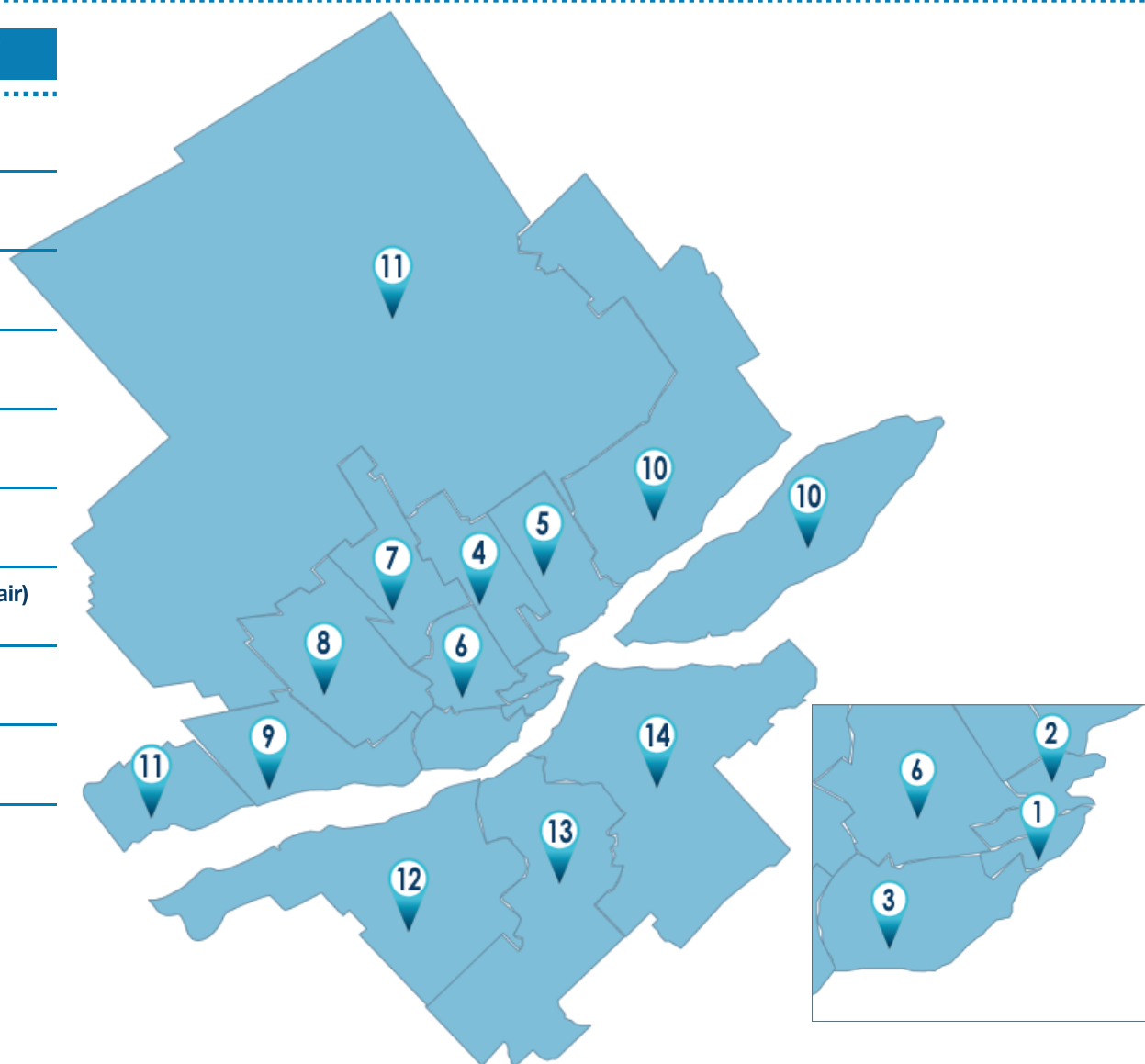
Area 5: Beauport
Beauport

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			
Third Quarter 2021			
Sales	1,814	↓	-32 %
New Listings	2,333	↓	-23 %
Active Listings	3,020	↓	-38 %
Volume (in thousands \$)	600,960	↓	-25 %
Last 12 Months			
Sales	10,736	↑	10 %
New Listings	12,267	↓	-1 %
Active Listings	3,559	↓	-44 %
Volume (in thousands \$)	3,416,018	↑	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
	(I)	(V)	(I)/(V)	
200 and less	149	48	3.1	Seller
200 to 249	292	103	2.8	Seller
250 to 299	378	124	3.1	Seller
300 to 349	215	84	2.6	Seller
350 to 399	179	62	2.9	Seller
more than 400	550	129	4.3	Seller

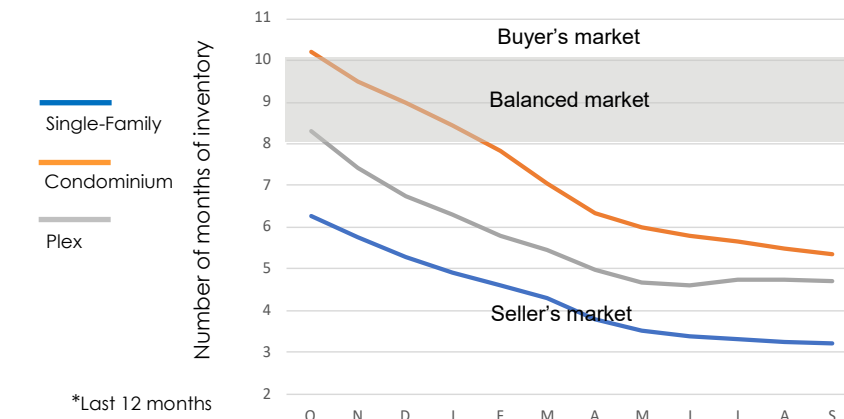
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	1,077	↓ -40 %	6,601	↓ -2 %	
Active Listings	1,470	↓ -45 %	1,764	↓ -53 %	
Median Price	\$315,000	↑ 14 %	\$300,000	↑ 13 %	↑ 21 %
Average Price	\$362,490	↑ 11 %	\$348,085	↑ 16 %	↑ 27 %
Average Selling Time (days)	53	↓ -64	68	↓ -54	
Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	561	↓ -16 %	3,187	↑ 37 %	
Active Listings	1,164	↓ -37 %	1,419	↓ -32 %	
Median Price	\$220,000	↑ 13 %	\$205,000	↑ 6 %	↑ 8 %
Average Price	\$263,796	↑ 12 %	\$242,494	↑ 7 %	↑ 11 %
Average Selling Time (days)	97	↓ -51	116	↓ -44	
Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	175	↓ -10 %	939	↑ 39 %	
Active Listings	380	↑ 1 %	369	↓ -28 %	
Median Price	\$335,500	↓ -1 %	\$350,000	↑ 11 %	↑ 16 %
Average Price	\$372,489	↑ 8 %	\$375,014	↑ 12 %	↑ 19 %
Average Selling Time (days)	91	↓ -58	86	↓ -45	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

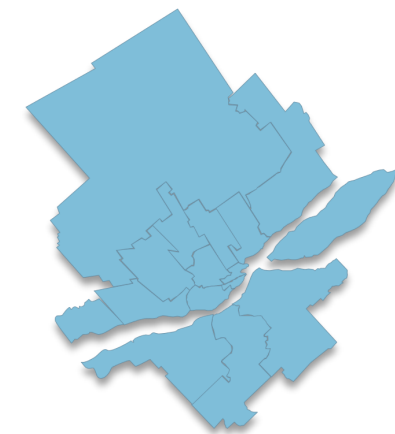




Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2021				
Sales	1,283	↓	-27 %	
New Listings	1,629	↓	-24 %	
Active Listings	2,070	↓	-32 %	
Volume (in thousands \$)	418,370	↓	-22 %	
Last 12 Months				
Sales	7,434	↑	12 %	
New Listings	8,478	↑	1 %	
Active Listings	2,402	↓	-39 %	
Volume (in thousands \$)	2,325,787	↑	22 %	

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	54	20	2.7	Seller
200 to 249	140	62	2.2	Seller
250 to 299	229	81	2.8	Seller
300 to 349	115	55	2.1	Seller
350 to 399	101	39	2.6	Seller
more than 400	284	72	4.0	Seller

Source: QPAREB by the Centris system



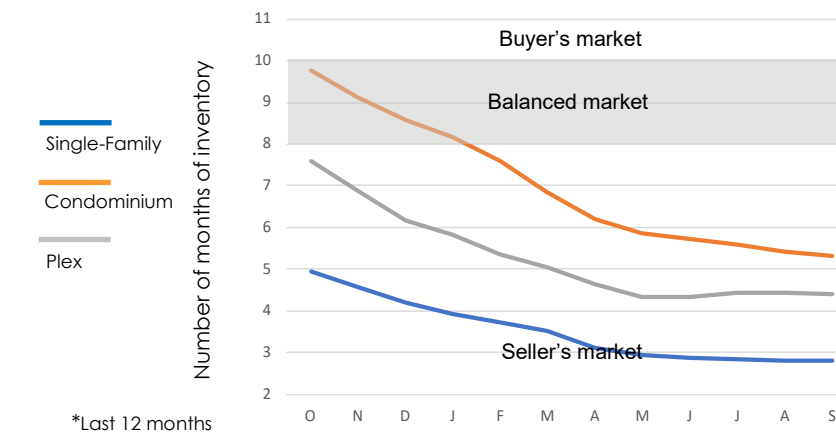
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	658	↓ -36 %	3,953	↓ -3 %	
Active Listings	793	↓ -36 %	921	↓ -49 %	
Median Price	\$312,000	↑ 11 %	\$300,000	↑ 12 %	↑ 20 %
Average Price	\$353,668	↑ 7 %	\$344,690	↑ 13 %	↑ 24 %
Average Selling Time (days)	47	↓ -53	57	↓ -50	

Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	478	↓ -16 %	2,726	↑ 34 %	
Active Listings	993	↓ -35 %	1,205	↓ -31 %	
Median Price	\$224,900	↑ 12 %	\$210,000	↑ 8 %	↑ 8 %
Average Price	\$273,587	↑ 14 %	\$247,890	↑ 8 %	↑ 12 %
Average Selling Time (days)	101	↓ -41	117	↓ -41	

Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	147	↓ -6 %	753	↑ 37 %	
Active Listings	284	↑ 1 %	276	↓ -28 %	
Median Price	\$350,000	↑ 1 %	\$360,000	↑ 12 %	↑ 17 %
Average Price	\$381,014	↑ 5 %	\$386,115	↑ 12 %	↑ 19 %
Average Selling Time (days)	87	↓ -55	73	↓ -52	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

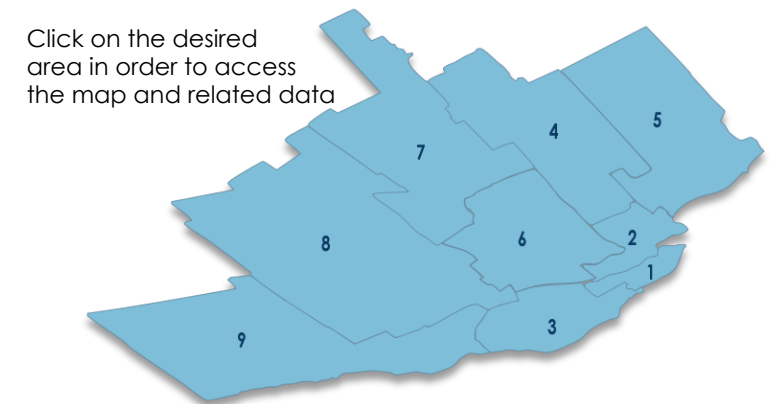




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2021			
Sales	131	↓	-11 %
New Listings	175	↓	-28 %
Active Listings	384	↓	-16 %
Volume (in thousands \$)	50,961	↑	8 %
Last 12 Months			
Sales	668	↑	35 %
New Listings	902	↑	10 %
Active Listings	427	↓	-12 %
Volume (in thousands \$)	246,099	↑	50 %

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	32	4	7.9	Seller
150 to 199	48	7	6.9	Seller
200 to 249	54	9	6.3	Seller
250 to 299	60	7	8.9	Balanced
300 to 349	36	5	6.9	Seller
more than 350	144	16	9.0	Balanced

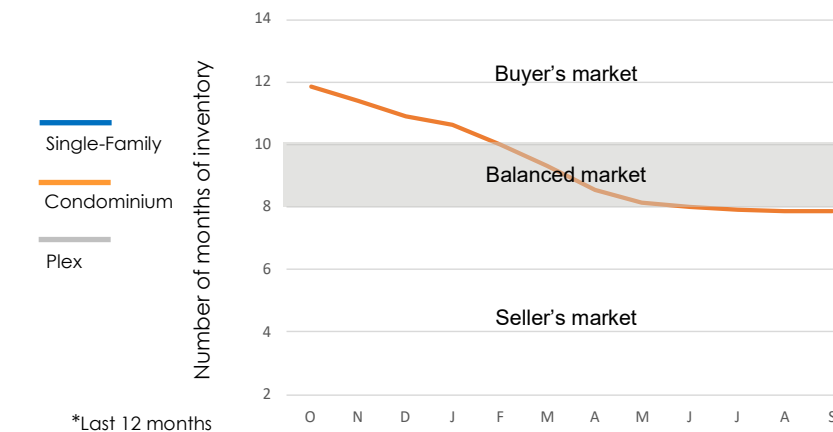
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	9	↑	-	48	↑	14 %	
Active Listings	30	↑	3 %	31	↓	-13 %	
Median Price	**	↑	-	\$595,000	↑	22 %	↑ 11 %
Average Price	**	↑	-	\$618,523	↑	13 %	↑ 15 %
Average Selling Time (days)	**	↑	-	125	↓	-39	
Condominium							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	113	↓	-14 %	571	↑	36 %	
Active Listings	330	↓	-18 %	374	↓	-12 %	
Median Price	\$295,000	↑	21 %	\$277,500	↑	9 %	↑ 2 %
Average Price	\$358,192	↑	26 %	\$327,792	↑	14 %	↑ 9 %
Average Selling Time (days)	121	↓	-49	136	↓	-34	
Plex							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	9	↑	-	49	↑	58 %	
Active Listings	24	↑	-	22	↓	-2 %	
Median Price	**	↑	-	\$602,000	↔	0 %	↑ 40 %
Average Price	**	↑	-	\$596,755	↓	-7 %	↑ 12 %
Average Selling Time (days)	**	↑	-	71	↓	-9	

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			
Third Quarter 2021			
Sales	102	↓	-23 %
New Listings	140	↓	-25 %
Active Listings	231	↓	-5 %
Volume (in thousands \$)	30,972	↓	-21 %
Last 12 Months			
Sales	582	↑	17 %
New Listings	756	↑	14 %
Active Listings	243	↓	-13 %
Volume (in thousands \$)	174,884	↑	25 %

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	18	3	7.3	Seller
150 to 199	36	6	5.8	Seller
200 to 249	26	6	4.5	Seller
250 to 299	23	3	7.2	Seller
300 to 349	13	2	7.4	Seller
more than 350	16	1	13.9	Buyer

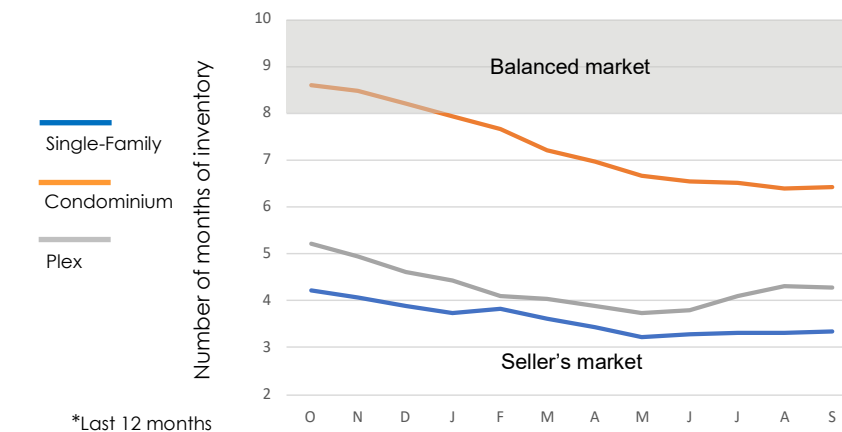
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	19	↑	-	112	↑ 6 %	
Active Listings	23	↑	-	31	↓ -16 %	
Median Price	**	↑	-	\$310,750	↑ 18 %	↑ 38 %
Average Price	**	↑	-	\$316,184	↑ 15 %	↑ 36 %
Average Selling Time (days)	**	↑	-	54	↓ -18	
Condominium						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	38	↓	-10 %	246	↑ 32 %	
Active Listings	118	↓	-14 %	132	↓ -8 %	
Median Price	\$216,250	↓	-1 %	\$210,000	↑ 2 %	↑ 12 %
Average Price	\$234,789	↑	2 %	\$224,870	↑ 1 %	↑ 12 %
Average Selling Time (days)	85	↓	-39	93	↓ -52	
Plex						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	45	↓	-24 %	224	↑ 10 %	
Active Listings	90	↑	25 %	80	↓ -20 %	
Median Price	\$350,000	↓	-3 %	\$366,000	↑ 10 %	↑ 28 %
Average Price	\$369,598	↑	2 %	\$375,683	↑ 11 %	↑ 27 %
Average Selling Time (days)	97	↓	-3	68	↓ -37	

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				
Third Quarter 2021				
Sales	175	↓	-26 %	
New Listings	227	↓	-12 %	
Active Listings	311	↓	-31 %	
Volume (in thousands \$)	72,344	↓	-24 %	
Last 12 Months				
Sales	936	↑	8 %	
New Listings	1,117	↑	4 %	
Active Listings	357	↓	-39 %	
Volume (in thousands \$)	377,848	↑	17 %	

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 (I)/(V)	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	6	3	1.9	Seller
150 to 199	41	9	4.4	Seller
200 to 249	43	8	5.3	Seller
250 to 299	31	6	5.0	Seller
300 to 349	14	3	4.8	Seller
more than 350	82	9	8.9	Balanced

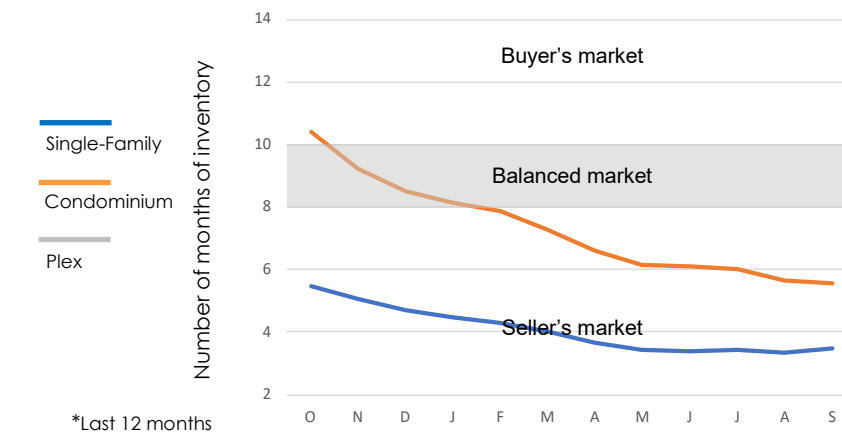
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	75	↓	-44 %	424	↓	-11 %
Active Listings	109	↓	-33 %	123	↓	-48 %
Median Price	\$405,000	↔	0 %	\$430,000	↑	15 %
Average Price	\$496,380	↑	2 %	\$513,563	↑	16 %
Average Selling Time (days)	58	↓	-53	81	↓	-42
						↑ 34 %
						↑ 37 %
Condominium						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	95	↓	-1 %	470	↑	26 %
Active Listings	184	↓	-32 %	218	↓	-36 %
Median Price	\$272,000	↑	23 %	\$242,500	↑	6 %
Average Price	\$337,153	↑	17 %	\$293,680	↑	4 %
Average Selling Time (days)	99	↓	-73	119	↓	-65
						↑ 10 %
						↑ 23 %
Plex						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	5	↑	-	42	↑	163 %
Active Listings	17	↑	-	17	↑	28 %
Median Price	**	↑	-	\$490,600	↓	-3 %
Average Price	**	↑	-	\$525,411	↑	10 %
Average Selling Time (days)	**	↑	-	70	↑	32
						↑ 22 %
						↑ 35 %

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				
Third Quarter 2021				
Sales	182	↓	-29 %	
New Listings	221	↓	-33 %	
Active Listings	228	↓	-45 %	
Volume (in thousands \$)	51,364	↓	-25 %	
Last 12 Months				
Sales	1,154	↑	17 %	
New Listings	1,227	↓	-3 %	
Active Listings	298	↓	-45 %	
Volume (in thousands \$)	310,595	↑	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	2	1	4.0	Seller
150 to 199	5	2	2.2	Seller
200 to 249	30	13	2.3	Seller
250 to 299	44	17	2.6	Seller
300 to 349	21	11	1.8	Seller
more than 350	40	14	3.0	Seller

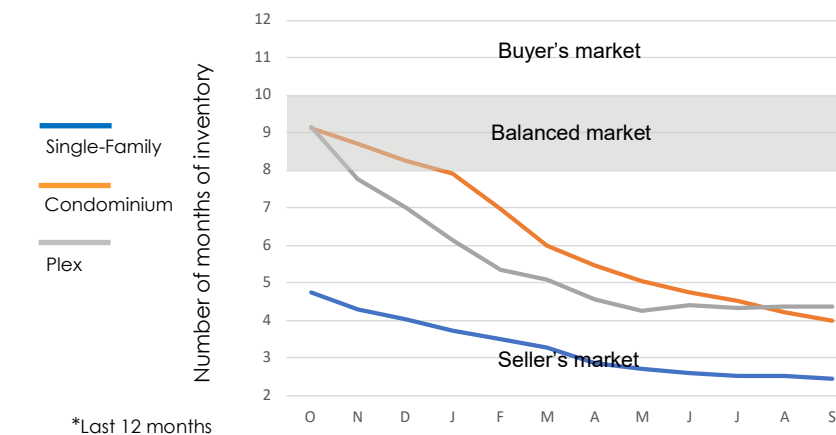
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	105	↓	-40 %	694	↑	3 %	
Active Listings	106	↓	-46 %	142	↓	-51 %	
Median Price	\$313,000	↑	17 %	\$284,950	↑	12 %	↑ 19 %
Average Price	\$324,393	↑	12 %	\$309,547	↑	13 %	↑ 21 %
Average Selling Time (days)	41	↓	-45	49	↓	-55	
Condominium							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	58	↓	-8 %	375	↑	48 %	
Active Listings	94	↓	-52 %	125	↓	-41 %	
Median Price	\$158,700	↓	-9 %	\$165,000	↑	3 %	↔ 0 %
Average Price	\$173,207	↓	-2 %	\$172,844	↑	1 %	↑ 2 %
Average Selling Time (days)	93	↓	-26	113	↓	-33	
Plex							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	19	↑	-	85	↑	47 %	
Active Listings	29	↑	-	31	↓	-26 %	
Median Price	**	↑	-	\$340,000	↑	5 %	↑ 8 %
Average Price	**	↑	-	\$364,154	↑	6 %	↑ 10 %
Average Selling Time (days)	**	↑	-	70	↓	-88	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



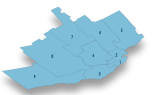


Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2021			
Sales	200	↓	-24 %
New Listings	261	↓	-17 %
Active Listings	271	↓	-36 %
Volume (in thousands \$)	56,329	↓	-15 %

Last 12 Months			
Sales	1,086	↑	15 %
New Listings	1,260	↑	6 %
Active Listings	325	↓	-42 %
Volume (in thousands \$)	301,503	↑	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	3.0	Seller
150 to 199	11	4	3.1	Seller
200 to 249	39	12	3.2	Seller
250 to 299	48	16	3.0	Seller
300 to 349	20	9	2.1	Seller
more than 350	58	14	4.3	Seller

Source: QPAREB by the Centris system



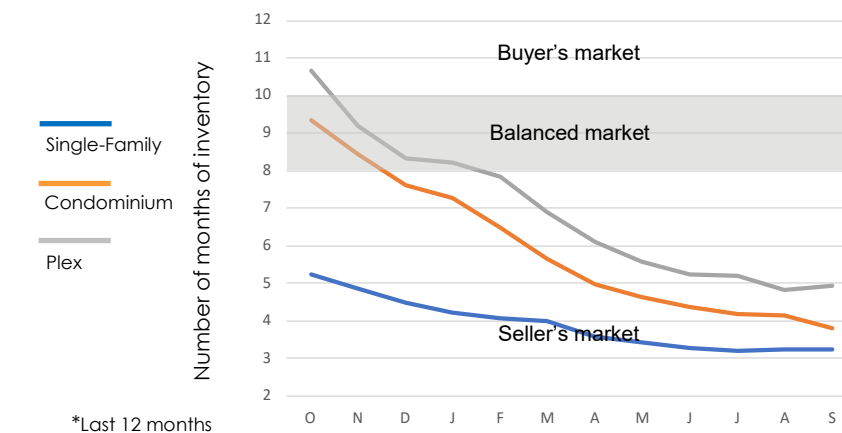
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	113	↓ -30 %	664	↑ 2 %	
Active Listings	153	↓ -30 %	178	↓ -42 %	
Median Price	\$283,000	↑ 9 %	\$280,000	↑ 10 %	↑ 19 %
Average Price	\$300,185	↑ 10 %	\$298,965	↑ 12 %	↑ 22 %
Average Selling Time (days)	37	↓ -54	51	↓ -57	

Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	52	↓ -24 %	274	↑ 38 %	
Active Listings	63	↓ -54 %	86	↓ -47 %	
Median Price	\$189,500	↑ 10 %	\$181,250	↑ 7 %	↑ 9 %
Average Price	\$194,808	↑ 13 %	\$187,434	↑ 9 %	↑ 7 %
Average Selling Time (days)	86	↓ -48	107	↓ -45	

Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	35	↑ 6 %	148	↑ 54 %	
Active Listings	55	↓ -18 %	61	↓ -32 %	
Median Price	\$329,900	↑ 10 %	\$342,000	↑ 20 %	↑ 22 %
Average Price	\$350,797	↑ 9 %	\$348,872	↑ 18 %	↑ 18 %
Average Selling Time (days)	107	↓ -47	96	↓ -45	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



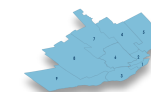


Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2021				
Sales	140	↓	-29 %	
New Listings	191	↓	-17 %	
Active Listings	172	↓	-31 %	
Volume (in thousands \$)	40,850	↓	-24 %	
Last 12 Months				
Sales	769	↑	2 %	
New Listings	849	↓	-3 %	
Active Listings	192	↓	-44 %	
Volume (in thousands \$)	220,146	↑	12 %	

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	10	3	3.8	Seller
150 to 199	31	8	3.7	Seller
200 to 249	21	9	2.3	Seller
250 to 299	15	4	3.8	Seller
300 to 349	5	1	7.4	Seller
more than 350	16	2	9.9	Balanced

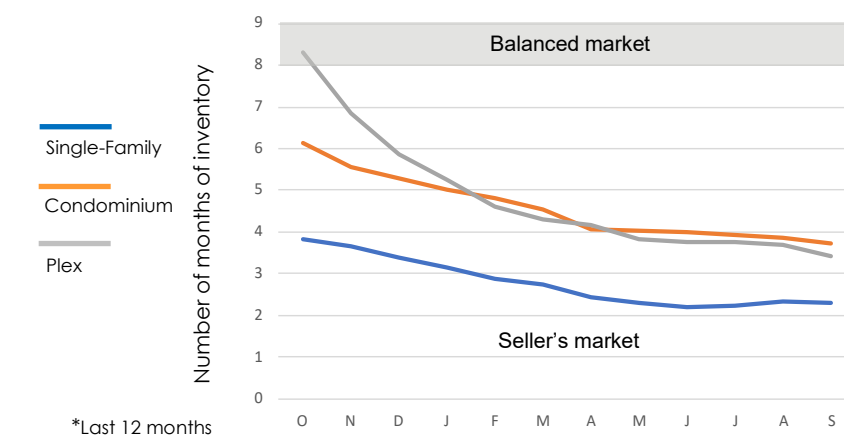
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	64	↓	-37 %	372	↓	-8 %
Active Listings	65	↓	-19 %	71	↓	-49 %
Median Price	\$293,250	↑	9 %	\$280,000	↑	9 %
Average Price	\$345,540	↑	14 %	\$329,293	↑	12 %
Average Selling Time (days)	31	↓	-77	40	↓	-55
						↑ 11 %
						↑ 15 %
Condominium						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	62	↓	-24 %	319	↑	7 %
Active Listings	82	↓	-40 %	99	↓	-37 %
Median Price	\$222,500	↑	12 %	\$210,000	↑	9 %
Average Price	\$220,790	↓	-1 %	\$220,879	↑	8 %
Average Selling Time (days)	57	↓	-29	78	↓	-50
						↑ 10 %
						↑ 10 %
Plex						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	14	↑	-	78	↑	56 %
Active Listings	24	↑	-	22	↓	-49 %
Median Price	**	↑	-	\$340,250	↑	10 %
Average Price	**	↑	-	\$348,571	↑	14 %
Average Selling Time (days)	**	↑	-	58	↓	-107
						↑ 20 %
						↑ 13 %

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



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

List of areas



Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2021				
Sales	135	↓	-30 %	
New Listings	152	↓	-30 %	
Active Listings	136	↓	-51 %	
Volume (in thousands \$)	42,361	↓	-15 %	
Last 12 Months				
Sales	876	↑	12 %	
New Listings	865	↓	-2 %	
Active Listings	187	↓	-52 %	
Volume (in thousands \$)	249,439	↑	26 %	

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	2.2	Seller
150 to 199	12	5	2.4	Seller
200 to 249	28	15	1.9	Seller
250 to 299	31	16	2.0	Seller
300 to 349	13	9	1.5	Seller
more than 350	30	11	2.7	Seller

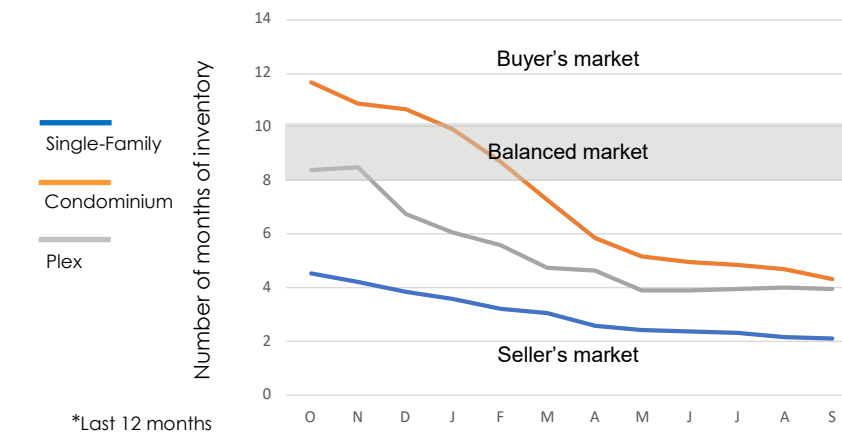
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	109	↓ -31 %	669	↑ 4 %	
Active Listings	83	↓ -54 %	115	↓ -57 %	
Median Price	\$278,500	↑ 8 %	\$269,000	↑ 9 %	↑ 14 %
Average Price	\$313,982	↑ 16 %	\$292,974	↑ 13 %	↑ 19 %
Average Selling Time (days)	56	↓ -34	55	↓ -49	
Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	17	↑ -	139	↑ 72 %	
Active Listings	33	↓ -56 %	50	↓ -38 %	
Median Price	**	↑ -	\$188,100	↑ 14 %	↑ 10 %
Average Price	**	↑ -	\$219,295	↑ 29 %	↑ 29 %
Average Selling Time (days)	**	↑ -	204	↑ 73	
Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	9	↑ -	68	↑ 33 %	
Active Listings	20	↑ -	22	↓ -41 %	
Median Price	**	↑ -	\$306,000	↑ 8 %	↓ -2 %
Average Price	**	↑ -	\$341,618	↑ 14 %	↔ 0 %
Average Selling Time (days)	**	↑ -	73	↓ -50	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

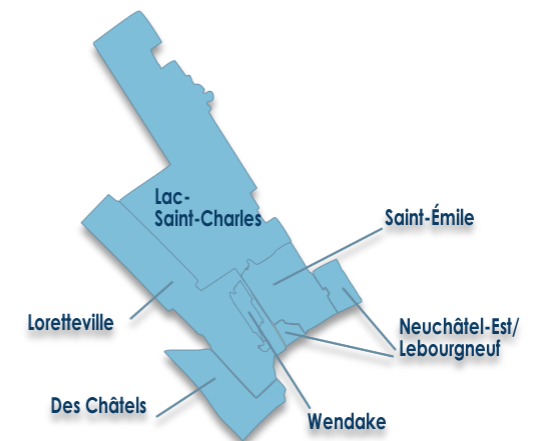




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2021			
Sales	148	↓	-27 %
New Listings	167	↓	-20 %
Active Listings	217	↓	-29 %
Volume (in thousands \$)	44,053	↓	-21 %
Last 12 Months			
Sales	884	↓	-2 %
New Listings	992	↓	-2 %
Active Listings	230	↓	-49 %
Volume (in thousands \$)	248,115	↑	7 %

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	2	3.2	Seller
150 to 199	7	3	2.6	Seller
200 to 249	17	11	1.5	Seller
250 to 299	71	16	4.5	Seller
300 to 349	19	10	2.0	Seller
more than 350	36	12	3.0	Seller

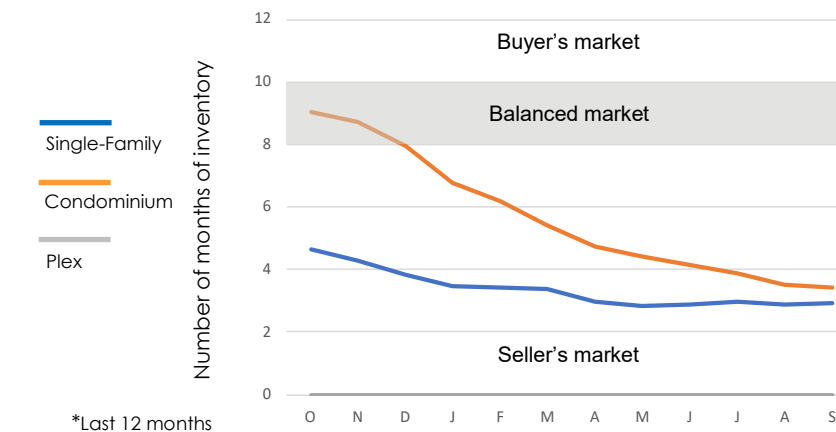
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	111	↓ -29 %	639	↓ -13 %	
Active Listings	160	↓ -17 %	157	↓ -49 %	
Median Price	\$300,000	↑ 13 %	\$285,000	↑ 12 %	↑ 16 %
Average Price	\$323,469	↑ 11 %	\$304,575	↑ 12 %	↑ 17 %
Average Selling Time (days)	47	↓ -54	52	↓ -48	
Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	28	↑ -	199	↑ 44 %	
Active Listings	39	↓ -58 %	57	↓ -50 %	
Median Price	**	↑ -	\$191,600	↑ 11 %	↑ 9 %
Average Price	**	↑ -	\$194,950	↑ 11 %	↑ 12 %
Average Selling Time (days)	**	↑ -	104	↓ -51	
Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	9	↑ -	44	↑ 33 %	
Active Listings	18	↑ -	16	↓ -45 %	
Median Price	**	↑ -	\$322,000	↑ 11 %	↑ 4 %
Average Price	**	↑ -	\$373,852	↑ 16 %	↑ 17 %
Average Selling Time (days)	**	↑ -	69	↓ -87	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

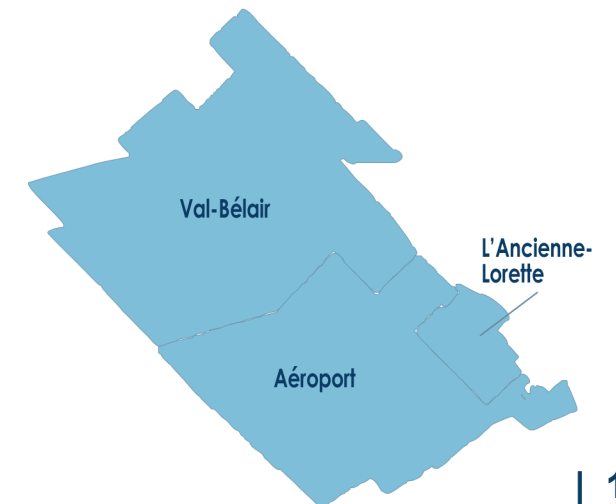




Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2021				
Sales	70	↓	-48 %	
New Listings	95	↓	-35 %	
Active Listings	119	↓	-49 %	
Volume (in thousands \$)	29,138	↓	-49 %	
Last 12 Months				
Sales	479	↑	9 %	
New Listings	510	↓	-10 %	
Active Listings	143	↓	-53 %	
Volume (in thousands \$)	197,159	↑	19 %	

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	3	1	4.0	Seller
200 to 249	5	2	2.8	Seller
250 to 299	6	3	1.7	Seller
300 to 349	5	3	1.7	Seller
350 to 399	9	4	2.1	Seller
more than 400	47	15	3.2	Seller

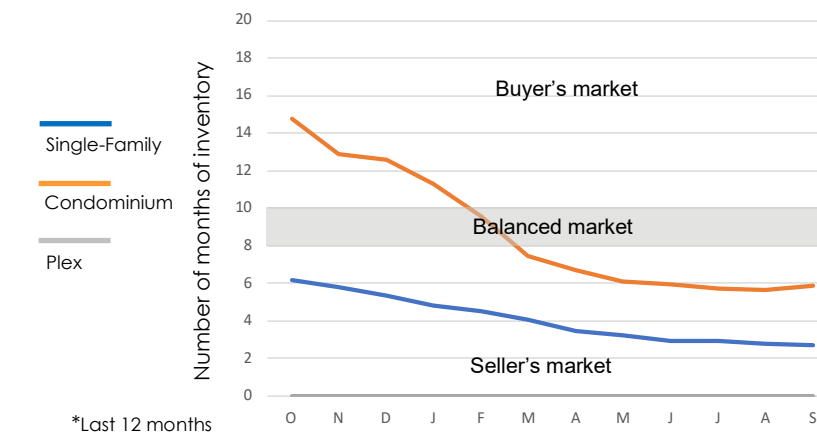
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	53	↓	-47 %	331	↓	-6 %	
Active Listings	63	↓	-54 %	74	↓	-63 %	
Median Price	\$414,950	↑	4 %	\$412,000	↑	18 %	↑ 33 %
Average Price	\$464,362	↑	1 %	\$461,353	↑	17 %	↑ 31 %
Average Selling Time (days)	48	↓	-87	75	↓	-57	
Condominium							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	15	↑	-	133	↑	75 %	
Active Listings	50	↓	-44 %	65	↓	-37 %	
Median Price	**	↑	-	\$252,000	↑	7 %	↑ 2 %
Average Price	**	↑	-	\$295,641	↑	4 %	↑ 3 %
Average Selling Time (days)	**	↑	-	136	↓	-76	
Plex							
	Third Quarter 2021			Last 12 Months		Past 5 years	
Sales	2	↑	-	15	↑	-	
Active Listings	6	↑	-	4	↑	-	
Median Price	**	↑	-	**	↑	-	↑ 62 %
Average Price	**	↑	-	**	↑	-	↑ 52 %
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 Third Quarter 2021			
Sales	212	↓	-42 %
New Listings	298	↓	-17 %
Active Listings	341	↓	-56 %
Volume (in thousands \$)	77,710	↓	-39 %
Last 12 Months			
Sales	1,388	↑	13 %
New Listings	1,533	↓	-3 %
Active Listings	437	↓	-59 %
Volume (in thousands \$)	521,839	↑	36 %

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	42	11	3.7	Seller
200 to 249	49	14	3.5	Seller
250 to 299	55	16	3.5	Seller
300 to 349	44	13	3.5	Seller
350 to 399	37	12	3.1	Seller
more than 400	139	36	3.8	Seller

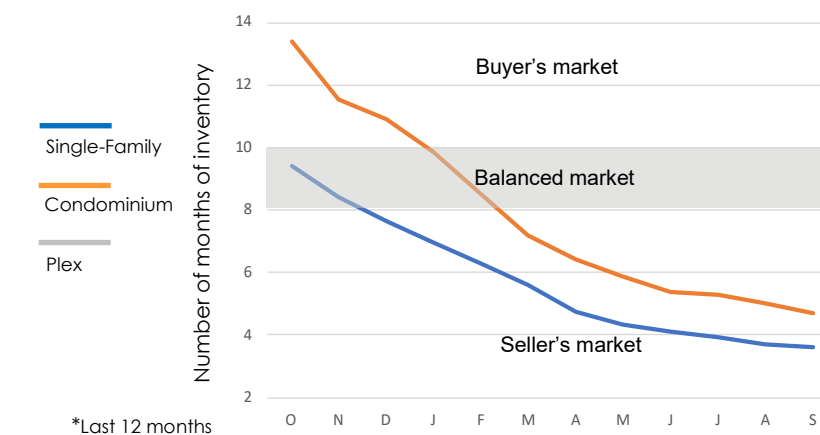
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	184	↓	-46 %	1,221	↑	8 %
Active Listings	277	↓	-60 %	366	↓	-62 %
Median Price	\$340,000	↑	13 %	\$340,500	↑	19 %
Average Price	\$391,788	↑	9 %	\$397,211	↑	23 %
Average Selling Time (days)	63	↓	-91	87	↓	-60
Condominium						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	21	↑	-	134	↑	91 %
Active Listings	43	↓	-38 %	53	↓	-34 %
Median Price	**	↑	-	\$180,000	↑	9 %
Average Price	**	↑	-	\$212,926	↑	20 %
Average Selling Time (days)	**	↑	-	103	↓	-44
Plex						
	Third Quarter 2021			Last 12 Months		Past 5 years
Sales	6	↑	-	27	↑	-
Active Listings	20	↑	-	16	↑	-
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

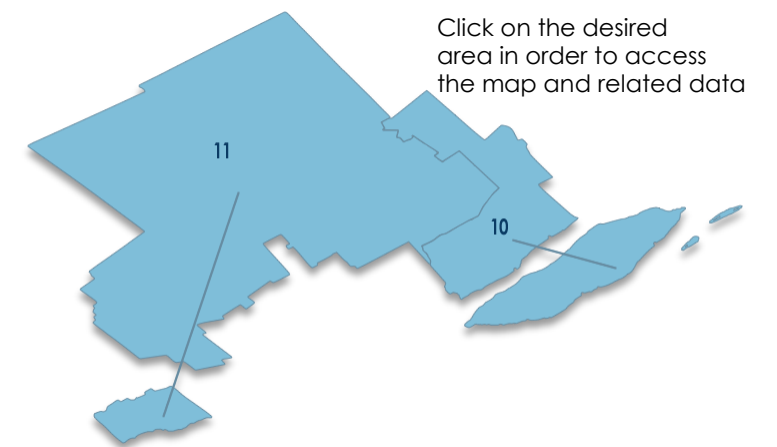




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2021			
Sales	77	↓	-22 %
New Listings	103	↓	-6 %
Active Listings	135	↓	-42 %
Volume (in thousands \$)	25,838	↓	-16 %
Last 12 Months			
Sales	404	↑	42 %
New Listings	465	↑	7 %
Active Listings	163	↓	-46 %
Volume (in thousands \$)	141,373	↑	80 %

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
150 and less	8	2	3.3	Seller
150 to 199	8	2	4.2	Seller
200 to 249	10	3	3.0	Seller
250 to 299	14	5	3.0	Seller
300 to 349	15	4	4.1	Seller
more than 350	68	12	5.6	Seller

Source: QPAREB by the Centris system



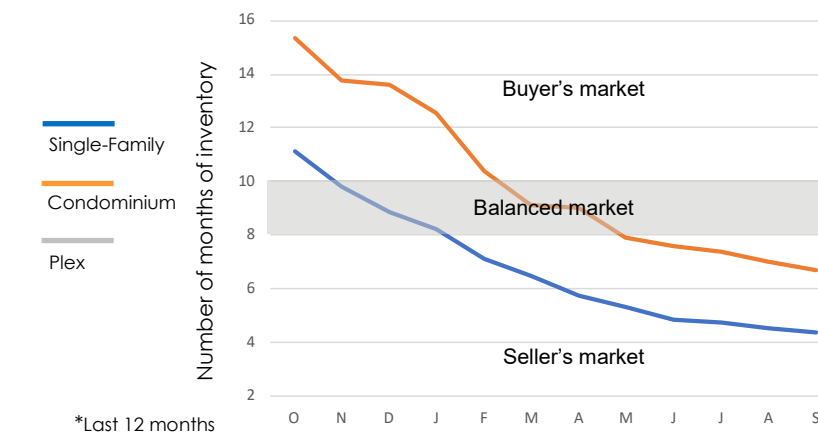
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	62	↓ -30 %	336	↑ 37 %	
Active Listings	97	↓ -49 %	122	↓ -50 %	
Median Price	\$339,500	↑ 8 %	\$327,500	↑ 21 %	↑ 31 %
Average Price	\$379,047	↑ 15 %	\$384,139	↑ 29 %	↑ 36 %
Average Selling Time (days)	94	↓ -85	112	↓ -74	

Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	10	↑ -	51	↑ 65 %	
Active Listings	25	↑ -	28	↑ -	
Median Price	**	↑ -	\$159,900	↑ 8 %	↓ -15 %
Average Price	**	↑ -	\$193,764	↑ 18 %	↓ -2 %
Average Selling Time (days)	**	↑ -	107	↓ -55	

Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	5	↑ -	17	↑ -	
Active Listings	13	↑ -	11	↑ -	
Median Price	**	↑ -	**	↑ -	↓ -9 %
Average Price	**	↑ -	**	↑ -	↓ -9 %
Average Selling Time (days)	**	↑ -	**	↑ -	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

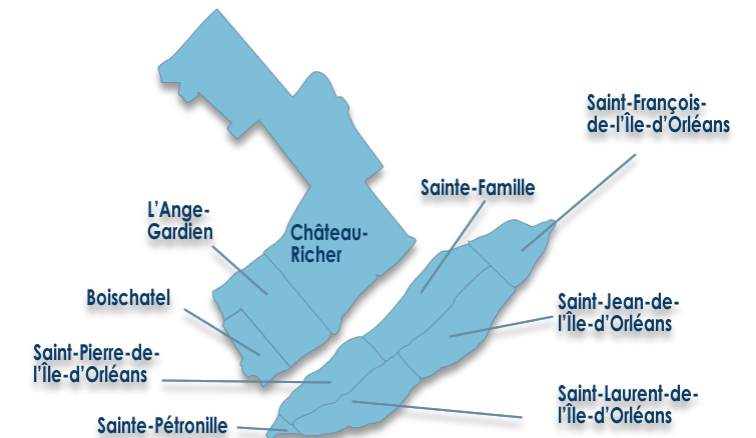




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2021			
Sales	135	↓	-50 %
New Listings	195	↓	-21 %
Active Listings	206	↓	-62 %
Volume (in thousands \$)	51,872	↓	-46 %
Last 12 Months			
Sales	984	↑	4 %
New Listings	1,068	↓	-8 %
Active Listings	275	↓	-65 %
Volume (in thousands \$)	380,466	↑	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)	
200 and less	26	7	3.7	Seller
200 to 249	40	11	3.7	Seller
250 to 299	40	11	3.8	Seller
300 to 349	30	9	3.3	Seller
350 to 399	21	9	2.3	Seller
more than 400	87	27	3.2	Seller

Source: QPAREB by the Centris system



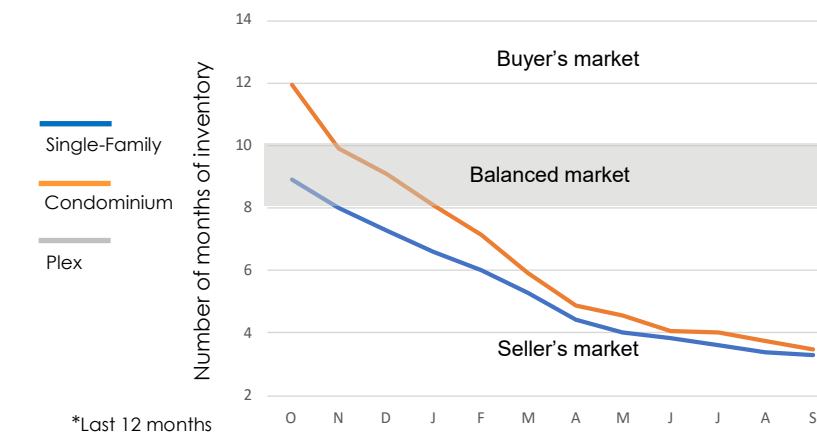
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	122 ↓ -52 %	885 ↔ 0 %		
Active Listings	180 ↓ -64 %	244 ↓ -66 %		
Median Price	\$345,000 ↑ 16 %	\$345,000 ↑ 19 %	↑ 35 %	
Average Price	\$398,106 ↑ 8 %	\$402,042 ↑ 22 %	↑ 39 %	
Average Selling Time (days)	47 ↓ -98	78 ↓ -58		

	Condominium			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	11 ↑ -	83 ↑ 113 %		
Active Listings	18 ↑ -	24 ↑ -		
Median Price	** ↑ -	\$214,800 ↑ 19 %	↑ 18 %	
Average Price	** ↑ -	\$224,701 ↑ 20 %	↑ 20 %	
Average Selling Time (days)	** ↑ -	100 ↓ -35		

	Plex			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	1 ↑ -	10 ↑ -		
Active Listings	7 ↑ -	6 ↑ -		
Median Price	** ↑ -	** ↑ -	↑ 33 %	
Average Price	** ↑ -	** ↑ -	↑ 15 %	
Average Selling Time (days)	** ↑ -	** ↑ -		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

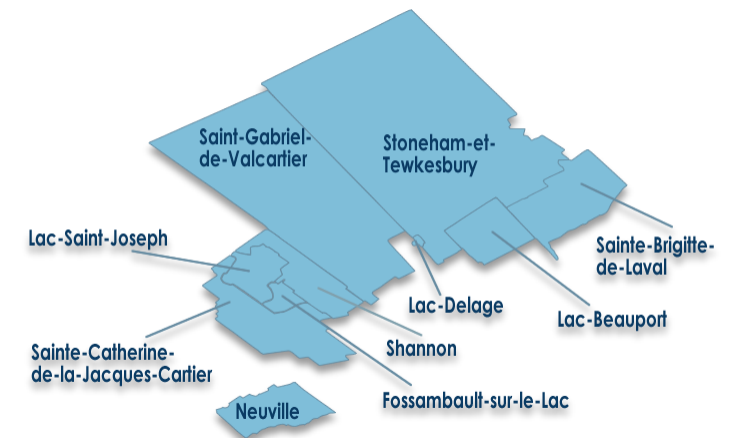




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2021			
Sales	319	↓	-39 %
New Listings	406	↓	-24 %
Active Listings	610	↓	-42 %
Volume (in thousands \$)	104,880	↓	-27 %
Last 12 Months			
Sales	1,914	↑	5 %
New Listings	2,256	↓	-7 %
Active Listings	719	↓	-48 %
Volume (in thousands \$)	568,392	↑	18 %

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	5	3.2	Seller
150 to 199	37	12	3.2	Seller
200 to 249	103	27	3.9	Seller
250 to 299	95	27	3.5	Seller
300 to 349	56	17	3.3	Seller
more than 350	170	32	5.4	Seller

Source: QPAREB by the Centris system



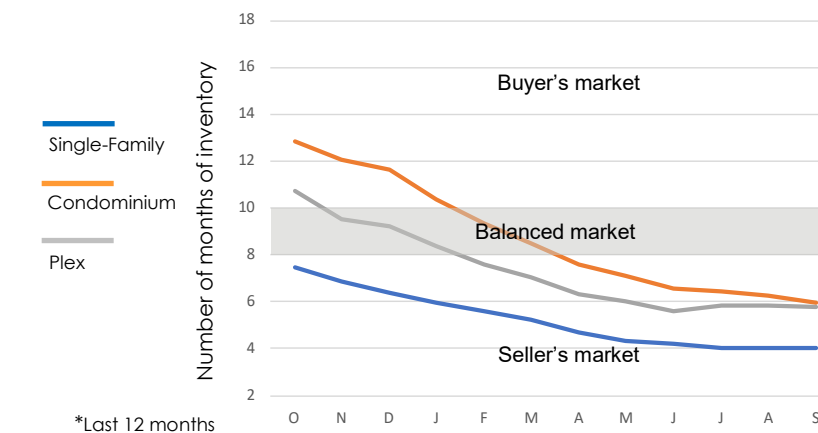
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	235 ↓ -43 %	1,427 ↓ -4 %	↑ 17 %	
Active Listings	400 ↓ -45 %	477 ↓ -52 %	↑ 25 %	
Median Price	\$307,500 ↑ 21 %	\$275,000 ↑ 10 %		
Average Price	\$364,471 ↑ 29 %	\$315,512 ↑ 17 %		
Average Selling Time (days)	63 ↓ -68	84 ↓ -58		

	Condominium			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	62 ↓ -22 %	327 ↑ 47 %	↑ 5 %	
Active Listings	129 ↓ -45 %	162 ↓ -42 %	↑ 7 %	
Median Price	\$185,000 ↑ 3 %	\$183,000 ↑ 5 %		
Average Price	\$209,711 ↓ -2 %	\$209,625 ↑ 3 %		
Average Selling Time (days)	81 ↓ -112	108 ↓ -67		

	Plex			Past 5 years
	Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	22 ↑ -	159 ↑ 45 %	↑ 30 %	
Active Listings	76 ↓ -10 %	77 ↓ -29 %	↑ 29 %	
Median Price	** ↑ -	\$311,450 ↑ 15 %		
Average Price	** ↑ -	\$330,510 ↑ 13 %		
Average Selling Time (days)	** ↑ -	145 ↓ -15		

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

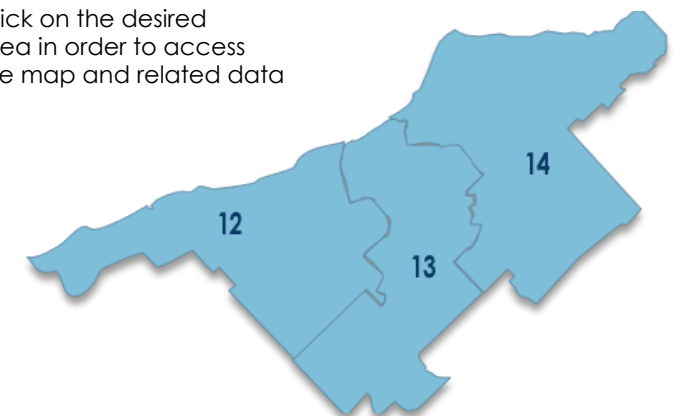




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2021			
Sales	86	↓	-44 %
New Listings	109	↓	-13 %
Active Listings	168	↓	-44 %
Volume (in thousands \$)	33,546	↓	-28 %
Last 12 Months			
Sales	515	↓	-13 %
New Listings	627	↓	-10 %
Active Listings	198	↓	-54 %
Volume (in thousands \$)	171,779	↑	4 %

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	2	2.7	Seller
150 to 199	8	2	3.1	Seller
200 to 249	20	6	3.2	Seller
250 to 299	31	8	3.7	Seller
300 to 349	20	5	3.8	Seller
more than 350	69	13	5.4	Seller

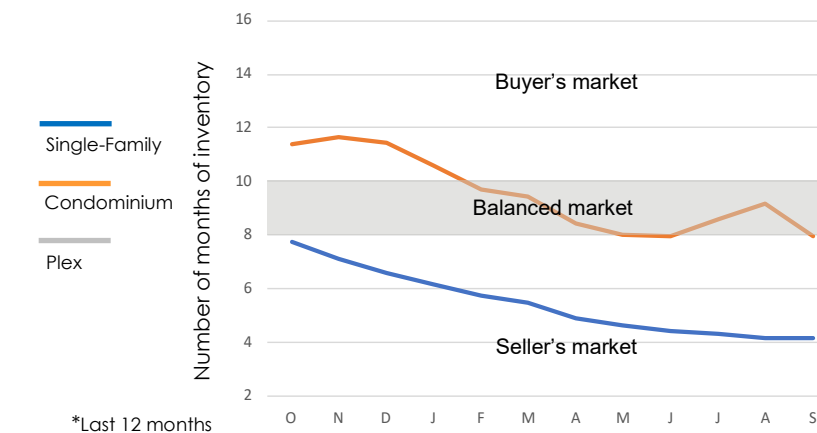
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	66	↓ -50 %	440	↓ -16 %	
Active Listings	124	↓ -52 %	152	↓ -58 %	
Median Price	\$325,500	↑ 16 %	\$301,000	↑ 14 %	↑ 20 %
Average Price	\$440,461	↑ 43 %	\$349,863	↑ 21 %	↑ 26 %
Average Selling Time (days)	65	↓ -62	85	↓ -69	
Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	16	↑ -	53	↑ 23 %	
Active Listings	31	↔ 0 %	35	↓ -21 %	
Median Price	**	↑ -	\$212,500	↑ 18 %	↑ 16 %
Average Price	**	↑ -	\$229,226	↓ -2 %	↑ 20 %
Average Selling Time (days)	**	↑ -	100	↓ -68	
Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	4	↑ -	22	↑ -	
Active Listings	12	↑ -	11	↑ -	
Median Price	**	↑ -	**	↑ -	↑ 11 %
Average Price	**	↑ -	**	↑ -	↑ 10 %
Average Selling Time (days)	**	↑ -	**	↑ -	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



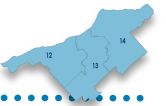


Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2021			
Sales	96	↓	-43 %
New Listings	117	↓	-36 %
Active Listings	167	↓	-46 %
Volume (in thousands \$)	30,056	↓	-32 %
Last 12 Months			
Sales	634	↑	13 %
New Listings	719	↑	1 %
Active Listings	205	↓	-51 %
Volume (in thousands \$)	183,022	↑	26 %

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	3.7	Seller
150 to 199	12	3	3.6	Seller
200 to 249	29	9	3.3	Seller
250 to 299	27	9	3.0	Seller
300 to 349	19	7	2.9	Seller
more than 350	49	9	5.3	Seller

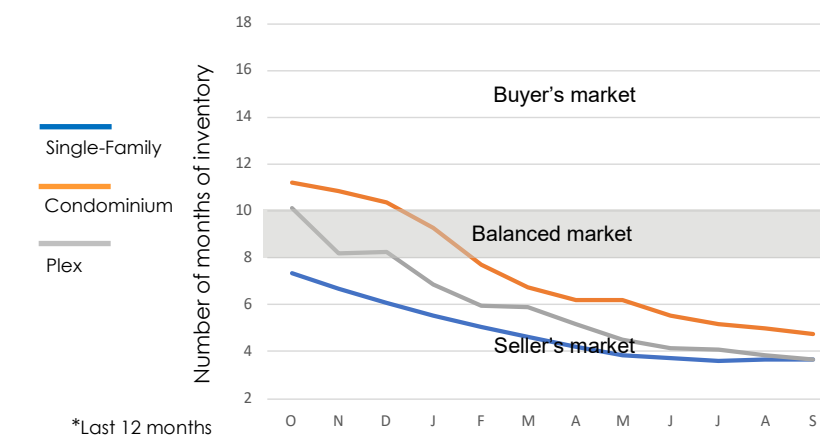
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

	Single-Family				Condominium				Plex			
	Third Quarter 2021	Last 12 Months	Past 5 years		Third Quarter 2021	Last 12 Months	Past 5 years		Third Quarter 2021	Last 12 Months	Past 5 years	
Sales	74	↓ -46 %	460	↓ -1 %	17	↑ -	117	↑ 86 %	5	↑ -	56	↑ 70 %
Active Listings	116	↓ -43 %	140	↓ -54 %	37	↓ -52 %	46	↓ -40 %	13	↑ -	17	↓ -46 %
Median Price	\$300,000	↑ 20 %	\$280,000	↑ 14 %	**	↑ -	\$177,000	↑ 7 %	**	↑ -	\$342,750	↑ 1 %
Average Price	\$341,988	↑ 23 %	\$308,315	↑ 16 %	**	↑ -	\$179,118	↑ 7 %	**	↑ -	\$360,305	↑ 9 %
Average Selling Time (days)	66	↓ -80	83	↓ -65	**	↑ -	112	↓ -56	**	↑ -	219	↑ 34

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

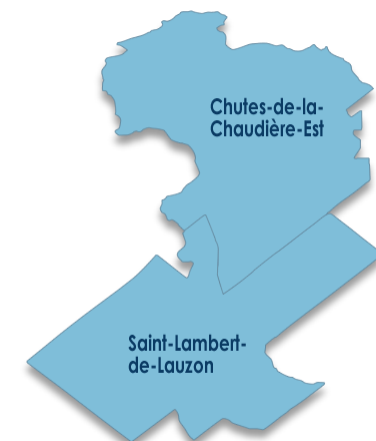




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2021				
Sales	137	↓	-33 %	
New Listings	180	↓	-20 %	
Active Listings	275	↓	-38 %	
Volume (in thousands \$)	41,278	↓	-22 %	
Last 12 Months				
Sales	765	↑	13 %	
New Listings	910	↓	-11 %	
Active Listings	316	↓	-43 %	
Volume (in thousands \$)	213,591	↑	26 %	

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	9	3	3.4	Seller
150 to 199	18	6	3.0	Seller
200 to 249	54	11	4.7	Seller
250 to 299	37	10	3.8	Seller
300 to 349	17	5	3.4	Seller
more than 350	51	9	5.4	Seller

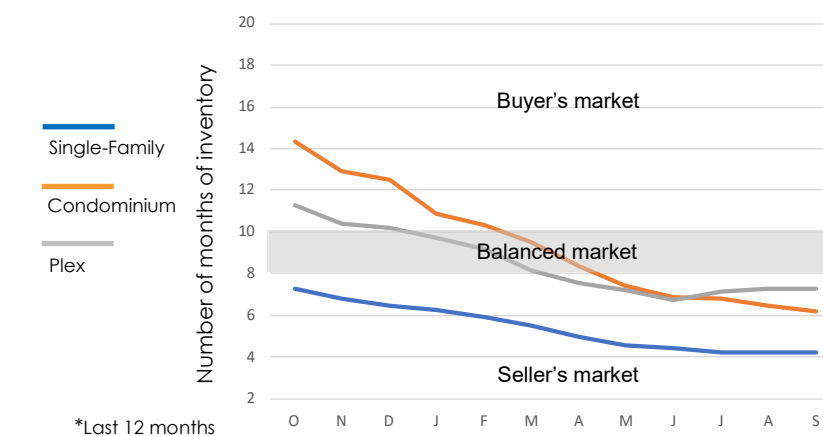
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	95	↓ -34 %	527	↑ 6 %	
Active Listings	160	↓ -40 %	185	↓ -44 %	
Median Price	\$287,000	↑ 19 %	\$259,700	↑ 8 %	↑ 15 %
Average Price	\$330,194	↑ 25 %	\$293,319	↑ 14 %	↑ 19 %
Average Selling Time (days)	60	↓ -61	86	↓ -37	
Condominium					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	29	↑ -	157	↑ 34 %	
Active Listings	61	↓ -52 %	81	↓ -49 %	
Median Price	**	↑ -	\$186,000	↑ 6 %	↑ 8 %
Average Price	**	↑ -	\$225,741	↑ 6 %	↑ 9 %
Average Selling Time (days)	**	↑ -	108	↓ -73	
Plex					
	Third Quarter 2021		Last 12 Months		Past 5 years
Sales	13	↑ -	81	↑ 35 %	
Active Listings	52	↑ 7 %	49	↓ -20 %	
Median Price	**	↑ -	\$269,500	↑ 13 %	↑ 23 %
Average Price	**	↑ -	\$308,254	↑ 15 %	↑ 30 %
Average Selling Time (days)	**	↑ -	105	↓ -41	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



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@apcia.ca

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