


Total Residential

Sales	Listings
-26% 1,775	7% 3,028

Quebec City Metropolitan Area

By Property Category

	 Single-Family	 Condominium	 Plex
Sales	↓ -21% 1,152	↓ -36% 467	↓ -25% 154
Median Price	↑ 9% \$342,500	↑ 2% \$225,750	↑ 10% \$383,500
Active Listing	↑ 24% 1,795	↓ -19% 825	↑ 14% 397
Average Selling Time (days)	↓ -6 44	↓ -34 57	↓ -6 68

** 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 2021

839,311

Variation change between 2016 and 2021

4.1%

Population density per square kilometer

239.8

Number of households in 2021

411,415

Proportion of renters

Vacancy rate

2022 **2,5%**

Average rent

2022 **\$945**
2021 **\$899**

Variation

5%

Proportion of owners

41.7%

58.3%



Mortgage Rates

1-year term

Variation

Q4 2022	6.09%	3.30
Q4 2021	2.79%	

5-year term

Variation

Q4 2022	6.37%	1.58
Q4 2021	4.79%	



Consumer Confidence Level

Overall

Variation

Q4 2022	89	-36
Q4 2021	125	

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

Variation

Q4 2022	8%	-9
Q4 2021	18%	



Labour Market

Employment (in thousands)

Variation

Q4 2022	442.1	4.5
Q4 2021	437.6	

Unemployment rate

Variation

Q4 2022	3.1%	0.5
Q4 2021	2.6%	



Housing Starts

Total

Variation

Q4 2022	2,176	1%
Q4 2021	2,146	

Single-Family

Variation

Q4 2022	401	-15%
Q4 2021	473	

Condominium

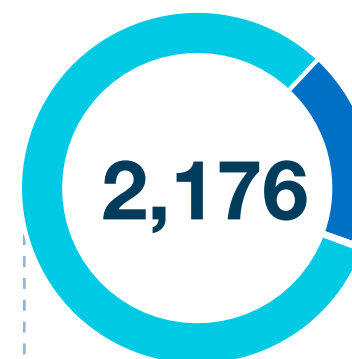
Variation

Q4 2022	6	-86%
Q4 2021	42	

Rental

Variation

Q4 2022	1,769	8%
Q4 2021	1,631	



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

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

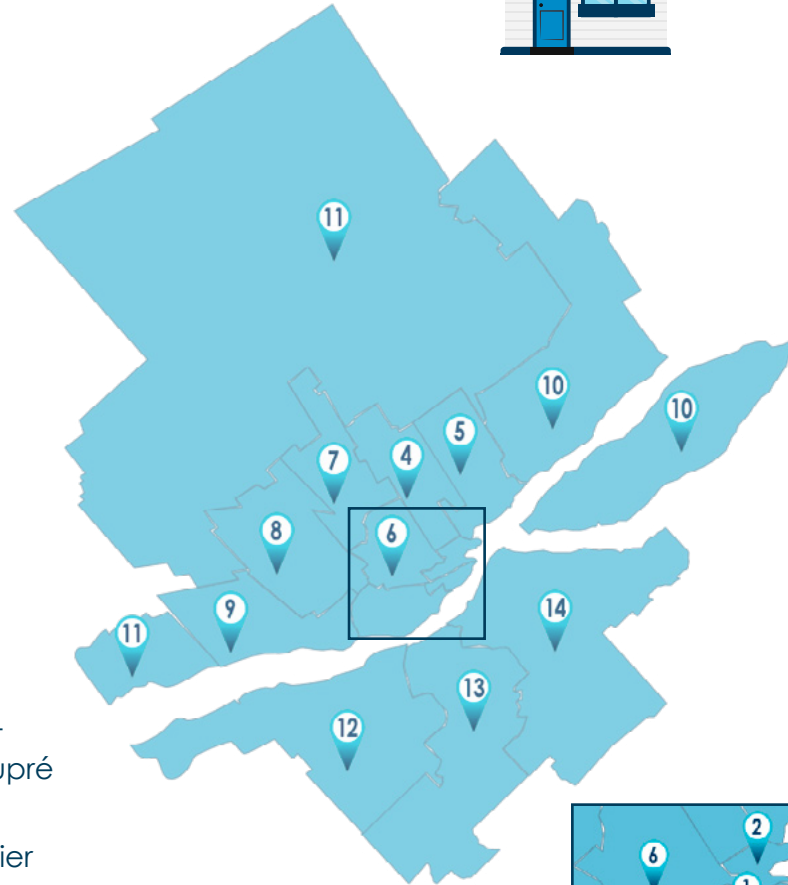
Sources: Statistics Canada and CMHC
++Variation greater than 100%



TOTAL RESIDENTIAL SALES



MEDIAN PRICE OF SINGLE-FAMILY HOMES



55	-35%	Area 10: MRC L'Île-d'Orléans et MRC Côte de Beaupré
127	-36%	Area 11: MRC La-Jacques-Cartier
137	-39%	Area 6: Les Rivières
61	-40%	Area 9: Saint-Augustin - Cap-Rouge
101	-45%	Area 1: La Cité - Haute-Ville

Area 10: MRC L'Île-d'Orléans et MRC Côte de Beaupré	\$380,000	23%	▲
Area 9: Saint-Augustin - Cap-Rouge	\$505,000	22%	▲
Area 14: Ancien-Lévis	\$315,000	21%	▲
Area 12: Les Chutes-de-la-Chaudière-Ouest	\$338,000	18%	▲
Area 8: Ancienne-Lorette - Aéroport-Val-Bélair	\$343,500	13%	▲
Area 6: Les Rivières	\$305,000	-6%	▼

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

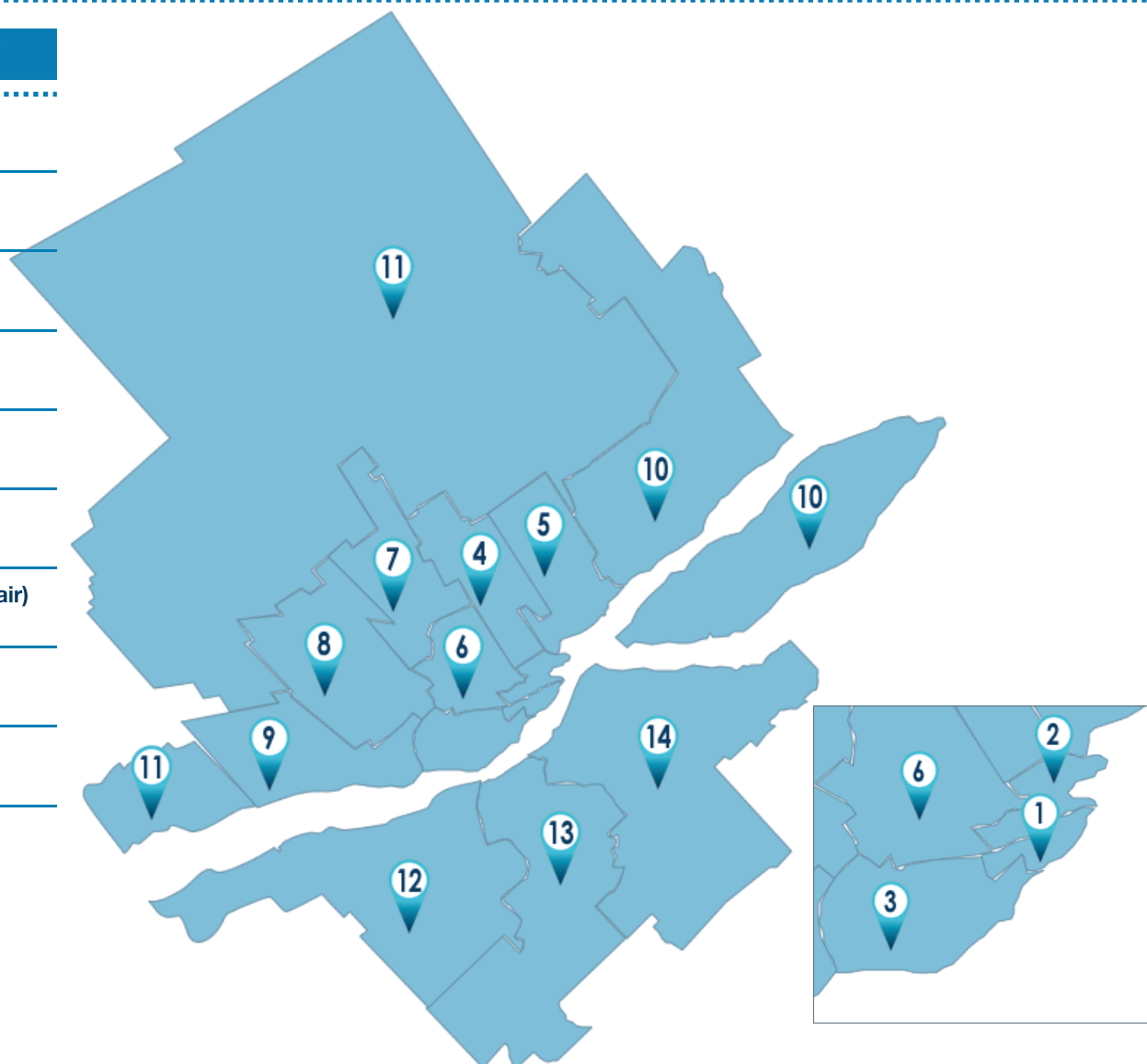
Area 5: Beauport
Beauport

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				
Fourth Quarter 2022				
Sales	1,775	↓	-26 %	
New Listings	2,453	↑	1 %	
Active Listings	3,028	↑	7 %	
Volume (in thousands \$)	635,013	↓	-20 %	

Last 12 Months				
Sales	8,940	↓	-13 %	
New Listings	11,559	↓	-1 %	
Active Listings	2,638	↓	-18 %	
Volume (in thousands \$)	3,136,984	↓	-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	39	13	3.0	Seller
170 to 260	147	71	2.1	Seller
260 to 430	780	257	3.0	Seller
430 to 510	174	50	3.5	Seller
more than 510	343	70	4.9	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

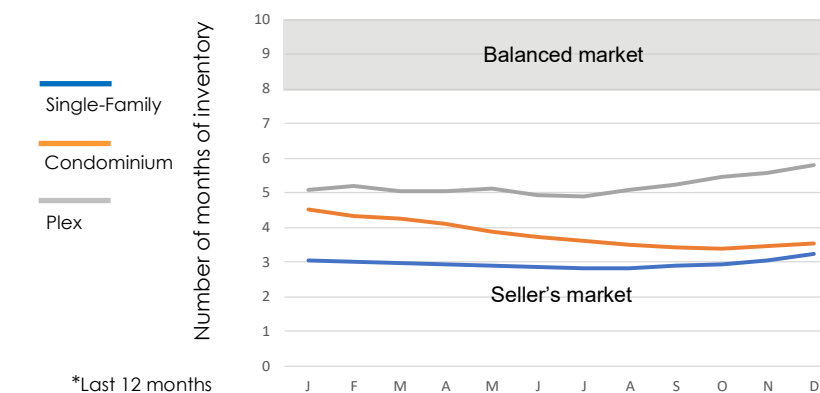
Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	1,152	↓ -21 %	5,526	↓ -12 %	
Active Listings	1,795	↑ 24 %	1,485	↓ -8 %	
Median Price	\$342,500	↑ 9 %	\$340,400	↑ 10 %	↑ 36 %
Average Price	\$390,632	↑ 10 %	\$386,137	↑ 9 %	↑ 40 %
Average Selling Time (days)	44	↓ -6	43	↓ -16	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	467	↓ -36 %	2,658	↓ -16 %	
Active Listings	825	↓ -19 %	785	↓ -37 %	
Median Price	\$225,750	↑ 2 %	\$230,000	↑ 10 %	↑ 22 %
Average Price	\$264,904	↔ 0 %	\$265,337	↑ 6 %	↑ 22 %
Average Selling Time (days)	57	↓ -34	70	↓ -35	

Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	154	↓ -25 %	750	↓ -14 %	
Active Listings	397	↑ 14 %	361	↔ 0 %	
Median Price	\$383,500	↑ 10 %	\$385,000	↑ 10 %	↑ 31 %
Average Price	\$399,637	↑ 5 %	\$410,265	↑ 8 %	↑ 34 %
Average Selling Time (days)	68	↓ -6	63	↓ -13	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

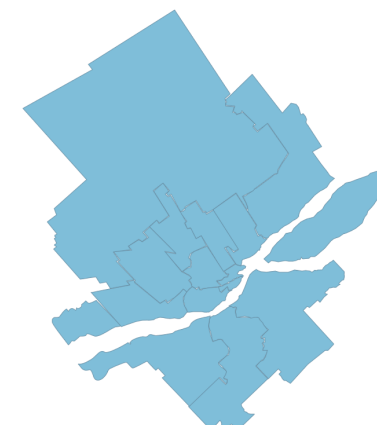




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	1,239	↓	-27 %	
New Listings	1,615	↔	0 %	
Active Listings	1,812	↓	-3 %	
Volume (in thousands \$)	440,732	↓	-20 %	

Last 12 Months				
Sales	6,167	↓	-13 %	
New Listings	7,637	↓	-4 %	
Active Listings	1,637	↓	-24 %	
Volume (in thousands \$)	2,143,033	↓	-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	11	4	2.9	Seller
170 to 260	65	38	1.7	Seller
260 to 430	372	163	2.3	Seller
430 to 510	84	30	2.8	Seller
more than 510	160	40	4.0	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

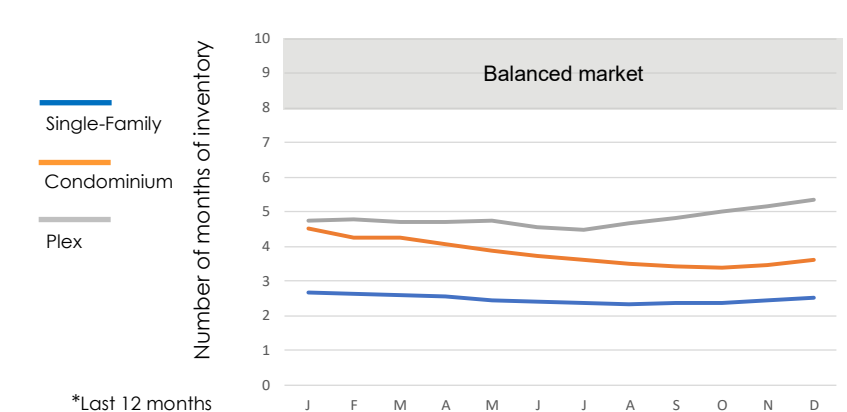
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	725	↓	-18 %	3,299	↓	-11 %
Active Listings	808	↑	8 %	692	↓	-17 %
Median Price	\$342,700	↑	8 %	\$341,000	↑	9 %
Average Price	\$393,657	↑	10 %	\$387,874	↑	9 %
Average Selling Time (days)	39	↓	-10	38	↓	-13

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	391	↓	-39 %	2,274	↓	-16 %
Active Listings	715	↓	-17 %	681	↓	-35 %
Median Price	\$235,000	↑	4 %	\$237,000	↑	10 %
Average Price	\$269,075	↔	0 %	\$270,414	↑	6 %
Average Selling Time (days)	58	↓	-33	71	↓	-35

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	123	↓	-27 %	594	↓	-15 %
Active Listings	289	↑	12 %	264	↓	-2 %
Median Price	\$414,000	↑	15 %	\$402,000	↑	12 %
Average Price	\$415,749	↑	5 %	\$427,391	↑	9 %
Average Selling Time (days)	66	↓	-10	60	↓	-12

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

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

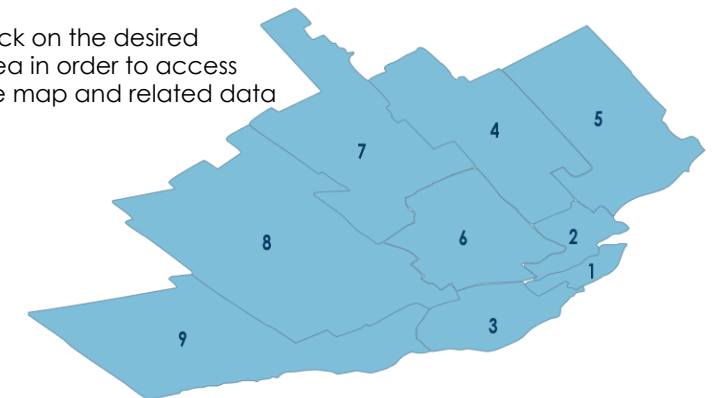




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	101	↓	-45 %	
New Listings	167	↓	-6 %	
Active Listings	290	↓	-13 %	
Volume (in thousands \$)	43,788	↓	-36 %	

Last 12 Months				
Sales	569	↓	-18 %	
New Listings	788	↓	-7 %	
Active Listings	277	↓	-29 %	
Volume (in thousands \$)	220,188	↓	-14 %	

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	9	2	4.0	Seller
140 to 220	32	7	4.7	Seller
220 to 360	88	18	4.8	Seller
360 to 430	21	5	4.7	Seller
more than 430	74	9	8.0	Balanced

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

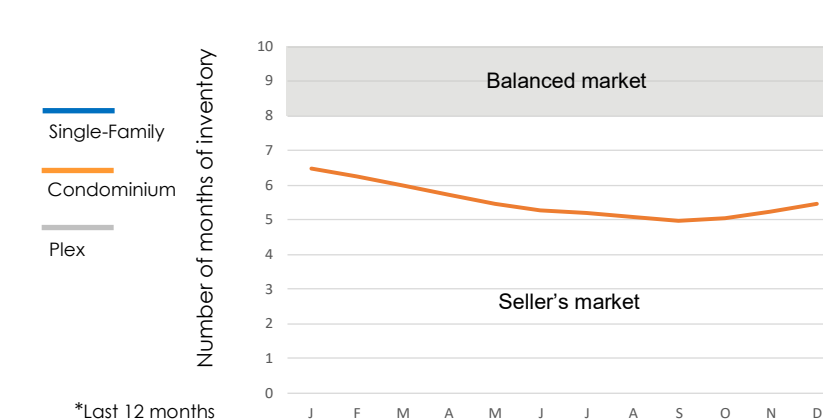
Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	16	-	43	↓ -10 %	
Active Listings	20	-	21	-	
Median Price	**	-	\$630,000	↑ 6 %	↑ 17 %
Average Price	**	-	\$738,002	↑ 21 %	↑ 32 %
Average Selling Time (days)	**	-	74	↓ -59	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	80	↓ -51 %	494	↓ -19 %	
Active Listings	227	↓ -20 %	225	↓ -34 %	
Median Price	\$292,000	↑ 2 %	\$289,000	↑ 4 %	↑ 16 %
Average Price	\$340,421	↔ 0 %	\$339,252	↑ 2 %	↑ 22 %
Average Selling Time (days)	80	↓ -42	96	↓ -32	

Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	5	-	32	↓ -14 %	
Active Listings	43	↑ 60 %	31	↑ 35 %	
Median Price	**	-	\$657,500	↑ 3 %	↑ 38 %
Average Price	**	-	\$662,578	↑ 7 %	↑ 37 %
Average Selling Time (days)	**	-	74	↑ 7	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

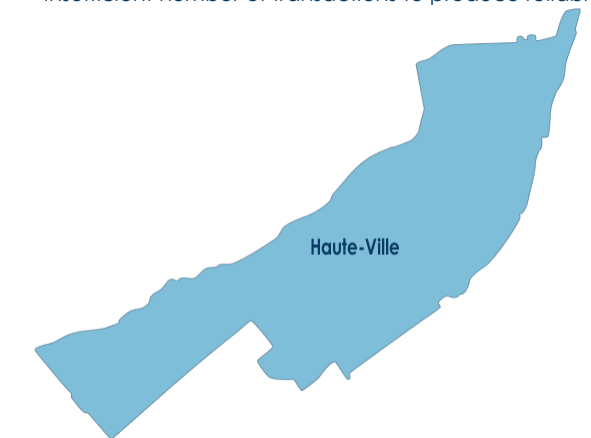




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	99	↓	-32 %	
New Listings	152	↑	3 %	
Active Listings	194	↓	-4 %	
Volume (in thousands \$)	34,533	↓	-26 %	

Last 12 Months				
Sales	532	↓	-6 %	
New Listings	733	↑	2 %	
Active Listings	191	↓	-17 %	
Volume (in thousands \$)	182,043	↑	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	1	1	1.3	Seller
120 to 180	14	3	5.0	Seller
180 to 310	46	10	4.5	Seller
310 to 370	9	2	4.4	Seller
more than 370	19	4	5.3	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

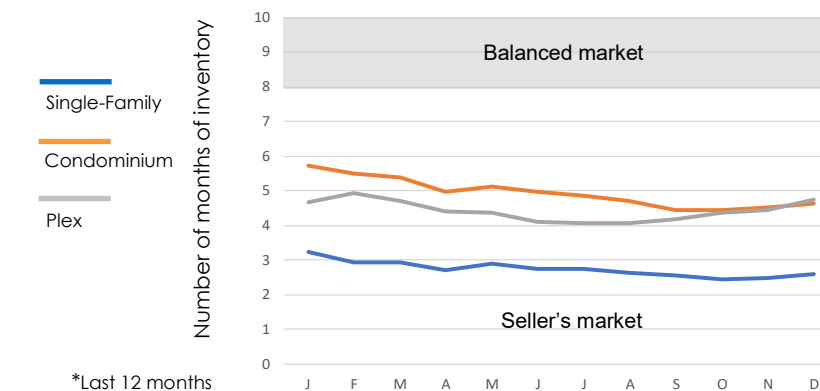
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	15	-		93	↓ -11 %	
Active Listings	18	-		20	-	
Median Price	**	-		\$345,000	↑ 10 %	↑ 51 %
Average Price	**	-		\$365,182	↑ 12 %	↑ 58 %
Average Selling Time (days)	**	-		41	↓ -1	

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	42	↓ -34 %		231	↓ -6 %	
Active Listings	79	↓ -18 %		89	↓ -25 %	
Median Price	\$240,500	↑ 2 %		\$245,000	↑ 17 %	↑ 23 %
Average Price	\$271,404	↑ 6 %		\$268,248	↑ 15 %	↑ 25 %
Average Selling Time (days)	76	↓ -18		77	↓ -11	

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	42	↓ -29 %		208	↓ -4 %	
Active Listings	97	↑ 18 %		82	↓ -1 %	
Median Price	\$446,000	↑ 24 %		\$421,750	↑ 14 %	↑ 43 %
Average Price	\$423,767	↑ 9 %		\$414,020	↑ 7 %	↑ 40 %
Average Selling Time (days)	42	↓ -18		50	↓ -15	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

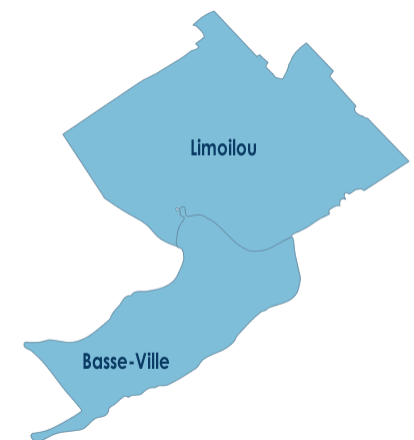




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	162	↓	-13 %
New Listings	239	↑	14 %
Active Listings	285	↓	-8 %
Volume (in thousands \$)	70,373	↓	-9 %

Last 12 Months			
Sales	839	↓	-3 %
New Listings	1,045	↔	0 %
Active Listings	254	↓	-23 %
Volume (in thousands \$)	339,184	↓	-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)	
130 and less	0	0	1.0	Seller
130 to 190	14	8	1.8	Seller
190 to 320	63	21	3.1	Seller
320 to 380	16	3	4.9	Seller
more than 380	43	7	6.4	Seller

Source: QPAREB by the Centris system



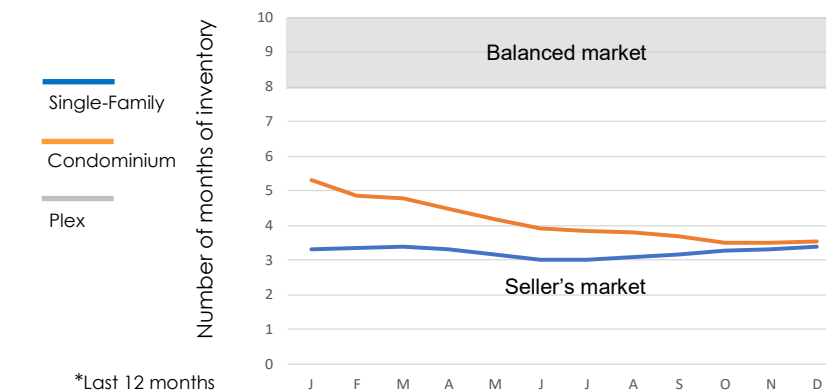
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	86	↓	-9 %	347	↓	-13 %	
Active Listings	121	↑	19 %	98	↓	-12 %	
Median Price	\$456,500	↑	4 %	\$456,500	↑	5 %	↑ 38 %
Average Price	\$565,337	↑	15 %	\$543,517	↑	6 %	↑ 42 %
Average Selling Time (days)	52	↓	-26	52	↓	-26	

Condominium							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	69	↓	-22 %	461	↑	6 %	
Active Listings	144	↓	-23 %	136	↓	-32 %	
Median Price	\$240,000	↓	-9 %	\$255,000	↑	2 %	↑ 16 %
Average Price	\$276,040	↓	-17 %	\$291,083	↓	-4 %	↑ 14 %
Average Selling Time (days)	60	↓	-35	86	↓	-16	

Plex							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	7	-	-	31	↓	-14 %	
Active Listings	19	-	-	20	↑	11 %	
Median Price	**	-	-	\$490,000	↓	-3 %	↑ 12 %
Average Price	**	-	-	\$528,848	↓	-2 %	↑ 22 %
Average Selling Time (days)	**	-	-	61	↓	-9	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

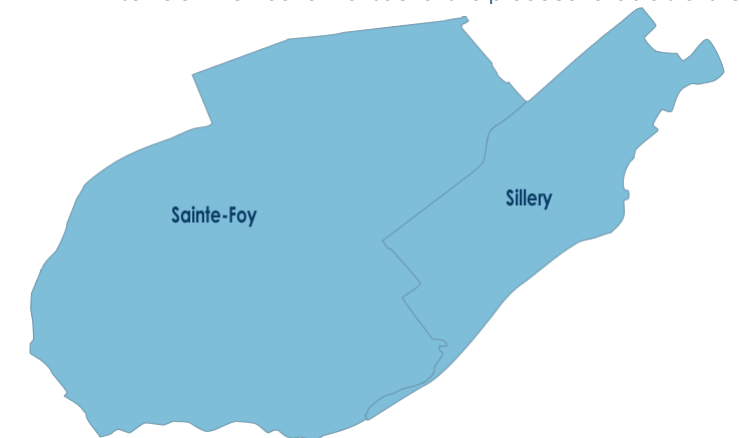




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	202	↓	-18 %
New Listings	249	↑	19 %
Active Listings	202	↑	3 %
Volume (in thousands \$)	65,283	↓	-4 %

Last 12 Months			
Sales	898	↓	-17 %
New Listings	1,052	↓	-4 %
Active Listings	165	↓	-33 %
Volume (in thousands \$)	281,044	↓	-5 %

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	2	0	6.3	Seller
160 to 250	9	5	1.8	Seller
250 to 410	55	31	1.8	Seller
410 to 490	9	6	1.5	Seller
more than 490	15	6	2.7	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

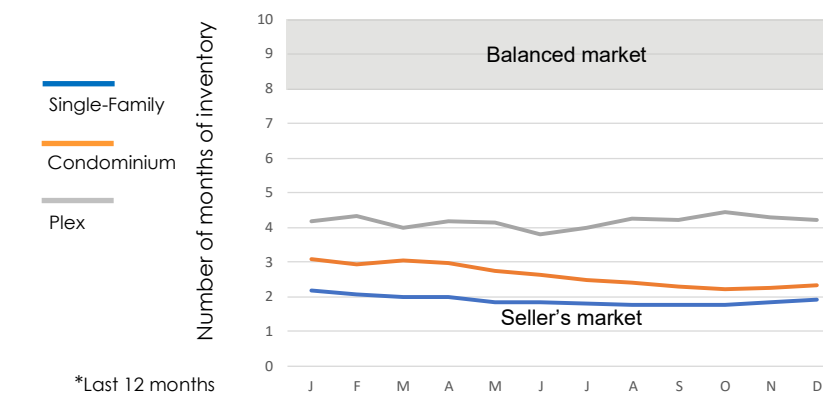
Single-Family							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	138	↓	-9 %	565	↓	-11 %	
Active Listings	121	↑	23 %	90	↓	-25 %	
Median Price	\$321,000	↑	8 %	\$328,000	↑	13 %	↑ 36 %
Average Price	\$352,060	↑	12 %	\$356,179	↑	13 %	↑ 41 %
Average Selling Time (days)	28	↓	-20	34	↓	-11	

Condominium							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	51	↓	-37 %	268	↓	-28 %	
Active Listings	62	↓	-22 %	52	↓	-49 %	
Median Price	\$174,000	↓	-1 %	\$177,250	↑	7 %	↑ 11 %
Average Price	\$204,794	↑	10 %	\$190,118	↑	8 %	↑ 12 %
Average Selling Time (days)	48	↓	-24	58	↓	-34	

Plex							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	13	-	-	65	↓	-18 %	
Active Listings	19	-	-	23	↓	-12 %	
Median Price	**	-	-	\$422,000	↑	26 %	↑ 38 %
Average Price	**	-	-	\$443,874	↑	21 %	↑ 46 %
Average Selling Time (days)	**	-	-	58	↓	-11	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months





Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	190	↓	-18 %	
New Listings	207	↓	-22 %	
Active Listings	262	↓	-3 %	
Volume (in thousands \$)	59,908	↓	-16 %	

Last 12 Months				
Sales	955	↓	-7 %	
New Listings	1,127	↓	-7 %	
Active Listings	228	↓	-23 %	
Volume (in thousands \$)	301,383	↑	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)	
160 and less	2	0	4.6	Seller
160 to 240	7	4	1.7	Seller
240 to 400	88	37	2.3	Seller
400 to 480	17	5	3.3	Seller
more than 480	23	4	5.2	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

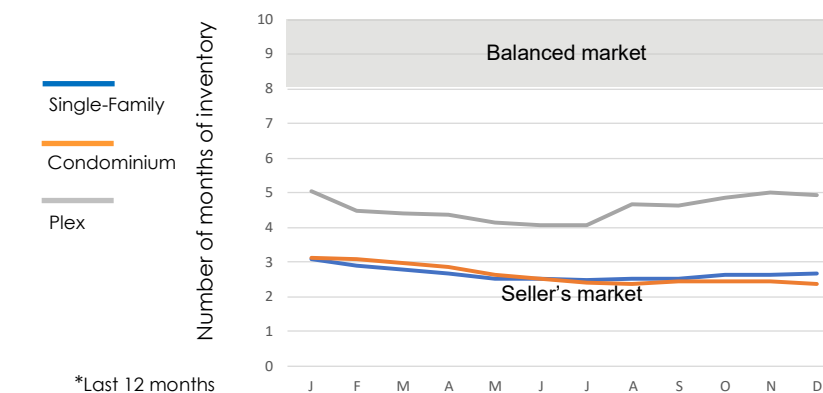
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	127	↓	-18 %	616	↓	-3 %
Active Listings	170	↑	2 %	136	↓	-19 %
Median Price	\$315,000	↑	3 %	\$320,000	↑	10 %
Average Price	\$340,533	↑	4 %	\$342,362	↑	10 %
Average Selling Time (days)	42	↓	-9	43	↓	-4

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	41	↓	-13 %	223	↓	-13 %
Active Listings	43	↓	-20 %	44	↓	-38 %
Median Price	\$212,000	↑	9 %	\$205,000	↑	13 %
Average Price	\$218,049	↑	8 %	\$210,300	↑	11 %
Average Selling Time (days)	48	↓	-13	49	↓	-45

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	22	-	-	116	↓	-11 %
Active Listings	49	↑	1 %	48	↓	-17 %
Median Price	**	-	-	\$349,900	↔	0 %
Average Price	**	-	-	\$377,822	↑	3 %
Average Selling Time (days)	**	-	-	57	↓	-37

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

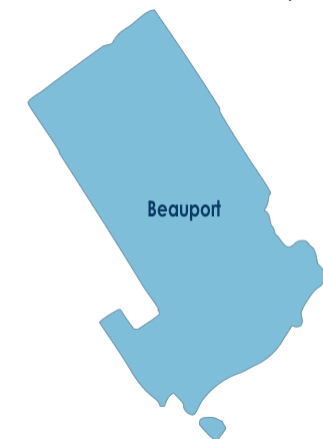




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	137	↓	-39 %
New Listings	168	↓	-12 %
Active Listings	142	↓	-3 %
Volume (in thousands \$)	43,048	↓	-36 %

Last 12 Months			
Sales	674	↓	-13 %
New Listings	795	↓	-4 %
Active Listings	125	↓	-28 %
Volume (in thousands \$)	213,129	↓	-7 %

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	1	0	3.0	Seller
120 to 180	7	3	2.4	Seller
180 to 300	28	17	1.7	Seller
300 to 360	4	2	1.9	Seller
more than 360	12	2	5.4	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

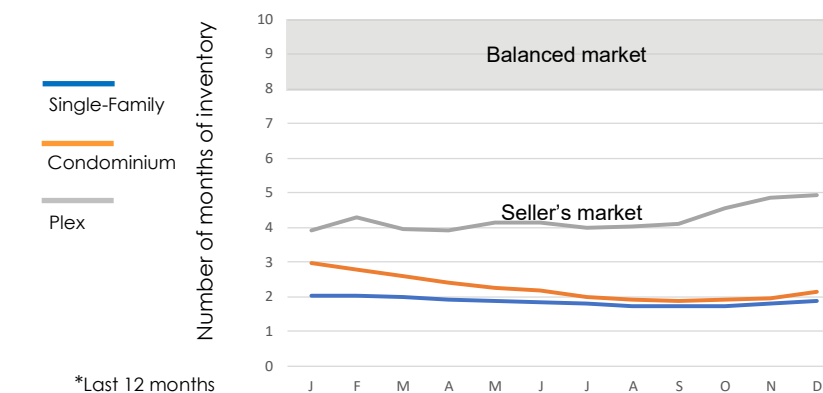
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	72	↓	-35 %	330	↓	-13 %
Active Listings	53	↓	-10 %	52	↓	-21 %
Median Price	\$305,000	↓	-6 %	\$325,000	↑	10 %
Average Price	\$351,893	↑	2 %	\$359,539	↑	6 %
Average Selling Time (days)	35	↓	-5	28	↓	-11

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	55	↓	-43 %	291	↓	-11 %
Active Listings	63	↓	-5 %	52	↓	-40 %
Median Price	\$245,000	↑	9 %	\$240,000	↑	10 %
Average Price	\$256,913	↑	9 %	\$252,775	↑	10 %
Average Selling Time (days)	42	↓	-17	45	↓	-28

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	10	-	-	53	↓	-23 %
Active Listings	26	-	-	22	↑	1 %
Median Price	**	-	-	\$375,000	↑	9 %
Average Price	**	-	-	\$394,774	↑	11 %
Average Selling Time (days)	**	-	-	92	↑	34

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



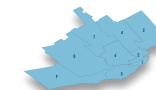


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	130	↓	-27 %	
New Listings	185	↑	6 %	
Active Listings	186	↑	53 %	
Volume (in thousands \$)	39,772	↓	-25 %	

Last 12 Months				
Sales	618	↓	-22 %	
New Listings	806	↑	3 %	
Active Listings	146	↓	-4 %	
Volume (in thousands \$)	196,379	↓	-16 %	

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family						
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	99	↓	-21 %	508	↓	-15 %	
Active Listings	124	↑	46 %	96	↓	-2 %	
Median Price	\$299,900	↑	3 %	\$310,000	↑	11 %	↑ 33 %
Average Price	\$312,413	↑	2 %	\$327,500	↑	8 %	↑ 36 %
Average Selling Time (days)	36	↑	8	32	↓	-15	

	Condominium						
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	16	-	-	68	↓	-45 %	
Active Listings	41	↑	134 %	28	-	-	
Median Price	**	-	-	\$203,500	↑	7 %	↑ 23 %
Average Price	**	-	-	\$212,828	↓	-6 %	↑ 27 %
Average Selling Time (days)	**	-	-	35	↓	-191	

	Plex						
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	15	-	-	42	↓	-41 %	
Active Listings	21	-	-	22	↑	6 %	
Median Price	**	-	-	\$345,500	↑	6 %	↑ 15 %
Average Price	**	-	-	\$369,917	↑	2 %	↑ 25 %
Average Selling Time (days)	**	-	-	53	↓	-28	

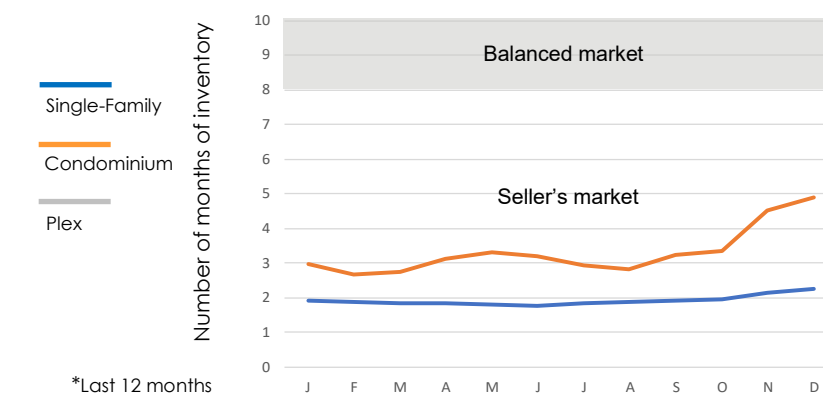
Table 3 - Market Conditions by Price Range

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)	
160 and less	1	1	1.7	Seller
160 to 230	9	4	2.1	Seller
230 to 390	63	29	2.2	Seller
390 to 470	12	5	2.2	Seller
more than 470	11	3	3.3	Seller

Source: QPAREB by the Centris system



Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

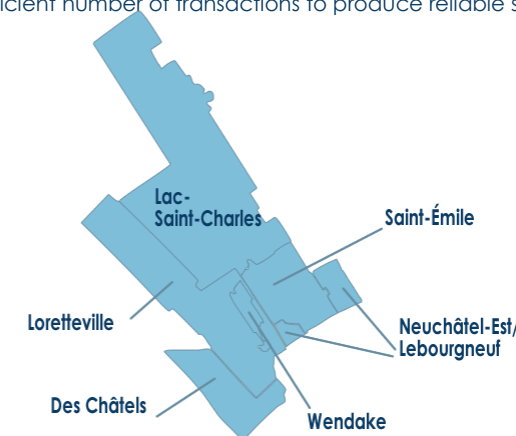




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	157	↓	-17 %
New Listings	166	↑	2 %
Active Listings	151	↓	-20 %
Volume (in thousands \$)	52,732	↓	-8 %

Last 12 Months			
Sales	726	↓	-15 %
New Listings	834	↓	-13 %
Active Listings	158	↓	-28 %
Volume (in thousands \$)	235,102	↓	-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)	
160 and less	3	1	2.6	Seller
160 to 240	9	5	1.9	Seller
240 to 410	83	31	2.7	Seller
410 to 490	15	5	3.1	Seller
more than 490	13	4	3.1	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

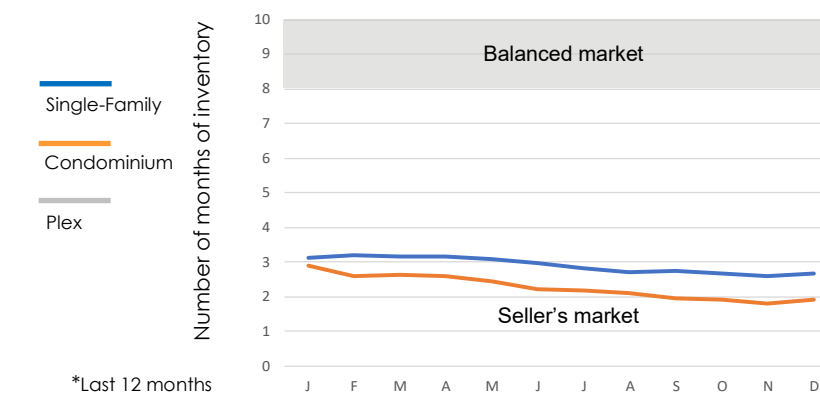
Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	129	↓ -5 %	550	↓ -7 %	
Active Listings	115	↓ -13 %	123	↓ -19 %	
Median Price	\$343,500	↑ 13 %	\$330,000	↑ 12 %	↑ 38 %
Average Price	\$347,758	↑ 6 %	\$347,454	↑ 10 %	↑ 37 %
Average Selling Time (days)	40	↓ -14	37	↓ -11	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	19	-	134	↓ -38 %	
Active Listings	23	-	21	-	
Median Price	**	-	\$222,000	↑ 14 %	↑ 34 %
Average Price	**	-	\$218,388	↑ 9 %	↑ 27 %
Average Selling Time (days)	**	-	50	↓ -25	

Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	9	-	42	↓ -11 %	
Active Listings	13	-	14	↓ -21 %	
Median Price	**	-	\$400,000	↑ 37 %	↑ 44 %
Average Price	**	-	\$444,382	↑ 26 %	↑ 50 %
Average Selling Time (days)	**	-	76	↑ 21	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

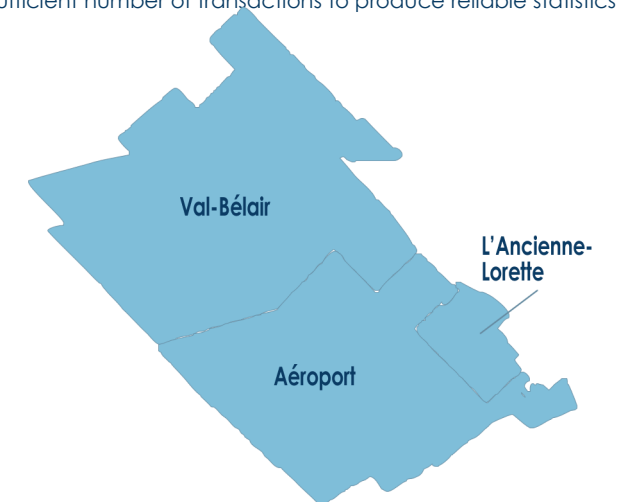




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	61	↓	-40 %
New Listings	82	↓	-4 %
Active Listings	100	↓	-2 %
Volume (in thousands \$)	31,294	↓	-26 %

Last 12 Months			
Sales	356	↓	-21 %
New Listings	457	↓	-1 %
Active Listings	94	↓	-23 %
Volume (in thousands \$)	174,582	↓	-8 %

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)	
240 and less	2	1	4.2	Seller
240 to 360	8	4	2.1	Seller
360 to 610	25	11	2.3	Seller
610 to 730	5	2	2.6	Seller
more than 730	16	3	4.9	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

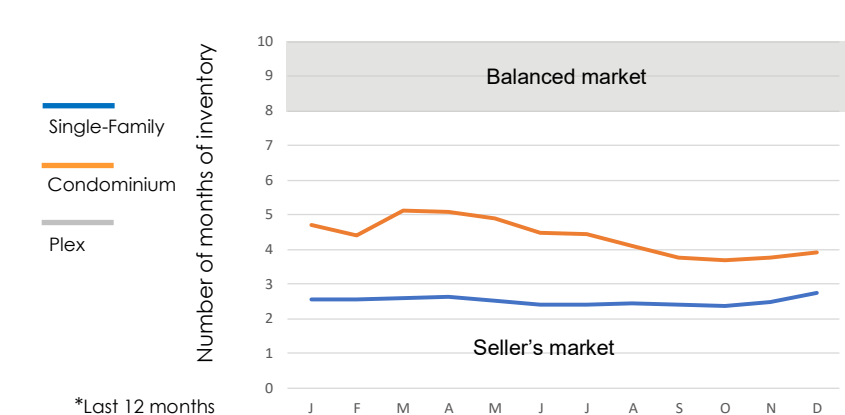
Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	43	↓ -38 %	247	↓ -19 %	
Active Listings	66	↑ 15 %	57	↓ -12 %	
Median Price	\$505,000	↑ 22 %	\$485,000	↑ 17 %	↑ 48 %
Average Price	\$568,893	↑ 23 %	\$552,234	↑ 16 %	↑ 53 %
Average Selling Time (days)	30	↓ -12	38	↓ -21	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	18	-	104	↓ -23 %	
Active Listings	31	↓ -26 %	34	↓ -37 %	
Median Price	**	-	\$349,000	↑ 32 %	↑ 78 %
Average Price	**	-	\$347,135	↑ 13 %	↑ 32 %
Average Selling Time (days)	**	-	71	↓ -58	

Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	0	-	5	-	
Active Listings	3	-	3	-	
Median Price	**	-	**	-	↑ 10 %
Average Price	**	-	**	-	↑ 15 %
Average Selling Time (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months





Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	182	↓	-36 %	
New Listings	323	↑	11 %	
Active Listings	534	↑	58 %	
Volume (in thousands \$)	77,312	↓	-29 %	

Last 12 Months				
Sales	1,063	↓	-18 %	
New Listings	1,608	↑	13 %	
Active Listings	405	↑	9 %	
Volume (in thousands \$)	426,726	↓	-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)	
190 and less	12	5	2.2	Seller
190 to 290	51	12	4.1	Seller
290 to 480	169	37	4.5	Seller
480 to 570	32	7	4.5	Seller
more than 570	84	14	6.2	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

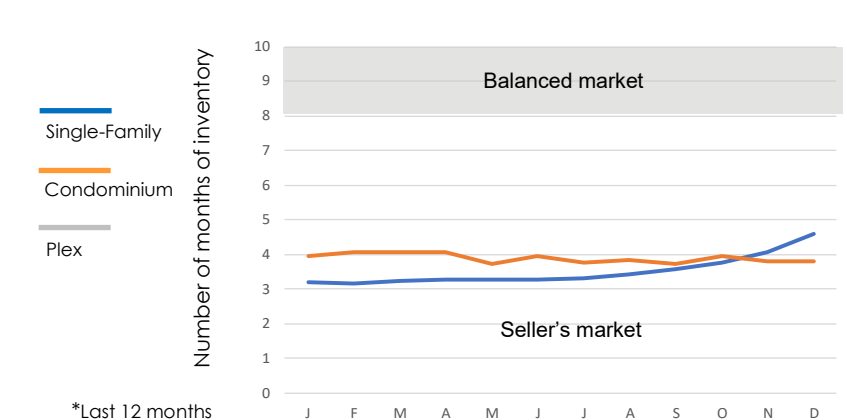
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	155	↓	-37 %	912	↓	-19 %
Active Listings	470	↑	74 %	348	↑	14 %
Median Price	\$399,049	↑	11 %	\$381,000	↑	9 %
Average Price	\$445,268	↑	8 %	\$427,643	↑	6 %
Average Selling Time (days)	46	↓	-1	45	↓	-22

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	22	-	-	122	↓	-11 %
Active Listings	41	↓	-13 %	39	↓	-18 %
Median Price	**	-	-	\$206,000	↑	8 %
Average Price	**	-	-	\$239,590	↑	11 %
Average Selling Time (days)	**	-	-	64	↓	-12

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	4	-	-	27	-	-
Active Listings	19	-	-	15	-	-
Median Price	**	-	-	**	-	↑ 42 %
Average Price	**	-	-	**	-	↑ 43 %
Average Selling Time (days)	**	-	-	**	-	-

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

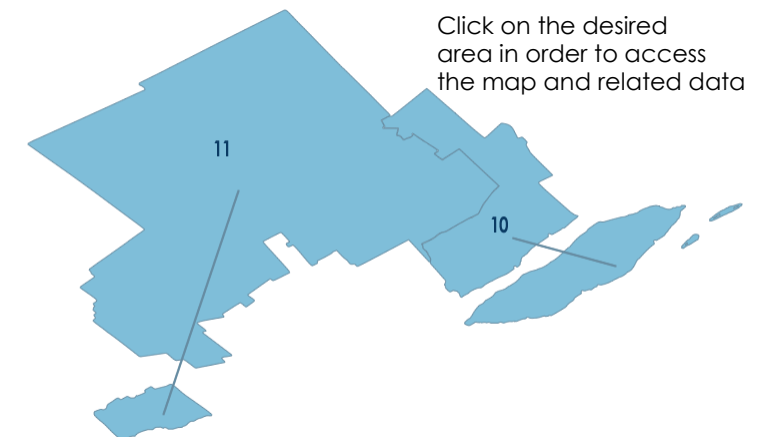




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	55	↓	-35 %
New Listings	94	↑	4 %
Active Listings	134	↑	2 %
Volume (in thousands \$)	20,788	↓	-23 %

Last 12 Months			
Sales	291	↓	-23 %
New Listings	384	↓	-10 %
Active Listings	114	↓	-20 %
Volume (in thousands \$)	101,651	↓	-21 %

Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	47	↓ -31 %	215	↓ -30 %	
Active Listings	106	↑ 17 %	84	↓ -19 %	
Median Price	\$380,000	↑ 23 %	\$370,000	↑ 16 %	↑ 54 %
Average Price	\$406,759	↑ 16 %	\$403,546	↑ 6 %	↑ 43 %
Average Selling Time (days)	65	↑ 2	67	↓ -23	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	6	-	59	↑ 9 %	
Active Listings	19	-	21	-	
Median Price	**	-	\$185,000	↑ 15 %	↑ 10 %
Average Price	**	-	\$202,228	↑ 7 %	↑ 18 %
Average Selling Time (days)	**	-	76	↓ -9	

Table 3 - Market Conditions by Price Range

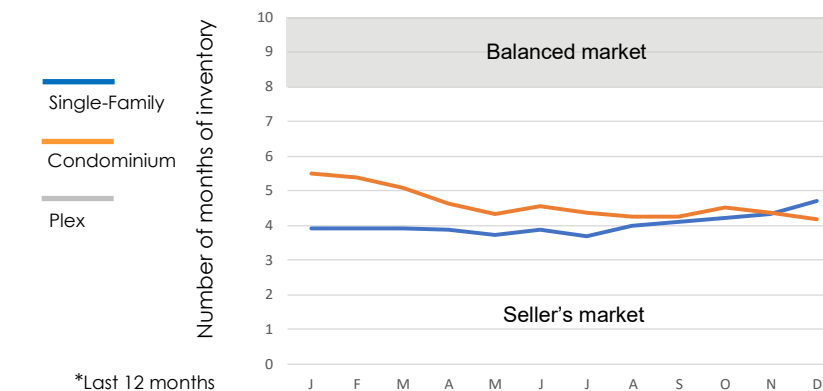
Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
180 and less	5	2	2.5	Seller
180 to 260	6	2	3.4	Seller
260 to 440	29	8	3.5	Seller
440 to 530	16	3	6.5	Seller
more than 530	28	3	8.5	Balanced

Source: QPAREB by the Centris system



Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	2	-	17	-	
Active Listings	7	-	8	-	
Median Price	**	-	**	-	↑ 44 %
Average Price	**	-	**	-	↑ 37 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

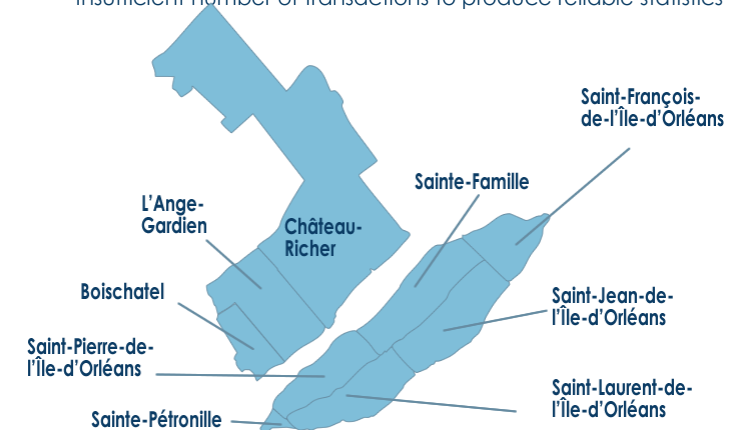




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	127	↓	-36 %
New Listings	229	↑	14 %
Active Listings	400	↑	94 %
Volume (in thousands \$)	56,524	↓	-31 %

Last 12 Months			
Sales	772	↓	-15 %
New Listings	1,224	↑	23 %
Active Listings	291	↑	27 %
Volume (in thousands \$)	325,075	↓	-10 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	7	3	2.0	Seller
190 to 290	41	10	4.3	Seller
290 to 480	136	29	4.7	Seller
480 to 580	24	7	3.6	Seller
more than 580	58	10	5.8	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

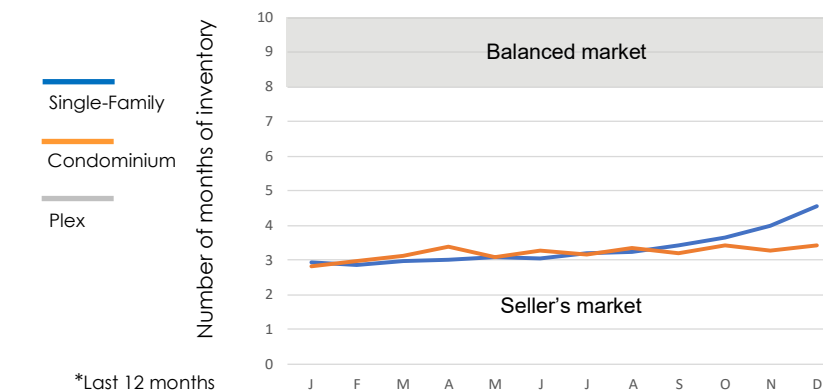
Single-Family					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	108	↓ -39 %	697	↓ -15 %	
Active Listings	364	↑ 103 %	264	↑ 31 %	
Median Price	\$405,000	↑ 6 %	\$385,000	↑ 8 %	↑ 46 %
Average Price	\$461,670	↑ 7 %	\$434,726	↑ 6 %	↑ 44 %
Average Selling Time (days)	38	↓ -2	38	↓ -20	

Condominium					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	16	-	63	↓ -24 %	
Active Listings	22	-	18	-	
Median Price	**	-	\$240,000	↑ 9 %	↑ 49 %
Average Price	**	-	\$274,579	↑ 17 %	↑ 54 %
Average Selling Time (days)	**	-	53	↓ -16	

Plex					
	Fourth Quarter 2022		Last 12 Months		Past 5 years
Sales	2	-	10	-	
Active Listings	12	-	8	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling Time (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

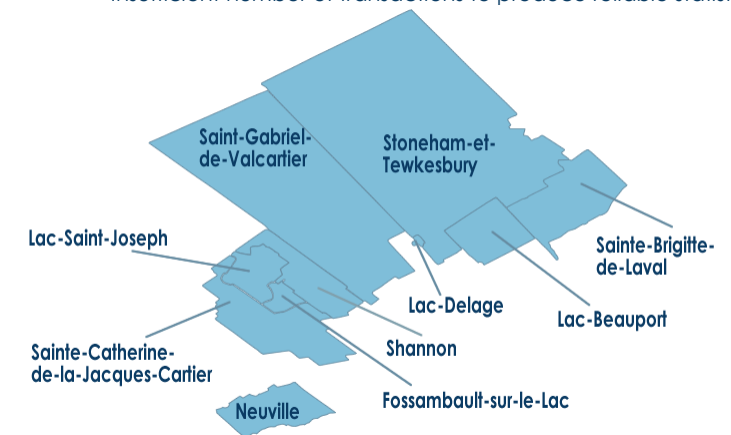




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	354	↓	-18 %
New Listings	515	↓	-2 %
Active Listings	681	↑	12 %
Volume (in thousands \$)	116,970	↓	-10 %

Last 12 Months			
Sales	1,710	↓	-11 %
New Listings	2,314	↑	1 %
Active Listings	596	↓	-14 %
Volume (in thousands \$)	567,225	↓	-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	16	4	3.7	Seller
160 to 240	35	16	2.2	Seller
240 to 390	226	59	3.9	Seller
390 to 470	60	14	4.3	Seller
more than 470	108	17	6.5	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

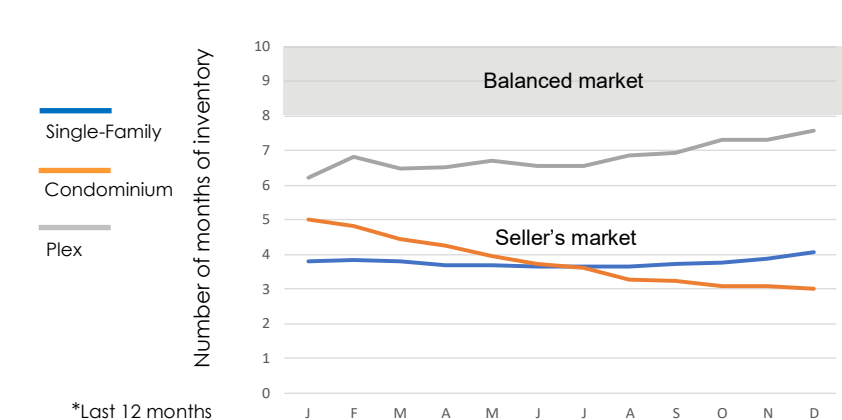
Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	272	↓	-18 %	1,315	↓	-9 %
Active Listings	517	↑	19 %	445	↓	-6 %
Median Price	\$323,750	↑	16 %	\$318,000	↑	14 %
Average Price	\$351,380	↑	12 %	\$353,059	↑	11 %
Average Selling Time (days)	54	↓	-1	53	↓	-18

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	54	↓	-18 %	262	↓	-19 %
Active Listings	69	↓	-31 %	66	↓	-53 %
Median Price	\$209,000	↑	6 %	\$207,950	↑	10 %
Average Price	\$226,487	↓	-2 %	\$233,285	↑	7 %
Average Selling Time (days)	53	↓	-66	63	↓	-43

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	27	-	-	129	↓	-12 %
Active Listings	89	↑	26 %	82	↑	10 %
Median Price	**	-	-	\$320,500	↑	7 %
Average Price	**	-	-	\$339,567	↑	3 %
Average Selling Time (days)	**	-	-	76	↓	-13

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

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

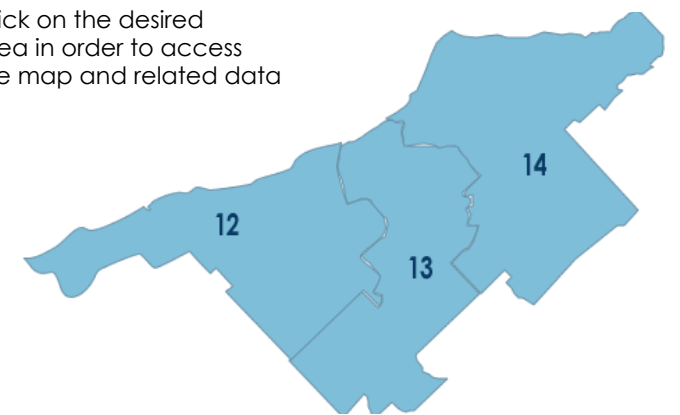




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	100	↓	-35 %
New Listings	183	↓	-2 %
Active Listings	230	↑	11 %
Volume (in thousands \$)	37,098	↓	-23 %

Last 12 Months			
Sales	524	↓	-16 %
New Listings	719	↓	-4 %
Active Listings	193	↓	-14 %
Volume (in thousands \$)	185,496	↓	-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	6	2	2.7	Seller
170 to 250	10	5	2.0	Seller
250 to 420	96	20	4.8	Seller
420 to 500	18	5	3.8	Seller
more than 500	34	6	5.5	Seller

Source: QPAREB by the Centris system



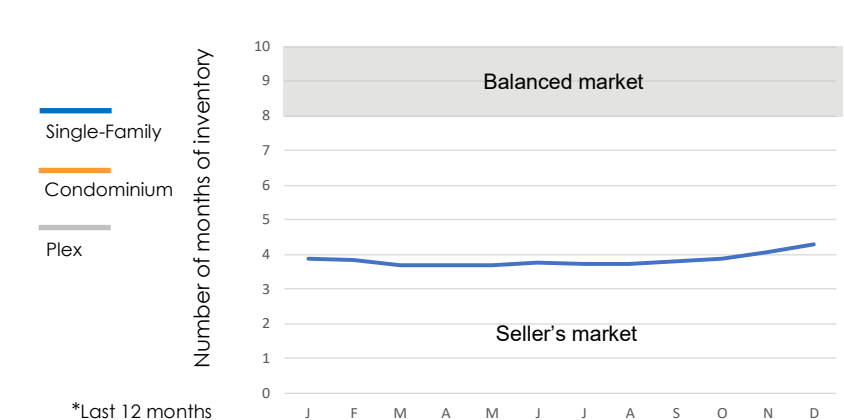
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	87	↓	-34 %	453	↓	-14 %
Active Listings	191	↑	14 %	163	↓	-8 %
Median Price	\$338,000	↑	18 %	\$335,000	↑	17 %
Average Price	\$388,043	↑	21 %	\$371,925	↑	12 %
Average Selling Time (days)	73	↑	20	62	↓	-7

Condominium						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	7	-	-	46	↓	-38 %
Active Listings	19	-	-	15	-	-
Median Price	**	-	-	\$210,000	↑	9 %
Average Price	**	-	-	\$221,674	↑	1 %
Average Selling Time (days)	**	-	-	110	↓	-28

Plex						
	Fourth Quarter 2022			Last 12 Months		Past 5 years
Sales	5	-	-	22	-	-
Active Listings	16	-	-	13	-	-
Median Price	**	-	-	**	-	↑ 19 %
Average Price	**	-	-	**	-	↑ 13 %
Average Selling Time (days)	**	-	-	**	-	-

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

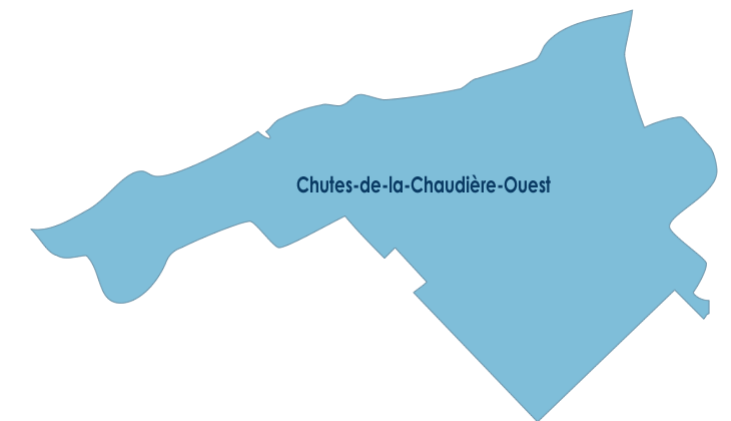




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2022				
Sales	107	↓	-14 %	
New Listings	136	↓	-17 %	
Active Listings	189	↑	15 %	
Volume (in thousands \$)	33,529	↓	-7 %	

Last 12 Months				
Sales	534	↓	-8 %	
New Listings	691	↔	0 %	
Active Listings	165	↓	-10 %	
Volume (in thousands \$)	177,299	↑	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)	
160 and less	2	1	2.8	Seller
160 to 240	10	5	2.2	Seller
240 to 390	68	20	3.5	Seller
390 to 470	17	5	3.3	Seller
more than 470	32	4	7.5	Seller

Source: QPAREB by the Centris system



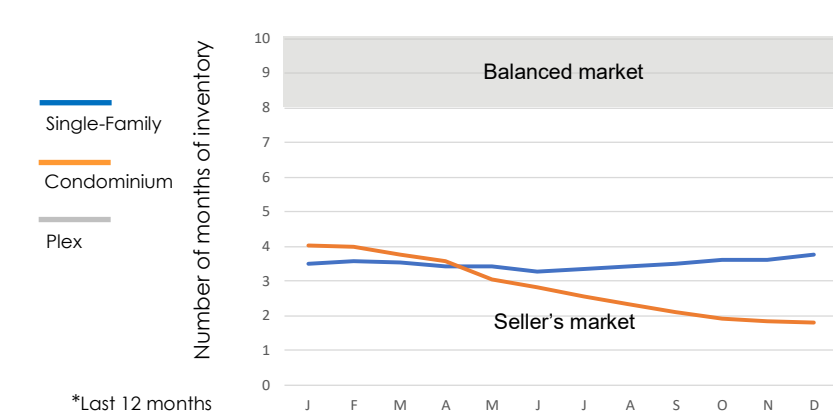
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	91	↓	-3 %	411	↓	-4 %	
Active Listings	154	↑	27 %	129	↔	0 %	
Median Price	\$311,000	↑	5 %	\$315,500	↑	9 %	↑ 33 %
Average Price	\$326,906	↑	4 %	\$356,615	↑	12 %	↑ 42 %
Average Selling Time (days)	45	↓	-7	45	↓	-26	

Condominium							
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	13	-	-	86	↓	-19 %	
Active Listings	11	-	-	13	-	-	
Median Price	**	-	-	\$200,000	↑	13 %	↑ 18 %
Average Price	**	-	-	\$211,081	↑	15 %	↑ 20 %
Average Selling Time (days)	**	-	-	55	↓	-52	

Plex							
	Fourth Quarter 2022			Last 12 Months			Past 5 years
Sales	3	-	-	36	↓	-18 %	
Active Listings	23	-	-	22	↑	42 %	
Median Price	**	-	-	\$327,750	↓	-1 %	↑ 35 %
Average Price	**	-	-	\$342,279	↓	-4 %	↑ 34 %
Average Selling Time (days)	**	-	-	59	↓	-24	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

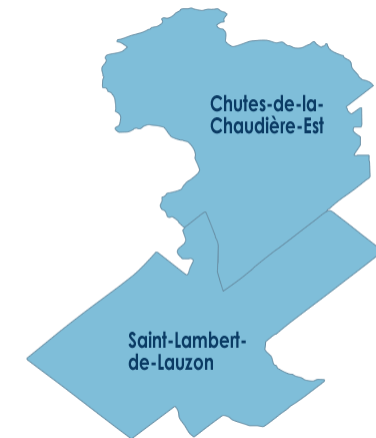




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2022			
Sales	147	↓	-4 %
New Listings	196	↑	13 %
Active Listings	262	↑	9 %
Volume (in thousands \$)	46,342	↑	3 %

Last 12 Months			
Sales	652	↓	-8 %
New Listings	904	↑	6 %
Active Listings	238	↓	-16 %
Volume (in thousands \$)	204,430	↓	-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	8	1	5.4	Seller
150 to 220	12	6	2.2	Seller
220 to 370	69	21	3.3	Seller
370 to 450	27	4	6.5	Seller
more than 450	38	5	7.0	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

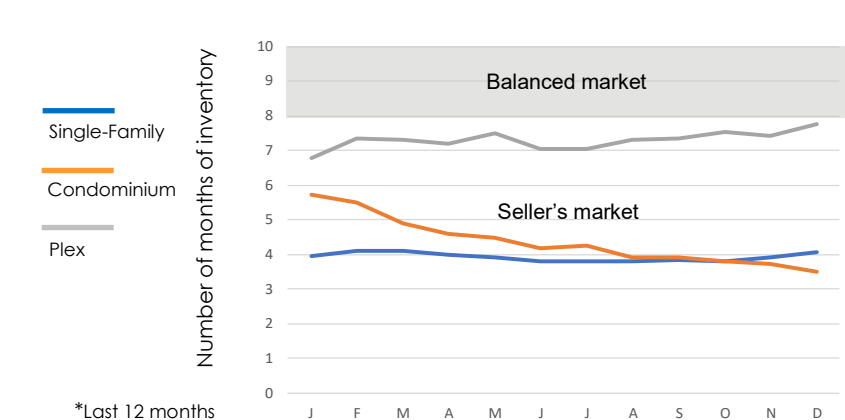
Single-Family							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	94	↓	-11 %	451	↓	-7 %	
Active Listings	173	↑	16 %	153	↓	-8 %	
Median Price	\$315,000	↑	21 %	\$300,000	↑	13 %	↑ 30 %
Average Price	\$341,920	↑	14 %	\$330,994	↑	10 %	↑ 36 %
Average Selling Time (days)	45	↓	-14	52	↓	-20	

Condominium							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	34	↑	26 %	130	↓	-10 %	
Active Listings	39	↓	-19 %	38	↓	-44 %	
Median Price	\$210,000	↓	-2 %	\$210,750	↑	8 %	↑ 27 %
Average Price	\$236,674	↓	-11 %	\$252,082	↑	3 %	↑ 39 %
Average Selling Time (days)	55	↓	-36	52	↓	-37	

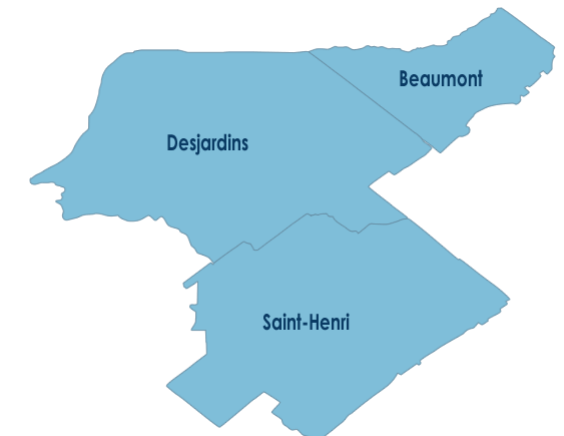
Plex							
	Fourth Quarter 2022			Last 12 Months		Past 5 years	
Sales	19	-	-	71	↓	-13 %	
Active Listings	50	↑	16 %	46	↓	-2 %	
Median Price	**	-	-	\$310,000	↑	14 %	↑ 32 %
Average Price	**	-	-	\$335,797	↑	7 %	↑ 32 %
Average Selling Time (days)	**	-	-	82	↓	-8	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



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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