




Total Residential

Sales	Listings
-13% 2,859	-33% 2,388

Quebec City Metropolitan Area

By Property Category

	 Single-Family	 Condominium	 Plex
Sales	↓ -15% 1,677	↓ -12% 955	↓ -7% 225
Median Price	↑ 13% \$340,000	↑ 12% \$223,000	↑ 11% \$390,000
Active Listing	↓ -29% 1,214	↓ -44% 784	↓ -5% 302
Average Selling Time (days)	↓ -18 55	↓ -29 85	↓ -10 73

** Insufficient number of transactions to produce reliable statistics

— Statistics are provided for information purposes only, the variation cannot be reliable or representative.

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

Source: Quebec Professional Association of Real Estate Brokers by the Centris system





Sociodemographic Profile

Population in 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

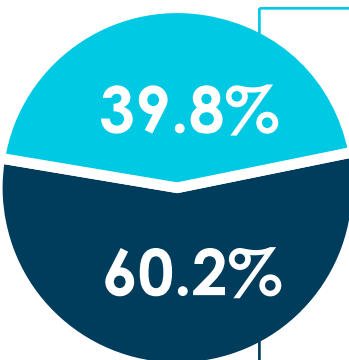
Vacancy rate

2021 **2,3%**

Average rent Variation

2022 **\$945** **5%**
2021 **\$899**

Proportion of owners



Mortgage Rates

1-year term Variation

Q1 2022 **2.79%** **0**
Q1 2021 **2.79%**

5-year term Variation

Q1 2022 **4.79%** **0**
Q1 2021 **4.79%**



Consumer Confidence Level

Overall Variation

Q1 2022 **111** **-9**
Q1 2021 **120**

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

Q1 2022 **15%** **-13**
Q1 2021 **27%**



Labour Market

Employment (in thousands) Variation

Q1 2022 **434.4** **8.2**
Q1 2021 **426.2**

Unemployment rate Variation

Q1 2022 **2.7 %** **-2.2**
Q1 2021 **4.9 %**



Housing Starts

Total Variation

Q1 2022 **2,086** **16%**
Q1 2021 **1,799**

Single-Family Variation

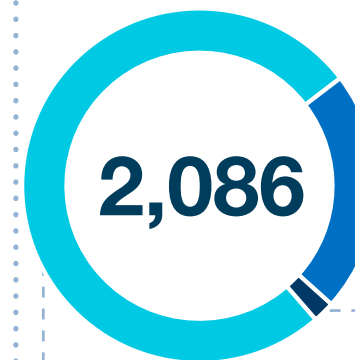
Q1 2022 **394** **-23%**
Q1 2021 **510**

Condominium Variation

Q1 2022 **42** **++**
Q1 2021 **13**

Rental Variation

Q1 2022 **1,650** **29%**
Q1 2021 **1,276**



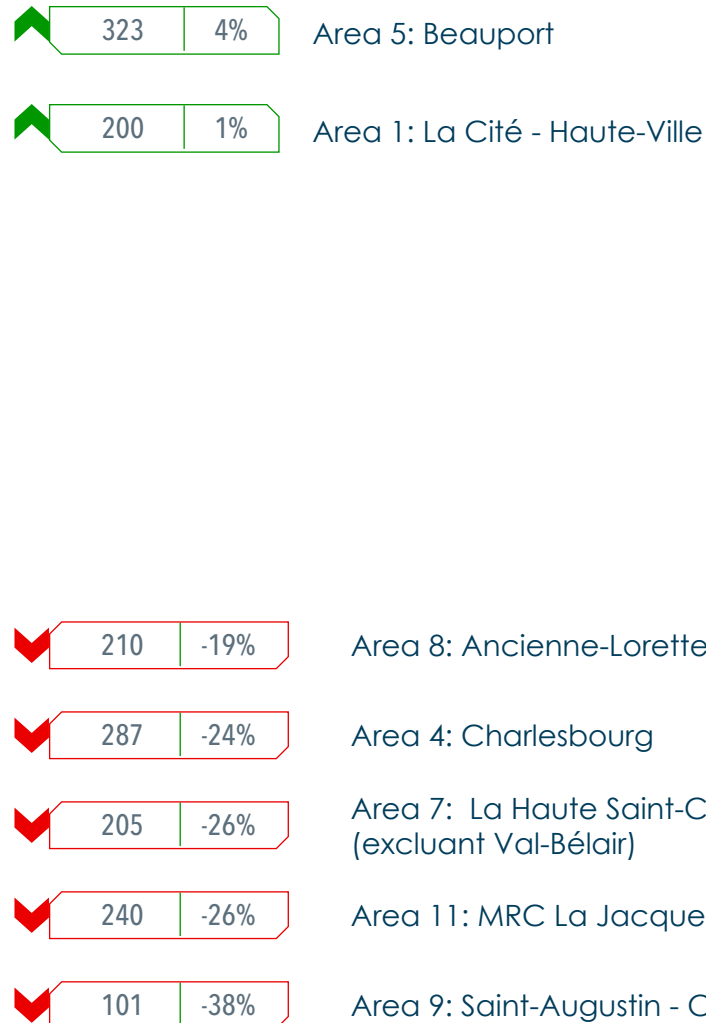
Sources: Statistics Canada, 2016 census, CMHC - Rental Market Survey, January 2021

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

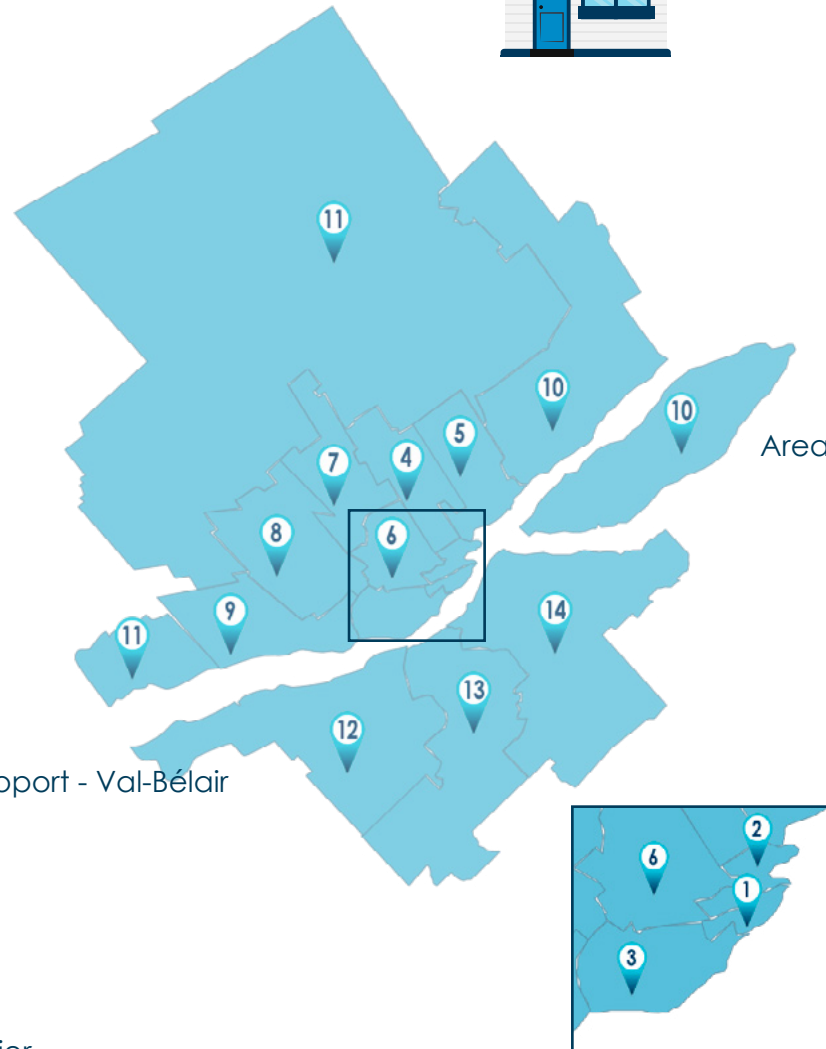
Sources: Statistics Canada and CMHC
++Variation greater than 100%



TOTAL RESIDENTIAL SALES



MEDIAN PRICE OF SINGLE-FAMILY HOMES



Definition of Areas

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

AGGLOMERATION OF QUEBEC CITY

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

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

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

Area 4: Charlesbourg
Charlesbourg

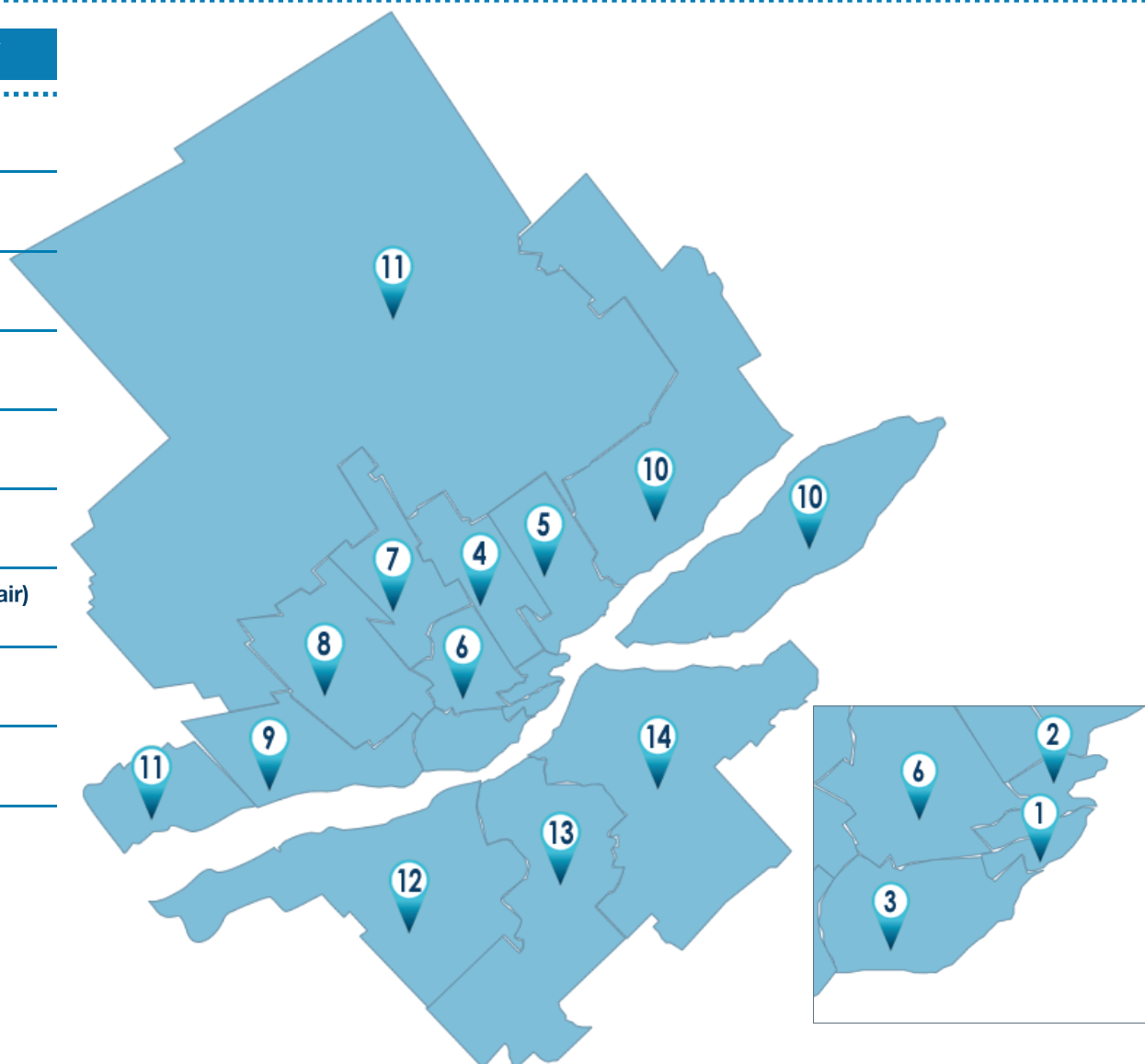
Area 5: Beauport
Beauport

Area 6: Les Rivières
Les Rivières

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

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

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



NORTHERN PERIPHERY OF QUEBEC CITY

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

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

SOUTH SHORE OF QUEBEC CITY

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

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

Area 14: Ancien Lévis
Desjardins, Saint-Henri



Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022				
Sales	2,859	↓	-13 %	
New Listings	3,357	↓	-11 %	
Active Listings	2,388	↓	-33 %	
Volume (in thousands \$)	981,144	↓	-5 %	
Last 12 Months				
Sales	9,751	↓	-11 %	
New Listings	11,099	↓	-8 %	
Active Listings	2,783	↓	-39 %	
Volume (in thousands \$)	3,259,116	↓	-2 %	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
170 and less	5.8	15	4.5	Seller
170 to 250	19.4	66	3.5	Seller
250 to 420	71.2	271	3.2	Seller
420 to 510	29.3	60	5.9	Seller
more than 510	28.4	76	4.5	Seller

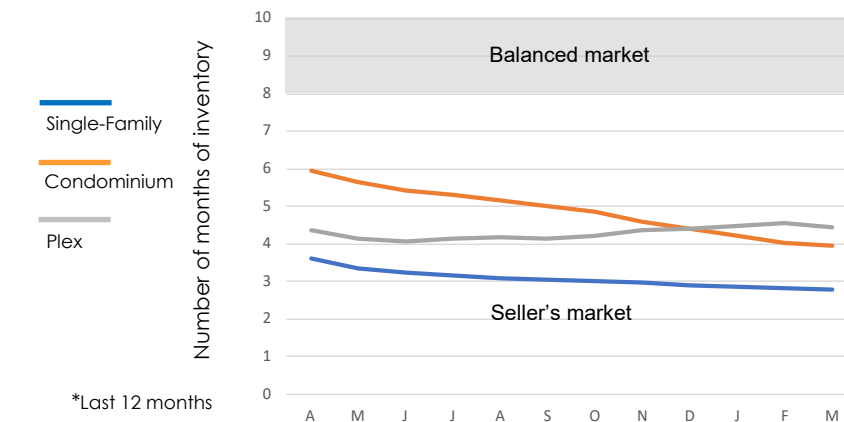
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	1,677	↓	-15 %	5,856	↓	-17 %
Active Listings	1,214	↓	-29 %	1,362	↓	-44 %
Median Price	\$340,000	↑	13 %	\$321,540	↑	15 %
Average Price	\$386,397	↑	11 %	\$367,591	↑	12 %
Average Selling Time (days)	55	↓	-18	52	↓	-49
						↑ 30 %
						↑ 34 %
Condominium						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	955	↓	-12 %	3,035	↑	1 %
Active Listings	784	↓	-44 %	1,000	↓	-40 %
Median Price	\$223,000	↑	12 %	\$218,000	↑	11 %
Average Price	\$254,344	↑	9 %	\$257,359	↑	11 %
Average Selling Time (days)	85	↓	-29	94	↓	-43
						↑ 14 %
						↑ 16 %
Plex						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	225	↓	-7 %	852	↔	0 %
Active Listings	302	↓	-5 %	316	↓	-5 %
Median Price	\$390,000	↑	11 %	\$360,000	↑	8 %
Average Price	\$424,123	↑	14 %	\$394,176	↑	11 %
Average Selling Time (days)	73	↓	-10	73	↓	-44
						↑ 18 %
						↑ 25 %

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

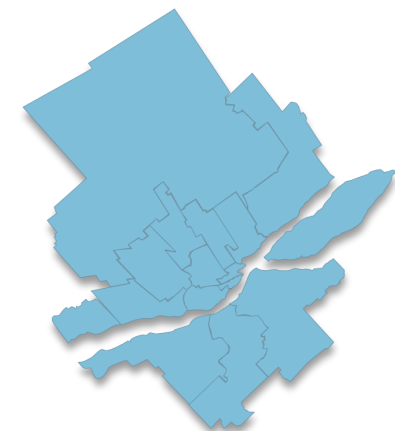




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022			
Sales	1,971	↓	-13 %
New Listings	2,258	↓	-14 %
Active Listings	1,553	↓	-35 %
Volume (in thousands \$)	662,036	↓	-4 %

Last 12 Months			
Sales	6,825	↓	-8 %
New Listings	7,587	↓	-9 %
Active Listings	1,867	↓	-35 %
Volume (in thousands \$)	2,246,468	↑	1 %

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)	
170 and less	0.9	5	2.4	Seller
170 to 250	8.2	35	2.8	Seller
250 to 420	38.7	179	2.6	Seller
420 to 500	12.6	33	4.6	Seller
more than 500	12.0	42	3.4	Seller

Source: QPAREB by the Centris system



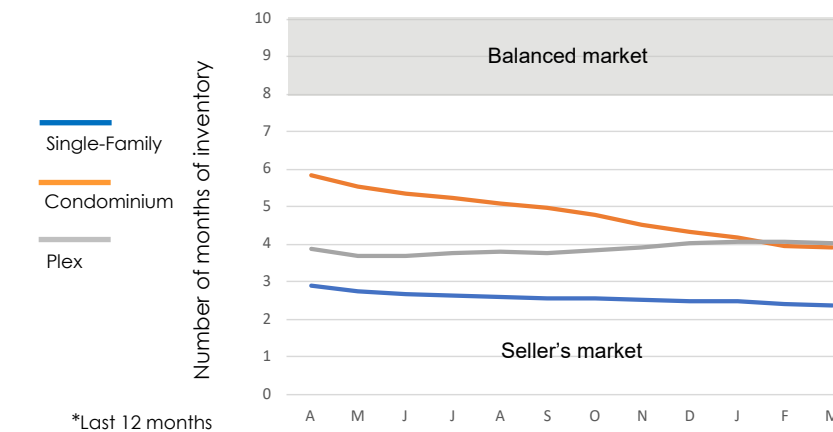
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	974	↓	-14 %	3,532	↓	-15 %
Active Listings	595	↓	-31 %	699	↓	-38 %
Median Price	\$335,000	↑	10 %	\$320,000	↑	13 %
Average Price	\$383,616	↑	10 %	\$364,225	↑	11 %
Average Selling Time (days)	50	↓	-12	48	↓	-37

Condominium						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	824	↓	-11 %	2,609	↑	1 %
Active Listings	680	↓	-43 %	852	↓	-39 %
Median Price	\$230,000	↑	12 %	\$221,850	↑	10 %
Average Price	\$258,628	↑	9 %	\$262,830	↑	11 %
Average Selling Time (days)	85	↓	-30	96	↓	-39

Plex						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	173	↓	-7 %	684	↔	0 %
Active Listings	213	↓	-7 %	229	↓	-3 %
Median Price	\$415,000	↑	15 %	\$375,500	↑	10 %
Average Price	\$445,610	↑	16 %	\$409,390	↑	12 %
Average Selling Time (days)	74	↓	-3	71	↓	-32

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

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

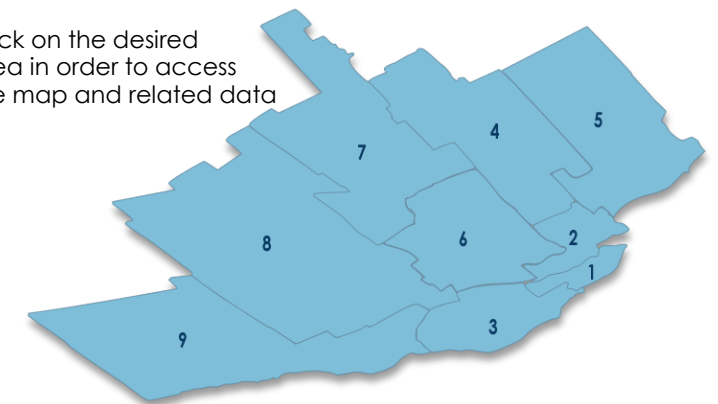




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022				
Sales	200	↑	1 %	
New Listings	244	↓	-5 %	
Active Listings	238	↓	-33 %	
Volume (in thousands \$)	73,844	↑	7 %	
Last 12 Months				
Sales	694	↑	14 %	
New Listings	838	↓	-7 %	
Active Listings	273	↓	-22 %	
Volume (in thousands \$)	259,415	↑	22 %	

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)	
140 and less	1.7	3	6.0	Seller
140 to 220	4.4	9	5.9	Seller
220 to 360	11.1	21	6.3	Seller
360 to 430	3.3	6	6.5	Seller
more than 430	2.6	11	2.9	Seller

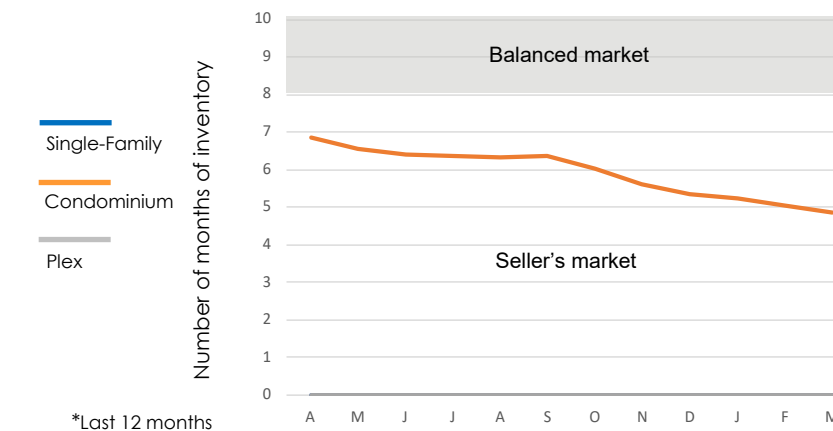
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	8	-		46	↓ -4 %	
Active Listings	2	-		2	-	
Median Price	**	-		\$635,000	↑ 19 %	↑ 34 %
Average Price	**	-		\$629,901	↑ 2 %	↑ 24 %
Average Selling Time (days)	**	-		131	↑ 23	
Condominium						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	176	↓ -1 %		606	↑ 17 %	
Active Listings	210	↓ -32 %		245	↓ -22 %	
Median Price	\$289,500	↑ 9 %		\$285,000	↑ 8 %	↑ 5 %
Average Price	\$329,255	↑ 4 %		\$337,597	↑ 11 %	↑ 12 %
Average Selling Time (days)	103	↓ -26		121	↓ -30	
Plex						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	16	-		42	↑ 2 %	
Active Listings	4	-		3	↓ -6 %	
Median Price	**	-		\$627,500	↑ 5 %	↑ 48 %
Average Price	**	-		\$615,619	↑ 1 %	↑ 33 %
Average Selling Time (days)	**	-		82	↑ 7	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2022				
Sales	169	↓	-3 %	
New Listings	223	↓	-9 %	
Active Listings	168	↓	-21 %	
Volume (in thousands \$)	56,786	↑	8 %	
Last 12 Months				
Sales	561	↓	-1 %	
New Listings	696	↓	-9 %	
Active Listings	182	↓	-14 %	
Volume (in thousands \$)	178,961	↑	8 %	

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)	
130 and less	0.3	0	9.6	Balanced
130 to 190	1.6	4	5.4	Seller
190 to 310	3.8	11	4.3	Seller
310 to 380	1.3	2	6.5	Seller
more than 380	0.6	4	2.2	Seller

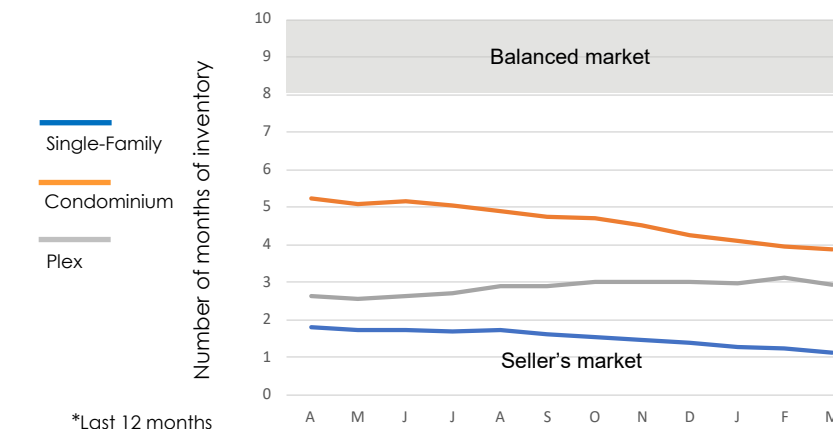
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	31	↑	3 %	105	↓	-9 %	
Active Listings	9		-	10		-	
Median Price	\$329,000	↑	3 %	\$320,500	↑	10 %	↑ 41 %
Average Price	\$350,223	↑	4 %	\$329,557	↑	10 %	↑ 42 %
Average Selling Time (days)	48	↑	4	43	↓	-17	
Condominium							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	79	↓	-1 %	244	↑	7 %	
Active Listings	71	↓	-31 %	79	↓	-24 %	
Median Price	\$250,000	↑	17 %	\$222,000	↑	6 %	↑ 13 %
Average Price	\$256,273	↑	14 %	\$243,941	↑	10 %	↑ 16 %
Average Selling Time (days)	70	↓	-21	81	↓	-25	
Plex							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	59	↓	-8 %	212	↓	-6 %	
Active Listings	49	↓	-16 %	52	↑	5 %	
Median Price	\$454,500	↑	17 %	\$385,000	↑	10 %	↑ 26 %
Average Price	\$435,315	↑	14 %	\$400,171	↑	12 %	↑ 31 %
Average Selling Time (days)	56	↓	-2	65	↓	-20	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022			
Sales	274	↓	-1 %
New Listings	300	↓	-9 %
Active Listings	220	↓	-27 %
Volume (in thousands \$)	105,233	↓	-3 %
Last 12 Months			
Sales	865	↓	-9 %
New Listings	1,020	↓	-2 %
Active Listings	244	↓	-33 %
Volume (in thousands \$)	351,744	↓	-5 %

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)	
120 and less	0.3	0	16.0	Buyer
120 to 180	2.2	9	2.9	Seller
180 to 310	6.6	17	4.7	Seller
310 to 370	1.4	4	4.2	Seller
more than 370	2.2	8	3.3	Seller

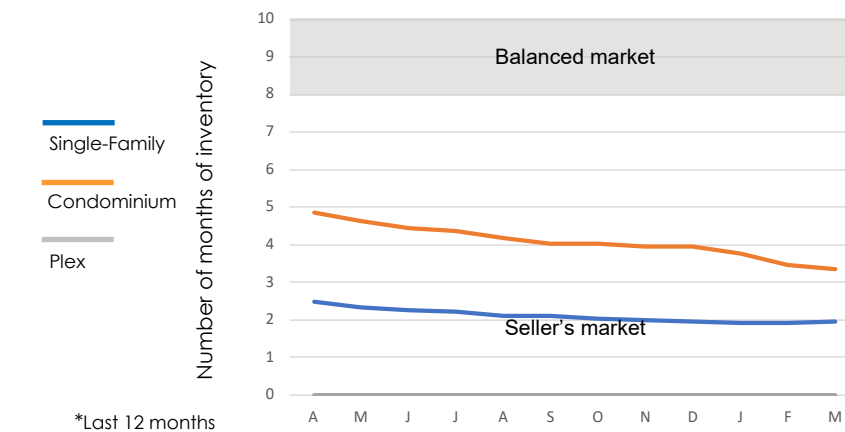
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	100 ↓ -24 %	367 ↓ -23 %	↑ 38 %	
Active Listings	56 ↓ -26 %	60 ↓ -43 %	↑ 44 %	
Median Price	\$464,275 ↑ 7 %	\$441,000 ↑ 8 %		
Average Price	\$533,875 ↑ 4 %	\$517,629 ↑ 6 %		
Average Selling Time (days)	62 ↓ -39	65 ↓ -43		
	Condominium			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	165 ↑ 20 %	462 ↑ 5 %	↑ 12 %	
Active Listings	114 ↓ -32 %	129 ↓ -33 %	↑ 20 %	
Median Price	\$246,000 ↑ 5 %	\$253,000 ↑ 9 %		
Average Price	\$284,945 ↑ 8 %	\$307,815 ↑ 10 %		
Average Selling Time (days)	106 ↓ -10	100 ↓ -55		
	Plex			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	9 -	36 ↑ 33 %	↑ 20 %	
Active Listings	3 -	3 ↑ 63 %	↑ 35 %	
Median Price	** -	\$521,250 ↑ 13 %		
Average Price	** -	\$551,997 ↑ 20 %		
Average Selling Time (days)	** -	64 ↑ 1		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	287	↓	-24 %
New Listings	284	↓	-25 %
Active Listings	133	↓	-54 %
Volume (in thousands \$)	88,743	↓	-9 %
Last 12 Months			
Sales	995	↓	-14 %
New Listings	1,005	↓	-18 %
Active Listings	191	↓	-49 %
Volume (in thousands \$)	285,950	↓	-6 %

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)	
170 and less	0.0	0	0.0	Seller
170 to 250	1.1	5	3.0	Seller
250 to 420	6.0	34	2.1	Seller
420 to 500	1.0	6	2.0	Seller
more than 500	0.5	5	1.1	Seller

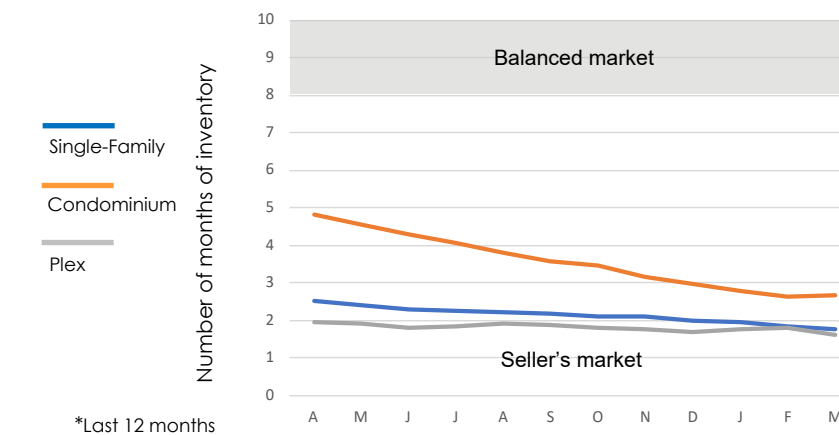
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	168	↓ -18 %	599	↓ -18 %	
Active Listings	61	↓ -53 %	88	↓ -49 %	
Median Price	\$332,500	↑ 20 %	\$307,000	↑ 14 %	↑ 28 %
Average Price	\$366,033	↑ 20 %	\$333,072	↑ 14 %	↑ 31 %
Average Selling Time (days)	59	↑ 3	45	↓ -31	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	97	↓ -34 %	322	↓ -8 %	
Active Listings	43	↓ -66 %	71	↓ -54 %	
Median Price	\$169,900	↑ 3 %	\$169,000	↑ 2 %	↑ 6 %
Average Price	\$182,339	↑ 5 %	\$178,586	↑ 3 %	↑ 7 %
Average Selling Time (days)	90	↓ -22	83	↓ -55	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	22	-	74	↓ -5 %	
Active Listings	11	-	10	↓ -23 %	
Median Price	**	-	\$360,000	↑ 6 %	↑ 16 %
Average Price	**	-	\$391,016	↑ 8 %	↑ 21 %
Average Selling Time (days)	**	-	61	↓ -57	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	323	↑	4 %
New Listings	329	↓	-16 %
Active Listings	209	↓	-35 %
Volume (in thousands \$)	98,962	↑	18 %

Last 12 Months			
Sales	1,034	↓	-2 %
New Listings	1,151	↓	-7 %
Active Listings	242	↓	-37 %
Volume (in thousands \$)	309,314	↑	12 %

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)	
160 and less	0.1	1	2.7	Seller
160 to 230	1.3	6	2.6	Seller
230 to 390	8.2	36	2.7	Seller
390 to 470	1.8	6	3.4	Seller
more than 470	0.8	5	2.0	Seller

Source: QPAREB by the Centris system



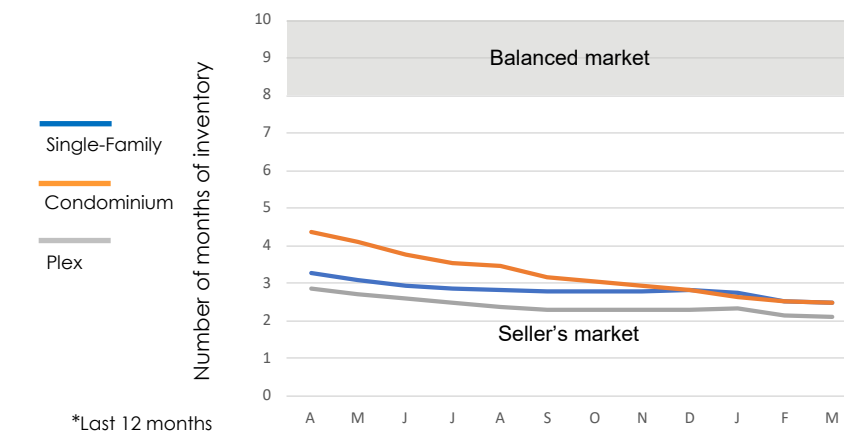
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	200	↑ 5 %	646	↓ -3 %	
Active Listings	111	↓ -36 %	132	↓ -33 %	
Median Price	\$310,250	↑ 6 %	\$300,000	↑ 13 %	↑ 26 %
Average Price	\$334,351	↑ 10 %	\$319,855	↑ 12 %	↑ 30 %
Average Selling Time (days)	59	↑ 10	50	↓ -29	

Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	83	↓ -13 %	244	↓ -10 %	
Active Listings	45	↓ -47 %	50	↓ -53 %	
Median Price	\$187,000	↑ 8 %	\$186,000	↑ 6 %	↑ 14 %
Average Price	\$193,769	↑ 8 %	\$194,889	↑ 9 %	↑ 14 %
Average Selling Time (days)	70	↓ -57	72	↓ -58	

Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	40	↑ 48 %	144	↑ 18 %	
Active Listings	26	-	25	↓ -18 %	
Median Price	\$340,500	↑ 8 %	\$357,250	↑ 17 %	↑ 15 %
Average Price	\$400,230	↑ 22 %	\$382,880	↑ 20 %	↑ 25 %
Average Selling Time (days)	67	↓ -53	82	↓ -48	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022			
Sales	202	↓	-7 %
New Listings	243	↓	-4 %
Active Listings	102	↓	-41 %
Volume (in thousands \$)	61,208	↑	2 %
Last 12 Months			
Sales	758	↓	-6 %
New Listings	815	↓	-5 %
Active Listings	131	↓	-38 %
Volume (in thousands \$)	228,962	↑	4 %

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)	
120 and less	0.0	0	0.0	Seller
120 to 170	1.0	4	3.1	Seller
170 to 290	2.8	18	1.9	Seller
290 to 350	0.7	3	2.6	Seller
more than 350	0.4	2	1.9	Seller

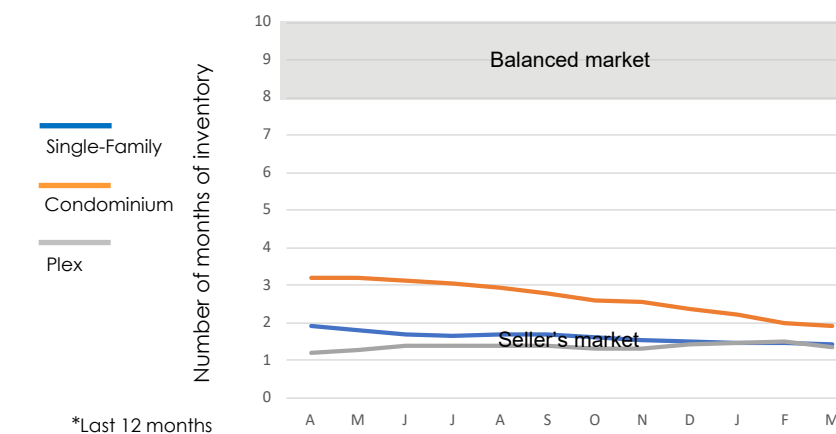
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	83	↓ -17 %	362	↓ -8 %	
Active Listings	34	↓ -36 %	43	↓ -38 %	
Median Price	\$321,500	↑ 16 %	\$310,572	↑ 13 %	↑ 24 %
Average Price	\$359,663	↑ 11 %	\$348,229	↑ 12 %	↑ 23 %
Average Selling Time (days)	28	↓ -18	35	↓ -43	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	105	↑ 3 %	330	↓ -4 %	
Active Listings	38	↓ -56 %	52	↓ -48 %	
Median Price	\$233,000	↑ 14 %	\$225,000	↑ 13 %	↑ 17 %
Average Price	\$241,130	↑ 11 %	\$236,193	↑ 10 %	↑ 20 %
Average Selling Time (days)	48	↓ -31	63	↓ -27	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	14	-	66	↓ -10 %	
Active Listings	4	-	7	↑ 3 %	
Median Price	**	-	\$345,500	↑ 6 %	↑ 22 %
Average Price	**	-	\$378,182	↑ 15 %	↑ 19 %
Average Selling Time (days)	**	-	79	↓ -35	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



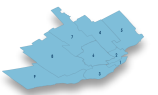


Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	205	↓	-26 %
New Listings	245	↓	-13 %
Active Listings	103	↓	-43 %
Volume (in thousands \$)	63,017	↓	-18 %
Last 12 Months			
Sales	747	↓	-15 %
New Listings	772	↓	-13 %
Active Listings	120	↓	-51 %
Volume (in thousands \$)	226,426	↓	-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	0.2	1	3.4	Seller
150 to 230	0.8	6	1.6	Seller
230 to 390	4.6	30	1.8	Seller
390 to 460	1.0	6	2.0	Seller
more than 460	0.3	4	0.7	Seller

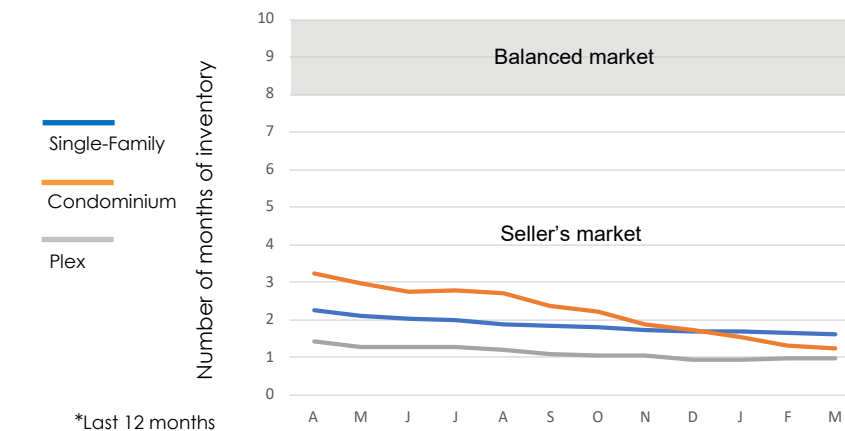
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

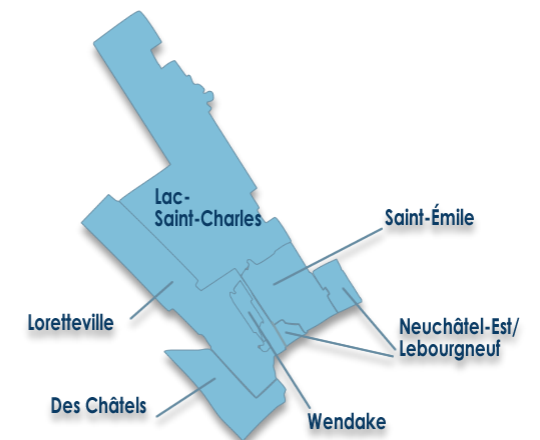
Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	167	↓ -17 %	564	↓ -19 %	
Active Listings	65	↓ -35 %	76	↓ -49 %	
Median Price	\$309,000	↑ 16 %	\$292,750	↑ 13 %	↑ 25 %
Average Price	\$326,418	↑ 10 %	\$313,078	↑ 13 %	↑ 26 %
Average Selling Time (days)	40	↓ -15	41	↓ -38	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	33	↓ -40 %	126	↑ 7 %	
Active Listings	6	-	13	-	
Median Price	\$200,000	↑ 10 %	\$197,500	↑ 14 %	↑ 16 %
Average Price	\$204,661	↑ 7 %	\$228,562	↑ 25 %	↑ 34 %
Average Selling Time (days)	45	↓ -91	185	↑ 63	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	5	-	57	↓ -12 %	
Active Listings	2	-	5	↓ -43 %	
Median Price	**	-	\$349,950	↑ 21 %	↑ 15 %
Average Price	**	-	\$369,310	↑ 16 %	↑ 15 %
Average Selling Time (days)	**	-	65	↓ -35	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



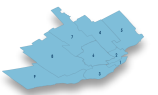


Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	210	↓	-19 %
New Listings	260	↓	-25 %
Active Listings	160	↓	-20 %
Volume (in thousands \$)	65,807	↓	-7 %
Last 12 Months			
Sales	783	↓	-12 %
New Listings	849	↓	-10 %
Active Listings	187	↓	-28 %
Volume (in thousands \$)	235,740	↓	-1 %

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)	
160 and less	0.3	1	2.4	Seller
160 to 230	0.6	4	1.7	Seller
230 to 390	9.3	32	3.5	Seller
390 to 470	1.4	6	2.7	Seller
more than 470	0.3	4	1.0	Seller

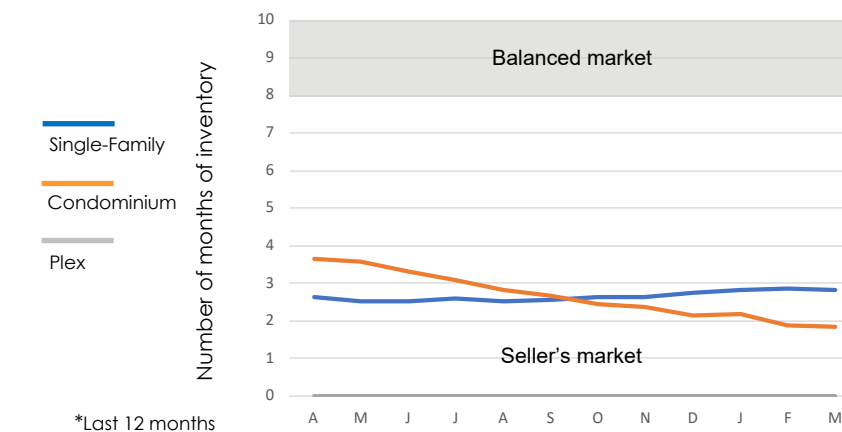
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	152	↓ -12 %	572	↓ -14 %	
Active Listings	121	↓ -2 %	134	↓ -18 %	
Median Price	\$321,250	↑ 11 %	\$303,700	↑ 15 %	↑ 25 %
Average Price	\$346,957	↑ 14 %	\$328,623	↑ 14 %	↑ 30 %
Average Selling Time (days)	44	↓ -13	44	↓ -37	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	51	↓ -32 %	167	↓ -10 %	
Active Listings	20	-	26	-	
Median Price	\$230,000	↑ 22 %	\$210,000	↑ 17 %	↑ 19 %
Average Price	\$225,889	↑ 20 %	\$215,427	↑ 19 %	↑ 21 %
Average Selling Time (days)	70	↓ -29	65	↓ -75	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	7	-	44	↑ 16 %	
Active Listings	2	-	3	↓ -10 %	
Median Price	**	-	\$322,500	↔ 0 %	↑ 8 %
Average Price	**	-	\$362,725	↓ -5 %	↑ 17 %
Average Selling Time (days)	**	-	76	↓ -60	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

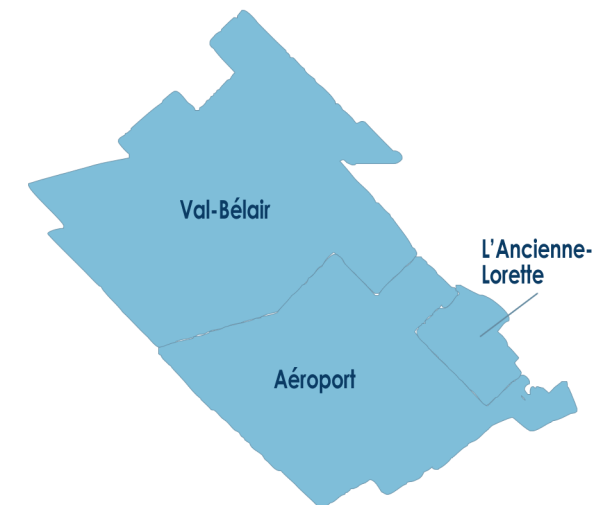




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2022				
Sales	101	↓	-38 %	
New Listings	130	↓	-14 %	
Active Listings	50	↓	-54 %	
Volume (in thousands \$)	48,436	↓	-30 %	
Last 12 Months				
Sales	388	↓	-25 %	
New Listings	441	↓	-15 %	
Active Listings	64	↓	-55 %	
Volume (in thousands \$)	169,955	↓	-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)	
230 and less	0.1	1	2.3	Seller
230 to 340	0.4	4	1.2	Seller
340 to 570	1.2	12	1.3	Seller
570 to 690	0.4	2	1.8	Seller
more than 690	0.3	4	1.1	Seller

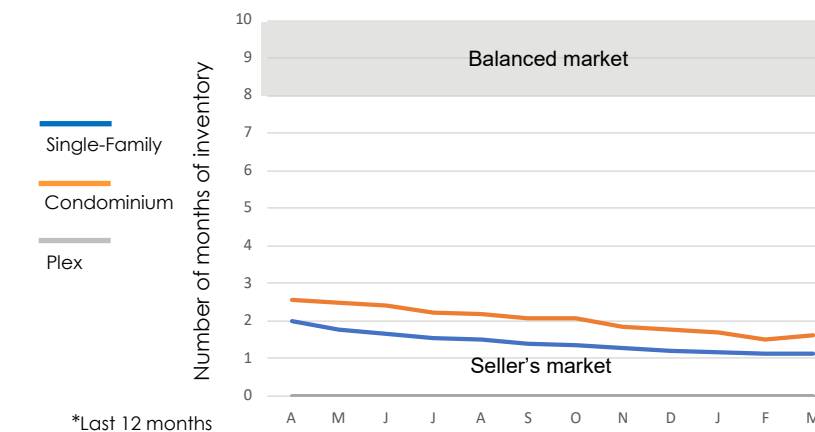
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	65	↓	-34 %	271	↓	-26 %
Active Listings	18		-	25		-
Median Price	\$459,000	↑	9 %	\$430,000	↑	11 %
Average Price	\$576,530	↑	21 %	\$500,513	↑	15 %
Average Selling Time (days)	49	↓	-35	48	↓	-65
						↑ 32 %
						↑ 40 %
Condominium						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	35	↓	-44 %	108	↓	-23 %
Active Listings	14		-	14		-
Median Price	\$295,000	↔	0 %	\$255,000	↔	0 %
Average Price	\$301,040	↓	-8 %	\$293,290	↓	-4 %
Average Selling Time (days)	120	↓	-38	109	↓	-71
						↑ 11 %
						↑ 11 %
Plex						
	First Quarter 2022			Last 12 Months		Past 5 years
Sales	1	-	-	9	-	-
Active Listings	0	-	-	2	-	-
Median Price	**	-	-	**	-	↑ 28 %
Average Price	**	-	-	**	-	↔ 0 %
Average Selling Time (days)	**	-	-	**	-	-

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022				
Sales	348	↓	-22 %	
New Listings	461	↔	0 %	
Active Listings	281	↓	-30 %	
Volume (in thousands \$)	139,626	↓	-16 %	
Last 12 Months				
Sales	1,194	↓	-21 %	
New Listings	1,429	↓	-4 %	
Active Listings	295	↓	-53 %	
Volume (in thousands \$)	461,989	↓	-13 %	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
200 and less	1.5	6	3.0	Seller
200 to 300	4.4	16	3.4	Seller
300 to 500	11.7	41	3.5	Seller
500 to 600	2.4	9	3.3	Seller
more than 600	2.5	15	2.1	Seller

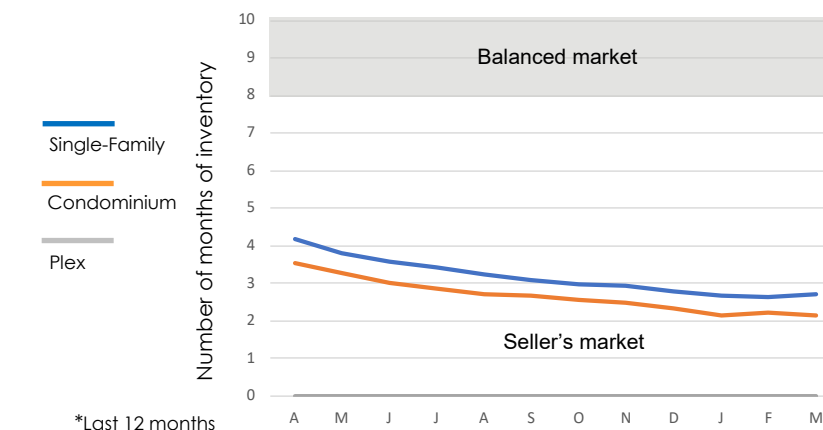
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	296	↓	-24 %	1,028	↓	-25 %	
Active Listings	222	↓	-32 %	232	↓	-57 %	
Median Price	\$405,000	↑	18 %	\$369,250	↑	18 %	↑ 46 %
Average Price	\$435,194	↑	9 %	\$414,011	↑	13 %	↑ 45 %
Average Selling Time (days)	56	↓	-28	58	↓	-70	
Condominium							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	40	↓	-18 %	128	↑	12 %	
Active Listings	22	-	-	23	-	-	
Median Price	\$187,750	↓	-1 %	\$188,750	↑	8 %	↑ 4 %
Average Price	\$214,908	↑	3 %	\$219,076	↑	10 %	↑ 16 %
Average Selling Time (days)	85	↓	-29	64	↓	-77	
Plex							
	First Quarter 2022			Last 12 Months			Past 5 years
Sales	12	-	-	34	↑	48 %	
Active Listings	6	-	-	3	↑	32 %	
Median Price	**	-	-	\$287,500	↑	11 %	↓ -2 %
Average Price	**	-	-	\$318,324	↑	14 %	↑ 11 %
Average Selling Time (days)	**	-	-	92	↓	-26	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

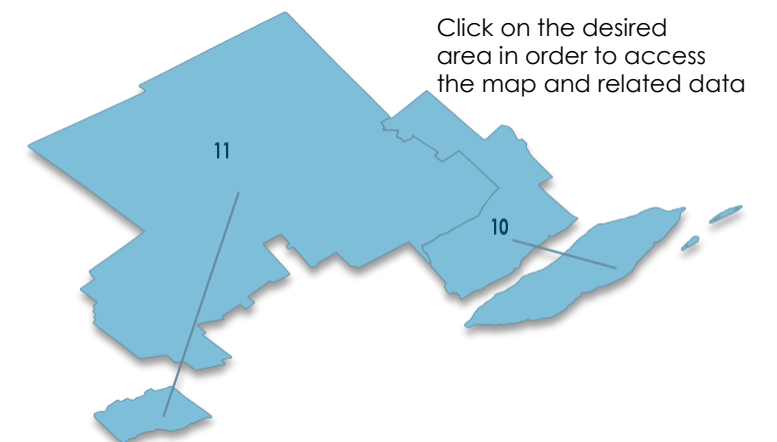




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022				
Sales	108	↓	-8 %	
New Listings	101	↓	-14 %	
Active Listings	77	↓	-34 %	
Volume (in thousands \$)	37,441	↓	-4 %	
Last 12 Months				
Sales	367	↓	-6 %	
New Listings	411	↓	-4 %	
Active Listings	90	↓	-41 %	
Volume (in thousands \$)	127,055	↑	3 %	

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	0.3	3	1.4	Seller
200 to 300	0.6	3	2.1	Seller
300 to 500	2.4	10	3.0	Seller
500 to 590	0.9	3	3.7	Seller
more than 590	0.6	5	1.4	Seller

Source: QPAREB by the Centris system



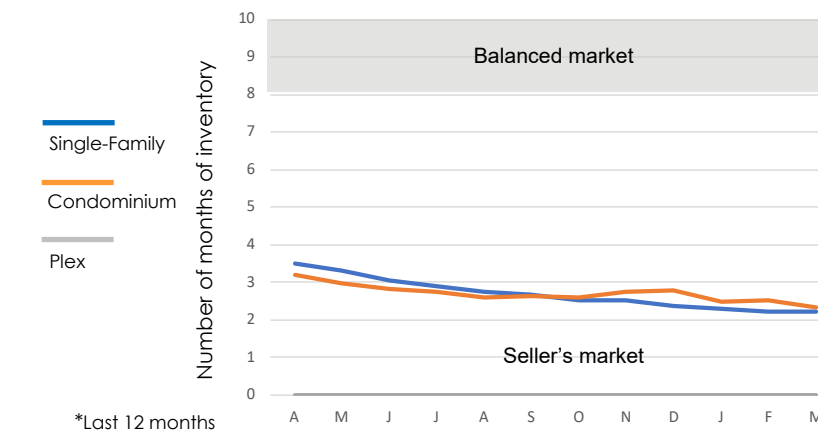
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	73 ↓ -26 %	280 ↓ -16 %	↑ 44 %	
Active Listings	38 ↓ -48 %	52 ↓ -51 %	↑ 45 %	
Median Price	\$413,100 ↑ 36 %	\$349,000 ↑ 17 %		
Average Price	\$422,959 ↑ 16 %	\$396,381 ↑ 16 %		
Average Selling Time (days)	98 ↓ -19	83 ↓ -72		

	Condominium			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	26 -	62 ↑ 35 %	↓ -20 %	
Active Listings	16 -	12 -	↓ -4 %	
Median Price	** -	\$162,000 ↑ 1 %		
Average Price	** -	\$192,424 ↑ 2 %		
Average Selling Time (days)	** -	72 ↓ -82		

	Plex			Past 5 years
	First Quarter 2022	Last 12 Months	Past 5 years	
Sales	9 -	25 -	↑ 9 %	
Active Listings	5 -	2 -	↑ 12 %	
Median Price	** -	** -		
Average Price	** -	** -		
Average Selling Time (days)	** -	** -		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

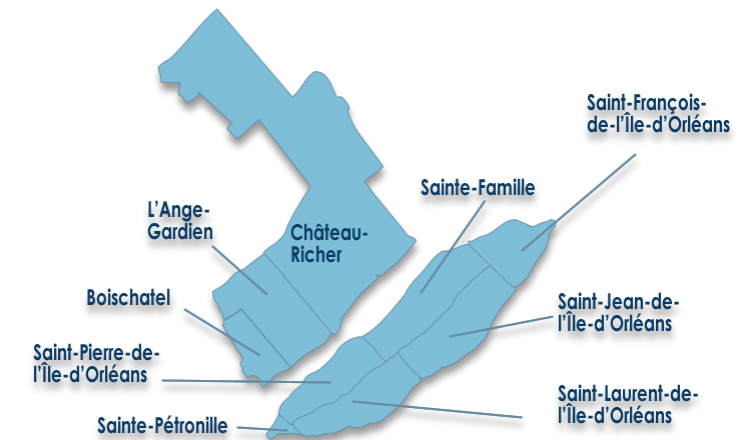




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2022				
Sales	240	↓	-26 %	
New Listings	360	↑	5 %	
Active Listings	180	↓	-28 %	
Volume (in thousands \$)	102,185	↓	-19 %	
Last 12 Months				
Sales	827	↓	-26 %	
New Listings	1,018	↓	-5 %	
Active Listings	173	↓	-59 %	
Volume (in thousands \$)	334,934	↓	-17 %	

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	0.8	4	2.5	Seller
200 to 300	3.7	12	3.6	Seller
300 to 510	6.8	29	2.8	Seller
510 to 610	1.3	7	2.0	Seller
more than 610	1.2	9	1.5	Seller

Source: QPAREB by the Centris system



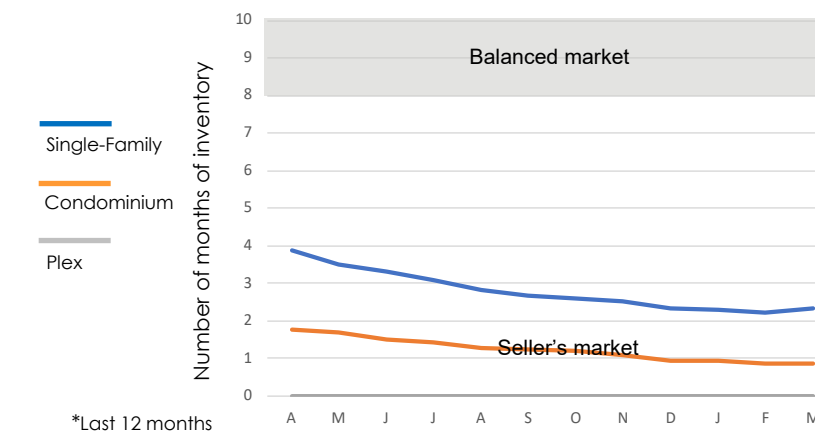
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	223	↓ -24 %	748	↓ -27 %	
Active Listings	160	↓ -27 %	144	↓ -63 %	
Median Price	\$405,000	↑ 15 %	\$370,000	↑ 17 %	↑ 45 %
Average Price	\$438,958	↑ 8 %	\$420,361	↑ 13 %	↑ 45 %
Average Selling Time (days)	43	↓ -30	48	↓ -71	

Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	14	-	66	↓ -3 %	
Active Listings	2	-	5	-	
Median Price	**	-	\$214,900	↑ 14 %	↑ 32 %
Average Price	**	-	\$244,113	↑ 18 %	↑ 35 %
Average Selling Time (days)	**	-	56	↓ -76	

Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	3	-	9	-	
Active Listings	1	-	1	-	
Median Price	**	-	**	-	↑ 21 %
Average Price	**	-	**	-	↑ 16 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

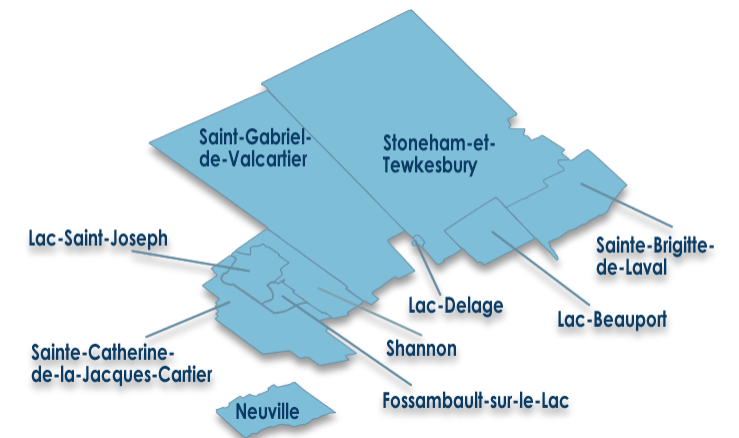




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	540	↓	-10 %
New Listings	638	↓	-7 %
Active Listings	480	↓	-27 %
Volume (in thousands \$)	179,482	↑	3 %
Last 12 Months			
Sales	1,732	↓	-15 %
New Listings	2,083	↓	-6 %
Active Listings	526	↓	-41 %
Volume (in thousands \$)	550,659	↓	-2 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
160 and less	1.2	5	3.1	Seller
160 to 240	3.7	13	3.4	Seller
240 to 390	18.2	59	3.7	Seller
390 to 470	6.6	14	5.6	Seller
more than 470	4.4	17	3.2	Seller

Source: QPAREB by the Centris system



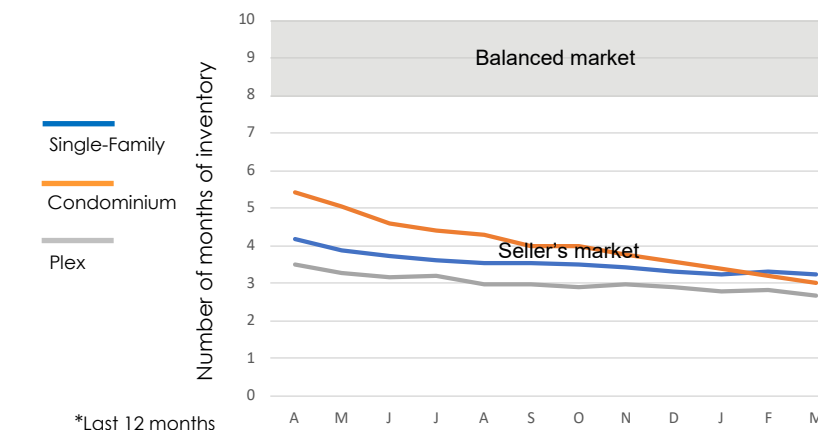
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2022		Last 12 Months		Past 5 years	
Sales	407	↓ -8 %	1,296	↓ -17 %		
Active Listings	336	↓ -19 %	350	↓ -42 %		
Median Price	\$318,500	↑ 17 %	\$300,000	↑ 15 %	↑	27 %
Average Price	\$357,715	↑ 18 %	\$340,052	↑ 17 %	↑	33 %
Average Selling Time (days)	67	↓ -24	62	↓ -60		

Condominium						
	First Quarter 2022		Last 12 Months		Past 5 years	
Sales	91	↓ -13 %	298	↓ -4 %		
Active Listings	46	↓ -62 %	74	↓ -50 %		
Median Price	\$204,000	↑ 10 %	\$194,250	↑ 8 %	↑	14 %
Average Price	\$232,889	↑ 9 %	\$225,924	↑ 10 %	↑	19 %
Average Selling Time (days)	89	↓ -16	95	↓ -56		

Plex						
	First Quarter 2022		Last 12 Months		Past 5 years	
Sales	40	↓ -23 %	134	↓ -9 %		
Active Listings	33	↓ -40 %	30	↓ -34 %		
Median Price	\$318,250	↓ -3 %	\$299,000	↓ -4 %	↑	33 %
Average Price	\$357,861	↑ 6 %	\$335,762	↑ 6 %	↑	31 %
Average Selling Time (days)	72	↓ -37	77	↓ -106		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

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

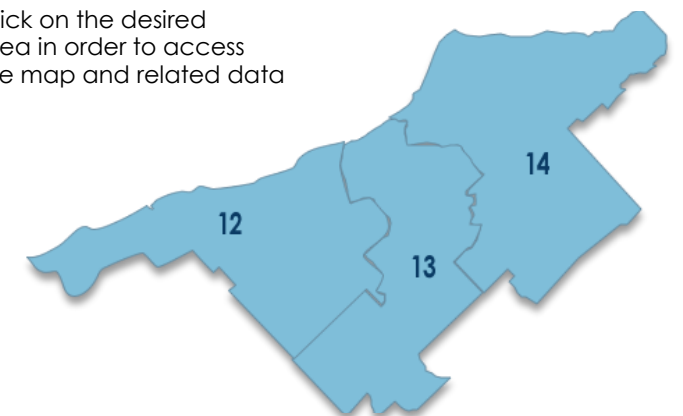




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022			
Sales	168	↓	-1 %
New Listings	160	↓	-8 %
Active Listings	123	↓	-25 %
Volume (in thousands \$)	60,912	↑	17 %
Last 12 Months			
Sales	501	↓	-16 %
New Listings	574	↓	-6 %
Active Listings	125	↓	-45 %
Volume (in thousands \$)	176,199	↓	-2 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
180 and less	0.3	3	1.2	Seller
180 to 270	0.9	4	2.4	Seller
270 to 440	5.0	17	3.5	Seller
440 to 530	1.4	5	3.4	Seller
more than 530	0.7	6	1.5	Seller

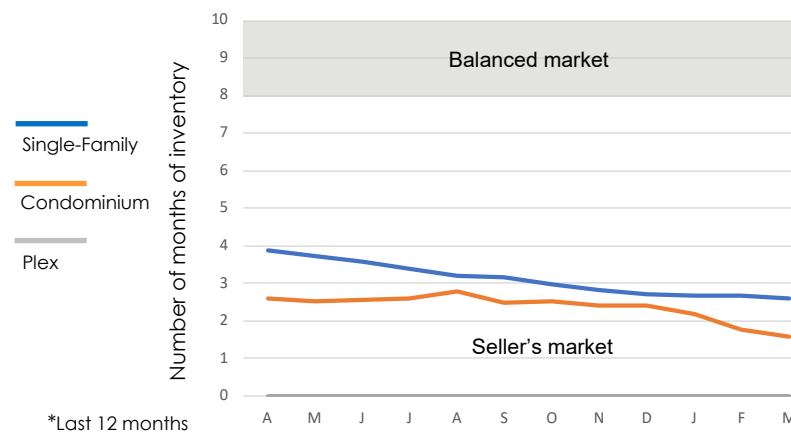
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	140	↓ -3 %	415	↓ -21 %	
Active Listings	96	↓ -16 %	90	↓ -52 %	
Median Price	\$360,000	↑ 30 %	\$335,000	↑ 22 %	↑ 33 %
Average Price	\$393,757	↑ 24 %	\$377,455	↑ 21 %	↑ 34 %
Average Selling Time (days)	82	↓ -9	63	↓ -65	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	21	-	65	↑ 33 %	
Active Listings	5	-	9	-	
Median Price	**	-	\$225,000	↑ 8 %	↑ 40 %
Average Price	**	-	\$232,768	↓ -3 %	↑ 36 %
Average Selling Time (days)	**	-	127	↔ 0	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	6	-	19	-	
Active Listings	3	-	2	-	
Median Price	**	-	**	-	↓ -2 %
Average Price	**	-	**	-	↔ 0 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



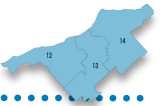


Table 1 - Summary of Centris Activity

Total Residential First Quarter 2022			
Sales	179	↓	-13 %
New Listings	208	↓	-15 %
Active Listings	115	↓	-35 %
Volume (in thousands \$)	57,126	↓	-2 %
Last 12 Months			
Sales	555	↓	-17 %
New Listings	658	↓	-9 %
Active Listings	136	↓	-44 %
Volume (in thousands \$)	170,471	↓	-6 %

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)	
160 and less	0.1	1	1.6	Seller
160 to 230	0.9	4	2.7	Seller
230 to 390	5.0	20	3.0	Seller
390 to 470	1.5	5	3.4	Seller
more than 470	0.3	4	1.0	Seller

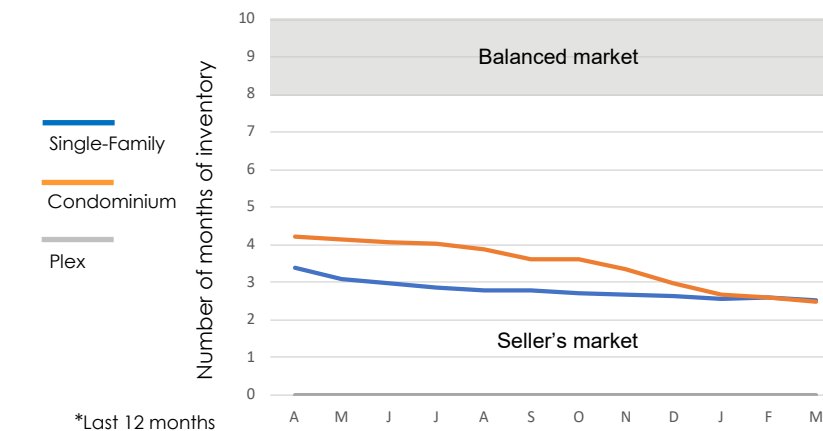
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	132	↓ -11 %	414	↓ -19 %	
Active Listings	80	↓ -27 %	87	↓ -45 %	
Median Price	\$312,200	↑ 13 %	\$298,700	↑ 15 %	↑ 28 %
Average Price	\$341,301	↑ 11 %	\$329,546	↑ 15 %	↑ 37 %
Average Selling Time (days)	57	↓ -36	58	↓ -65	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	30	↓ -25 %	96	↓ -14 %	
Active Listings	12	-	20	-	
Median Price	\$188,500	↑ 5 %	\$176,000	↓ -1 %	↓ -2 %
Average Price	\$203,547	↑ 12 %	\$189,808	↑ 8 %	↑ 1 %
Average Selling Time (days)	100	↓ -24	98	↓ -51	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	16	-	43	↓ -12 %	
Active Listings	5	-	4	↓ -20 %	
Median Price	**	-	\$316,500	↓ -9 %	↑ 31 %
Average Price	**	-	\$355,757	↑ 2 %	↑ 46 %
Average Selling Time (days)	**	-	53	↓ -224	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

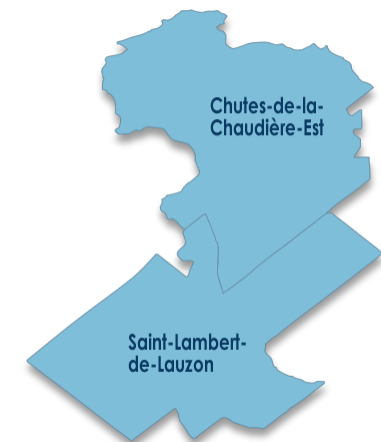




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2022			
Sales	193	↓	-15 %
New Listings	270	↔	0 %
Active Listings	188	↓	-28 %
Volume (in thousands \$)	61,444	↓	-4 %
Last 12 Months			
Sales	676	↓	-12 %
New Listings	851	↓	-3 %
Active Listings	208	↓	-40 %
Volume (in thousands \$)	203,988	↑	1 %

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	0.4	2	3.1	Seller
150 to 220	1.7	6	3.4	Seller
220 to 370	6.9	20	4.1	Seller
370 to 440	1.5	5	3.7	Seller
more than 440	0.8	7	1.5	Seller

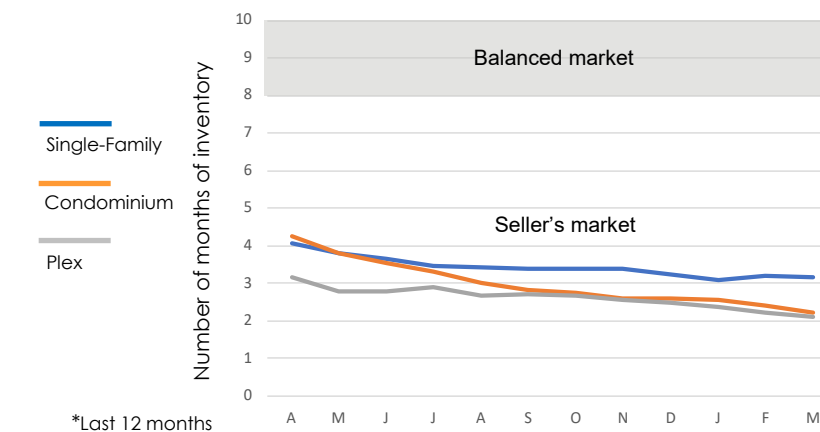
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	135	↓ -11 %	467	↓ -13 %	
Active Listings	115	↓ -19 %	123	↓ -39 %	
Median Price	\$293,000	↑ 13 %	\$275,000	↑ 10 %	↑ 22 %
Average Price	\$337,964	↑ 18 %	\$316,926	↑ 16 %	↑ 29 %
Average Selling Time (days)	60	↓ -30	63	↓ -52	
Condominium					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	40	↓ -15 %	137	↓ -9 %	
Active Listings	20	-	25	-	
Median Price	\$196,000	↑ 1 %	\$195,000	↑ 8 %	↑ 15 %
Average Price	\$256,270	↑ 6 %	\$247,983	↑ 15 %	↑ 25 %
Average Selling Time (days)	56	↓ -40	77	↓ -83	
Plex					
	First Quarter 2022		Last 12 Months		Past 5 years
Sales	18	-	72	↓ -6 %	
Active Listings	8	-	13	↓ -43 %	
Median Price	**	-	\$281,250	↑ 8 %	↑ 29 %
Average Price	**	-	\$318,275	↑ 11 %	↑ 35 %
Average Selling Time (days)	**	-	86	↓ -46	

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 14,000 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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