




Total Residential

Sales	Listings
10% 1,843	4% 2,737

Quebec City Metropolitan Area

By Property Category

	 Single-Family	 Condominium	 Plex
Sales	↑ 6% 1,137	↑ 18% 549	↑ 22% 157
Median Price	↑ 4% \$352,000	↑ 1% \$240,500	↓ -2% \$380,000
Active Listing	↑ 8% 1,667	↔ 0% 742	↓ -10% 321
Average Selling Time (days)	↑ 12 45	↓ -3 61	↑ 19 71

** 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



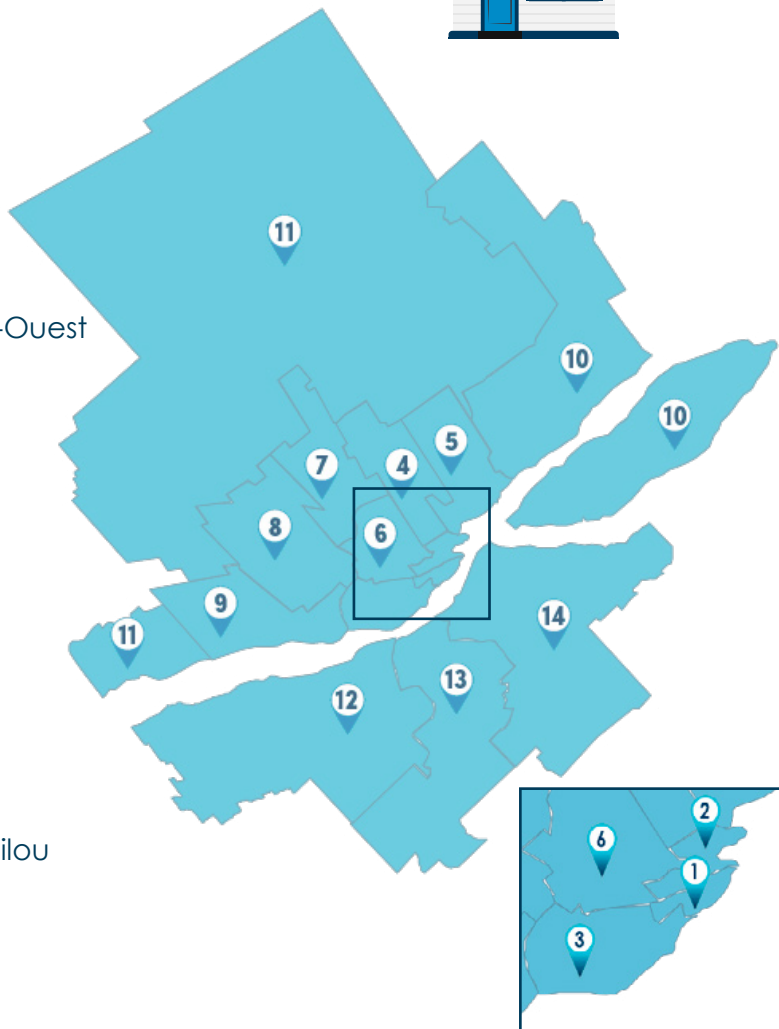
TOTAL RESIDENTIAL SALES

157	40%	Area 14: Ancien Lévis
117	33%	Area 13: Chutes-de-la-Chaudière-Est
127	28%	Area 12: Les Chutes-de-la-Chaudière-Ouest
181	26%	Area 3: Sainte-Foy/Sillery
94	25%	Area 9: Saint-Augustin - Cap-Rouge
138	-1%	Area 6: Les Rivières
104	-1%	Area 2: La Cité - Basse-Ville et Limoilou
175	-5%	Area 4: Charlesbourg
112	-7%	Area 7: La Haute Saint-Charles (excluant Val-Bélair)
143	-10%	Area 11: MRC La-Jacques-Cartier



MEDIAN PRICE OF SINGLE-FAMILY HOMES

Area 7: La Haute Saint-Charles (excluant Val-Bélair)	\$349,500	13%
Area 3: Sainte-Foy/Sillery	\$463,750	8%
Area 10: MRC L'Île-d'Orléans et MRC Côte de Beauport	\$371,000	6%
Area 8: Ancienne-Lorette—Aéroport—Val-Bélair	\$338,000	6%
Area 12: Chutes-de-la-Chaudière-Ouest	\$350,000	6%
Area 4: Charlesbourg	\$326,500	0%
Area 14: Ancien Lévis	\$305,000	-3%
Area 9: Saint-Augustin - Cap-Rouge	\$450,000	-7%





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

Q3 2023 **1.5%**

Average rent

Q3 2023 **\$976**

Q3 2022 **\$945**

Variation

3%

Proportion of owners



Mortgage Rates

1-year term

Variation

Q3 2023 7.61%

2.57

Q3 2022 5.04%

5-year term

Variation

Q3 2023 6.71%

0.60

Q3 2022 6.11%



Consumer Confidence Level

Overall

Variation

Q3 2023 89

-4

Q3 2022 93

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

Variation

Q3 2023 8%

-1

Q3 2022 9%



Labour Market

Employment (in thousands)

Variation

Q3 2023 458.1

11.6

Q3 2022 446.5

Unemployment rate

Variation

Q3 2023 2.9%

0.2

Q3 2022 2.7%



Housing Starts

Coming soon

The Barometers will be updated on the QPAREB's website when housing starts data for the 3rd quarter of 2023 are available.

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%

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

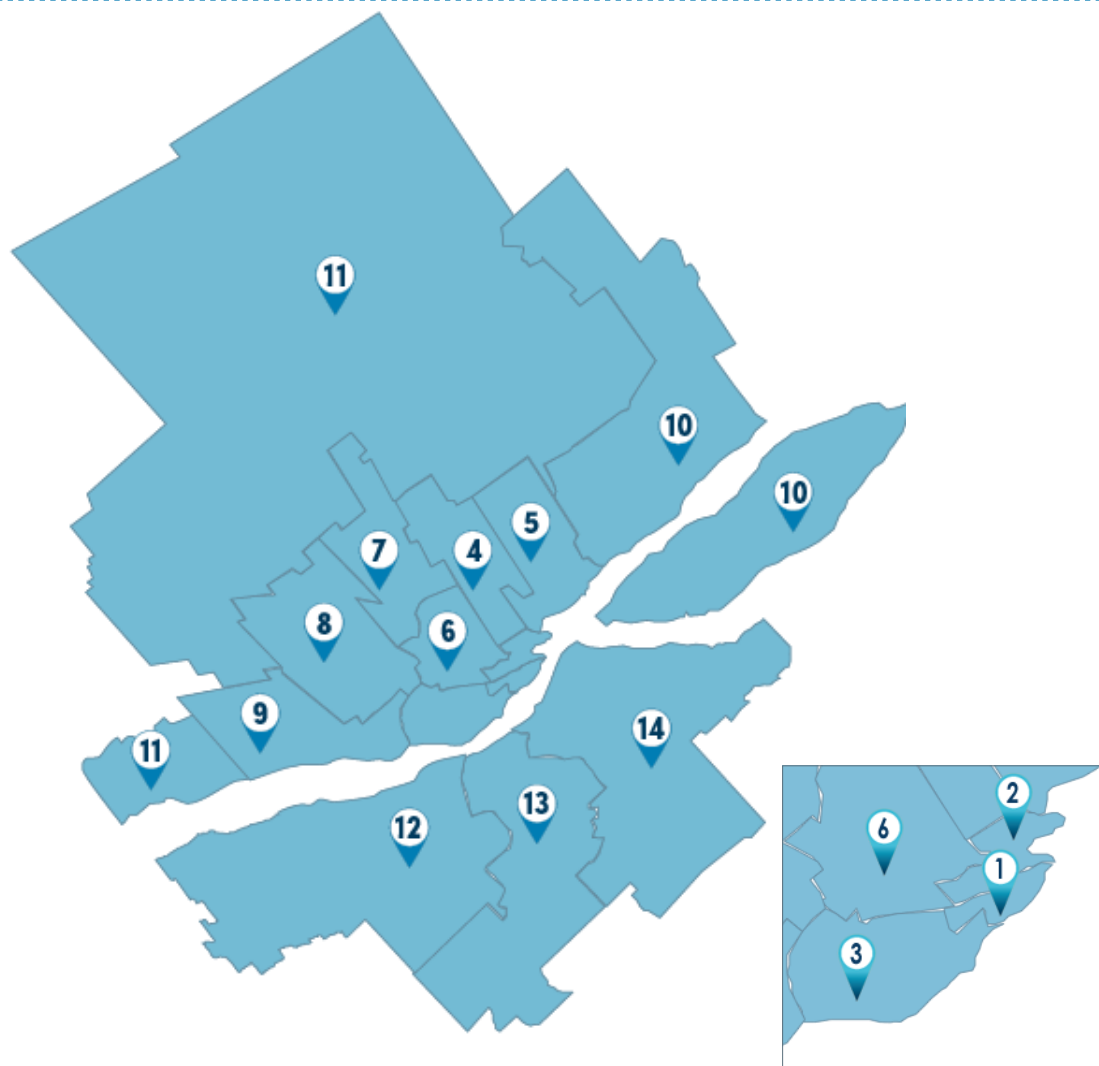
Area 5: Beauport
Beauport

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,
Saint-Appolinaire

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

Area 14: Ancien Lévis
Desjardins, Saint-Henri



Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2023				
Sales	1,843	↑	10 %	
New Listings	2,572	↓	-3 %	
Active Listings	2,737	↑	4 %	
Volume (in thousands \$)	676,991	↑	14 %	

Last 12 Months				
Sales	8,197	↓	-14 %	
New Listings	10,695	↓	-7 %	
Active Listings	2,898	↑	13 %	
Volume (in thousands \$)	2,958,711	↓	-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)	
170 and less	35.9	10	3.7	Seller
170 to 260	127.4	57	2.3	Seller
260 to 430	920.2	247	3.7	Seller
430 to 520	220.6	50	4.4	Seller
more than 520	448.9	66	6.8	Seller

Source: QPAREB by the Centris system



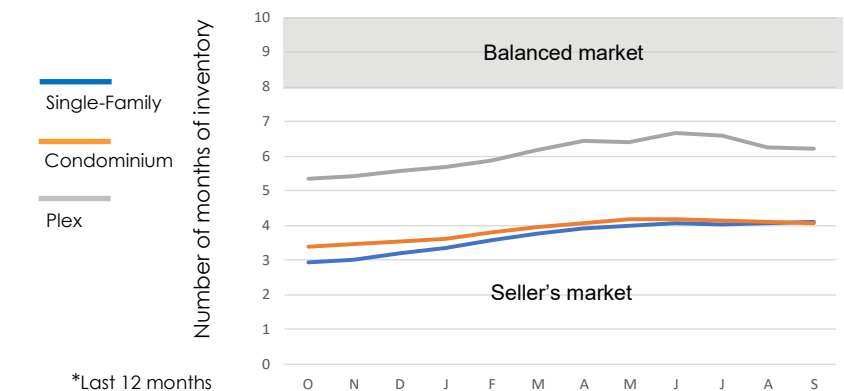
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Third Quarter 2023			Last 12 Months		Past 5 years	
Sales	1,137	↑	6 %	5,153	↓	-12 %	
Active Listings	1,667	↑	8 %	1,753	↑	26 %	
Median Price	\$352,000	↑	4 %	\$345,350	↑	3 %	↑ 37 %
Average Price	\$404,126	↑	6 %	\$394,578	↑	4 %	↑ 38 %
Average Selling Time (days)	45	↑	12	48	↑	3	

Condominium							
	Third Quarter 2023			Last 12 Months		Past 5 years	
Sales	549	↑	18 %	2,399	↓	-18 %	
Active Listings	742	↔	0 %	809	↓	-3 %	
Median Price	\$240,500	↑	1 %	\$235,000	↑	2 %	↑ 24 %
Average Price	\$281,880	↔	0 %	\$277,618	↑	5 %	↑ 25 %
Average Selling Time (days)	61	↓	-3	59	↓	-18	

Plex							
	Third Quarter 2023			Last 12 Months		Past 5 years	
Sales	157	↑	22 %	638	↓	-20 %	
Active Listings	321	↓	-10 %	330	↓	-4 %	
Median Price	\$380,000	↓	-2 %	\$385,000	↑	2 %	↑ 32 %
Average Price	\$416,678	↑	4 %	\$411,345	↑	2 %	↑ 27 %
Average Selling Time (days)	71	↑	19	70	↑	5	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

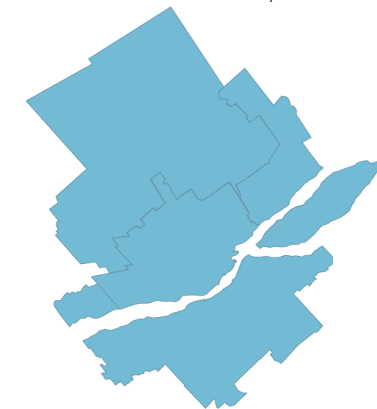




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	1,247	↑	8 %
New Listings	1,685	↓	-2 %
Active Listings	1,508	↓	-7 %
Volume (in thousands \$)	459,065	↑	13 %

Last 12 Months			
Sales	5,668	↓	-14 %
New Listings	7,044	↓	-8 %
Active Listings	1,675	↑	2 %
Volume (in thousands \$)	2,033,832	↓	-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)	
170 and less	12.7	4	3.6	Seller
170 to 260	52.9	30	1.7	Seller
260 to 440	391.6	161	2.4	Seller
440 to 520	76.8	26	3.0	Seller
more than 520	195.9	39	5.1	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

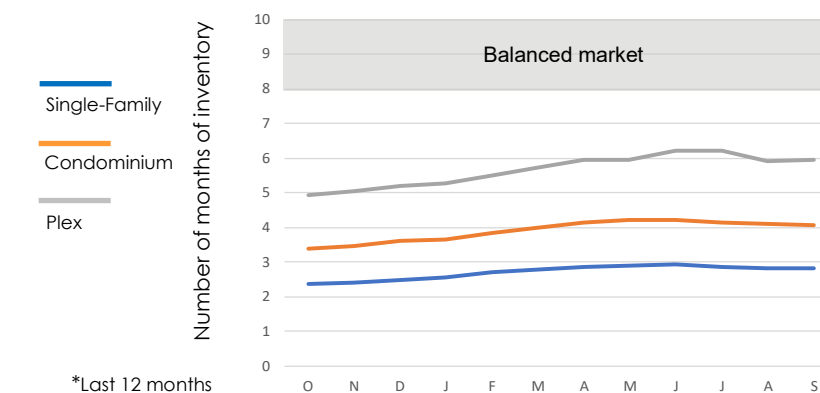
Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	670	↑ 3 %	3,114	↓ -10 %	
Active Listings	631	↓ -12 %	730	↑ 8 %	
Median Price	\$356,000	↑ 5 %	\$349,000	↑ 4 %	↑ 36 %
Average Price	\$413,077	↑ 8 %	\$398,753	↑ 5 %	↑ 37 %
Average Selling Time (days)	38	↑ 9	43	↑ 2	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	460	↑ 15 %	2,060	↓ -18 %	
Active Listings	637	↓ -1 %	699	↓ -3 %	
Median Price	\$248,000	↑ 1 %	\$240,000	↑ 2 %	↑ 23 %
Average Price	\$288,702	↔ 0 %	\$284,310	↑ 5 %	↑ 25 %
Average Selling Time (days)	60	↓ -6	58	↓ -20	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	117	↑ 10 %	494	↓ -23 %	
Active Listings	239	↓ -8 %	245	↓ -3 %	
Median Price	\$400,000	↑ 1 %	\$407,500	↑ 3 %	↑ 35 %
Average Price	\$439,390	↑ 6 %	\$428,923	↑ 2 %	↑ 30 %
Average Selling Time (days)	63	↑ 19	64	↑ 1	

**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

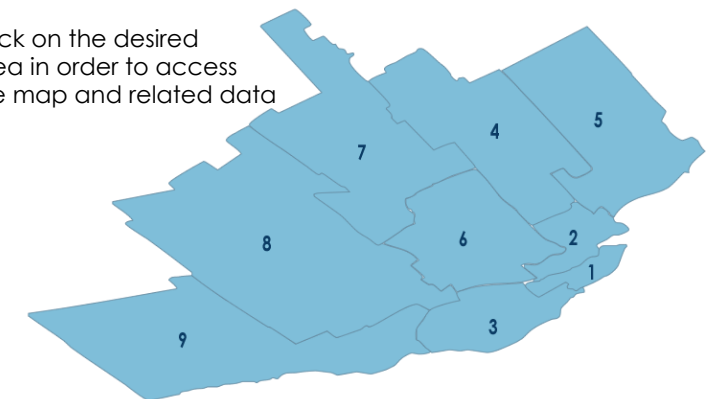




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	118	↑	22 %
New Listings	167	↓	-6 %
Active Listings	268	↔	0 %
Volume (in thousands \$)	49,690	↑	19 %

Last 12 Months			
Sales	493	↓	-25 %
New Listings	721	↓	-10 %
Active Listings	278	↓	-3 %
Volume (in thousands \$)	210,570	↓	-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)	
150 and less	11.6	2	5.6	Seller
150 to 220	23.8	5	5.0	Seller
220 to 370	83.6	15	5.5	Seller
370 to 440	22.5	4	6.3	Seller
more than 440	80.9	9	8.9	Balanced

Source: QPAREB by the Centris system



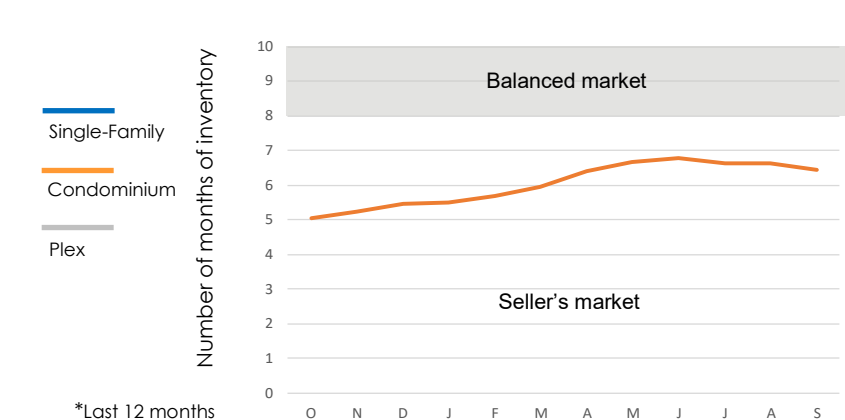
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	11	-	52	↑ 27 %	
Active Listings	25	-	22	-	
Median Price	**	-	\$700,000	↑ 22 %	↑ 44 %
Average Price	**	-	\$812,517	↑ 29 %	↑ 47 %
Average Selling Time (days)	**	-	64	↓ -21	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	102	↑ 24 %	415	↓ -28 %	
Active Listings	210	↔ 0 %	222	↓ -7 %	
Median Price	\$275,500	↓ -14 %	\$291,000	↑ 2 %	↑ 17 %
Average Price	\$332,846	↓ -15 %	\$364,277	↑ 7 %	↑ 27 %
Average Selling Time (days)	100	↓ -4	91	↓ -15	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	5	-	26	-	
Active Listings	33	↑ 3 %	34	-	
Median Price	**	-	**	-	↑ 18 %
Average Price	**	-	**	-	↑ 21 %
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			
Third Quarter 2023			
Sales	104	↓	-1 %
New Listings	164	↑	22 %
Active Listings	168	↓	-9 %
Volume (in thousands \$)	36,105	↑	3 %

Last 12 Months			
Sales	431	↓	-26 %
New Listings	610	↓	-16 %
Active Listings	175	↓	-9 %
Volume (in thousands \$)	151,014	↓	-22 %

Table 3 - Market Conditions by Price Range

Condominium				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
140 and less	1.5	0	6.0	Seller
140 to 200	16.4	3	5.5	Seller
200 to 340	37.1	9	4.2	Seller
340 to 410	6.6	2	3.3	Seller
more than 410	13.7	2	6.1	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

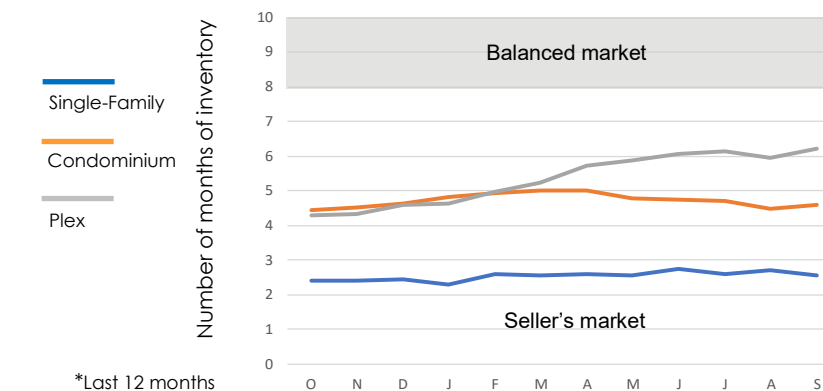
Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	25	-	72	↓ -29 %	
Active Listings	17	-	15	-	
Median Price	**	-	\$343,250	↑ 2 %	↑ 46 %
Average Price	**	-	\$355,476	↓ -1 %	↑ 36 %
Average Selling Time (days)	**	-	42	↑ 1	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	45	↓ -4 %	197	↓ -22 %	
Active Listings	72	↓ -17 %	75	↓ -20 %	
Median Price	\$270,000	↑ 10 %	\$270,000	↑ 10 %	↑ 29 %
Average Price	\$282,524	↑ 3 %	\$287,241	↑ 9 %	↑ 34 %
Average Selling Time (days)	59	↓ -45	65	↓ -17	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	34	↓ -13 %	162	↓ -28 %	
Active Listings	79	↓ -3 %	84	↑ 9 %	
Median Price	\$408,500	↑ 6 %	\$419,500	↑ 5 %	↑ 43 %
Average Price	\$417,550	↑ 7 %	\$424,898	↑ 5 %	↑ 41 %
Average Selling Time (days)	73	↑ 27	62	↑ 8	

**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				
Third Quarter 2023				
Sales	181	↑	26 %	
New Listings	230	↔	0 %	
Active Listings	250	↑	1 %	
Volume (in thousands \$)	84,125	↑	50 %	

Last 12 Months				
Sales	775	↓	-10 %	
New Listings	1,005	↔	0 %	
Active Listings	276	↑	7 %	
Volume (in thousands \$)	338,962	↓	-2 %	

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	0		Buyer
130 to 200	17.0	7	2.5	Seller
200 to 330	58.0	17	3.5	Seller
330 to 390	19.5	3	6.2	Seller
more than 390	54.3	7	7.7	Seller

Source: QPAREB by the Centris system



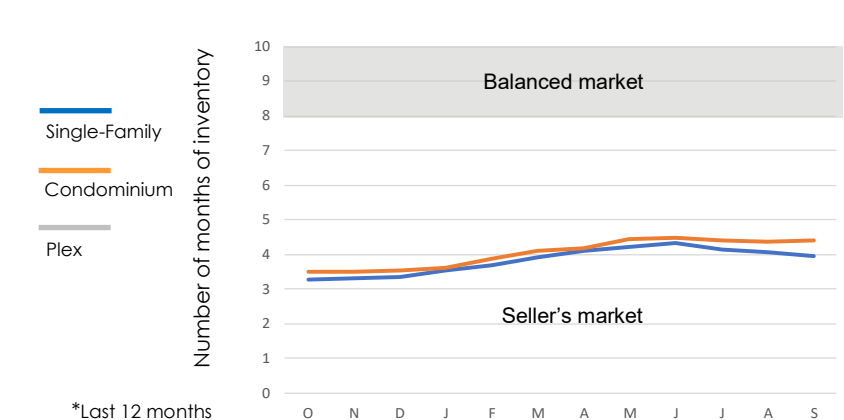
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	84	↑	47 %	340	↓	-4 %
Active Listings	102	↓	-3 %	112	↑	20 %
Median Price	\$463,750	↑	8 %	\$460,000	↑	2 %
Average Price	\$583,805	↑	18 %	\$562,898	↑	7 %
Average Selling Time (days)	54	↑	7	56	↓	-3

Condominium						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	90	↑	11 %	405	↓	-16 %
Active Listings	132	↑	3 %	149	↑	1 %
Median Price	\$262,350	↑	4 %	\$261,000	↑	2 %
Average Price	\$347,742	↑	16 %	\$326,952	↑	9 %
Average Selling Time (days)	70	↓	-3	67	↓	-25

Plex						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	7	-	-	30	↑	7 %
Active Listings	16	-	-	15	↓	-19 %
Median Price	**	-	-	\$500,000	↓	-7 %
Average Price	**	-	-	\$505,387	↓	-9 %
Average Selling Time (days)	**	-	-	52	↓	-12

Evolution of Market Conditions by Property Category*



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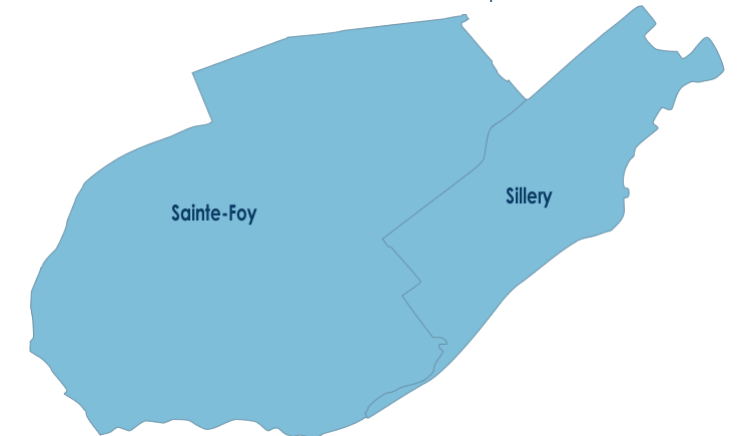




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2023			
Sales	175	↓	-5 %
New Listings	238	↓	-6 %
Active Listings	135	↓	-21 %
Volume (in thousands \$)	57,597	↔	0 %

Last 12 Months			
Sales	912	↓	-3 %
New Listings	1,034	↑	2 %
Active Listings	166	↑	2 %
Volume (in thousands \$)	285,331	↑	1 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
160 and less	0.4	0	1.7	Seller
160 to 240	5.2	4	1.4	Seller
240 to 410	61.8	33	1.9	Seller
410 to 490	9.3	6	1.6	Seller
more than 490	17.5	5	3.3	Seller

Source: QPAREB by the Centris system



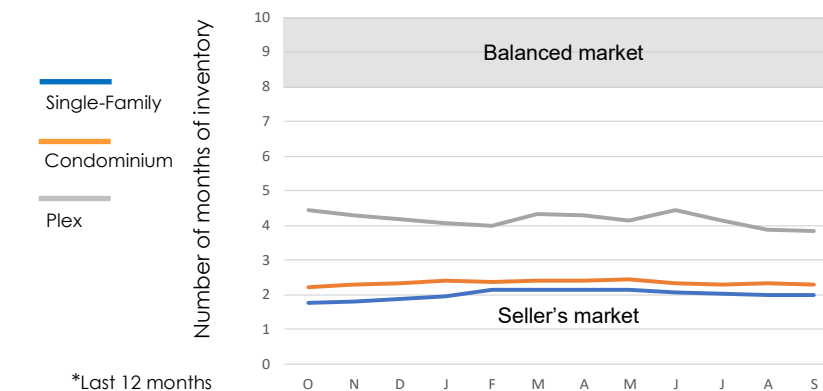
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Third Quarter 2023			Last 12 Months			Past 5 years
Sales	116	↓	-6 %	573	↓	-1 %	
Active Listings	72	↓	-23 %	94	↑	13 %	
Median Price	\$326,500	↔	0 %	\$324,000	↑	1 %	↑ 34 %
Average Price	\$359,251	↑	1 %	\$352,730	↑	2 %	↑ 37 %
Average Selling Time (days)	30	↑	6	36	↓	-3	

Condominium							
	Third Quarter 2023			Last 12 Months			Past 5 years
Sales	45	↓	-12 %	285	↓	-4 %	
Active Listings	46	↓	-14 %	54	↓	-4 %	
Median Price	\$208,000	↑	7 %	\$196,000	↑	10 %	↑ 30 %
Average Price	\$230,674	↑	19 %	\$214,575	↑	15 %	↑ 32 %
Average Selling Time (days)	28	↓	-4	41	↓	-23	

Plex							
	Third Quarter 2023			Last 12 Months			Past 5 years
Sales	14	-	-	54	↓	-17 %	
Active Listings	17	-	-	17	↓	-24 %	
Median Price	**	-	-	\$406,500	↑	2 %	↑ 33 %
Average Price	**	-	-	\$408,563	↓	-3 %	↑ 28 %
Average Selling Time (days)	**	-	-	56	↔	0	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

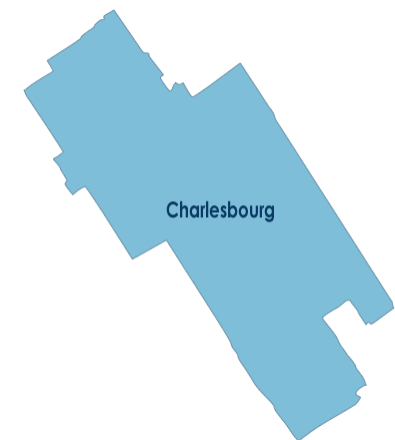




Table 1 - Summary of Centris Activity

Total Residential				
Third Quarter 2023				
Sales	185	↑	19 %	
New Listings	248	↓	-10 %	
Active Listings	186	↓	-23 %	
Volume (in thousands \$)	59,971	↑	19 %	

Last 12 Months				
Sales	813	↓	-18 %	
New Listings	977	↓	-17 %	
Active Listings	220	↓	-4 %	
Volume (in thousands \$)	255,943	↓	-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)	
160 and less	0.8	1	1.7	Seller
160 to 240	9.0	4	2.3	Seller
240 to 410	85.1	31	2.8	Seller
410 to 490	20.7	5	4.4	Seller
more than 490	22.6	4	5.6	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

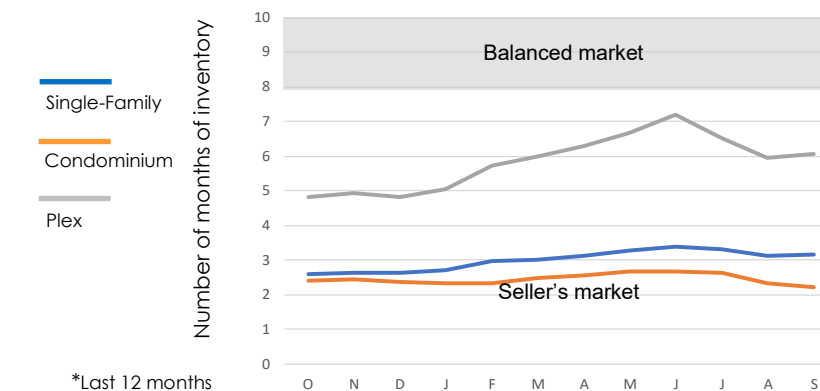
Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	103	↓ -5 %	525	↓ -18 %	
Active Listings	107	↓ -28 %	138	↑ 2 %	
Median Price	\$341,000	↑ 4 %	\$325,000	↑ 2 %	↑ 35 %
Average Price	\$358,773	↑ 2 %	\$344,385	↑ 2 %	↑ 37 %
Average Selling Time (days)	38	↑ 12	49	↑ 4	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	54	↑ 69 %	199	↓ -13 %	
Active Listings	32	↓ -24 %	37	↓ -20 %	
Median Price	\$216,500	↑ 2 %	\$215,000	↑ 8 %	↑ 27 %
Average Price	\$217,681	↑ 3 %	\$214,929	↑ 4 %	↑ 25 %
Average Selling Time (days)	45	↑ 13	45	↓ -7	

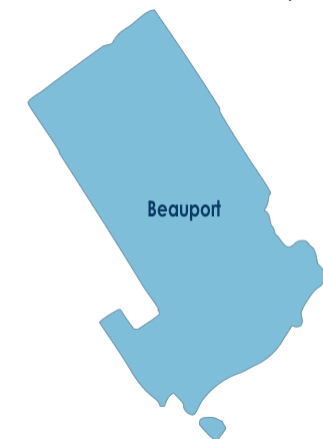
Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	28	-	89	↓ -28 %	
Active Listings	47	↓ -6 %	45	↓ -5 %	
Median Price	**	-	\$360,000	↑ 2 %	↑ 25 %
Average Price	**	-	\$366,415	↓ -6 %	↑ 24 %
Average Selling Time (days)	**	-	63	↓ -8	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



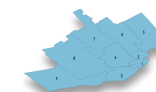


Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2023			
Sales	138	↓	-1 %
New Listings	174	↑	5 %
Active Listings	108	↓	-9 %
Volume (in thousands \$)	44,291	↓	-2 %

Last 12 Months			
Sales	635	↓	-16 %
New Listings	742	↓	-9 %
Active Listings	130	↑	4 %
Volume (in thousands \$)	207,110	↓	-12 %

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
120 and less	0.0	0	0.0	Seller
120 to 180	6.5	3	2.3	Seller
180 to 300	35.4	17	2.1	Seller
300 to 360	6.3	2	2.6	Seller
more than 360	10.4	1	7.4	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

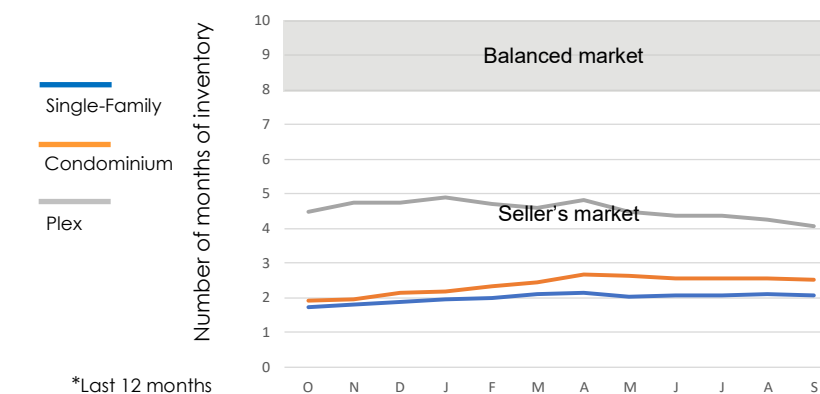
	Single-Family			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	60 ↓ -9 %	288 ↓ -21 %	↑ 35 %	
Active Listings	42 ↓ -12 %	49 ↓ -7 %	↑ 38 %	
Median Price	\$332,500 ↑ 3 %	\$339,500 ↑ 4 %		
Average Price	\$357,835 ↓ -2 %	\$386,760 ↑ 8 %		
Average Selling Time (days)	24 ↓ -5	33 ↑ 3		

	Condominium			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	61 ↑ 3 %	280 ↓ -16 %	↑ 27 %	
Active Listings	48 ↓ -5 %	59 ↑ 12 %	↑ 28 %	
Median Price	\$250,000 ↑ 2 %	\$240,000 ↑ 2 %		
Average Price	\$262,420 ↑ 1 %	\$248,953 ↑ 1 %		
Average Selling Time (days)	39 ↓ -7	40 ↓ -10		

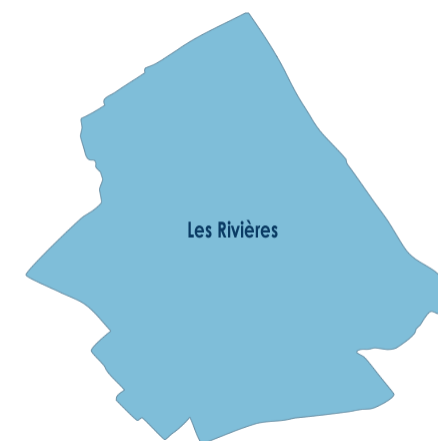
	Plex			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	17 -	67 ↑ 12 %	↑ 40 %	
Active Listings	18 -	23 ↑ 12 %	↑ 36 %	
Median Price	** -	\$375,000 ↔ 0 %		
Average Price	** -	\$388,304 ↓ -1 %		
Average Selling Time (days)	** -	55 ↓ -27		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



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

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	112	↓	-7 %
New Listings	155	↓	-18 %
Active Listings	150	↓	-3 %
Volume (in thousands \$)	37,258	↓	-6 %

Last 12 Months			
Sales	599	↓	-10 %
New Listings	710	↓	-11 %
Active Listings	169	↑	32 %
Volume (in thousands \$)	195,044	↓	-8 %

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	90 ↓ -14 %	492 ↓ -8 %	↑ 39 %	
Active Listings	81 ↓ -26 %	106 ↑ 26 %	↑ 35 %	
Median Price	\$349,500 ↑ 13 %	\$325,000 ↑ 5 %		
Average Price	\$348,803 ↑ 5 %	\$337,236 ↑ 3 %		
Average Selling Time (days)	33 ↓ -1	42 ↑ 11		

	Condominium			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	17 -	75 ↓ -7 %	↑ 29 %	
Active Listings	53 ↑ 127 %	49 ↑ 125 %	↑ 35 %	
Median Price	** -	\$209,000 ↑ 7 %		
Average Price	** -	\$219,821 ↑ 5 %		
Average Selling Time (days)	** -	29 ↓ -34		

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	1.5	1	2.6	Seller
160 to 240	8.4	5	1.6	Seller
240 to 410	73.0	27	2.7	Seller
410 to 490	9.5	5	1.8	Seller
more than 490	13.8	3	4.6	Seller

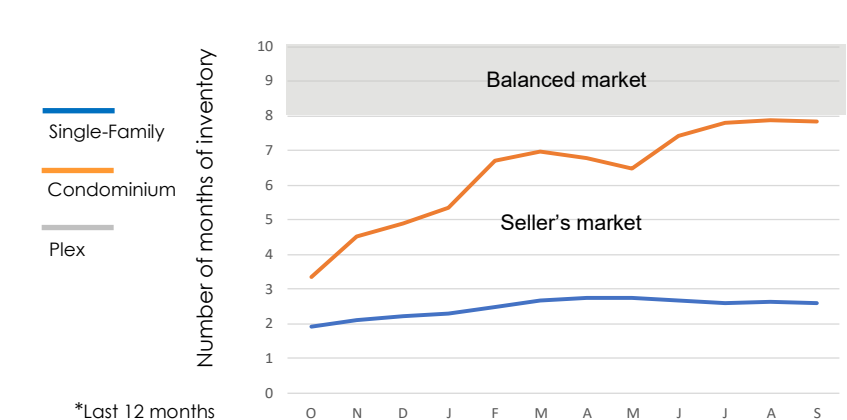
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

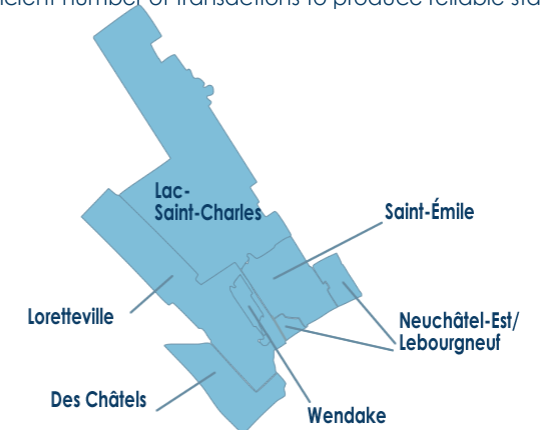
	Plex			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	5 -	32 ↓ -36 %	↑ 49 %	
Active Listings	16 -	14 ↓ -38 %	↑ 41 %	
Median Price	** -	\$399,500 ↑ 14 %		
Average Price	** -	\$402,480 ↑ 6 %		
Average Selling Time (days)	** -	93 ↑ 36		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



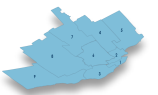


Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	140	↑	2 %
New Listings	195	↑	4 %
Active Listings	144	↔	0 %
Volume (in thousands \$)	45,942	↑	2 %

Last 12 Months			
Sales	674	↓	-11 %
New Listings	807	↓	-3 %
Active Listings	157	↓	-6 %
Volume (in thousands \$)	220,638	↓	-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)	
170 and less	7.3	1	6.2	Seller
170 to 250	6.9	4	2.0	Seller
250 to 410	78.4	30	2.6	Seller
410 to 500	13.9	5	2.8	Seller
more than 500	12.8	3	3.9	Seller

Source: QPAREB by the Centris system



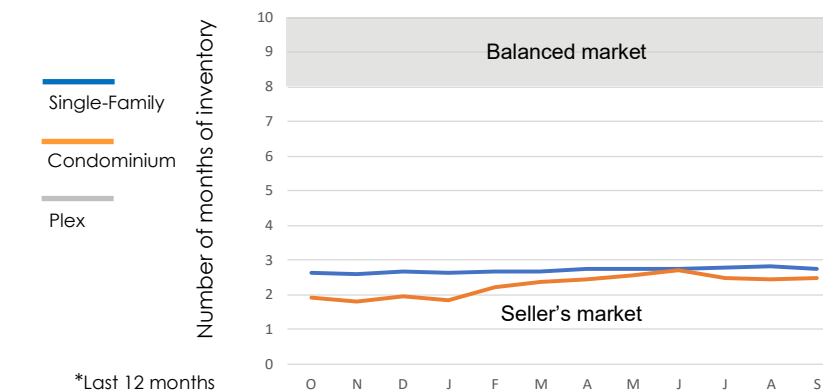
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	108	↔ 0 %	520	↓ -7 %		
Active Listings	113	↑ 3 %	119	↓ -6 %		
Median Price	\$338,000	↑ 6 %	\$333,000	↑ 3 %	↑	36 %
Average Price	\$346,647	↑ 2 %	\$350,837	↑ 2 %	↑	37 %
Average Selling Time (days)	38	↑ 13	38	↓ -2		

Condominium						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	25	-	124	↓ -19 %		
Active Listings	18	-	26	-		
Median Price	**	-	\$216,000	↓ -2 %	↑	26 %
Average Price	**	-	\$216,835	↓ -1 %	↑	27 %
Average Selling Time (days)	**	-	37	↓ -15		

Plex						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	7	-	30	↓ -38 %		
Active Listings	12	-	12	↓ -24 %		
Median Price	**	-	\$393,500	↑ 3 %	↑	41 %
Average Price	**	-	\$466,280	↑ 15 %	↑	38 %
Average Selling Time (days)	**	-	75	↑ 4		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

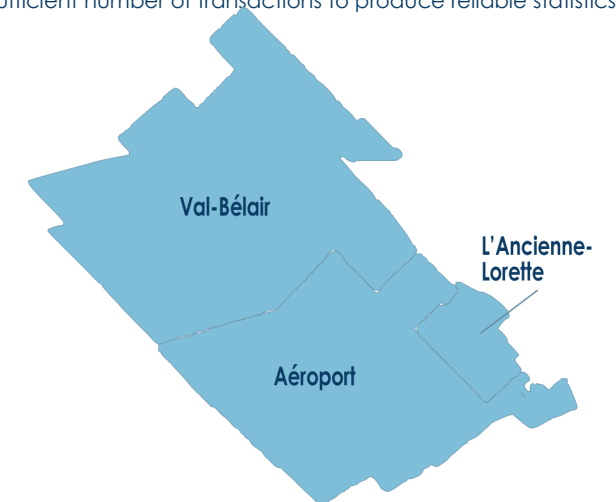




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	94	↑	25 %
New Listings	114	↑	9 %
Active Listings	99	↑	3 %
Volume (in thousands \$)	44,085	↑	21 %

Last 12 Months			
Sales	336	↓	-15 %
New Listings	438	↓	-5 %
Active Listings	103	↑	9 %
Volume (in thousands \$)	169,220	↓	-9 %

Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	73	↑ 35 %	252	↓ -8 %	
Active Listings	71	↑ 13 %	73	↑ 34 %	
Median Price	\$450,000	↓ -7 %	\$464,338	↓ -1 %	↑ 49 %
Average Price	\$526,297	↑ 1 %	\$553,160	↑ 5 %	↑ 45 %
Average Selling Time (days)	42	↑ 11	47	↑ 7	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	21	-	80	↓ -32 %	
Active Listings	27	-	29	-	
Median Price	**	-	\$315,000	↓ -4 %	↑ 41 %
Average Price	**	-	\$359,213	↑ 7 %	↑ 32 %
Average Selling Time (days)	**	-	48	↓ -41	

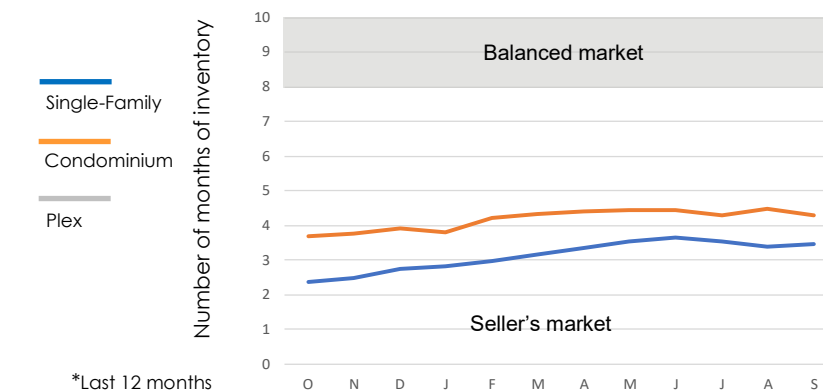
Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
230 and less	3.0	1	5.1	Seller
230 to 350	9.8	3	2.9	Seller
350 to 580	26.3	11	2.3	Seller
580 to 690	7.8	2	3.6	Seller
more than 690	26.1	4	7.3	Seller

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	0	-	4	-	
Active Listings	1	-	2	-	
Median Price	**	-	**	-	↑ 20 %
Average Price	**	-	**	-	↑ 13 %
Average Selling Time (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Source: QPAREB by the Centris system





Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2023				
Sales	195	↓	-8 %	
New Listings	351	↓	-16 %	
Active Listings	612	↑	45 %	
Volume (in thousands \$)	83,287	↑	2 %	

Last 12 Months				
Sales	888	↓	-24 %	
New Listings	1,428	↓	-9 %	
Active Listings	576	↑	63 %	
Volume (in thousands \$)	376,385	↓	-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)	
190 and less	13.4	4	3.6	Seller
190 to 290	50.4	11	4.7	Seller
290 to 480	283.1	30	9.5	Balanced
480 to 570	54.2	7	7.6	Seller
more than 570	124.4	15	8.6	Balanced

Source: QPAREB by the Centris system



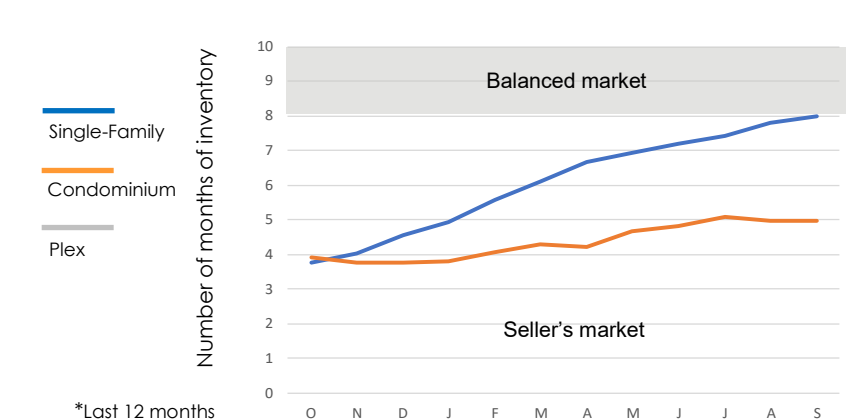
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	173	↓ -6 %	789	↓ -21 %	
Active Listings	561	↑ 49 %	526	↑ 77 %	
Median Price	\$375,000	↑ 7 %	\$385,000	↑ 3 %	↑ 40 %
Average Price	\$448,224	↑ 9 %	\$445,955	↑ 6 %	↑ 40 %
Average Selling Time (days)	58	↑ 18	55	↑ 10	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	17	-	83	↓ -36 %	
Active Listings	29	-	34	↓ -14 %	
Median Price	**	-	\$204,000	↑ 2 %	↑ 31 %
Average Price	**	-	\$240,947	↑ 6 %	↑ 41 %
Average Selling Time (days)	**	-	81	↑ 21	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	5	-	15	-	
Active Listings	18	-	14	-	
Median Price	**	-	**	-	↑ 35 %
Average Price	**	-	**	-	↑ 35 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

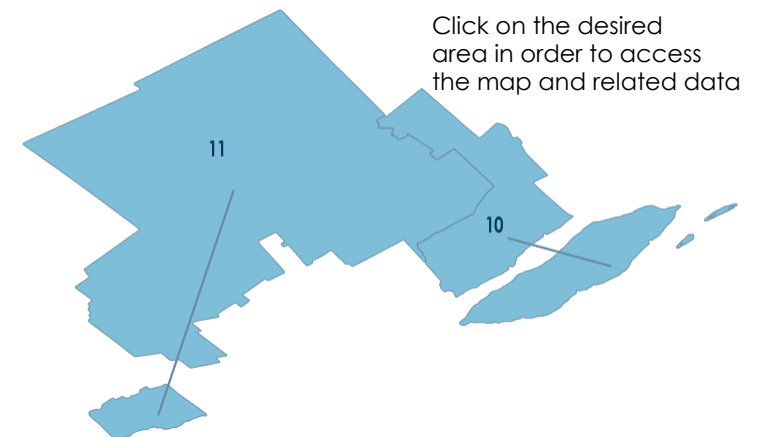




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	52	↔	0 %
New Listings	107	↑	35 %
Active Listings	131	↑	22 %
Volume (in thousands \$)	22,204	↑	24 %

Last 12 Months			
Sales	252	↓	-21 %
New Listings	403	↑	7 %
Active Listings	134	↑	20 %
Volume (in thousands \$)	95,536	↓	-11 %

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	5.7	2	3.8	Seller
180 to 270	9.7	2	4.1	Seller
270 to 450	41.8	8	5.0	Seller
450 to 540	14.3	1	10.7	Buyer
more than 540	41.3	4	10.1	Buyer

Source: QPAREB by the Centris system



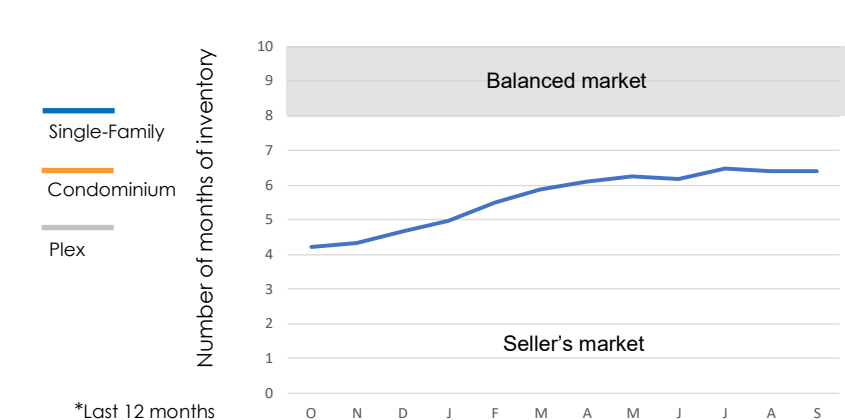
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	46	↑ 12 %	211	↓ -11 %	
Active Listings	114	↑ 31 %	113	↑ 40 %	
Median Price	\$371,000	↑ 6 %	\$357,500	↑ 3 %	↑ 36 %
Average Price	\$451,762	↑ 15 %	\$413,986	↑ 7 %	↑ 43 %
Average Selling Time (days)	85	↑ 36	70	↑ 3	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	4	-	34	↓ -48 %	
Active Listings	9	-	16	-	
Median Price	**	-	\$189,500	↑ 3 %	↑ 35 %
Average Price	**	-	\$206,259	↑ 2 %	↑ 29 %
Average Selling Time (days)	**	-	106	↑ 39	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	2	-	7	-	
Active Listings	6	-	4	-	
Median Price	**	-	**	-	↑ 93 %
Average Price	**	-	**	-	↑ 32 %
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

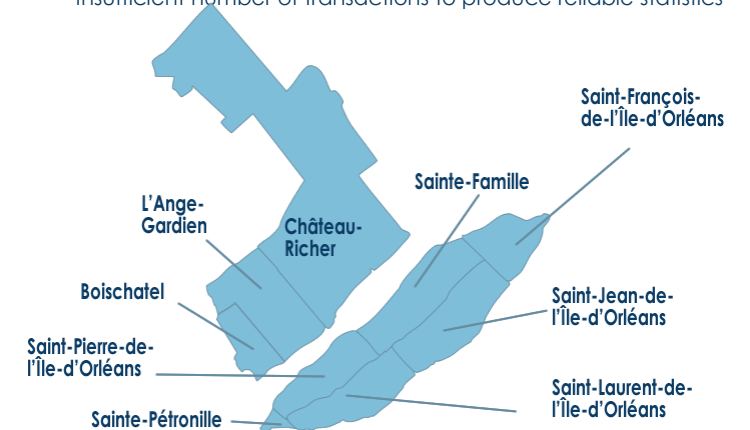




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2023			
Sales	143	↓	-10 %
New Listings	244	↓	-28 %
Active Listings	481	↑	52 %
Volume (in thousands \$)	61,083	↓	-4 %

Last 12 Months			
Sales	636	↓	-25 %
New Listings	1,025	↓	-14 %
Active Listings	442	↑	83 %
Volume (in thousands \$)	280,849	↓	-20 %

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	8.9	3	3.6	Seller
200 to 300	58.9	9	6.9	Seller
300 to 500	237.3	22	10.6	Buyer
500 to 600	33.3	6	5.3	Seller
more than 600	74.3	9	8.7	Balanced

Source: QPAREB by the Centris system



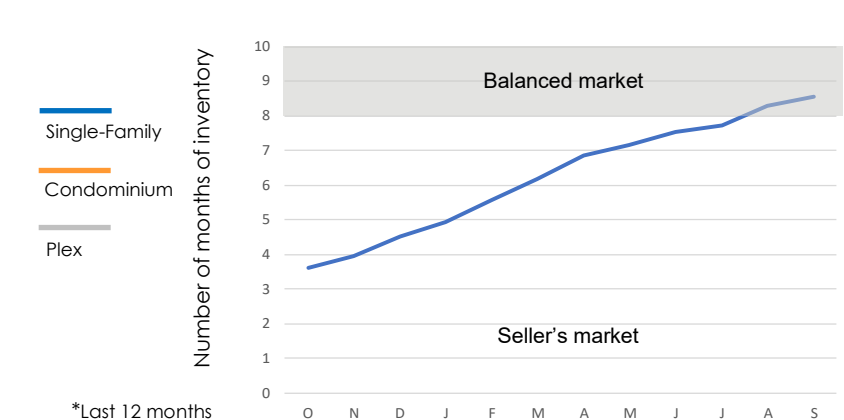
Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	127 ↓ -12 %	578 ↓ -25 %	↑ 42 %	
Active Listings	447 ↑ 54 %	413 ↑ 90 %	↑ 40 %	
Median Price	\$375,000 ↑ 4 %	\$399,000 ↑ 5 %		
Average Price	\$446,970 ↑ 7 %	\$457,424 ↑ 6 %		
Average Selling Time (days)	49 ↑ 11	49 ↑ 11		

	Condominium			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	13 -	49 ↓ -23 %	↑ 53 %	
Active Listings	20 -	19 -	↑ 54 %	
Median Price	** -	\$239,000 ↑ 12 %		
Average Price	** -	\$265,016 ↑ 4 %		
Average Selling Time (days)	** -	65 ↑ 12		

	Plex			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	3 -	8 -	↑ 40 %	
Active Listings	11 -	10 -	↑ 46 %	
Median Price	** -	** -		
Average Price	** -	** -		
Average Selling Time (days)	** -	** -		

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

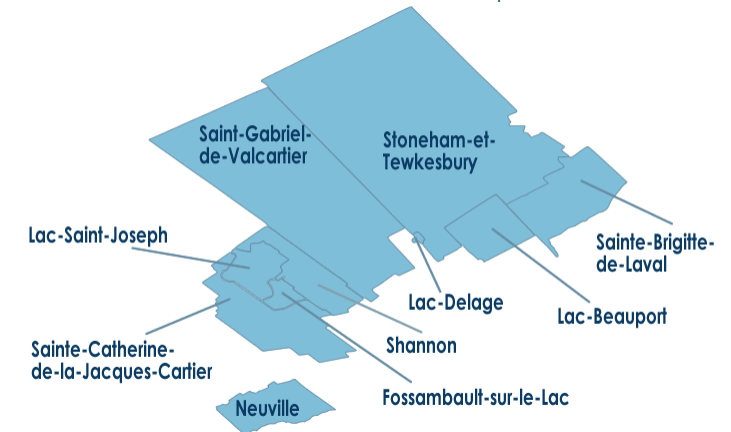




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	401	↑	34 %
New Listings	536	↑	4 %
Active Listings	617	↑	4 %
Volume (in thousands \$)	134,639	↑	31 %

Last 12 Months			
Sales	1,641	↓	-8 %
New Listings	2,223	↓	-4 %
Active Listings	647	↑	13 %
Volume (in thousands \$)	548,494	↓	-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	10.6	3	3.6	Seller
160 to 240	33.3	13	2.6	Seller
240 to 410	273.2	65	4.2	Seller
410 to 490	57.7	12	4.8	Seller
more than 490	123.0	12	10.6	Buyer

Source: QPAREB by the Centris system



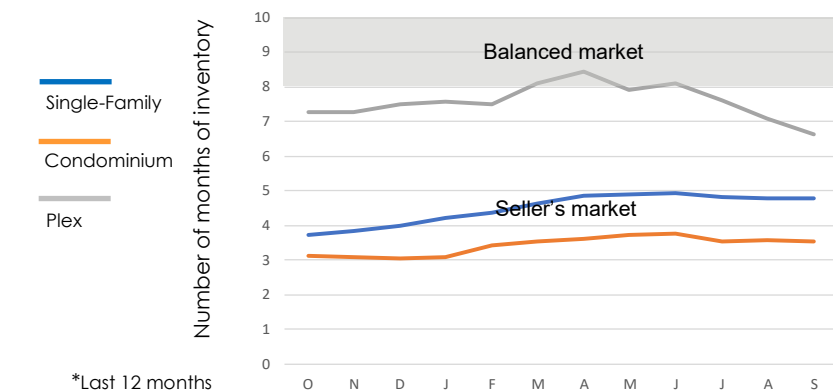
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	294	↑ 25 %	1,250	↓ -9 %	
Active Listings	475	↑ 7 %	498	↑ 18 %	
Median Price	\$326,000	↔ 0 %	\$325,000	↑ 5 %	↑ 37 %
Average Price	\$357,765	↓ -2 %	\$351,632	↑ 2 %	↑ 41 %
Average Selling Time (days)	54	↑ 19	57	↑ 3	

Condominium					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	72	↑ 67 %	256	↓ -7 %	
Active Listings	75	↑ 24 %	75	↑ 2 %	
Median Price	\$219,950	↑ 1 %	\$215,500	↑ 5 %	↑ 25 %
Average Price	\$248,392	↓ -2 %	\$235,734	↑ 1 %	↑ 25 %
Average Selling Time (days)	69	↑ 15	62	↓ -17	

Plex					
	Third Quarter 2023		Last 12 Months		Past 5 years
Sales	35	↑ 75 %	129	↓ -3 %	
Active Listings	65	↓ -26 %	71	↓ -7 %	
Median Price	\$340,000	↑ 2 %	\$332,000	↑ 5 %	↑ 18 %
Average Price	\$343,340	↓ -1 %	\$350,288	↑ 4 %	↑ 19 %
Average Selling Time (days)	92	↑ 4	91	↑ 19	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

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

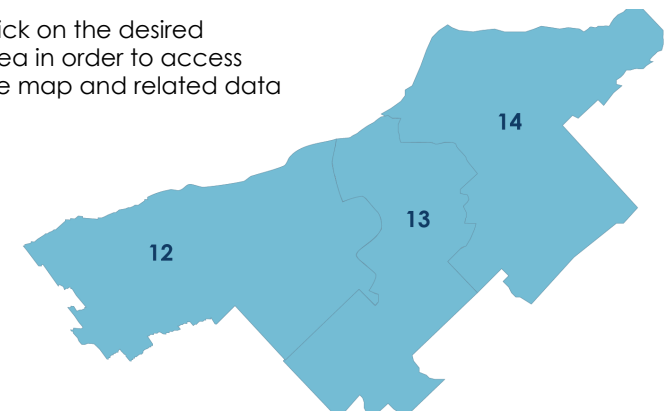




Table 1 - Summary of Centris Activity

Total Residential Third Quarter 2023			
Sales	127	↑	28 %
New Listings	166	↑	14 %
Active Listings	213	↑	8 %
Volume (in thousands \$)	45,386	↑	31 %

Last 12 Months			
Sales	512	↓	-11 %
New Listings	749	↑	4 %
Active Listings	231	↑	23 %
Volume (in thousands \$)	186,787	↓	-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)	
170 and less	6.2	2	3.5	Seller
170 to 260	11.2	5	2.3	Seller
260 to 430	118.7	20	6.0	Seller
430 to 510	18.6	4	4.6	Seller
more than 510	42.8	5	8.4	Balanced

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

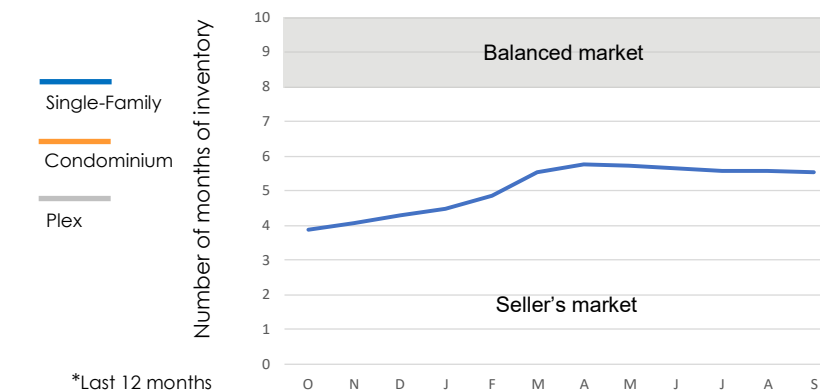
	Single-Family			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	109	429	↓ -14 %	
Active Listings	190	197	↑ 26 %	
Median Price	\$350,000	\$342,250	↑ 7 %	↑ 40 %
Average Price	\$374,538	\$379,064	↑ 7 %	↑ 46 %
Average Selling Time (days)	63	62	↑ 4	

	Condominium			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	11	51	↓ -7 %	
Active Listings	13	18	-	
Median Price	**	\$217,000	↑ 2 %	↑ 24 %
Average Price	**	\$229,861	↑ 3 %	↑ 25 %
Average Selling Time (days)	**	65	↓ -64	

	Plex			Past 5 years
	Third Quarter 2023	Last 12 Months	Past 5 years	
Sales	7	27	-	
Active Listings	9	13	-	
Median Price	**	**	-	↑ 19 %
Average Price	**	**	-	↑ 12 %
Average Selling Time (days)	**	**	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

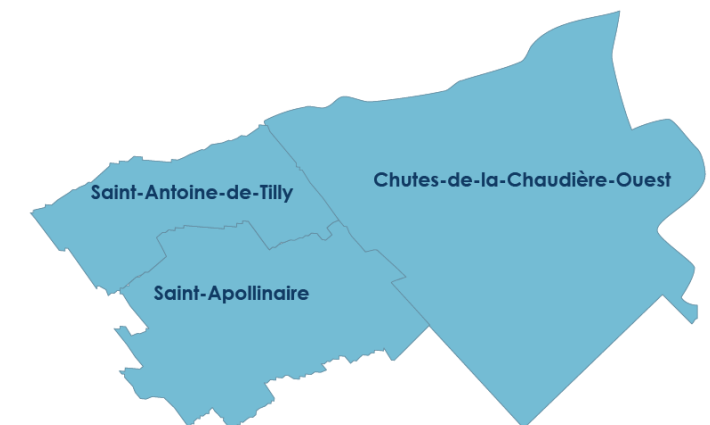




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	117	↑	33 %
New Listings	136	↓	-16 %
Active Listings	154	↓	-10 %
Volume (in thousands \$)	39,676	↑	26 %

Last 12 Months			
Sales	508	↓	-8 %
New Listings	627	↓	-12 %
Active Listings	169	↑	7 %
Volume (in thousands \$)	166,288	↓	-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)	
160 and less	1.4	0	3.4	Seller
160 to 240	11.7	4	3.0	Seller
240 to 410	74.3	23	3.2	Seller
410 to 490	12.3	3	3.9	Seller
more than 490	38.0	3	11.4	Buyer

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

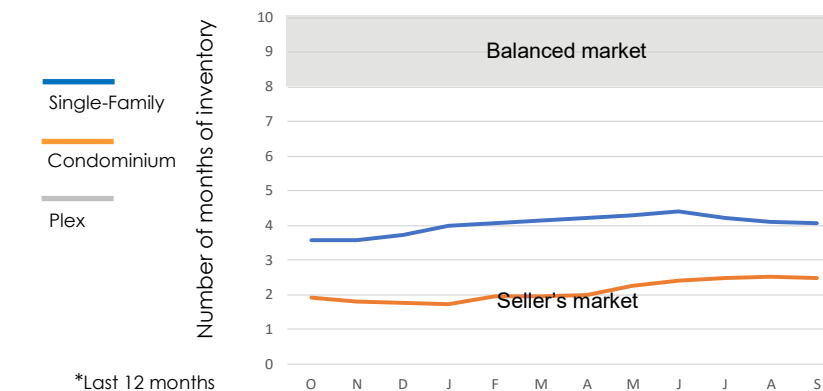
Single-Family						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	87	↑ 34 %	405	↓ -2 %		
Active Listings	122	↓ -8 %	138	↑ 15 %		
Median Price	\$341,000	↑ 3 %	\$325,000	↑ 4 %	↑	36 %
Average Price	\$369,096	↓ -9 %	\$345,733	↓ -2 %	↑	38 %
Average Selling Time (days)	53	↑ 17	53	↑ 7		

Condominium						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	21	-	75	↓ -22 %		
Active Listings	19	-	16	-		
Median Price	**	-	\$220,000	↑ 13 %	↑	20 %
Average Price	**	-	\$228,424	↑ 11 %	↑	22 %
Average Selling Time (days)	**	-	45	↓ -29		

Plex						
	Third Quarter 2023		Last 12 Months		Past 5 years	
Sales	9	-	27	-		
Active Listings	12	-	16	-		
Median Price	**	-	**	-	↑	2 %
Average Price	**	-	**	-	↑	3 %
Average Selling Time (days)	**	-	**	-		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

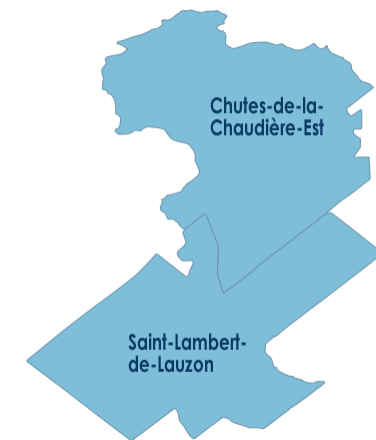




Table 1 - Summary of Centris Activity

Total Residential			
Third Quarter 2023			
Sales	157	↑	40 %
New Listings	234	↑	14 %
Active Listings	250	↑	9 %
Volume (in thousands \$)	49,576	↑	35 %

Last 12 Months			
Sales	621	↓	-6 %
New Listings	847	↓	-4 %
Active Listings	247	↑	8 %
Volume (in thousands \$)	195,418	↓	-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	3.9	1	4.3	Seller
160 to 240	14.9	5	2.8	Seller
240 to 390	71.2	20	3.5	Seller
390 to 470	28.8	4	6.8	Seller
more than 470	43.8	4	11.7	Buyer

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

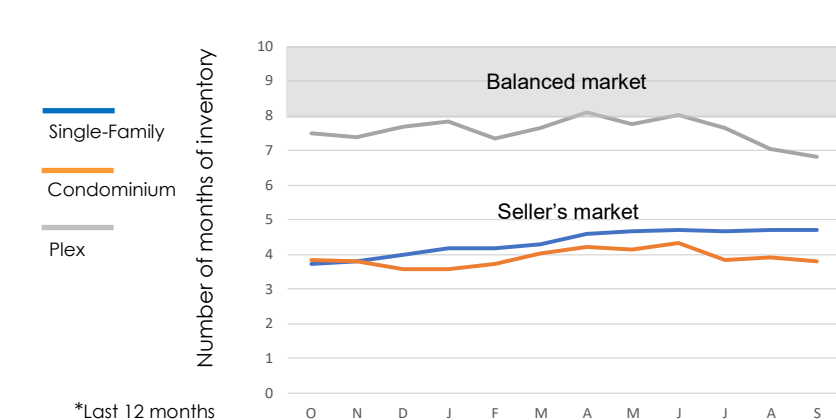
Single-Family						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	98	↑	20 %	416	↓	-10 %
Active Listings	163	↑	16 %	163	↑	13 %
Median Price	\$305,000	↓	-3 %	\$315,000	↑	9 %
Average Price	\$328,927	↓	-2 %	\$329,331	↑	2 %
Average Selling Time (days)	44	↑	13	55	↔	0

Condominium						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	40	↑	111 %	130	↑	6 %
Active Listings	43	↑	19 %	41	↑	2 %
Median Price	\$223,075	↓	-12 %	\$214,000	↔	0 %
Average Price	\$270,906	↓	-10 %	\$242,256	↓	-7 %
Average Selling Time (days)	75	↑	16	71	↑	11

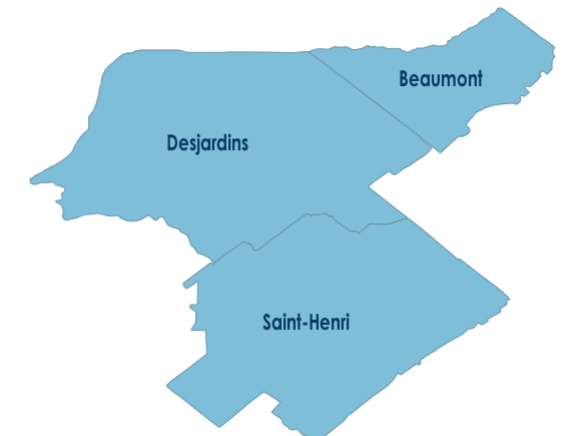
Plex						
	Third Quarter 2023			Last 12 Months		Past 5 years
Sales	19	-	-	75	↑	4 %
Active Listings	44	↓	-16 %	43	↓	-3 %
Median Price	**	-	-	\$327,000	↑	7 %
Average Price	**	-	-	\$351,863	↑	7 %
Average Selling Time (days)	**	-	-	72	↔	0

**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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