FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

residential barometer
First Quarter 2023

Province of Quebec

By Property Category

	Single-Family	Condominium	Plex
Sales	↓ **−24%** 11,965	↓ **−31%** 4,920	↓ **−47%** 1,415
Median Price	↓ **−4%** $400,000	↓ **−4%** $349,000	↓ **−13%** $450,000
Active Listing	↑ **56%** 18,334	↑ **44%** 8,376	↑ **21%** 4,236
Average Selling Time (days)	↑ **15** 61	↑ **13** 62	↑ **13** 82

Total Residential

Sales	Listings
−28% 18,374	**47%** 31,313

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

8,501,833

Variation change between 2016 and 2021

4.1%

Population density per square kilometer

6.5

Number of households in 2021

4,050,164

Proportion of renters

40.1%

59.9%

Vacancy rate	
2022	2.5%

Average rent	Variation	
2022	$892	4%
2021	$856	

Proportion of owners

Mortgage Rates

1-year term		Variation
Q1 2023	6.34%	3,55
Q1 2022	2.79%	

5-year term		Variation
Q1 2023	6.49%	1,70
Q1 2022	4.79%	

Consumer Confidence Level

Overall		Variation
Q1 2023	93	-18
Q1 2022	111	

Is right now a good time to make a major purchase?*		Variation
Q1 2023	8%	-6
Q1 2022	15%	

Labour Market

Employment (in thousands)		Variation
Q1 2023	4,500.7	125.8
Q1 2022	4,374.9	

Unemployment rate		Variation
Q1 2023	4.1%	-0.6
Q1 2022	4.7%	

Housing Starts

Total		Variation
Q1 2023	6,077	–41%
Q1 2022	10,285	

6,077

Single-Family		Variation
Q1 2023	929	–53%
Q1 2022	1,997	

Condominium		Variation
Q1 2023	978	–30%
Q1 2022	1,407	

Rental		Variation
Q1 2023	4,170	–39%
Q1 2022	6,881	
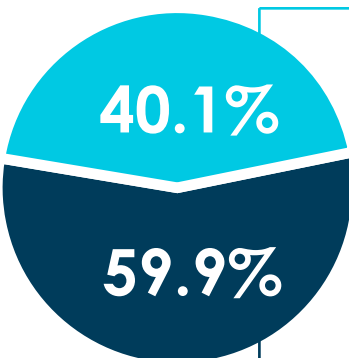
Map of Urban Centres in the Province of Quebec

Havre-Saint-Pierre

Sept-Îles

Baie-Comeau

*Matane

*Amos

Rouyn-Noranda

*Alma **Saguenay**

Rimouski

Val-d'Or

Rivière-du-Loup

*La Tuque

Québec

*Mont-Laurier   Shawinigan

*Sainte-Marie

Mont-Tremblant
Sainte-Agathe

Trois-Rivières

*Rawdon   Thetford Mines

Sainte-Adèle   Joliette   *Saint-Georges
Saint-Sauveur   Victoriaville
Sorel

Drummondville

Gatineau

*Lachute

Montréal   Granby   **Sherbrooke**

Saint-Jean-sur-Richelieu

Salaberry-
de-Valeyfield   *Cowansville

* Agglomerations for which
only annual statistics are published
in the 4th quarter Barometer.

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Definition of Areas

CENSUS METROPOLITAN AREAS

Province

Drummondville

Gatineau

Montreal

Quebec

Saguenay

Sherbrooke

Trois-Rivières

AGGLOMERATIONS

Baie Comeau

Granby

Joliette

Mont-Tremblant

Rimouski

Rivière-du-Loup

Rouyn-Noranda

Saint-Hyacinthe

Saint-Sauveur

Sainte-Adèle

Sainte-Agathe-des-Monts

Salaberry-de-Valleyfield

Sept-Îles

Shawinigan

Sorel-Tracy

Thetford Mines

Val-d'Or

Victoriaville

Definitions and Explanatory Notes

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	18,374	⬇	-28 %
New Listings	30,734	⬇	-8 %
Active Listings	31,313	⬆	47 %
Volume (in thousands $)	8,064,134	⬇	-32 %

Last 12 Months			
Sales	79,806	⬇	-23 %
New Listings	123,656	⬆	1 %
Active Listings	28,574	⬆	21 %
Volume (in thousands $)	36,664,911	⬇	-20 %

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	11,965	⬇	-24 %	51,535	⬇	-20 %	
Active Listings	18,334	⬆	56 %	16,545	⬆	28 %	
Median Price	$400,000	⬇	-4 %	$412,500	⬆	7 %	⬆ 68 %
Average Price	$449,734	⬇	-5 %	$468,162	⬆	4 %	⬆ 61 %
Average Selling TIme (days)	61	⬆	15	44	⬇	-2	

Condominium							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	4,920	⬇	-31 %	20,517	⬇	-26 %	
Active Listings	8,376	⬆	44 %	7,541	⬆	16 %	
Median Price	$349,000	⬇	-4 %	$362,000	⬆	5 %	⬆ 57 %
Average Price	$395,274	⬇	-3 %	$412,877	⬆	5 %	⬆ 49 %
Average Selling TIme (days)	62	⬆	13	46	⬇	-4	

Plex							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	1,415	⬇	-47 %	7,447	⬇	-35 %	
Active Listings	4,236	⬆	21 %	4,193	⬆	5 %	
Median Price	$450,000	⬇	-13 %	$491,500	⬆	1 %	⬆ 28 %
Average Price	$510,581	⬇	-8 %	$543,056	⬆	3 %	⬆ 34 %
Average Selling TIme (days)	82	⬆	13	62	⬇	-2	

Drummonville Metropolitan Area

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	173	⬇	-36 %
New Listings	272	⬇	-17 %
Active Listings	315	⬆	32 %
Volume (in thousands $)	56,857	⬇	-39 %

Last 12 Months			
Sales	716	⬇	-13 %
New Listings	1,062	⬆	3 %
Active Listings	282	⬆	30 %
Volume (in thousands $)	243,147	⬇	-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	7	2	3.5	Seller
160 to 230	16	6	2.5	Seller
230 to 390	97	30	3.3	Seller
390 to 470	32	6	5.3	Seller
more than 470	66	6	11.1	Buyer

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	144	⬇	-28 %	600	⬇	-5 %			
Active Listings	240	⬆	40 %	218	⬆	45 %			
Median Price	$315,000	⬇	-3 %	$310,500	⬆	9 %	⬆	83 %	
Average Price	$326,232	⬇	-10 %	$338,833	⬆	9 %	⬆	82 %	
Average Selling TIme (days)	65	⬆	9	59	⬆	5			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	9		-	25		-			
Active Listings	10		-	10		-			
Median Price	**		-	**		-	⬆	35 %	
Average Price	**		-	**		-	⬆	31 %	
Average Selling TIme (days)	**		-	**		-			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	18		-	83	⬇	-42 %			
Active Listings	53	⬆	12 %	42	⬇	-9 %			
Median Price	**		-	$360,000	⬆	22 %	⬆	91 %	
Average Price	**		-	$387,570	⬆	19 %	⬆	85 %	
Average Selling TIme (days)	**		-	80	⬆	7			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

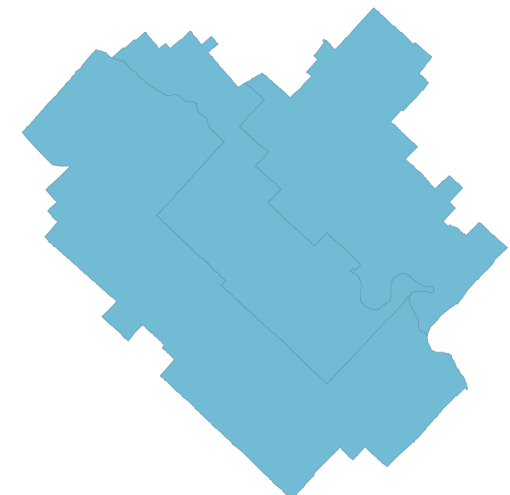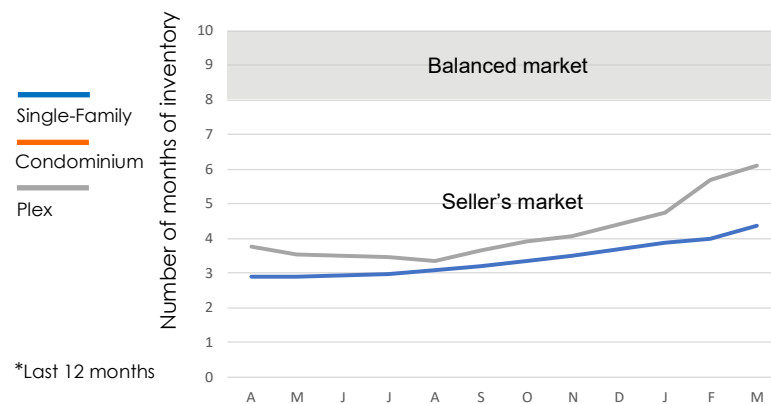Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Definitions and Explanatory Notes

Gatineau Metropolitan Area

Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2023				
Sales	910	⬇	-28 %	
New Listings	1,332	⬇	-21 %	
Active Listings	999	⬆	55 %	
Volume (in thousands $)	396,688	⬇	-34 %	

Last 12 Months				
Sales	4,426	⬇	-24 %	
New Listings	6,703	⬇	-1 %	
Active Listings	1,100	⬆	44 %	
Volume (in thousands $)	2,007,064	⬇	-19 %	

Table 3 - Market Conditions by Price Range

Single-Family
Last 12 Months

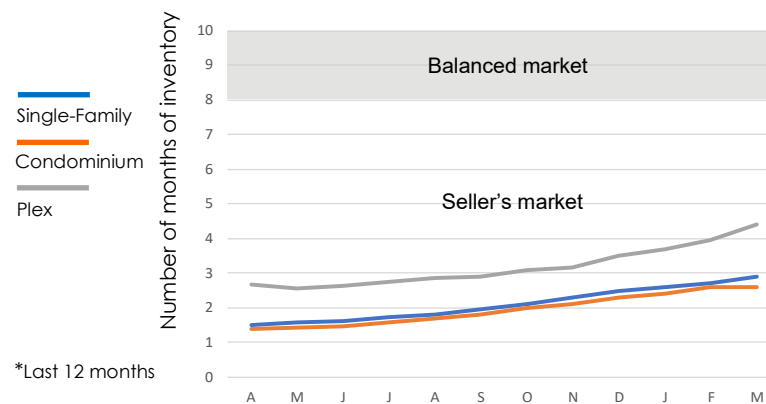| Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
220 and less	27.9	11	2.5	Seller
220 to 330	80.9	38	2.2	Seller
330 to 550	362.1	154	2.3	Seller
550 to 660	114.1	37	3.1	Seller
more than 660	207.8	34	6.1	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	690	⬇	-23 %	3,286	⬇	-20 %			
Active Listings	729	⬆	72 %	793	⬆	57 %			
Median Price	$428,000	⬇	-7 %	$444,700	⬆	6 %	⬆	85 %	
Average Price	$463,543	⬇	-7 %	$475,146	⬆	4 %	⬆	80 %	
Average Selling Time (days)	49	⬆	23	32	⬆	6			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	170	⬇	-22 %	761	⬇	-29 %			
Active Listings	149	⬆	43 %	164	⬆	36 %			
Median Price	$292,750	⬇	-5 %	$300,000	⬆	13 %	⬆	87 %	
Average Price	$303,977	⬇	-4 %	$315,201	⬆	13 %	⬆	77 %	
Average Selling Time (days)	51	⬆	23	34	⬆	7			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	49	⬇	-65 %	372	⬇	-38 %			
Active Listings	116	⬆	5 %	137	⬆	2 %			
Median Price	$515,000	⬇	-5 %	$500,000	⬆	12 %	⬆	82 %	
Average Price	$523,935	⬇	-9 %	$556,441	⬆	13 %	⬆	87 %	
Average Selling Time (days)	73	⬆	31	45	⬌	0			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

*Last 12 months

FSMI - residential barometer - First Quarter 2023

Definitions and Explanatory Notes

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	8,719	⬇	-31 %
New Listings	16,354	⬇	-7 %
Active Listings	15,638	⬆	61 %
Volume (in thousands $)	4,716,777	⬇	-36 %

Last 12 Months			
Sales	38,540	⬇	-26 %
New Listings	64,137	⬆	1 %
Active Listings	13,839	⬆	36 %
Volume (in thousands $)	22,082,231	⬇	-24 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
270 and less	104.0	50	2.1	Seller
270 to 410	552.4	223	2.5	Seller
410 to 680	2433.2	928	2.6	Seller
680 to 810	802.3	186	4.3	Seller
more than 810	1987.5	266	7.5	Seller

Source: QPAREB by the Centris system

FSMI - residential barometer - First Quarter 2023

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	4,552	⬇	-25 %	19,835	⬇	-21 %			
Active Listings	6,865	⬆	81 %	5,879	⬆	55 %			
Median Price	$522,500	⬇	-6 %	$545,000	⬆	5 %	⬆	74 %	
Average Price	$599,659	⬇	-8 %	$634,562	⬆	2 %	⬆	65 %	
Average Selling TIme (days)	56	⬆	25	37	⬆	7			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	3,497	⬇	-34 %	15,128	⬇	-28 %			
Active Listings	6,421	⬆	51 %	5,750	⬆	25 %			
Median Price	$380,000	⬇	-5 %	$390,000	⬆	4 %	⬆	57 %	
Average Price	$435,215	⬇	-4 %	$451,754	⬆	5 %	⬆	53 %	
Average Selling TIme (days)	62	⬆	20	43	⬆	1			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	662	⬇	-48 %	3,543	⬇	-39 %			
Active Listings	2,308	⬆	43 %	2,172	⬆	21 %			
Median Price	$700,000	⬇	-7 %	$730,000	⬆	2 %	⬆	51 %	
Average Price	$720,697	⬇	-8 %	$763,699	⬆	3 %	⬆	49 %	
Average Selling TIme (days)	78	⬆	22	54	⬆	5			

**Insufficient number of transactions to produce reliable statistics

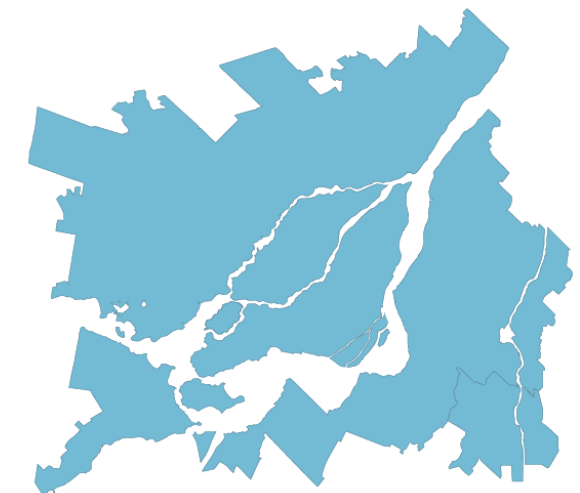### Evolution of Market Conditions by Property Category*

*Last 12 months

Definitions and Explanatory Notes

Quebec City Metropolitan Area
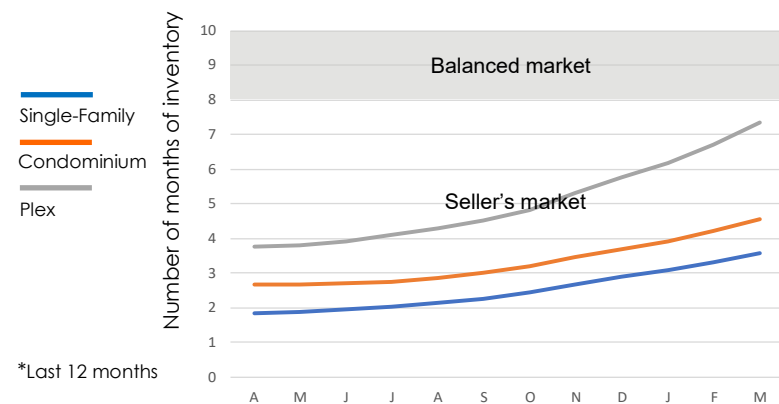
Table 1 - Summary of Centris Activity

Total Residential
First Quarter 2023

Sales	2,165	↓	-25 %
New Listings	3,041	↓	-8 %
Active Listings	3,095	↑	25 %
Volume (in thousands $)	753,898	↓	-24 %

Last 12 Months

Sales	8,217	↓	-17 %
New Listings	11,224	↑	1 %
Active Listings	2,771	↓	-5 %
Volume (in thousands $)	2,903,815	↓	-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)	
170 and less	35.5	11	3.3	Seller
170 to 260	139.9	64	2.2	Seller
260 to 430	859.7	242	3.5	Seller
430 to 510	197.8	48	4.2	Seller
more than 510	384.4	64	6.0	Seller

Source: QPAREB by the Centris system

FSMI - residential barometer - First Quarter 2023

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	1,324	↓	-22 %	5,142	↓	-14 %			
Active Listings	1,872	↑	45 %	1,617	↑	10 %			
Median Price	$339,000	↑	1 %	$340,915	↑	7 %	↑	36 %	
Average Price	$381,185	↓	-1 %	$385,812	↑	6 %	↑	39 %	
Average Selling Time (days)	53	↓	-3	41	↓	-12			

Condominium

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	686	↓	-28 %	2,388	↓	-21 %			
Active Listings	870	↑	2 %	789	↓	-27 %			
Median Price	$235,000	↑	5 %	$235,000	↑	8 %	↑	24 %	
Average Price	$274,272	↑	8 %	$272,348	↑	6 %	↑	24 %	
Average Selling Time (days)	60	↓	-26	61	↓	-34			

Plex

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	152	↓	-32 %	680	↓	-20 %			
Active Listings	343	↑	6 %	359	↑	1 %			
Median Price	$386,500	↓	-1 %	$385,000	↑	7 %	↑	35 %	
Average Price	$397,385	↓	-6 %	$402,766	↑	2 %	↑	32 %	
Average Selling Time (days)	75	↑	2	62	↓	-11			
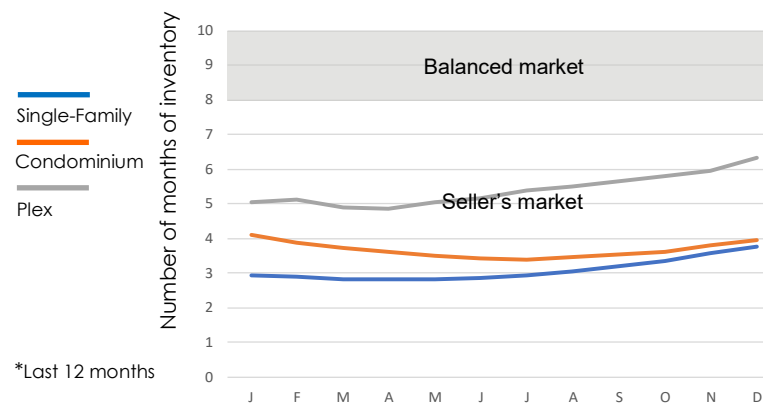
**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Definitions and Explanatory Notes

Saguenay Metropolitan Area
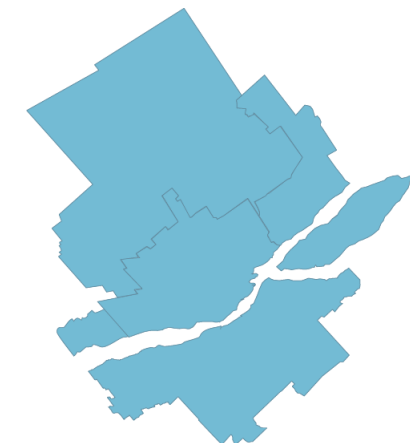
Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2023				
Sales	274	⬇	-36 %	
New Listings	467	⬇	-3 %	
Active Listings	482	⬆	10 %	
Volume (in thousands $)	70,171	⬇	-34 %	

Last 12 Months				
Sales	1,173	⬇	-25 %	
New Listings	1,587	⬇	-5 %	
Active Listings	439	⬇	-10 %	
Volume (in thousands $)	303,166	⬇	-16 %	

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)	
120 and less	9	3	3.3	Seller
120 to 190	29	13	2.3	Seller
190 to 310	131	40	3.3	Seller
310 to 370	32	9	3.7	Seller
more than 370	70	10	7.3	Seller

Source: QPAREB by the Centris system
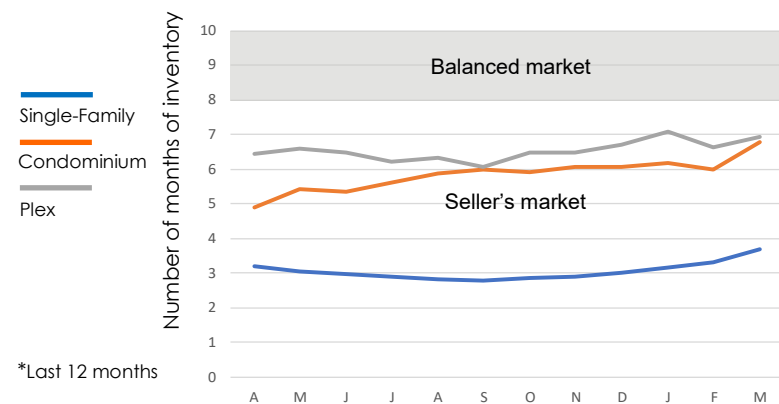
FSMI - residential barometer - First Quarter 2023

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	209	⬇	-35 %	880	⬇	-26 %			
Active Listings	336	⬆	30 %	270	⬇	-12 %			
Median Price	$255,000	⬆	10 %	$249,700	⬆	14 %	⬆	47 %	
Average Price	$264,817	⬆	2 %	$269,258	⬆	12 %	⬆	48 %	
Average Selling Time (days)	47	⬇	-13	39	⬇	-31			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	15		-	95	⬇	-31 %			
Active Listings	46	⬇	-35 %	54	⬇	-1 %			
Median Price	**		-	$200,000	⬆	15 %	⬆	34 %	
Average Price	**		-	$216,372	⬆	15 %	⬆	35 %	
Average Selling Time (days)	**		-	58	⬇	-32			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	50	⬇	-19 %	197	⬇	-14 %			
Active Listings	99	⬇	-11 %	114	⬇	-8 %			
Median Price	$224,500	⬆	1 %	$229,000	⬆	12 %	⬆	29 %	
Average Price	$234,851	⇆	0 %	$235,931	⬆	8 %	⬆	28 %	
Average Selling Time (days)	98	⬇	-67	90	⬇	-41			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

A M J J A S O N D J F M

*Last 12 months

Definitions and Explanatory Notes

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Sherbrooke Metropolitan Area

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	428	⬇	-29 %
New Listings	650	⬇	-4 %
Active Listings	563	⬆	43 %
Volume (in thousands $)	177,515	⬇	-24 %

Last 12 Months			
Sales	1,858	⬇	-19 %
New Listings	2,568	⬆	2 %
Active Listings	529	⬆	21 %
Volume (in thousands $)	792,172	⬇	-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	6	2	2.4	Seller
180 to 270	26	14	1.9	Seller
270 to 440	106	58	1.8	Seller
440 to 530	33	11	3.0	Seller
more than 530	143	23	6.2	Seller

Source: QPAREB by the Centris system

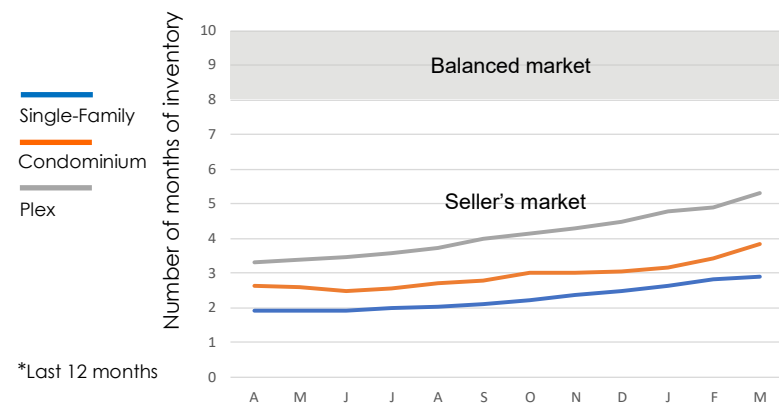## Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	318	⬇	-21 %	1,297	⬇	-14 %			
Active Listings	344	⬆	57 %	314	⬆	32 %			
Median Price	$350,000	⬆	1 %	$355,000	⬆	11 %	⬆	73 %	
Average Price	$429,294	⬆	5 %	$452,467	⬆	10 %	⬆	78 %	
Average Selling Time (days)	50	⬆	14	37	⬆	1			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	64	⬇	-44 %	309	⬇	-25 %			
Active Listings	115	⬆	39 %	99	⬆	5 %			
Median Price	$277,500	⬆	10 %	$275,000	⬆	20 %	⬆	72 %	
Average Price	$312,673	⬆	8 %	$317,936	⬆	17 %	⬆	77 %	
Average Selling Time (days)	75	⬆	13	51	⬇	-5			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	44	⬇	-48 %	246	⬇	-33 %			
Active Listings	94	⬆	8 %	109	⬆	7 %			
Median Price	$389,000	⬆	8 %	$379,000	⬆	18 %	⬆	80 %	
Average Price	$442,685	⬆	10 %	$414,919	⬆	13 %	⬆	82 %	
Average Selling Time (days)	80	⬆	30	62	⬆	1			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*
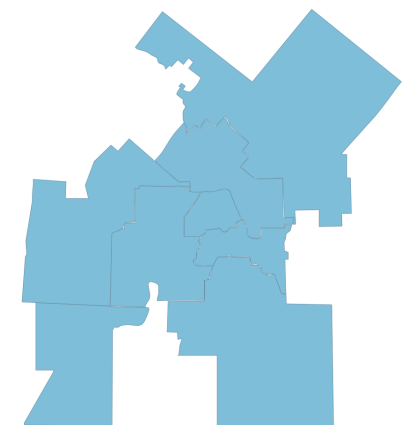

*Last 12 months

Definitions and Explanatory Notes

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	351	⬇	-11 %
New Listings	445	⬇	-5 %
Active Listings	292	⬆	24 %
Volume (in thousands $)	101,662	⬇	-8 %

Last 12 Months			
Sales	1,415	⬇	-8 %
New Listings	1,727	⬆	4 %
Active Listings	285	⬆	8 %
Volume (in thousands $)	420,125	⬆	7 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	9	5	1.9	Seller
150 to 220	26	11	2.3	Seller
220 to 360	69	41	1.7	Seller
360 to 440	23	11	2.1	Seller
more than 440	43	10	4.5	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	225	⬇	-17 %	920	⬇	-7 %			
Active Listings	180	⬆	27 %	170	⬆	24 %			
Median Price	$280,000	⬆	6 %	$291,862	⬆	22 %	⬆	95 %	
Average Price	$308,816	⬆	4 %	$312,622	⬆	17 %	⬆	95 %	
Average Selling TIme (days)	38	⬆	10	32	⬆	2			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	58	⬆	29 %	197	⬆	6 %			
Active Listings	41	⬆	76 %	42	⬆	43 %			
Median Price	$236,000	⬆	7 %	$230,000	⬆	21 %	⬆	74 %	
Average Price	$240,328	⬇	-1 %	$238,941	⬆	14 %	⬆	65 %	
Average Selling TIme (days)	45	⬆	11	34	⬇	-2			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	68	⬇	-12 %	295	⬇	-17 %			
Active Listings	68	⬆	3 %	71	⬇	-25 %			
Median Price	$250,000	⬆	9 %	$265,000	⬆	23 %	⬆	70 %	
Average Price	$268,221	⬆	8 %	$282,261	⬆	18 %	⬆	69 %	
Average Selling TIme (days)	56	⬇	-15	44	⬇	-14			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

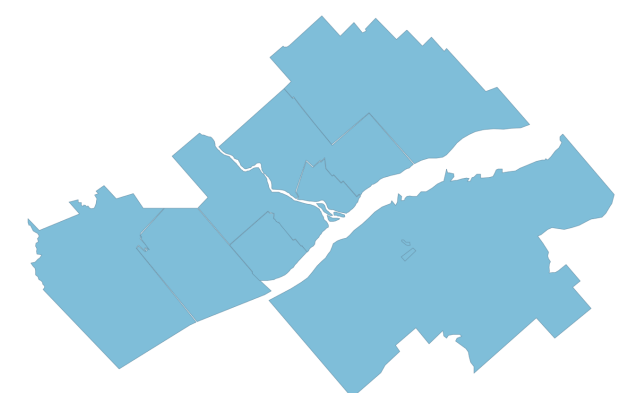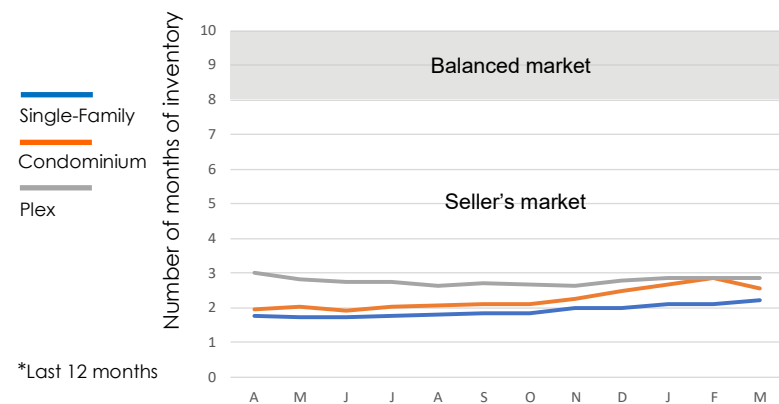*Last 12 months

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	55	⬇	-13 %
New Listings	63	⬇	-11 %
Active Listings	57	⬆	11 %
Volume (in thousands $)	9,462	⬇	-2 %

Last 12 Months			
Sales	231	⬇	-10 %
New Listings	261	⬆	1 %
Active Listings	55	⬇	-20 %
Volume (in thousands $)	39,670	⬆	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)	
80 and less	3	1	2.4	Seller
80 to 110	6	2	2.4	Seller
110 to 190	21	9	2.3	Seller
190 to 230	7	2	3.1	Seller
more than 230	11	3	3.4	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	50	⬇	-17 %	217	⬇	-13 %			
Active Listings	50	⬆	12 %	48	⬇	-26 %			
Median Price	$156,000	⬆	7 %	$164,000	⬆	9 %	⬆	24 %	
Average Price	$175,316	⬆	14 %	$178,905	⬆	13 %	⬆	22 %	
Average Selling TIme (days)	48	⬇	-48	47	⬇	-48			

Condominium	First Quarter 2023		Last 12 Months		Past 5 years
Sales	2	-	3	-	
Active Listings	2	-	1	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

Plex	First Quarter 2023		Last 12 Months		Past 5 years
Sales	3	-	11	-	
Active Listings	5	-	6	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics
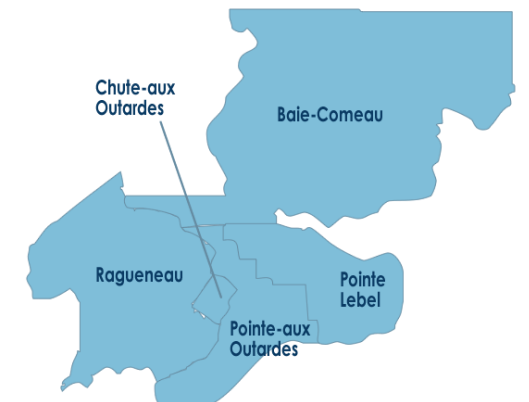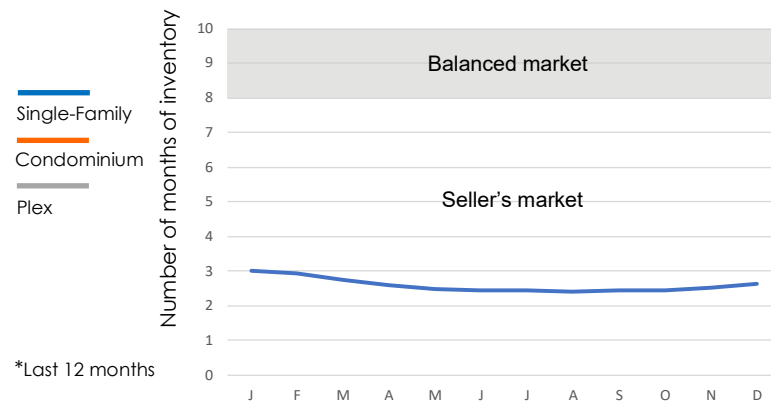
Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Chute-aux Outardes
Baie-Comeau
Ragueneau
Pointe-aux Outardes
Pointe Lebel

Granby Agglomeration

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	246	⬇	-23 %
New Listings	349	⬇	-5 %
Active Listings	330	⬆	56 %
Volume (in thousands $)	108,318	⬇	-18 %

Last 12 Months			
Sales	983	⬇	-23 %
New Listings	1,418	⬆	3 %
Active Listings	299	⬆	28 %
Volume (in thousands $)	426,734	⬇	-14 %

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	6	3	1.9	Seller
190 to 290	12	6	2.1	Seller
290 to 490	78	29	2.7	Seller
490 to 580	23	6	4.0	Seller
more than 580	71	10	6.8	Seller

Source: QPAREB by the Centris system

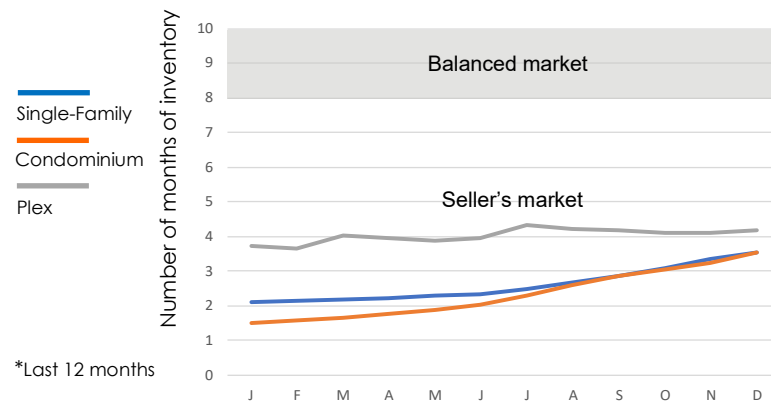## Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	165	⬇	-26 %	643	⬇	-24 %		
Active Listings	223	⬆	71 %	190	⬆	30 %		
Median Price	$409,342	⬆	7 %	$395,000	⬆	13 %	⬆	82 %
Average Price	$477,478	⬆	9 %	$465,458	⬆	9 %	⬆	83 %
Average Selling Time (days)	62	⬆	17	47	⬆	5		

Condominium								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	60	⬇	-6 %	225	⬇	-19 %		
Active Listings	73	⬆	182 %	66	⬆	86 %		
Median Price	$312,500	⬆	4 %	$303,000	⬆	18 %	⬆	66 %
Average Price	$371,871	⬆	4 %	$371,981	⬆	18 %	⬆	87 %
Average Selling Time (days)	70	⬆	45	46	⬆	10		

Plex								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	19		-	109	⬇	-27 %		
Active Listings	31	⬇	-38 %	38	⬇	-20 %		
Median Price	**		-	$341,500	⬆	5 %	⬆	31 %
Average Price	**		-	$397,545	⬆	12 %	⬆	47 %
Average Selling Time (days)	**		-	58	⬇	-6		

**Insufficient number of transactions to produce reliable statistics

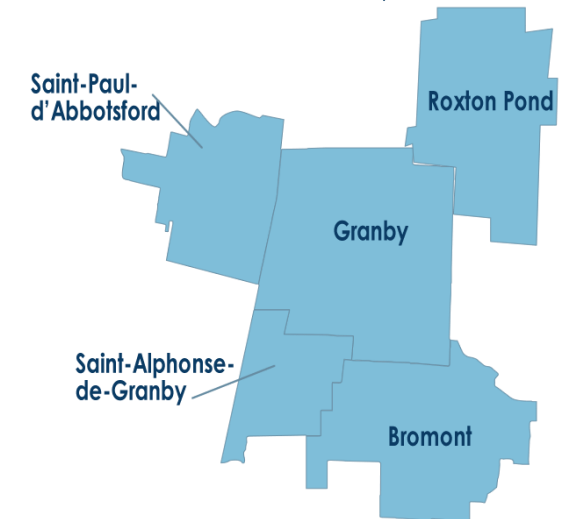## Evolution of Market Conditions by Property Category*

Balanced market

Seller's market

Single-Family
Condominium
Plex

Number of months of inventory

*Last 12 months

Saint-Paul-d'Abbotsford
Roxton Pond
Granby
Saint-Alphonse-de-Granby
Bromont

Definitions and Explanatory Notes

Joliette Agglomeration

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	106	⬇	-31 %
New Listings	133	⬇	-27 %
Active Listings	142	⬆	67 %
Volume (in thousands $)	38,724	⬇	-36 %

Last 12 Months			
Sales	431	⬇	-21 %
New Listings	587	⬇	-3 %
Active Listings	112	⬆	19 %
Volume (in thousands $)	164,342	⬇	-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)	
190 and less	1	1	1.3	Seller
190 to 280	4	2	1.8	Seller
280 to 470	41	18	2.2	Seller
470 to 560	14	3	5.1	Seller
more than 560	13	2	5.6	Seller

Source: QPAREB by the Centris system

## Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	77	⬇	-29 %	320	⬇	-16 %			
Active Listings	99	⬆	98 %	73	⬆	36 %			
Median Price	$359,000	⬇	-6 %	$375,000	⬆	7 %	⬆	82 %	
Average Price	$372,422	⬇	-7 %	$391,647	⬆	6 %	⬆	77 %	
Average Selling TIme (days)	55	⬆	26	34	⬆	5			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	18	-		55	⬆	2 %			
Active Listings	16	-		13	-				
Median Price	**	-		$279,000	⬆	7 %	⬆	73 %	
Average Price	**	-		$291,115	⬆	11 %	⬆	77 %	
Average Selling TIme (days)	**	-		34	⬆	15			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	11	-		54	⬇	-49 %			
Active Listings	27	-		26	⬇	-24 %			
Median Price	**	-		$403,000	⬆	9 %	⬆	75 %	
Average Price	**	-		$406,082	⬆	1 %	⬆	56 %	
Average Selling TIme (days)	**	-		51	⬇	-5			

**Insufficient number of transactions to produce reliable statistics

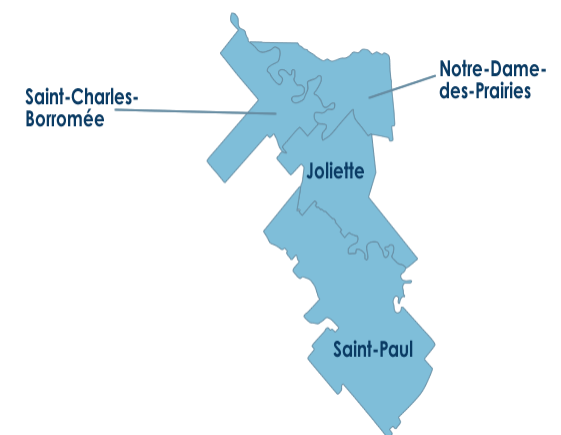### Evolution of Market Conditions by Property Category*

*Last 12 months

Definitions and Explanatory Notes

Mont-Tremblant Agglomeration
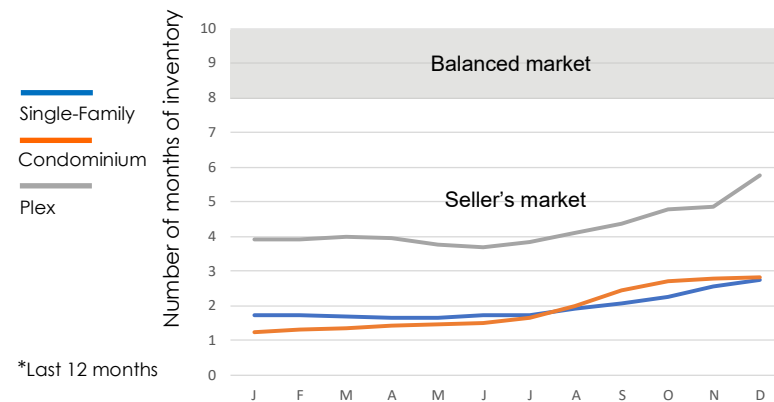
Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	101	⬇	-33 %
New Listings	170	⬆	1 %
Active Listings	338	⬆	60 %
Volume (in thousands $)	73,169	⬇	-16 %

Last 12 Months			
Sales	453	⬇	-40 %
New Listings	774	⬇	-4 %
Active Listings	294	⬆	8 %
Volume (in thousands $)	305,381	⬇	-27 %

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)	
230 and less	47	5	10.4	Buyer
230 to 350	28	3	10.7	Buyer
350 to 580	45	6	7.9	Seller
580 to 690	12	2	5.6	Seller
more than 690	43	6	7.1	Seller

Source: QPAREB by the Centris system

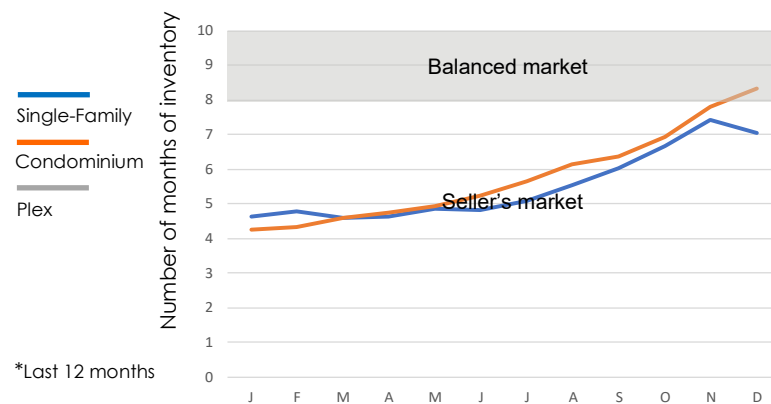## Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	44	⬇	-20 %	182	⬇	-36 %	
Active Listings	116	⬆	52 %	107	⬆	2 %	
Median Price	$575,000	⬆	15 %	$497,250	⬆	17 %	⬆ 109 %
Average Price	$863,058	⬆	23 %	$785,310	⬆	14 %	⬆ 140 %
Average Selling TIme (days)	77	⬇	-18	72	⬇	-22	

Condominium							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	52	⬇	-43 %	253	⬇	-43 %	
Active Listings	208	⬆	65 %	175	⬆	11 %	
Median Price	$435,000	⬆	9 %	$465,000	⬆	37 %	⬆ 94 %
Average Price	$647,173	⬆	27 %	$606,082	⬆	27 %	⬆ 102 %
Average Selling TIme (days)	120	⬇	-14	105	⬇	-14	

Plex							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	5		-	18		-	
Active Listings	13		-	11		-	
Median Price	**		-	**		-	⬆ 217 %
Average Price	**		-	**		-	⬆ 189 %
Average Selling TIme (days)	**		-	**		-	

**Insufficient number of transactions to produce reliable statistics

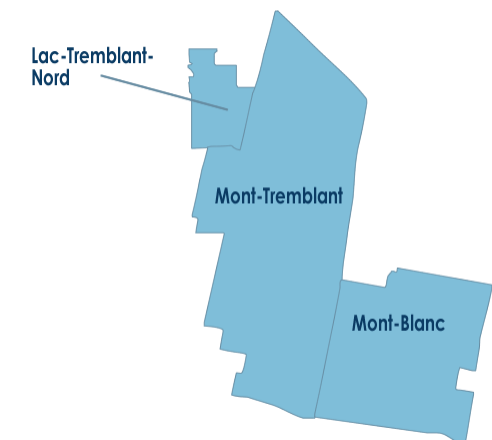## Evolution of Market Conditions by Property Category*

*Last 12 months

Definitions and Explanatory Notes

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	103	⬇	-7 %
New Listings	131	⬆	20 %
Active Listings	117	⬆	25 %
Volume (in thousands $)	32,024	⬆	8 %

Last 12 Months			
Sales	409	⬇	-14 %
New Listings	508	⬆	9 %
Active Listings	115	⬆	1 %
Volume (in thousands $)	122,906	⬆	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	6	2	3.0	Seller
150 to 220	7	4	2.0	Seller
220 to 370	40	16	2.5	Seller
370 to 440	10	3	3.8	Seller
more than 440	22	3	7.1	Seller

Source: QPAREB by the Centris system

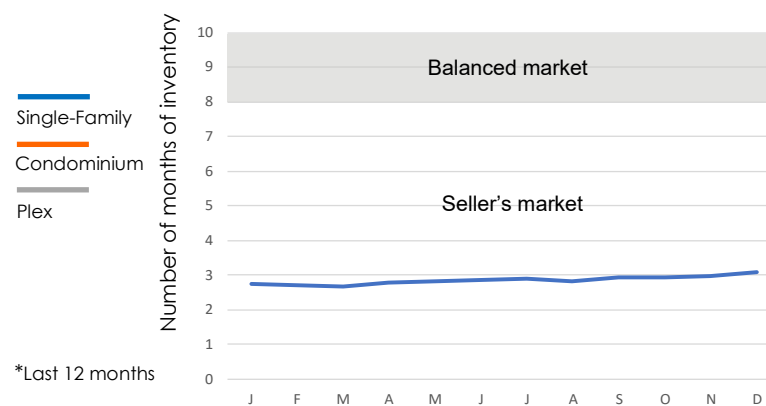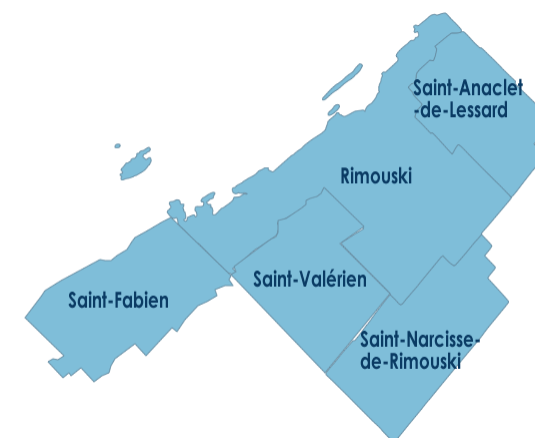## Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	84	⬇	-5 %	328	⬇	-11 %			
Active Listings	87	⬆	23 %	85	⬆	1 %			
Median Price	$304,500	⬆	18 %	$295,000	⬆	20 %	⬆	66 %	
Average Price	$319,132	⬆	16 %	$309,569	⬆	18 %	⬆	64 %	
Average Selling TIme (days)	64	⬆	6	53	⬇	-4			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	9		-	41	⬇	-27 %			
Active Listings	10		-	8		-			
Median Price	**		-	$230,000	⬆	21 %	⬆	44 %	
Average Price	**		-	$233,683	⬆	8 %	⬆	29 %	
Average Selling TIme (days)	**		-	30	⬇	-60			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	9		-	39	⬇	-20 %			
Active Listings	19		-	22	⬆	20 %			
Median Price	**		-	$275,000	⬆	11 %	⬆	23 %	
Average Price	**		-	$291,313	⬆	10 %	⬆	32 %	
Average Selling TIme (days)	**		-	69	⬇	-15			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Number of months of inventory

Balanced market

Seller's market

*Last 12 months

Saint-Anaclet-de-Lessard
Rimouski
Saint-Fabien
Saint-Valérien
Saint-Narcisse-de-Rimouski

Definitions and Explanatory Notes

17

Rivière-du-Loup Agglomération

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	70	⬇	-29 %
New Listings	86	⬇	-17 %
Active Listings	79	⬇	-9 %
Volume (in thousands $)	18,117	⬇	-32 %

Last 12 Months			
Sales	264	⬇	-25 %
New Listings	341	⬇	-14 %
Active Listings	82	⬇	-21 %
Volume (in thousands $)	72,062	⬇	-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)	
130 and less	2	1	2.2	Seller
130 to 190	6	2	2.4	Seller
190 to 310	33	10	3.4	Seller
310 to 380	11	2	4.5	Seller
more than 380	16	3	6.0	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	61	⬇	-27 %	221	⬇	-26 %		
Active Listings	70	⬇	-4 %	68	⬇	-20 %		
Median Price	$235,000	⬇	-11 %	$250,000	⇄	0 %	⬆	47 %
Average Price	$261,324	⬇	-4 %	$280,058	⬆	10 %	⬆	58 %
Average Selling Time (days)	68	⬇	-13	67	⬇	-9		

Condominium	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	6	-		20	-			
Active Listings	2	-		3	-			
Median Price	**	-		**	-		⬆	70 %
Average Price	**	-		**	-		⬆	57 %
Average Selling Time (days)	**	-		**	-			

Plex	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	3	-		22	-			
Active Listings	8	-		10	-			
Median Price	**	-		**	-		⬆	21 %
Average Price	**	-		**	-		⬆	11 %
Average Selling Time (days)	**	-		**	-		-	

**Insufficient number of transactions to produce reliable statistics
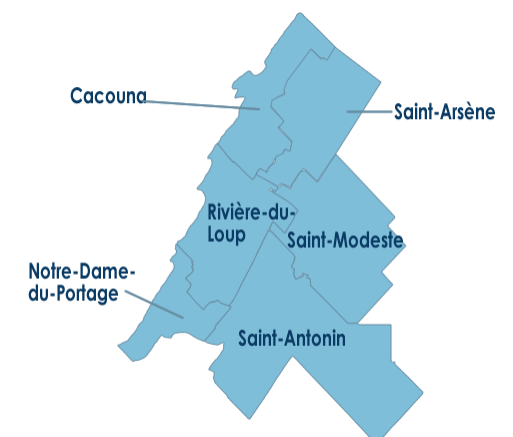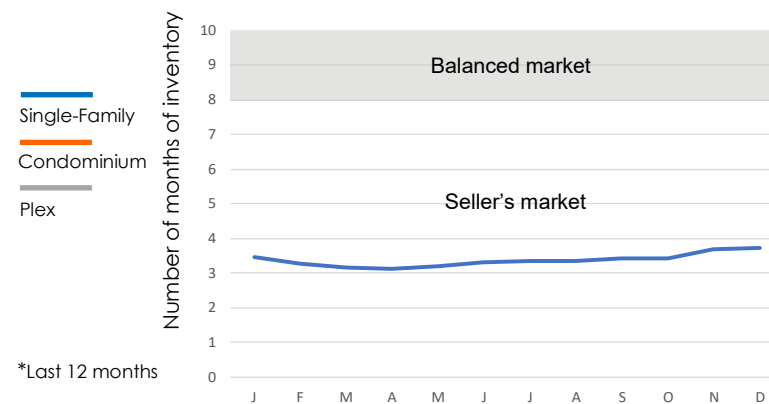
Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Cacouna
Saint-Arsène
Rivière-du-Loup
Saint-Modeste
Notre-Dame-du-Portage
Saint-Antonin

Definitions and Explanatory Notes

Rouyn-Noranda Agglomeration

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	89	⬇	-11 %
New Listings	118	⬆	4 %
Active Listings	120	⬆	41 %
Volume (in thousands $)	25,548	⬇	-14 %

Last 12 Months			
Sales	352	⬇	-4 %
New Listings	457	⬆	15 %
Active Listings	110	⬆	35 %
Volume (in thousands $)	108,110	⬆	7 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	7	2	3.0	Seller
150 to 220	5	3	1.7	Seller
220 to 370	36	11	3.2	Seller
370 to 440	13	3	3.9	Seller
more than 440	17	3	6.3	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	69	⬇	-8 %	270	⬇	-6 %			
Active Listings	87	⬆	37 %	78	⬆	20 %			
Median Price	$283,750	⬇	-5 %	$300,000	⬆	8 %	⬆	43 %	
Average Price	$288,339	⬇	-3 %	$304,294	⬆	9 %	⬆	41 %	
Average Selling Time (days)	71	⬆	12	56	⬇	-1			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	5	-		25	-				
Active Listings	4	-		5	-				
Median Price	**	-		**	-		⬆	23 %	
Average Price	**	-		**	-		⬆	26 %	
Average Selling Time (days)	**	-		**	-				

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	15	-		57	⬇	-7 %			
Active Listings	29	-		28	⬆	109 %			
Median Price	**	-		$335,000	⬆	16 %	⬆	43 %	
Average Price	**	-		$348,842	⬆	16 %	⬆	49 %	
Average Selling Time (days)	**	-		68	⬆	21			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

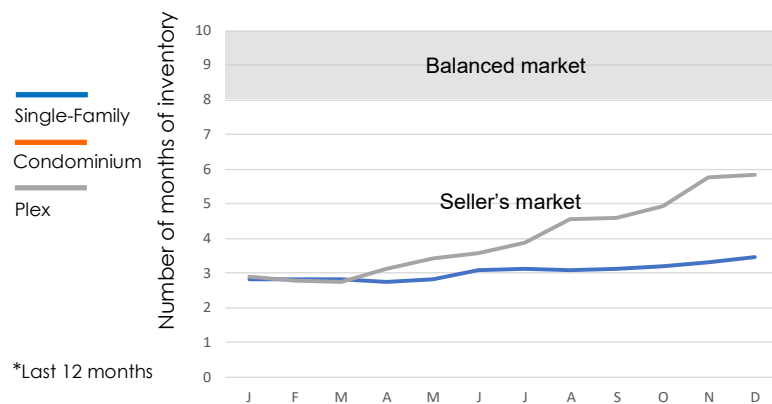Single-Family
Condominium
Plex

*Last 12 months

Rouyn-Noranda

FSMI - residential barometer - First Quarter 2023

Definitions and Explanatory Notes

Sainte-Adèle Agglomeration

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	137	⬇	-4 %
New Listings	242	⬆	30 %
Active Listings	286	⬆	101 %
Volume (in thousands $)	60,915	⬇	-20 %

Last 12 Months			
Sales	579	⬇	-18 %
New Listings	1,007	⬆	14 %
Active Listings	254	⬆	28 %
Volume (in thousands $)	262,795	⬇	-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)	
210 and less	12	4	3.0	Seller
210 to 310	15	5	2.9	Seller
310 to 520	47	16	3.0	Seller
520 to 620	25	4	5.7	Seller
more than 620	71	7	9.6	Balanced

Source: QPAREB by the Centris system

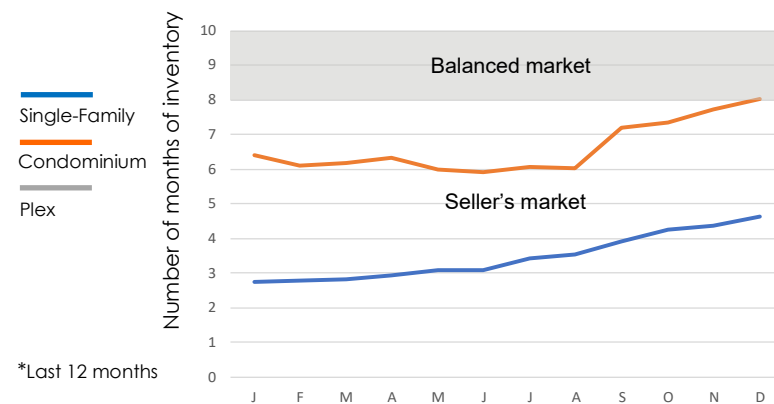## Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	107	⬆	2 %	443	⬇	-14 %			
Active Listings	193	⬆	118 %	170	⬆	42 %			
Median Price	$430,000	⬇	-11 %	$422,500	⬆	3 %	⬆	92 %	
Average Price	$481,498	⬇	-22 %	$490,238	⇆	0 %	⬆	85 %	
Average Selling Time (days)	57	⬆	5	46	⇆	0			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	24		-	92	⬇	-21 %			
Active Listings	72	⬆	73 %	61	⬆	1 %			
Median Price	**		-	$310,500	⬆	32 %	⬆	94 %	
Average Price	**		-	$316,817	⬆	32 %	⬆	89 %	
Average Selling Time (days)	**		-	65	⬇	-7			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	6		-	44	⬇	-40 %			
Active Listings	20		-	21	⬆	19 %			
Median Price	**		-	$390,000	⬆	16 %	⬆	104 %	
Average Price	**		-	$413,486	⬆	21 %	⬆	123 %	
Average Selling Time (days)	**		-	40	⬇	-15			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
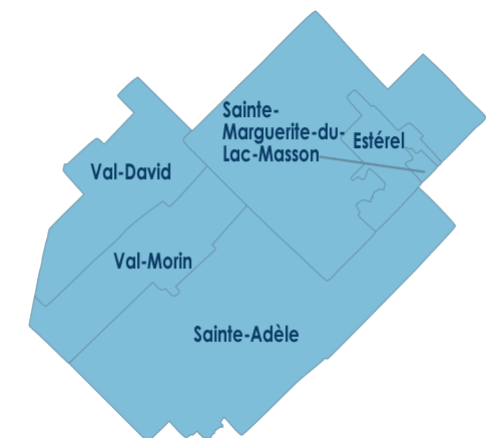Condominium
Plex

Balanced market
Seller's market

Number of months of inventory

*Last 12 months

Sainte-Marguerite-du-Lac-Masson
Estérel
Val-David
Val-Morin
Sainte-Adèle

Definitions and Explanatory Notes

Sainte-Agathe-des-Monts Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	53	⬇	-40 %
New Listings	142	⬆	35 %
Active Listings	173	⬆	107 %
Volume (in thousands $)	20,047	⬇	-54 %

Last 12 Months			
Sales	332	⬇	-21 %
New Listings	607	⬆	23 %
Active Listings	146	⬆	43 %
Volume (in thousands $)	156,237	⬇	-14 %

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	4	2	2.0	Seller
200 to 300	16	4	3.7	Seller
300 to 490	36	9	4.1	Seller
490 to 590	19	3	6.2	Seller
more than 590	47	5	9.6	Balanced

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	45	⬇	-32 %	275	⬇	-16 %			
Active Listings	145	⬆	128 %	122	⬆	60 %			
Median Price	$349,000	⬇	-14 %	$395,000	⬆	10 %	⬆	85 %	
Average Price	$395,163	⬇	-30 %	$496,792	⬆	6 %	⬆	93 %	
Average Selling Time (days)	78	⬆	23	55	⬆	1			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	4	-		24	-				
Active Listings	11	-		10	-				
Median Price	**	-		**	-		⬆	72 %	
Average Price	**	-		**	-		⬆	72 %	
Average Selling Time (days)	**	-		**	-				

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	4	-		33	⬇	-47 %			
Active Listings	16	-		14	⬇	-30 %			
Median Price	**	-		$308,000	⬆	14 %	⬆	87 %	
Average Price	**	-		$341,815	⬆	21 %	⬆	82 %	
Average Selling Time (days)	**	-		77	⬆	12			

**Insufficient number of transactions to produce reliable statistics
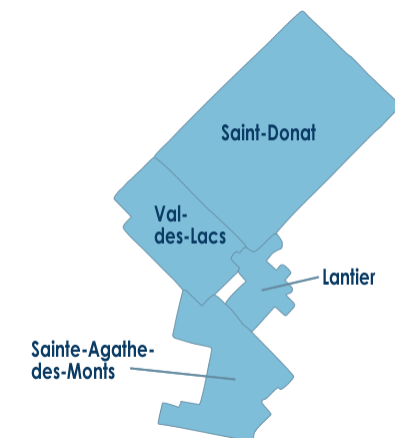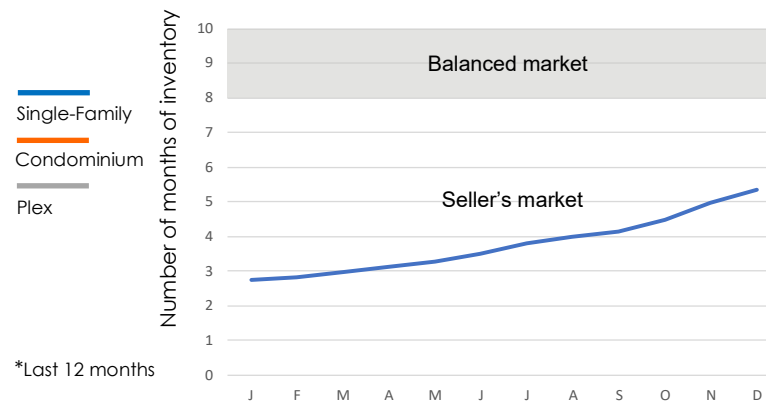
Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

*Last 12 months

Saint-Donat
Val-des-Lacs
Lantier
Sainte-Agathe-des-Monts

FSMI - residential barometer - First Quarter 2023

Definitions and Explanatory Notes

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Saint-Hyacinthe Agglomeration

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	129	⬇	-31 %
New Listings	218	⬇	-4 %
Active Listings	130	⬆	43 %
Volume (in thousands $)	49,254	⬇	-37 %

Last 12 Months			
Sales	552	⬇	-19 %
New Listings	755	⬇	-2 %
Active Listings	110	⬆	9 %
Volume (in thousands $)	219,663	⬇	-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)	
200 and less	2	1	3.0	Seller
200 to 300	6	3	2.2	Seller
300 to 510	32	20	1.6	Seller
510 to 610	10	4	2.3	Seller
more than 610	9	2	4.9	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	83	⬇	-31 %	349	⬇	-14 %			
Active Listings	72	⬆	42 %	59	⬆	20 %			
Median Price	$381,000	⬇	-9 %	$405,000	⬆	11 %	⬆	77 %	
Average Price	$410,905	⬇	-7 %	$424,399	⬆	10 %	⬆	76 %	
Average Selling TIme (days)	37	⬆	10	28	⬆	3			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	32	⬇	-9 %	114	⬇	-16 %			
Active Listings	16		-	14		-			
Median Price	$297,500	⬆	6 %	$289,950	⬆	10 %	⬆	72 %	
Average Price	$298,084	⬇	-3 %	$290,710	⬆	8 %	⬆	60 %	
Average Selling TIme (days)	29	⬆	3	20	⬇	-2			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	14		-	88	⬇	-35 %			
Active Listings	40	⬆	35 %	37	⬇	-2 %			
Median Price	**		-	$392,500	⬆	4 %	⬆	51 %	
Average Price	**		-	$430,981	⬆	6 %	⬆	61 %	
Average Selling TIme (days)	**		-	56	⬆	10			

**Insufficient number of transactions to produce reliable statistics
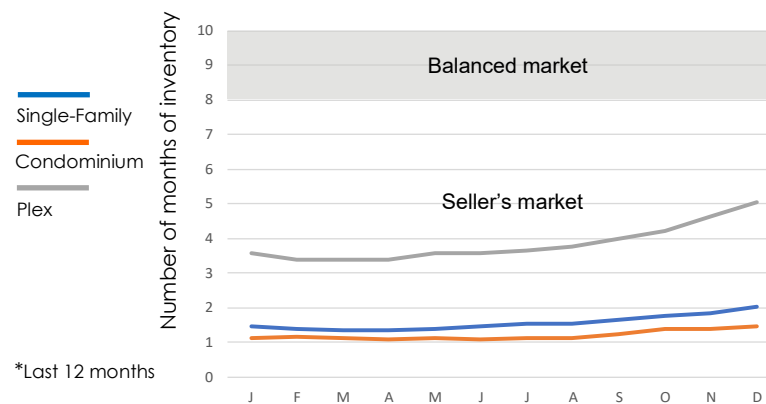
Evolution of Market Conditions by Property Category*

*Last 12 months
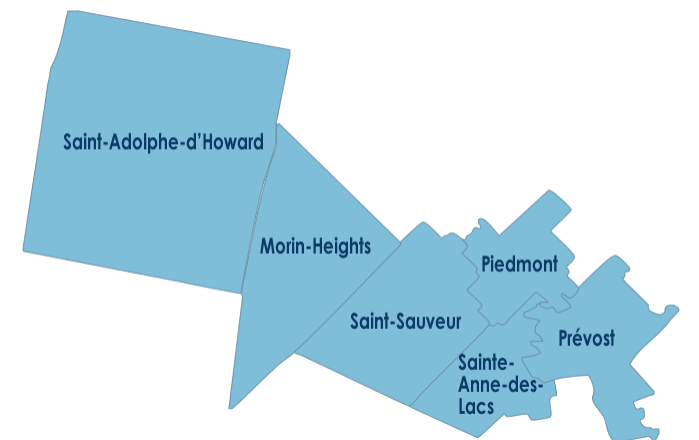
Definitions and Explanatory Notes

Saint-Sauveur Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential
First Quarter 2023

Sales	184	⬇	-20 %
New Listings	316	⬆	9 %
Active Listings	350	⬆	92 %
Volume (in thousands $)	98,551	⬇	-19 %

Last 12 Months

Sales	836	⬇	-23 %
New Listings	1,461	⬆	14 %
Active Listings	330	⬆	42 %
Volume (in thousands $)	461,025	⬇	-16 %

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)	
270 and less	16	5	3.4	Seller
270 to 400	28	10	3.0	Seller
400 to 660	101	27	3.8	Seller
660 to 800	44	6	7.5	Seller
more than 800	89	9	9.5	Balanced

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	145	⬇	-23 %	673	⬇	-25 %			
Active Listings	293	⬆	95 %	277	⬆	48 %			
Median Price	$533,000	⬆	4 %	$530,000	⬆	12 %	⬆	102 %	
Average Price	$584,387	⬆	4 %	$586,266	⬆	6 %	⬆	101 %	
Average Selling TIme (days)	69	⬆	27	48	⬆	6			

Condominium

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	38	⬆	27 %	137	⬇	-10 %			
Active Listings	38	⬆	117 %	37	⬆	33 %			
Median Price	$332,875	⬇	-8 %	$375,000	⬆	18 %	⬆	85 %	
Average Price	$332,728	⬇	-5 %	$406,099	⬆	25 %	⬆	106 %	
Average Selling TIme (days)	46	⬆	15	43	⬇	-10			

Plex

	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	1	-		25	-				
Active Listings	18	-		15	-				
Median Price	**	-		**	-		⬆	99 %	
Average Price	**	-		**	-		⬆	85 %	
Average Selling TIme (days)	**	-		**	-				

**Insufficient number of transactions to produce reliable statistics
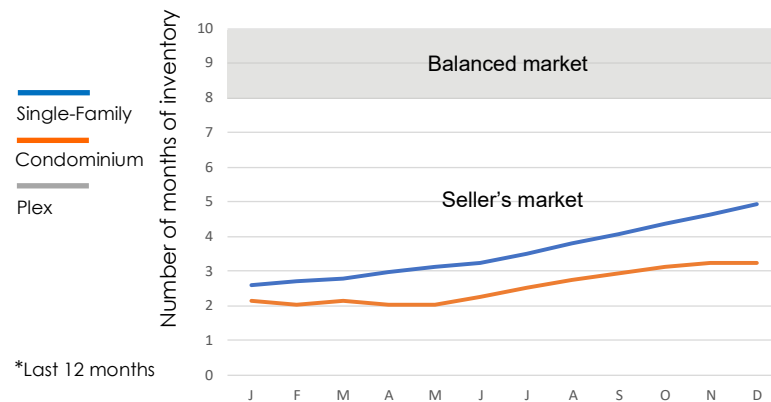
Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Saint-Adolphe-d'Howard
Morin-Heights
Piedmont
Saint-Sauveur
Prévost
Sainte-Anne-des-Lacs

FSMI - residential barometer - First Quarter 2023

Definitions and Explanatory Notes

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	107	⬇	-35 %
New Listings	167	⬇	-15 %
Active Listings	154	⬆	21 %
Volume (in thousands $)	42,314	⬇	-33 %

Last 12 Months			
Sales	479	⬇	-32 %
New Listings	671	⬇	-17 %
Active Listings	146	⬆	5 %
Volume (in thousands $)	189,690	⬇	-23 %

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	2	1	2.9	Seller
190 to 280	11	5	2.3	Seller
280 to 470	51	17	2.9	Seller
470 to 560	17	3	5.2	Seller
more than 560	22	3	7.7	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	83	⬇	-30 %	346	⬇	-28 %		
Active Listings	113	⬆	32 %	103	⬆	20 %		
Median Price	$365,000	⬇	-4 %	$375,000	⬆	14 %	⬆	106 %
Average Price	$395,813	⬆	4 %	$404,115	⬆	17 %	⬆	106 %
Average Selling Time (days)	53	⬆	18	44	⬆	16		

Condominium								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	5		-	24		-		
Active Listings	11		-	7		-		
Median Price	**		-	**		-	⬆	95 %
Average Price	**		-	**		-	⬆	82 %
Average Selling Time (days)	**		-	**		-		

Plex								
	First Quarter 2023			**Last 12 Months**			**Past 5 years**	
Sales	19		-	109	⬇	-39 %		
Active Listings	30	⬇	-11 %	36	⬇	-14 %		
Median Price	**		-	$364,000	⬆	14 %	⬆	73 %
Average Price	**		-	$386,251	⬆	2 %	⬆	77 %
Average Selling Time (days)	**		-	57	⬆	2		

**Insufficient number of transactions to produce reliable statistics

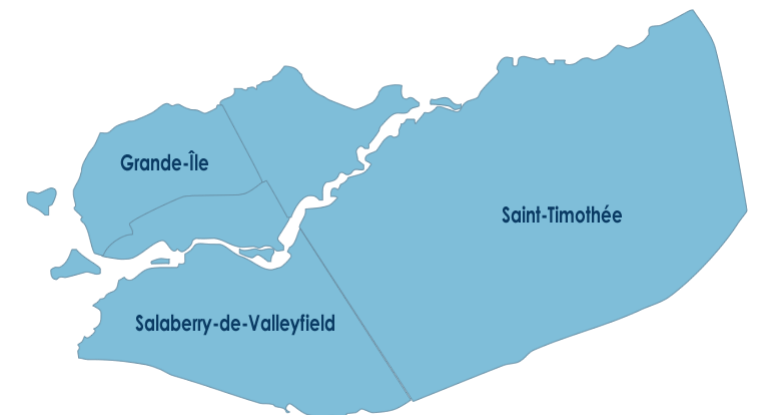## Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

*Last 12 months

Sept-Îles Agglomeration
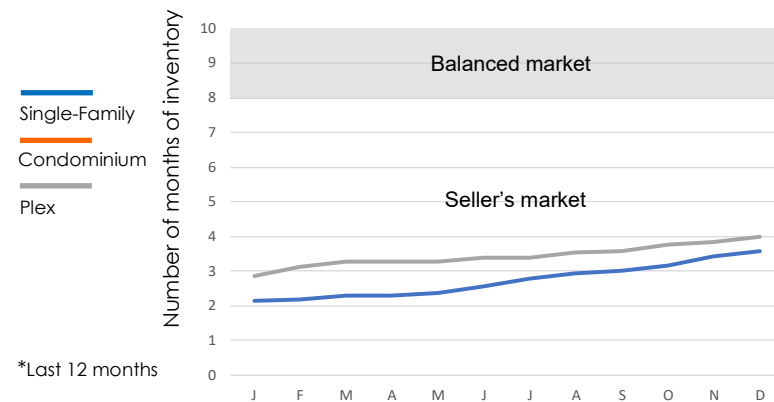
Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	46	⬇	-16 %
New Listings	58	⬇	-12 %
Active Listings	58	⬇	-39 %
Volume (in thousands $)	10,769	⬇	-6 %

Last 12 Months			
Sales	252	⬇	-7 %
New Listings	264	⬇	-12 %
Active Listings	70	⬇	-33 %
Volume (in thousands $)	57,681	⬆	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)	
110 and less	3	1	2.2	Seller
110 to 160	9	4	2.7	Seller
160 to 270	31	10	3.1	Seller
270 to 320	8	3	3.0	Seller
more than 320	14	3	4.2	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	43	⬇	-20 %	245	⬇	-7 %		
Active Listings	55	⬇	-36 %	64	⬇	-33 %		
Median Price	$231,792	⬆	8 %	$235,000	⬆	12 %	⬆	33 %
Average Price	$247,969	⬆	12 %	$249,578	⬆	14 %	⬆	31 %
Average Selling TIme (days)	86	⬇	-10	72	⬇	-32		

Condominium	First Quarter 2023		Last 12 Months		Past 5 years
Sales	3	-	4	-	
Active Listings	0	-	3	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

Plex	First Quarter 2023		Last 12 Months		Past 5 years
Sales	0	-	3	-	
Active Listings	3	-	4	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Sept-Îles
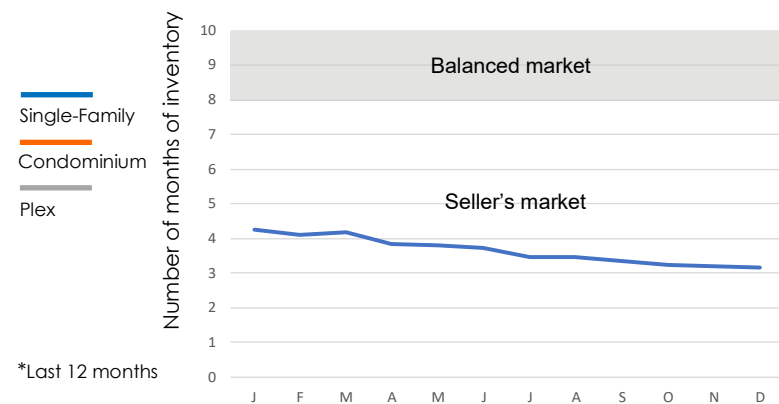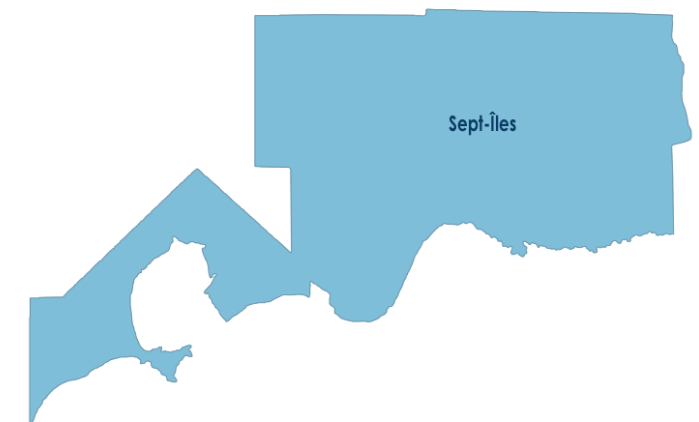
Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	134	⬇	-33 %
New Listings	156	⬇	-32 %
Active Listings	134	⬇	-8 %
Volume (in thousands $)	32,834	⬇	-26 %

Last 12 Months			
Sales	614	⬇	-19 %
New Listings	749	⬇	-10 %
Active Listings	159	⬇	-8 %
Volume (in thousands $)	144,013	⬇	-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)	
110 and less	4	2	2.0	Seller
110 to 160	10	5	2.1	Seller
160 to 260	27	16	1.7	Seller
260 to 320	12	5	2.5	Seller
more than 320	41	6	6.5	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	88	⬇	-27 %	407	⬇	-13 %	
Active Listings	88	⬆	23 %	95	⬆	16 %	
Median Price	$206,000	⬇	-5 %	$211,000	⬆	13 %	⬆ 83 %
Average Price	$272,066	⬆	13 %	$255,369	⬆	18 %	⬆ 100 %
Average Selling Time (days)	51	⬆	23	42	⬆	6	

Condominium							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	6	-		19	-		
Active Listings	4	-		5	-		
Median Price	**	-		**	-		⬆ 62 %
Average Price	**	-		**	-		⬆ 85 %
Average Selling Time (days)	**	-		**	-		

Plex							
	First Quarter 2023			**Last 12 Months**			**Past 5 years**
Sales	40	⬇	-45 %	188	⬇	-31 %	
Active Listings	42	⬇	-35 %	59	⬇	-31 %	
Median Price	$165,000	⬇	-6 %	$177,500	⬆	18 %	⬆ 64 %
Average Price	$175,113	⬇	-6 %	$183,863	⬆	15 %	⬆ 58 %
Average Selling Time (days)	71	⬆	10	52	⬇	-15	

**Insufficient number of transactions to produce reliable statistics

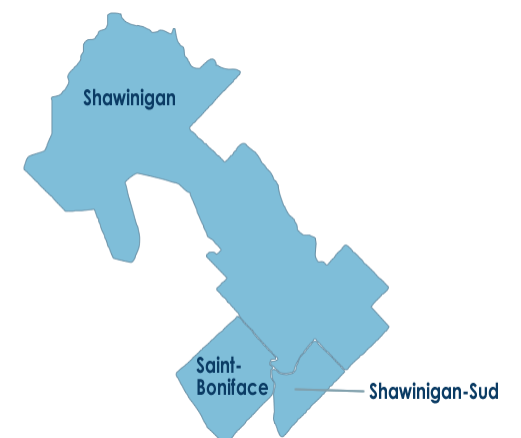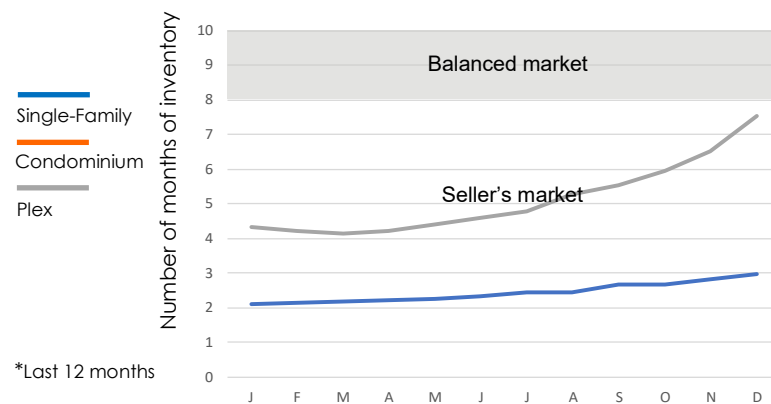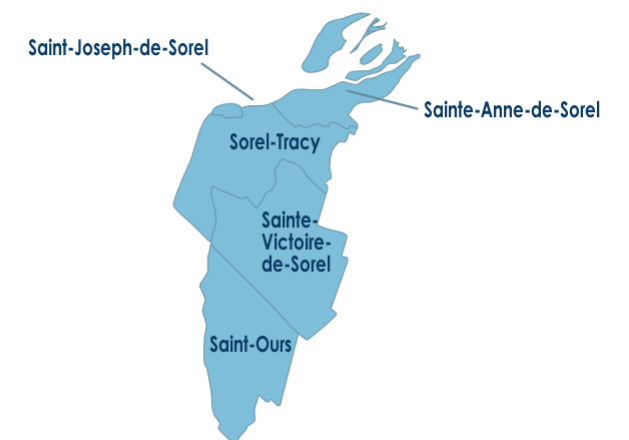### Evolution of Market Conditions by Property Category*

*Last 12 months

Definitions and Explanatory Notes

Sorel-Tracy Agglomeration
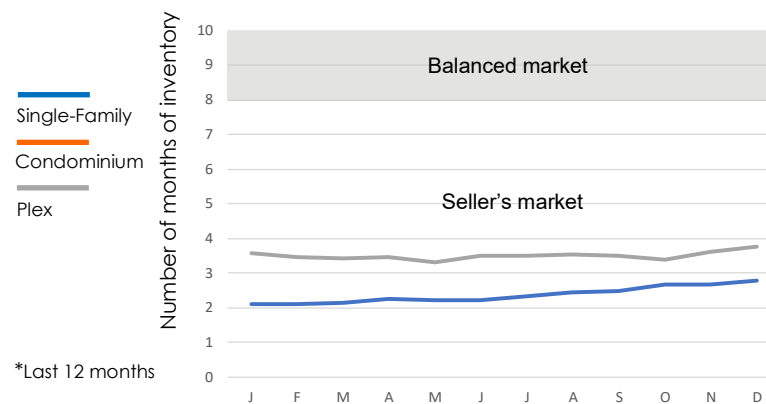
Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	117	↓	-23 %
New Listings	164	↓	-16 %
Active Listings	162	↑	29 %
Volume (in thousands $)	34,357	↓	-24 %

Last 12 Months			
Sales	502	↓	-21 %
New Listings	672	↓	-4 %
Active Listings	150	↑	8 %
Volume (in thousands $)	154,197	↓	-14 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	2	1	1.2	Seller
150 to 230	18	6	2.9	Seller
230 to 380	45	18	2.5	Seller
380 to 450	15	5	3.2	Seller
more than 450	21	3	6.4	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	98	↓	-13 %	406	↓	-13 %		
Active Listings	109	↑	37 %	100	↑	21 %		
Median Price	$287,000	↓	-4 %	$300,000	↑	14 %	↑	94 %
Average Price	$296,405	↓	-7 %	$313,454	↑	7 %	↑	88 %
Average Selling TIme (days)	60	↑	15	41	↓	-1		

Condominium	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	9		-	22		-		
Active Listings	7		-	5		-		
Median Price	**		-	**		-	↑	31 %
Average Price	**		-	**		-	↑	20 %
Average Selling TIme (days)	**		-	**		-		

Plex	First Quarter 2023			Last 12 Months			Past 5 years	
Sales	10		-	71	↓	-48 %		
Active Listings	45	↑	14 %	45	↓	-7 %		
Median Price	**		-	$250,000	↑	14 %	↑	75 %
Average Price	**		-	$276,907	↑	13 %	↑	62 %
Average Selling TIme (days)	**		-	90	↓	-2		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

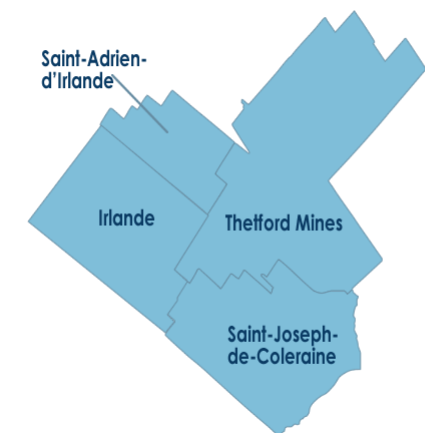Legend: Single-Family, Condominium, Plex

Balanced market

Seller's market

Number of months of inventory

*Last 12 months

Saint-Joseph-de-Sorel
Sainte-Anne-de-Sorel
Sorel-Tracy
Sainte-Victoire-de-Sorel
Saint-Ours

Definitions and Explanatory Notes

Thetford Mines Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	74	↓	-17 %
New Listings	81	↓	-16 %
Active Listings	67	↑	14 %
Volume (in thousands $)	14,368	↓	-4 %

Last 12 Months			
Sales	287	↓	-17 %
New Listings	349	↓	-4 %
Active Listings	70	↓	-10 %
Volume (in thousands $)	51,026	↓	-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)	
90 and less	4	2	2.0	Seller
90 to 130	7	3	2.2	Seller
130 to 210	15	9	1.7	Seller
210 to 260	7	3	2.4	Seller
more than 260	15	3	5.6	Seller

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	58	↓	-16 %	231	↓	-11 %			
Active Listings	43	↑	16 %	47	↓	-4 %			
Median Price	$175,000	↑	9 %	$170,000	↑	13 %	↑	62 %	
Average Price	$208,566	↑	16 %	$186,430	↑	5 %	↑	57 %	
Average Selling TIme (days)	59	↑	7	39	↓	-10			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	6	-		8	-				
Active Listings	4	-		2	-				
Median Price	**	-		**	-		↑	62 %	
Average Price	**	-		**	-		↑	46 %	
Average Selling TIme (days)	**	-		**	-				

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	10	-		48	↓	-27 %			
Active Listings	17	-		19	↓	-16 %			
Median Price	**	-		$140,000	↑	9 %	↑	81 %	
Average Price	**	-		$138,875	↓	-3 %	↑	46 %	
Average Selling TIme (days)	**	-		70	↓	-21			

**Insufficient number of transactions to produce reliable statistics
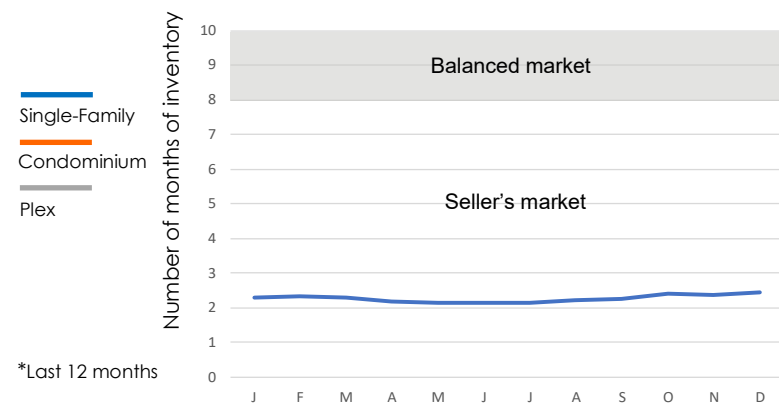
Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

*Last 12 months

Map labels: Saint-Adrien-d'Irlande, Irlande, Thetford Mines, Saint-Joseph-de-Coleraine

Saint-Adrien-d'Irlande
Irlande
Thetford Mines
Saint-Joseph-de-Coleraine

Val-d'Or Agglomération

Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	64	⬇	-26 %
New Listings	105	⇆	0 %
Active Listings	133	⬆	43 %
Volume (in thousands $)	21,558	⬇	-20 %

Last 12 Months			
Sales	283	⬇	-23 %
New Listings	394	⬇	-3 %
Active Listings	121	⬆	23 %
Volume (in thousands $)	93,122	⬇	-16 %

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	4	1	7.2	Seller
160 to 240	9	3	3.2	Seller
240 to 410	44	11	3.9	Seller
410 to 490	12	2	5.3	Seller
more than 490	24	2	11.0	Buyer

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	49	⬇	-35 %	229	⬇	-23 %			
Active Listings	103	⬆	39 %	92	⬆	31 %			
Median Price	$331,750	⬆	10 %	$325,000	⬆	14 %	⬆	47 %	
Average Price	$357,479	⬆	11 %	$337,772	⬆	12 %	⬆	43 %	
Average Selling Time (days)	85	⬆	6	68	⇆	0			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	4		-	14		-			
Active Listings	5		-	5		-			
Median Price	**		-	**		-	⬆	54 %	
Average Price	**		-	**		-	⬆	47 %	
Average Selling Time (days)	**		-	**		-			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	11		-	40	⬇	-30 %			
Active Listings	25		-	25	⬆	17 %			
Median Price	**		-	$327,500	⬆	7 %	⬆	48 %	
Average Price	**		-	$310,691	⬆	1 %	⬆	35 %	
Average Selling Time (days)	**		-	78	⬆	4			

**Insufficient number of transactions to produce reliable statistics

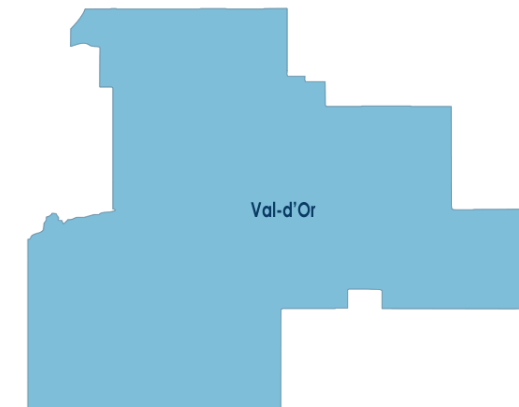## Evolution of Market Conditions by Property Category*

*Last 12 months

Val-d'Or

Definitions and Explanatory Notes

Victoriaville Agglomeration
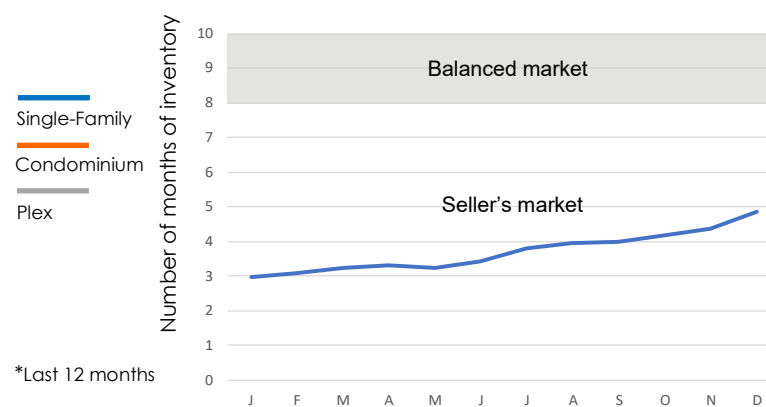
Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2023			
Sales	107	⬇	-16 %
New Listings	129	⬇	-22 %
Active Listings	144	⬆	29 %
Volume (in thousands $)	31,424	⬇	-11 %

Last 12 Months			
Sales	401	⬇	-13 %
New Listings	517	⬇	-1 %
Active Listings	137	⬆	31 %
Volume (in thousands $)	118,001	⬇	-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)	
140 and less	3	1	4.1	Seller
140 to 200	6	2	2.4	Seller
200 to 340	42	17	2.4	Seller
340 to 410	15	3	4.7	Seller
more than 410	34	4	7.9	Seller

Source: QPAREB by the Centris system

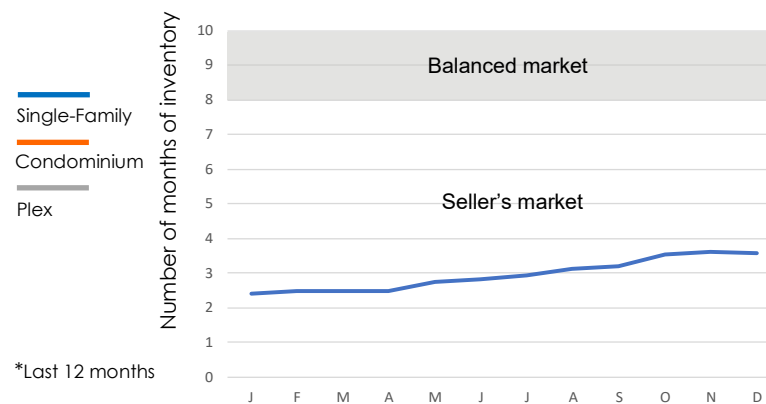## Table 2 - Detailed Centris Statistics by Property Category

Single-Family	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	92	⬇	-12 %	335	⬇	-7 %			
Active Listings	105	⬆	42 %	100	⬆	46 %			
Median Price	$255,000	⬇	-2 %	$270,000	⬆	11 %	⬆	74 %	
Average Price	$298,466	⬆	5 %	$300,147	⬆	12 %	⬆	75 %	
Average Selling TIme (days)	62	⬆	31	47	⬇	-2			

Condominium	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	7		-	20		-			
Active Listings	4		-	6		-			
Median Price	**		-	**		-	⬆	57 %	
Average Price	**		-	**		-	⬆	60 %	
Average Selling TIme (days)	**		-	**		-			

Plex	First Quarter 2023			Last 12 Months			Past 5 years		
Sales	7		-	40	⬇	-35 %			
Active Listings	30	⬇	-3 %	27	⬇	-9 %			
Median Price	**		-	$250,000	⬆	10 %	⬆	47 %	
Average Price	**		-	$283,895	⬆	10 %	⬆	53 %	
Average Selling TIme (days)	**		-	94	⬆	19			

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

Single-Family
Condominium
Plex

*Last 12 months

Saint-Valère
Victoriaville
Saint-Christophe -d'Arthabaska
Chesterville

Definitions and Explanatory Notes

Definitions and Explanatory Notes
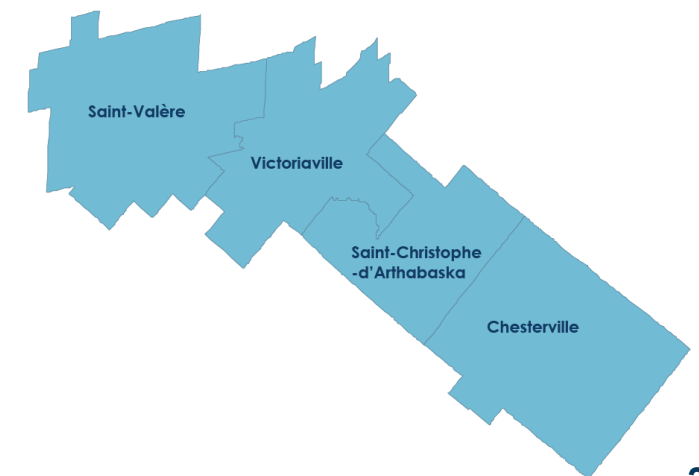
Centris System

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@apciq.ca**

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