


### Total Residential

Sales	Listings
<b>7%</b> 1,893	<b>2%</b> 3,012

## Quebec City Metropolitan Area

### By Property Category

	 Single-Family	 Condominium	 Plex
Sales	↑ <b>3%</b> 1,177	↑ <b>16%</b> 540	↑ <b>14%</b> 175
Median Price	↑ <b>4%</b> \$357,000	↑ <b>10%</b> \$249,000	↑ <b>3%</b> \$395,000
Active Listing	↑ <b>4%</b> 1,828	↓ <b>-3%</b> 802	↑ <b>2%</b> 376
Average Selling Time (days)	↑ <b>0</b> 44	↑ <b>3</b> 60	↓ <b>-12</b> 56

\*\* Insufficient number of transactions to produce reliable statistics

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

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

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



Sociodemographic Profile

Population in 2021

839,311

Variation change between 2016 and 2021

4.1%

Population density per square kilometer

239.8

Number of households in 2021

411,415

Proportion of renters

Vacancy rate

Q3 2023 1.5%

Average rent

Q3 2023 \$976

Q3 2022 \$945

Variation

3%

Proportion of owners



Mortgage Rates

1-year term

Variation

Q4 2023 8.09%

2.00

Q4 2022 6.09%

5-year term

Variation

Q4 2023 7.04%

0.67

Q4 2022 6.37%



Consumer Confidence Level

Overall

Variation

Q4 2023 73

-16

Q4 2022 89

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

Variation

Q4 2023 7%

-2

Q4 2022 8%



Labour Market

Employment (in thousands)

Variation

Q4 2023 466.2

24.1

Q4 2022 442.1

Unemployment rate

Variation

Q4 2023 2.7%

-0.4

Q4 2022 3.1%



Housing Starts | Q3 2023



Total

Variation

Q3 2023 1,770

-6%

Q3 2022 1,887

Single-Family

Variation

Q3 2023 299

-26%

Q3 2022 402

Condominium

Variation

Q3 2023 24

-81%

Q3 2022 124

Rental

Variation

Q3 2023 1,447

6%

Q3 2022 1,361

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

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

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



TOTAL RESIDENTIAL SALES

88 44% Area 9: Saint-Augustin - Cap-Rouge

149 17% Area 11: MRC La-Jacques-Cartier

117 17% Area 12: Les Chutes-de-la-Chaudière-Ouest

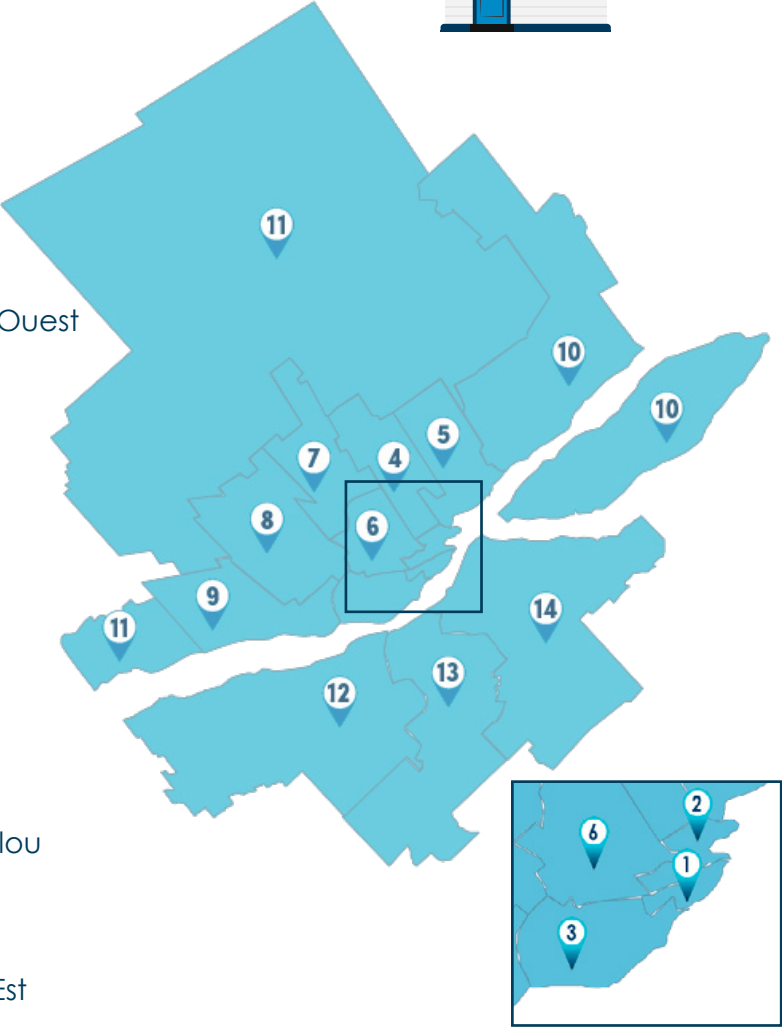
157 15% Area 6: Les Rivières

173 10% Area 8: Ancienne-Lorette—  
Aéroport—Val-Bélair

98 -1% Area 2: La Cité - Basse-Ville et Limoilou

101 -4% Area 13: Chutes-de-la-Chaudière-Est

189 -6% Area 4: Charlesbourg



MEDIAN PRICE OF SINGLE-FAMILY HOMES

Area 6: Les Rivières \$373,750 23%

Area 7: La Haute Saint-Charles  
(excluant Val-Bélair) \$340,000 13%

Area 4: Charlesbourg \$349,900 9%

Area 5: Beauport \$334,000 6%

Area 13: Chutes-de-la-Chaudière-Est \$324,000 6%

Area 10: MRC L'Île-d'Orléans et  
MRC Côte de Beauport \$379,500 0%

Area 11: MRC de la Jacques-Cartier \$399,00 -1%

Area 8: Ancienne-Lorette—  
Aéroport—Val-Bélair \$337,500 -2%

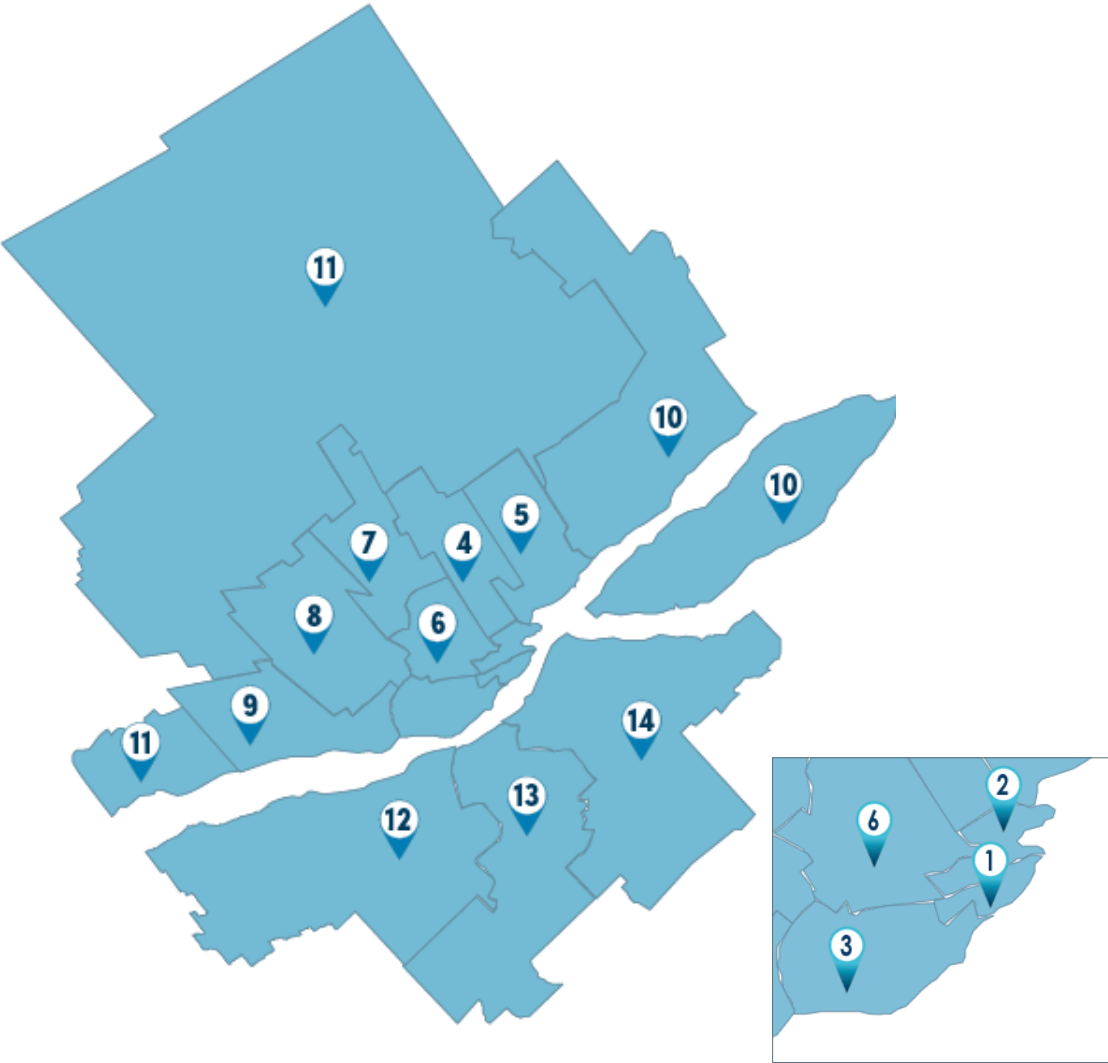
Area 9: Saint-Augustin - Cap-Rouge \$455,000 -10%

# 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, Notre-Dame-des-Anges
- 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 Beaupré**  
Boischatel, Château-Richer, L'Ange-Gardien ,  
Sainte-Famille-de-l'Île-d'Orléans, 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**  
Beaumont, Desjardins, Saint-Henri



Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	1,893	↑	7 %	
New Listings	2,554	↑	6 %	
Active Listings	3,012	↑	2 %	
Volume (in thousands \$)	709,689	↑	12 %	
Last 12 Months				
Sales	8,309	↓	-7 %	
New Listings	10,792	↓	-6 %	
Active Listings	2,901	↑	11 %	
Volume (in thousands \$)	3,029,689	↓	-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)	
170 and less	39.2	10	3.8	Seller
170 to 260	121.8	50	2.4	Seller
260 to 440	927.5	261	3.6	Seller
440 to 520	194.7	42	4.7	Seller
more than 520	481.3	68	7.1	Seller

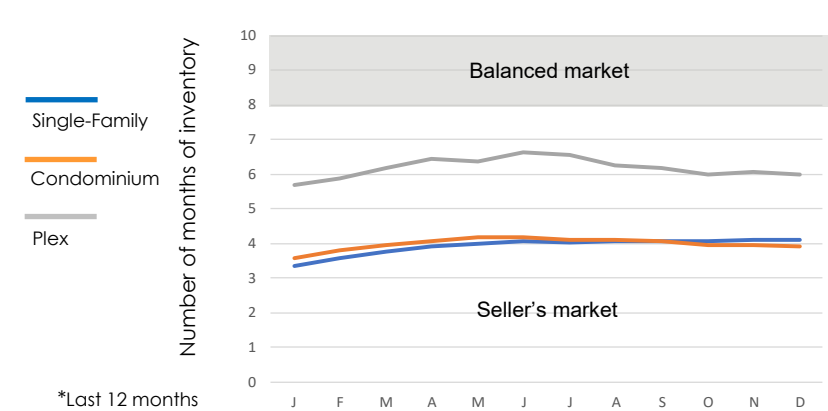
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Quarter 2023				Last 12 Months			Past 5 years	
Sales	1,177	↑	3 %		5,174	↓	-6 %		
Active Listings	1,828	↑	4 %		1,764	↑	20 %		
Median Price	\$357,000	↑	4 %		\$350,000	↑	3 %	↑	39 %
Average Price	\$402,148	↑	3 %		\$396,917	↑	3 %	↑	40 %
Average Selling Time (days)	44	↔	0		48	↑	5		
Condominium									
	Fourth Quarter 2023				Last 12 Months			Past 5 years	
Sales	540	↑	16 %		2,471	↓	-7 %		
Active Listings	802	↓	-3 %		804	↑	3 %		
Median Price	\$249,000	↑	10 %		\$240,000	↑	4 %	↑	26 %
Average Price	\$301,212	↑	14 %		\$285,173	↑	7 %	↑	27 %
Average Selling Time (days)	60	↑	3		60	↓	-10		
Plex									
	Fourth Quarter 2023				Last 12 Months			Past 5 years	
Sales	175	↑	14 %		658	↓	-12 %		
Active Listings	376	↑	2 %		329	↓	-6 %		
Median Price	\$395,000	↑	3 %		\$389,500	↑	1 %	↑	30 %
Average Price	\$426,712	↑	7 %		\$418,085	↑	2 %	↑	29 %
Average Selling Time (days)	56	↓	-12		67	↑	4		

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

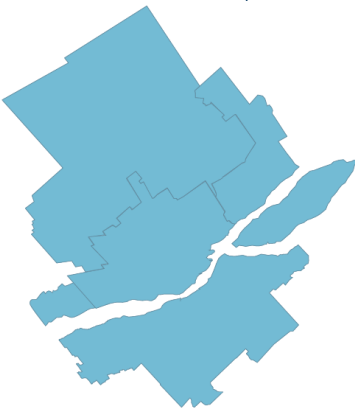




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	1,320	↑	7 %	
New Listings	1,671	↑	6 %	
Active Listings	1,682	↓	-5 %	
Volume (in thousands \$)	493,033	↑	12 %	

Last 12 Months				
Sales	5,744	↓	-7 %	
New Listings	7,098	↓	-6 %	
Active Listings	1,646	↑	2 %	
Volume (in thousands \$)	2,082,876	↓	-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)	
180 and less	17.9	5	3.8	Seller
180 to 260	44.9	25	1.8	Seller
260 to 440	366.7	165	2.2	Seller
440 to 530	81.6	28	2.9	Seller
more than 530	196.5	36	5.4	Seller

Source: QPAREB by the Centris system



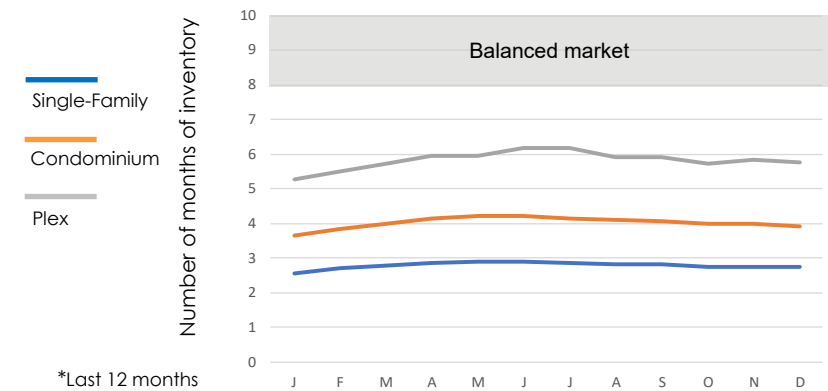
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Fourth Quarter 2023			Last 12 Months		Past 5 years
Sales	726	↑	1 %	3,112	↓	-6 %
Active Listings	712	↓	-9 %	708	↑	4 %
Median Price	\$362,000	↑	6 %	\$350,000	↑	3 %
Average Price	\$401,412	↑	2 %	\$400,084	↑	3 %
Average Selling Time (days)	37	↓	-2	42	↑	4

Condominium						
	Fourth Quarter 2023			Last 12 Months		Past 5 years
Sales	453	↑	16 %	2,120	↓	-7 %
Active Listings	686	↓	-4 %	692	↑	2 %
Median Price	\$256,000	↑	9 %	\$245,000	↑	3 %
Average Price	\$308,165	↑	15 %	\$292,259	↑	8 %
Average Selling Time (days)	60	↑	2	59	↓	-12

Plex						
	Fourth Quarter 2023			Last 12 Months		Past 5 years
Sales	141	↑	15 %	512	↓	-14 %
Active Listings	282	↑	4 %	245	↓	-4 %
Median Price	\$415,000	↔	0 %	\$409,000	↑	2 %
Average Price	\$445,851	↑	7 %	\$436,555	↑	2 %
Average Selling Time (days)	54	↓	-12	61	↑	1

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

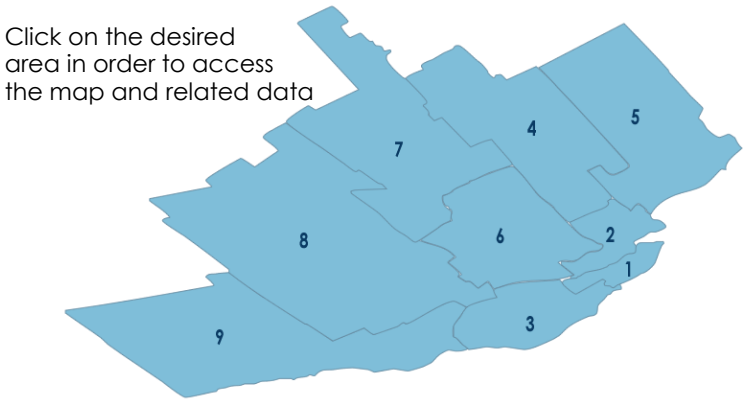




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	107	↑	6 %	
New Listings	184	↑	10 %	
Active Listings	285	↓	-1 %	
Volume (in thousands \$)	47,824	↑	9 %	

Last 12 Months				
Sales	497	↓	-13 %	
New Listings	735	↓	-7 %	
Active Listings	277	↔	0 %	
Volume (in thousands \$)	212,191	↓	-4 %	

Table 3 - Market Conditions by Price Range

Condominium				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
160 and less	14.3	3	5.0	Seller
160 to 230	23.9	6	4.0	Seller
230 to 390	83.3	14	6.1	Seller
390 to 470	27.8	4	6.3	Seller
more than 470	73.1	8	8.9	Balanced

Source: QPAREB by the Centris system



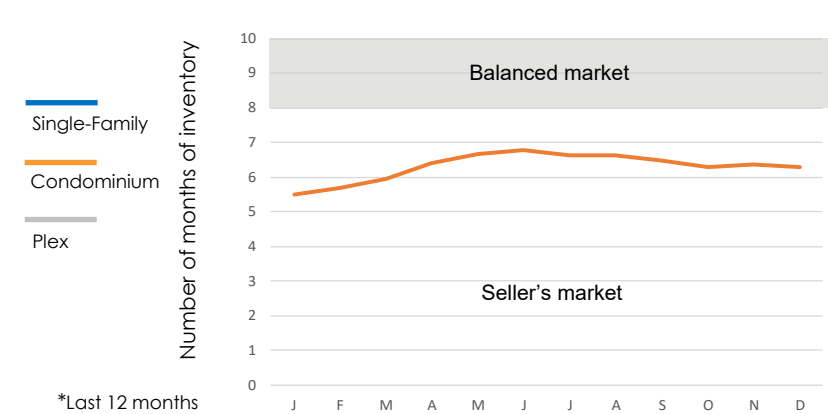
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2023		Last 12 Months		Past 5 years
Sales	8	-	43	↔ 0 %	
Active Listings	24	-	23	-	
Median Price	**	-	\$663,000	↑ 5 %	↑ 51 %
Average Price	**	-	\$733,835	↓ -1 %	↑ 49 %
Average Selling Tlme (days)	**	-	52	↓ -22	

Condominium					
	Fourth Quarter 2023		Last 12 Months		Past 5 years
Sales	89	↑ 11 %	423	↓ -15 %	
Active Listings	224	↓ -1 %	222	↓ -1 %	
Median Price	\$345,000	↑ 18 %	\$310,000	↑ 7 %	↑ 17 %
Average Price	\$413,227	↑ 21 %	\$379,456	↑ 12 %	↑ 24 %
Average Selling Tlme (days)	102	↑ 22	95	↓ -1	

Plex					
	Fourth Quarter 2023		Last 12 Months		Past 5 years
Sales	10	-	31	↓ -3 %	
Active Listings	36	↓ -11 %	32	↑ 5 %	
Median Price	**	-	\$562,000	↓ -15 %	↑ 10 %
Average Price	**	-	\$673,722	↑ 2 %	↑ 25 %
Average Selling Tlme (days)	**	-	106	↑ 32	

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	98	↓	-1 %	
New Listings	143	↓	-3 %	
Active Listings	198	↑	7 %	
Volume (in thousands \$)	36,499	↑	6 %	
Last 12 Months				
Sales	430	↓	-19 %	
New Listings	604	↓	-16 %	
Active Listings	178	↓	-5 %	
Volume (in thousands \$)	152,979	↓	-16 %	

Table 3 - Market Conditions by Price Range

Condominium				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
140 and less	1.7	0	5.0	Seller
140 to 210	16.8	4	4.8	Seller
210 to 350	35.7	8	4.2	Seller
350 to 420	6.3	2	3.0	Seller
more than 420	14.2	2	6.8	Seller

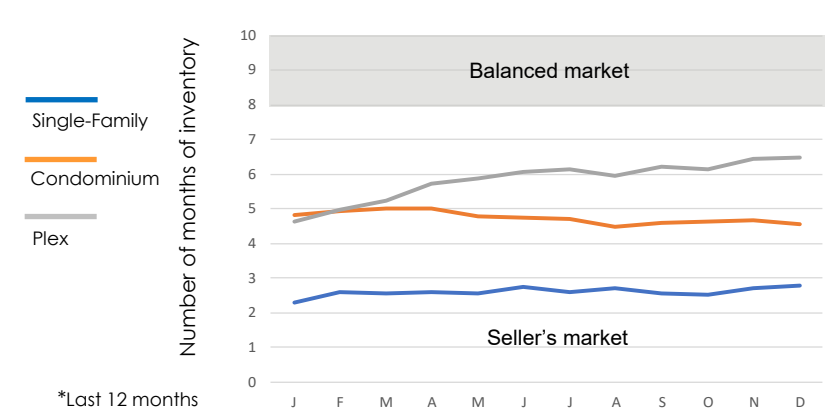
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2023			Last 12 Months		Past 5 years	
Sales	17	-		74	↓	-20 %	
Active Listings	22	-		17		-	
Median Price	**	-		\$348,000	↑	1 %	↑ 40 %
Average Price	**	-		\$362,052	↓	-1 %	↑ 35 %
Average Selling Time (days)	**	-		42	↑	1	
Condominium							
	Fourth Quarter 2023			Last 12 Months		Past 5 years	
Sales	42	↔	0 %	197	↓	-15 %	
Active Listings	76	↓	-3 %	75	↓	-16 %	
Median Price	\$276,000	↑	15 %	\$280,000	↑	14 %	↑ 40 %
Average Price	\$304,660	↑	12 %	\$294,331	↑	10 %	↑ 37 %
Average Selling Time (days)	39	↓	-37	58	↓	-19	
Plex							
	Fourth Quarter 2023			Last 12 Months		Past 5 years	
Sales	39	↓	-7 %	159	↓	-24 %	
Active Listings	100	↑	9 %	86	↑	8 %	
Median Price	\$408,000	↓	-9 %	\$410,000	↓	-3 %	↑ 37 %
Average Price	\$446,295	↑	5 %	\$430,445	↑	4 %	↑ 39 %
Average Selling Time (days)	49	↑	7	64	↑	14	

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

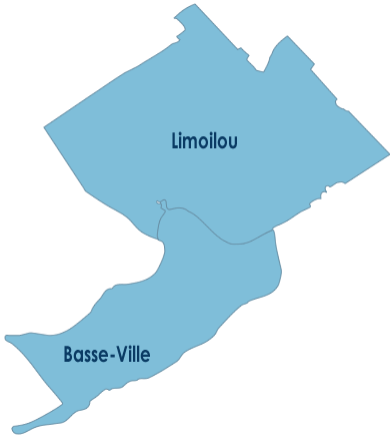






Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	189	↓	-6 %	
New Listings	210	↓	-14 %	
Active Listings	153	↓	-23 %	
Volume (in thousands \$)	61,496	↓	-6 %	
Last 12 Months				
Sales	894	↔	0 %	
New Listings	993	↓	-5 %	
Active Listings	155	↓	-5 %	
Volume (in thousands \$)	279,950	↔	0 %	

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	0.2	0	0.7	Seller
160 to 250	5.5	4	1.4	Seller
250 to 410	52.3	31	1.7	Seller
410 to 490	10.0	5	1.9	Seller
more than 490	17.8	5	3.4	Seller

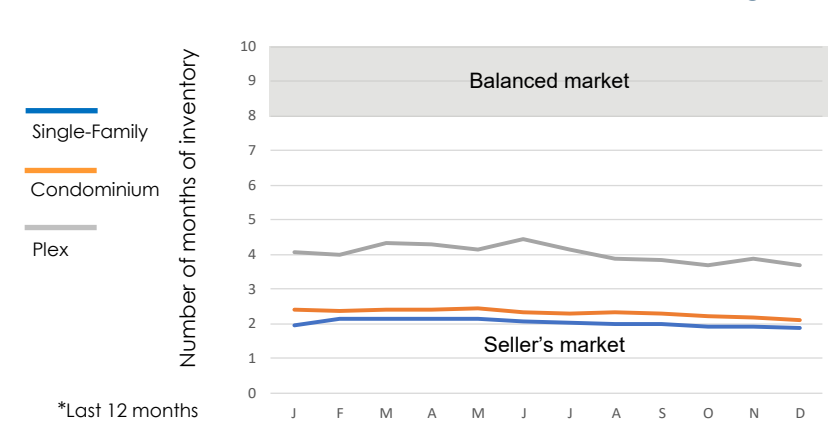
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	115	↓	-17 %	546	↓	-3 %		
Active Listings	85	↓	-28 %	86	↓	-3 %		
Median Price	\$349,900	↑	9 %	\$326,950	↔	0 %	↑	36 %
Average Price	\$362,070	↑	3 %	\$355,125	↔	0 %	↑	38 %
Average Selling Tlme (days)	24	↓	-4	35	↑	1		
Condominium								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	56	↑	10 %	289	↑	8 %		
Active Listings	47	↓	-24 %	51	↓	-2 %		
Median Price	\$201,000	↑	16 %	\$200,000	↑	13 %	↑	33 %
Average Price	\$217,111	↑	6 %	\$216,411	↑	14 %	↑	34 %
Average Selling Tlme (days)	49	↑	1	41	↓	-17		
Plex								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	18	-	-	59	↓	-9 %		
Active Listings	21	-	-	18	↓	-20 %		
Median Price	**	-	-	\$405,000	↓	-4 %	↑	32 %
Average Price	**	-	-	\$398,456	↓	-10 %	↑	26 %
Average Selling Tlme (days)	**	-	-	37	↓	-21		

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

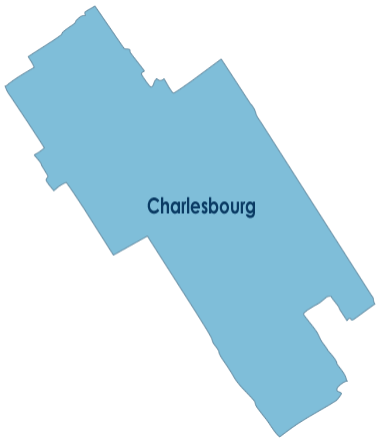


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	198	↑	5 %	
New Listings	247	↑	22 %	
Active Listings	212	↓	-17 %	
Volume (in thousands \$)	67,125	↑	13 %	

Last 12 Months				
Sales	821	↓	-14 %	
New Listings	1,009	↓	-10 %	
Active Listings	208	↓	-8 %	
Volume (in thousands \$)	263,396	↓	-12 %	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
160 and less	0.6	0	1.4	Seller
160 to 250	12.2	5	2.5	Seller
250 to 410	69.8	30	2.4	Seller
410 to 490	20.7	5	3.9	Seller
more than 490	20.2	4	5.0	Seller

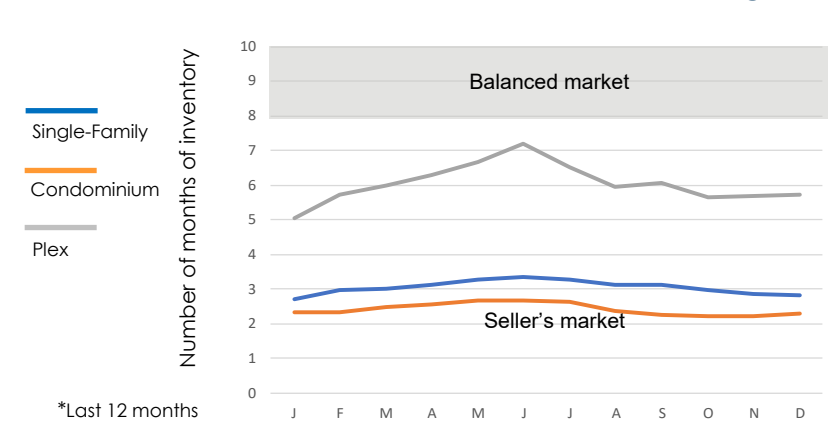
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	131	⬆️	4 %	529	⬇️	-14 %		
Active Listings	114	⬇️	-32 %	123	⬇️	-9 %		
Median Price	\$334,000	⬆️	6 %	\$328,750	⬆️	3 %	⬆️	39 %
Average Price	\$346,527	⬆️	2 %	\$346,290	⬆️	1 %	⬆️	40 %
Average Selling Tlme (days)	37	⬇️	-5	47	⬆️	4		
Condominium								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	35	⬇️	-15 %	193	⬇️	-13 %		
Active Listings	43	⬇️	-2 %	37	⬇️	-15 %		
Median Price	\$236,000	⬆️	11 %	\$218,000	⬆️	6 %	⬆️	31 %
Average Price	\$226,554	⬆️	4 %	\$216,374	⬆️	3 %	⬆️	26 %
Average Selling Tlme (days)	33	⬇️	-15	42	⬇️	-7		
Plex								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	32	⬆️	45 %	99	⬇️	-15 %		
Active Listings	55	⬆️	21 %	47	⬆️	1 %		
Median Price	\$397,500	⬆️	19 %	\$375,000	⬆️	7 %	⬆️	35 %
Average Price	\$431,269	⬆️	23 %	\$390,824	⬆️	3 %	⬆️	34 %
Average Selling Tlme (days)	57	⬇️	-17	59	⬆️	2		

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

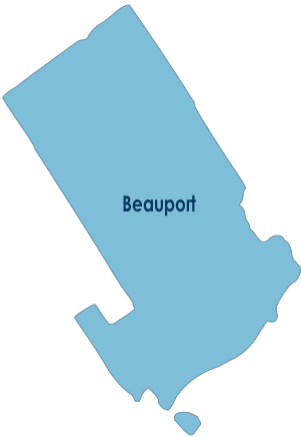


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	157	↑	15 %	
New Listings	173	↑	4 %	
Active Listings	133	↓	-4 %	
Volume (in thousands \$)	56,148	↑	30 %	
Last 12 Months				
Sales	655	↓	-3 %	
New Listings	748	↓	-5 %	
Active Listings	129	↑	4 %	
Volume (in thousands \$)	220,169	↑	4 %	

Table 3 - Market Conditions by Price Range

Condominium				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
120 and less	0.0	0	0.0	Seller
120 to 180	5.7	3	1.8	Seller
180 to 300	33.8	17	2.0	Seller
300 to 360	7.8	3	2.4	Seller
more than 360	10.1	1	8.1	Balanced

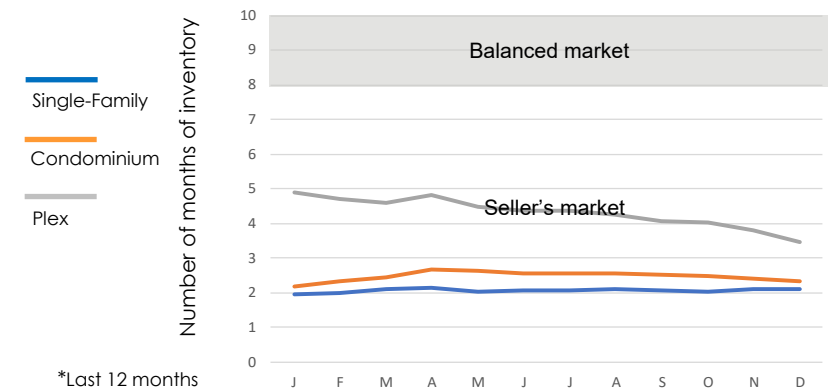
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Fourth Quarter 2023			Last 12 Months		
Sales	70	↓	-3 %	286	↓	-13 %
Active Listings	55	↑	9 %	50	↓	-2 %
Median Price	\$373,750	↑	23 %	\$351,500	↑	9 %
Average Price	\$429,083	↑	22 %	\$405,897	↑	13 %
Average Selling Time (days)	33	↓	-2	33	↑	5
Past 5 years						
						↑ 41 %
						↑ 44 %
Condominium						
	Fourth Quarter 2023			Last 12 Months		
Sales	69	↑	25 %	294	↑	1 %
Active Listings	58	↓	-8 %	57	↑	11 %
Median Price	\$255,000	↑	4 %	\$240,000	↔	0 %
Average Price	\$261,980	↑	2 %	\$250,722	↓	-1 %
Average Selling Time (days)	30	↓	-12	38	↓	-7
Past 5 years						
						↑ 26 %
						↑ 25 %
Plex						
	Fourth Quarter 2023			Last 12 Months		
Sales	18	-	-	75	↑	42 %
Active Listings	21	-	-	22	↑	3 %
Median Price	**	-	-	\$390,000	↑	4 %
Average Price	**	-	-	\$404,939	↑	2 %
Average Selling Time (days)	**	-	-	54	↓	-38
Past 5 years						
						↑ 48 %
						↑ 48 %

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics



Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	135	↑	5 %	
New Listings	151	↓	-15 %	
Active Listings	164	↓	-9 %	
Volume (in thousands \$)	45,890	↑	16 %	

Last 12 Months				
Sales	605	↓	-2 %	
New Listings	681	↓	-15 %	
Active Listings	165	↑	15 %	
Volume (in thousands \$)	201,457	↑	2 %	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
170 and less	1.8	1	2.3	Seller
170 to 250	11.2	6	1.9	Seller
250 to 420	65.4	27	2.4	Seller
420 to 500	8.8	5	1.7	Seller
more than 500	12.5	3	3.9	Seller

Source: QPAREB by the Centris system



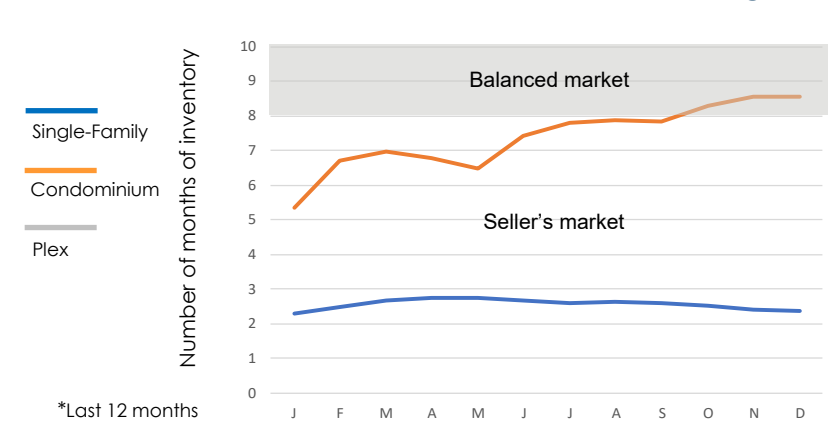
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	113	↑	15 %	507	↔	0 %	
Active Listings	94	↓	-22 %	100	↑	7 %	
Median Price	\$340,000	↑	13 %	\$334,950	↑	8 %	↑ 43 %
Average Price	\$346,709	↑	11 %	\$344,124	↑	5 %	↑ 38 %
Average Selling Time (days)	34	↓	-2	41	↑	9	

Condominium							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	13	-	-	72	↑	6 %	
Active Listings	51	↑	23 %	51	↑	86 %	
Median Price	**	-	-	\$215,500	↑	6 %	↑ 34 %
Average Price	**	-	-	\$230,194	↑	8 %	↑ 43 %
Average Selling Time (days)	**	-	-	33	↓	-2	

Plex							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	9	-	-	26	-	-	
Active Listings	19	-	-	14	-	-	
Median Price	**	-	-	**	-	-	↑ 48 %
Average Price	**	-	-	**	-	-	↑ 42 %
Average Selling Time (days)	**	-	-	**	-	-	

Evolution of Market Conditions by Property Category\*



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics

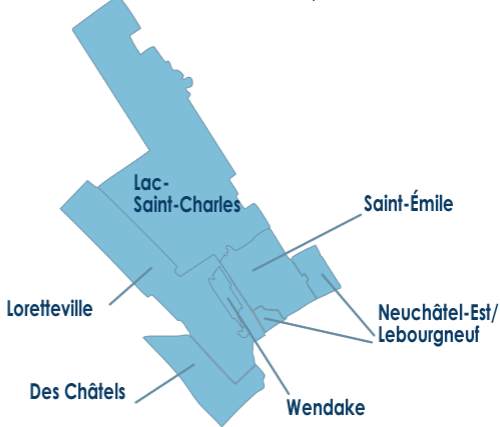


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	173	↑	10 %	
New Listings	190	↑	14 %	
Active Listings	155	↑	2 %	
Volume (in thousands \$)	58,330	↑	11 %	
Last 12 Months				
Sales	690	↓	-5 %	
New Listings	830	↔	0 %	
Active Listings	157	↔	0 %	
Volume (in thousands \$)	226,235	↓	-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)	
170 and less	8.8	1	9.5	Balanced
170 to 250	5.3	3	1.8	Seller
250 to 410	80.8	32	2.5	Seller
410 to 500	12.3	5	2.7	Seller
more than 500	11.8	3	3.6	Seller

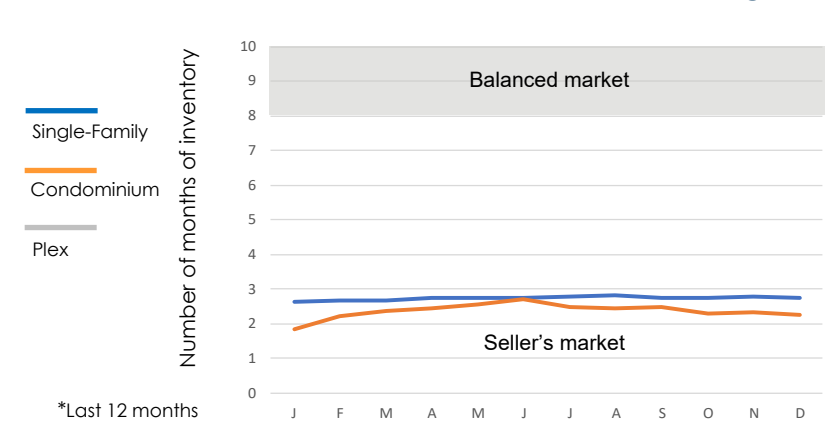
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	132	↑	2 %	523	↓	-5 %	
Active Listings	114	↔	0 %	119	↓	-2 %	
Median Price	\$337,500	↓	-2 %	\$331,000	↔	0 %	↑ 34 %
Average Price	\$359,600	↑	3 %	\$353,826	↑	2 %	↑ 37 %
Average Selling Time (days)	52	↑	12	41	↑	4	
Condominium							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	30	↑	58 %	135	↑	1 %	
Active Listings	24		-	25		-	
Median Price	\$231,500	↑	8 %	\$220,000	↓	-1 %	↑ 29 %
Average Price	\$229,252	↑	8 %	\$220,292	↑	1 %	↑ 30 %
Average Selling Time (days)	30	↓	-15	34	↓	-16	
Plex							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	11		-	32	↓	-24 %	
Active Listings	15		-	12	↓	-13 %	
Median Price	**		-	\$375,000	↓	-6 %	↑ 27 %
Average Price	**		-	\$437,997	↓	-1 %	↑ 33 %
Average Selling Time (days)	**		-	59	↓	-17	

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

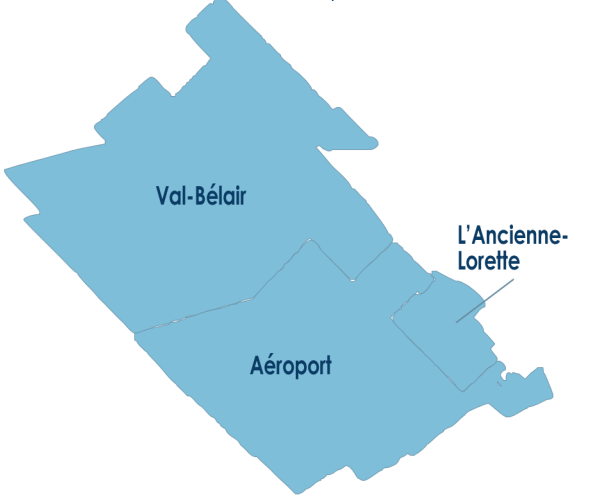




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	88	↑	44 %	
New Listings	125	↑	54 %	
Active Listings	121	↑	21 %	
Volume (in thousands \$)	41,335	↑	32 %	
Last 12 Months				
Sales	363	↑	2 %	
New Listings	482	↑	5 %	
Active Listings	109	↑	16 %	
Volume (in thousands \$)	179,246	↑	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)	
230 and less	3.4	1	4.1	Seller
230 to 340	6.8	3	2.2	Seller
340 to 570	28.3	13	2.3	Seller
570 to 680	9.8	2	4.2	Seller
more than 680	30.5	4	7.5	Seller

Source: QPAREB by the Centris system

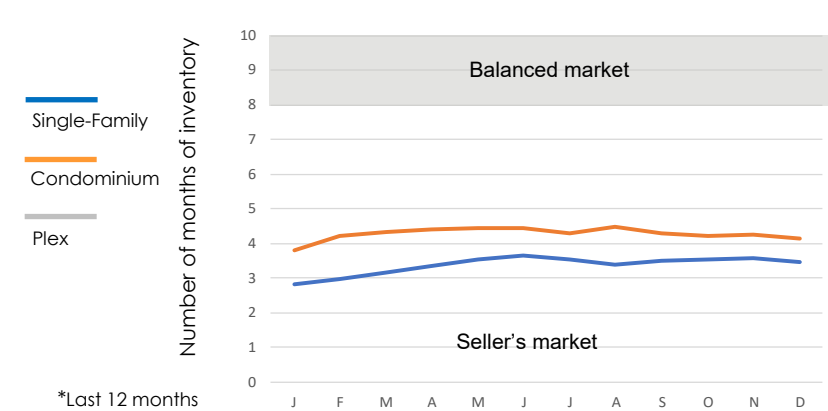


Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	65	↑	51 %	274	↑	11 %	
Active Listings	88	↑	35 %	79	↑	40 %	
Median Price	\$455,000	↓	-10 %	\$455,000	↓	-6 %	↑ 40 %
Average Price	\$525,900	↓	-8 %	\$544,104	↓	-1 %	↑ 42 %
Average Selling Time (days)	28	↓	-2	45	↑	7	
Condominium							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	21		-	83	↓	-20 %	
Active Listings	31	↑	1 %	29		-	
Median Price	**		-	\$300,000	↓	-14 %	↑ 11 %
Average Price	**		-	\$337,914	↓	-3 %	↑ 15 %
Average Selling Time (days)	**		-	58	↓	-13	
Plex							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	2		-	6		-	
Active Listings	2		-	2		-	
Median Price	**		-	**		-	↑ 26 %
Average Price	**		-	**		-	↑ 11 %
Average Selling Time (days)	**		-	**		-	

\*\*Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category\*



\*Last 12 months





Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	206	↑	14 %	
New Listings	309	↓	-2 %	
Active Listings	645	↑	25 %	
Volume (in thousands \$)	89,433	↑	16 %	
Last 12 Months				
Sales	911	↓	-14 %	
New Listings	1,415	↓	-11 %	
Active Listings	604	↑	52 %	
Volume (in thousands \$)	388,087	↓	-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)	
190 and less	14.0	4	3.7	Seller
190 to 290	50.8	10	4.9	Seller
290 to 480	287.0	31	9.1	Balanced
480 to 570	68.3	7	9.3	Balanced
more than 570	133.0	14	9.3	Balanced

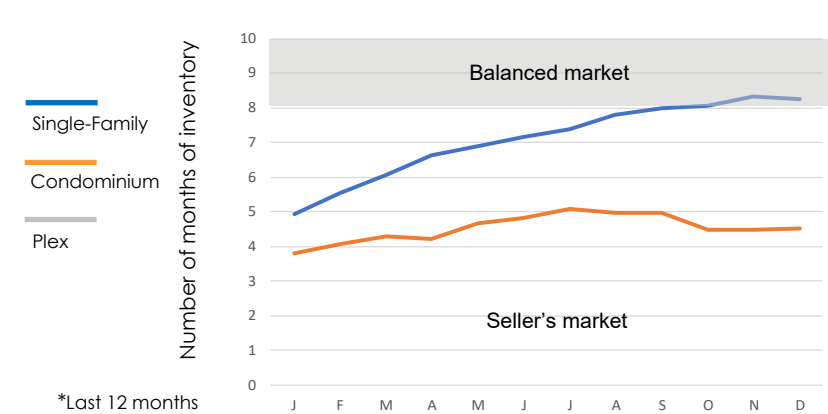
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	174	⬆️	12 %	806	⬇️	-12 %	⬆️ 43 % ⬆️ 46 %	
Active Listings	583	⬆️	26 %	553	⬆️	60 %		
Median Price	\$395,000	⬇️	-1 %	\$385,000	⬆️	1 %		
Average Price	\$457,794	⬆️	3 %	\$448,992	⬆️	5 %		
Average Selling Time (days)	60	⬆️	14	57	⬆️	12		
Condominium								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	27		-	89	⬇️	-26 %	⬆️ 27 % ⬆️ 38 %	
Active Listings	36	⬇️	-9 %	33	⬇️	-12 %		
Median Price	**		-	\$204,000	⬇️	-1 %		
Average Price	**		-	\$245,383	⬆️	2 %		
Average Selling Time (days)	**		-	83	⬆️	19		
Plex								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	5		-	16		-	⬆️ 48 % ⬆️ 46 %	
Active Listings	24		-	16		-		
Median Price	**		-	**		-		
Average Price	**		-	**		-		
Average Selling Time (days)	**		-	**		-		

Evolution of Market Conditions by Property Category\*



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics

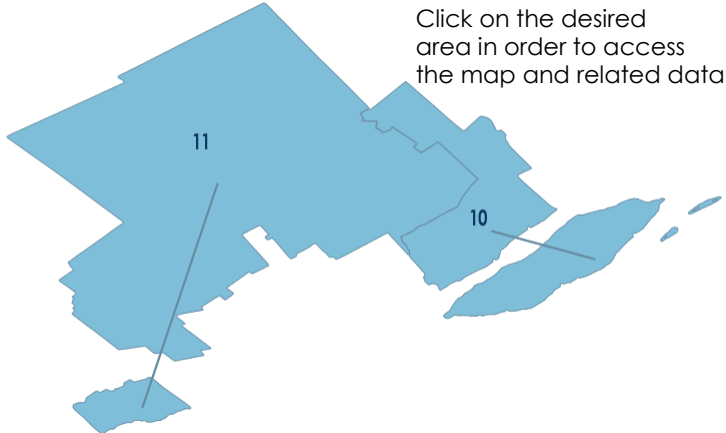


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	57	↑	6 %	
New Listings	97	↑	7 %	
Active Listings	163	↑	28 %	
Volume (in thousands \$)	23,844	↑	16 %	

Last 12 Months				
Sales	255	↓	-12 %	
New Listings	409	↑	9 %	
Active Listings	142	↑	29 %	
Volume (in thousands \$)	98,786	↓	-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)	
180 and less	6.5	2	4.3	Seller
180 to 270	7.5	2	3.1	Seller
270 to 450	45.6	8	5.8	Seller
450 to 540	15.2	1	14.0	Buyer
more than 540	46.5	4	10.5	Buyer

Source: QPAREB by the Centris system



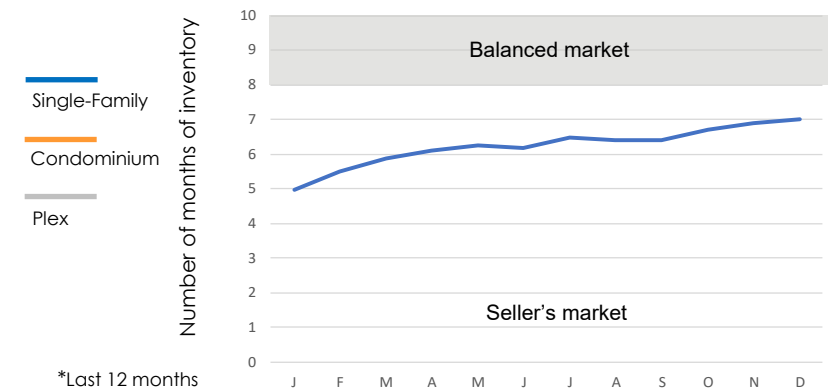
Table 2 - Detailed Centris Statistics by Property Category

Single-Family									
	Fourth Quarter 2023			Last 12 Months			Past 5 years		
Sales	44	↓	-6 %	208	↓	-3 %			
Active Listings	139	↑	33 %	121	↑	45 %			
Median Price	\$379,500	↔	0 %	\$357,500	↓	-3 %	↑	38 %	
Average Price	\$466,245	↑	15 %	\$426,825	↑	6 %	↑	55 %	
Average Selling Time (days)	63	↓	-2	69	↑	2			

Condominium									
	Fourth Quarter 2023			Last 12 Months			Past 5 years		
Sales	10	-	-	39	↓	-33 %			
Active Listings	15	-	-	15	-	-			
Median Price	**	-	-	\$195,000	↑	6 %	↑	32 %	
Average Price	**	-	-	\$212,020	↑	5 %	↑	36 %	
Average Selling Time (days)	**	-	-	94	↑	17			

Plex									
	Fourth Quarter 2023			Last 12 Months			Past 5 years		
Sales	3	-	-	8	-	-			
Active Listings	9	-	-	5	-	-			
Median Price	**	-	-	**	-	-	↑	88 %	
Average Price	**	-	-	**	-	-	↑	44 %	
Average Selling Time (days)	**	-	-	**	-	-			

Evolution of Market Conditions by Property Category\*



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics

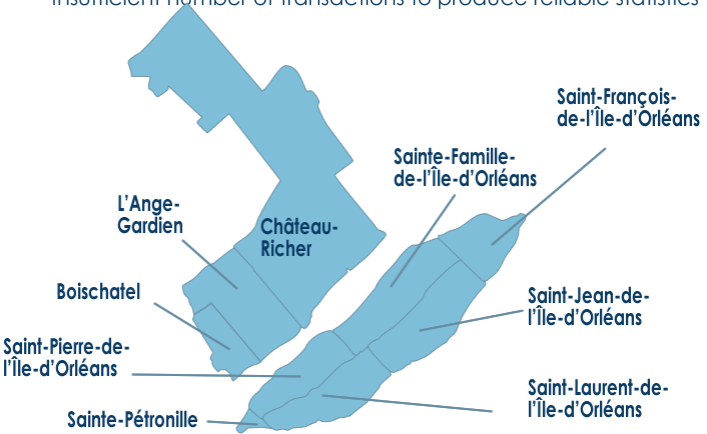


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	149	↑	17 %	
New Listings	212	↓	-5 %	
Active Listings	482	↑	24 %	
Volume (in thousands \$)	65,590	↑	16 %	
Last 12 Months				
Sales	656	↓	-15 %	
New Listings	1,006	↓	-17 %	
Active Listings	462	↑	61 %	
Volume (in thousands \$)	289,302	↓	-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)	
200 and less	9.1	3	3.6	Seller
200 to 300	59.0	8	7.2	Seller
300 to 490	231.8	24	9.6	Balanced
490 to 590	48.9	6	8.4	Balanced
more than 590	83.1	9	9.2	Balanced

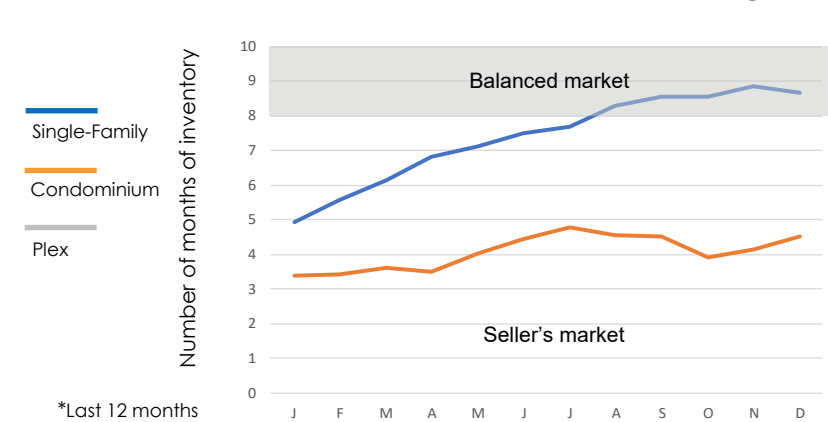
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	130	⬆️	20 %	598	⬇️	-14 %		
Active Listings	444	⬆️	24 %	432	⬆️	65 %		
Median Price	\$399,000	⬇️	-1 %	\$396,750	⬆️	3 %	⬆️	43 %
Average Price	\$454,912	⬇️	-1 %	\$456,616	⬆️	5 %	⬆️	44 %
Average Selling Time (days)	58	⬆️	20	53	⬆️	15		
Condominium								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	17	-		50	⬇️	-21 %		
Active Listings	21	-		19		-		
Median Price	**	-		\$225,500	⬇️	-6 %	⬆️	27 %
Average Price	**	-		\$271,406	⬇️	-1 %	⬆️	48 %
Average Selling Time (days)	**	-		74	⬆️	21		
Plex								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	2	-		8		-		
Active Listings	15	-		11		-		
Median Price	**	-		**		-	⬆️	35 %
Average Price	**	-		**		-	⬆️	52 %
Average Selling Time (days)	**	-		**		-		

Evolution of Market Conditions by Property Category\*



\*\*Insufficient number of transactions to produce reliable statistics

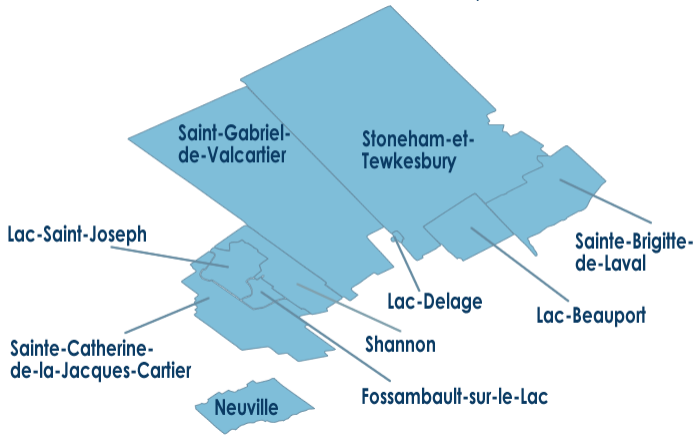




Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	367	↑	4 %	
New Listings	574	↑	14 %	
Active Listings	685	↑	3 %	
Volume (in thousands \$)	127,222	↑	9 %	

Last 12 Months				
Sales	1,654	↓	-3 %	
New Listings	2,279	↓	-1 %	
Active Listings	651	↑	11 %	
Volume (in thousands \$)	558,725	↓	-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	10.5	3	3.1	Seller
160 to 250	40.7	14	2.8	Seller
250 to 410	260.8	62	4.2	Seller
410 to 490	55.2	12	4.6	Seller
more than 490	136.4	13	10.6	Buyer

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Fourth Quarter 2023			Last 12 Months		
Sales	277	↑	2 %	1,256	↓	-4 %
Active Listings	533	↑	6 %	504	↑	15 %
Median Price	\$335,000	↑	3 %	\$329,000	↑	3 %
Average Price	\$369,075	↑	5 %	\$355,539	↑	1 %
Average Selling Time (days)	52	↓	-2	56	↑	3

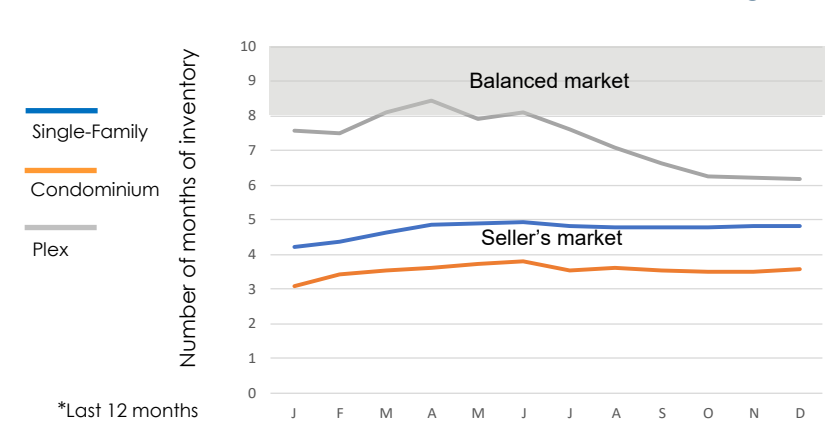
  

Condominium						
	Fourth Quarter 2023			Last 12 Months		
Sales	60	↑	11 %	262	↔	0 %
Active Listings	80	↑	15 %	78	↑	18 %
Median Price	\$219,500	↑	5 %	\$219,000	↑	5 %
Average Price	\$252,234	↑	11 %	\$241,407	↑	3 %
Average Selling Time (days)	63	↑	10	64	↑	1

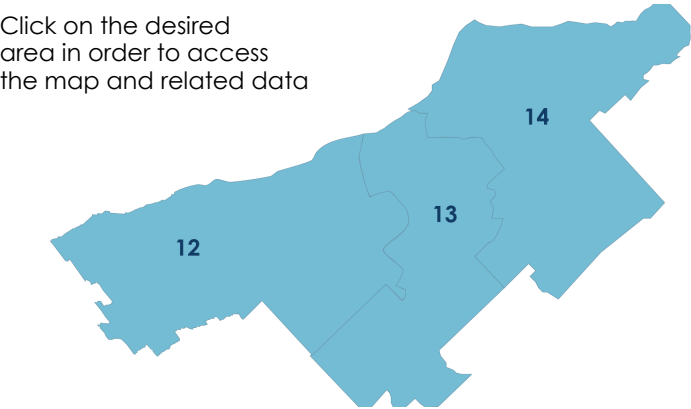
  

Plex						
	Fourth Quarter 2023			Last 12 Months		
Sales	29	-	-	130	↑	1 %
Active Listings	70	↓	-18 %	67	↓	-17 %
Median Price	**	-	-	\$328,500	↑	2 %
Average Price	**	-	-	\$351,444	↑	3 %
Average Selling Time (days)	**	-	-	89	↑	13

Evolution of Market Conditions by Property Category\*



\*\*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				
Fourth Quarter 2023				
Sales	117	↑	17 %	
New Listings	180	↑	1 %	
Active Listings	222	↓	-2 %	
Volume (in thousands \$)	43,840	↑	18 %	

Last 12 Months				
Sales	528	↑	1 %	
New Listings	744	↑	4 %	
Active Listings	229	↑	19 %	
Volume (in thousands \$)	193,178	↑	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)	
170 and less	6.6	2	2.9	Seller
170 to 260	11.6	4	2.7	Seller
260 to 430	116.8	20	5.8	Seller
430 to 520	20.3	5	4.4	Seller
more than 520	44.9	6	8.0	Balanced

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

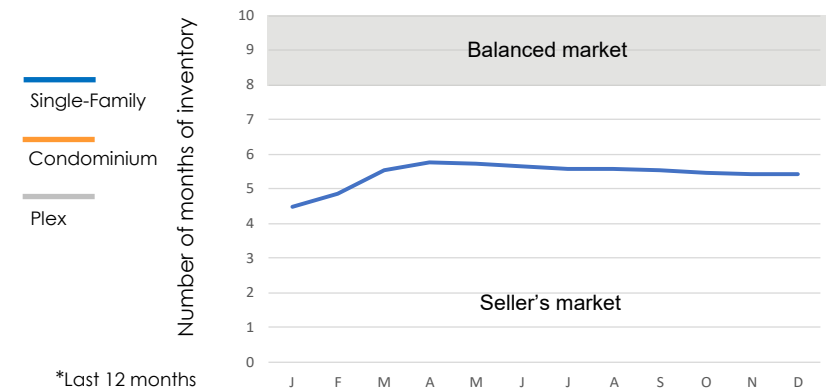
Single-Family							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	100	↑	15 %	442	↓	-2 %	
Active Listings	199	↑	6 %	200	↑	24 %	
Median Price	\$350,000	↑	4 %	\$346,250	↑	3 %	↑ 41 %
Average Price	\$400,382	↑	3 %	\$382,202	↑	3 %	↑ 48 %
Average Selling Time (days)	65	↓	-8	61	↓	-1	

Condominium							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	15	-		59	↑	28 %	
Active Listings	10	-		16	-		
Median Price	**	-		\$217,000	↑	3 %	↑ 24 %
Average Price	**	-		\$232,783	↑	5 %	↑ 25 %
Average Selling Time (days)	**	-		71	↓	-39	

Plex							
	Fourth Quarter 2023			Last 12 Months			Past 5 years
Sales	2	-		23	-		
Active Listings	12	-		12	-		
Median Price	**	-		**	-		↓ -26 %
Average Price	**	-		**	-		↓ -7 %
Average Selling Time (days)	**	-		**	-		

\*\*Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category\*



\*Last 12 months





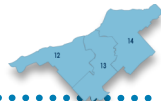


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	101	↓	-4 %	
New Listings	163	↑	23 %	
Active Listings	171	↓	-6 %	
Volume (in thousands \$)	33,447	↑	3 %	
Last 12 Months				
Sales	503	↓	-5 %	
New Listings	655	↓	-4 %	
Active Listings	166	↑	3 %	
Volume (in thousands \$)	166,525	↓	-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	1.6	0	4.8	Seller
160 to 240	11.3	4	3.2	Seller
240 to 410	71.3	22	3.2	Seller
410 to 490	10.7	3	3.7	Seller
more than 490	39.5	4	11.3	Buyer

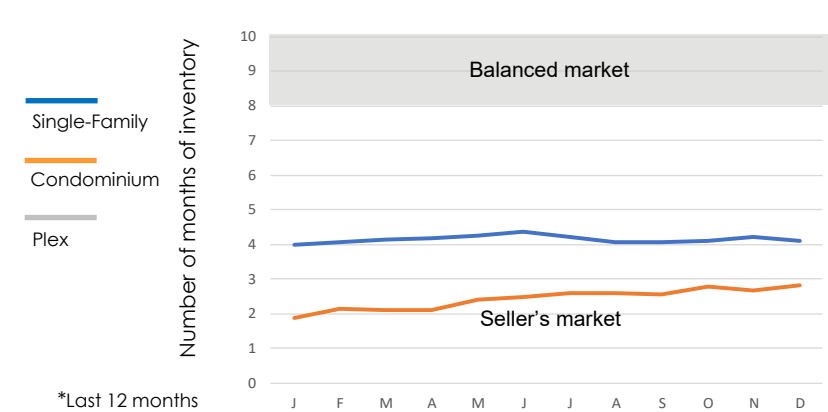
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

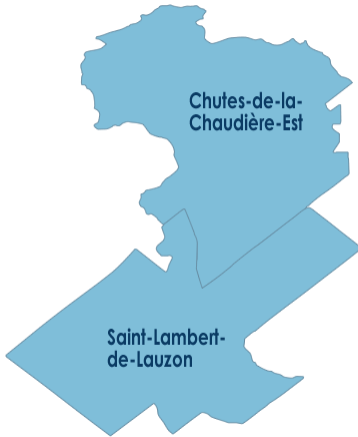
Single-Family						
	Fourth Quarter 2023			Last 12 Months		
Sales	77	↓	-13 %	392	↓	-4 %
Active Listings	139	↓	-6 %	134	↑	7 %
Median Price	\$324,000	↑	6 %	\$326,000	↑	3 %
Average Price	\$350,192	↑	8 %	\$350,916	↓	-1 %
Average Selling Time (days)	40	↓	-5	52	↑	7
Past 5 years						
						↑ 38 %
						↑ 37 %
Condominium						
	Fourth Quarter 2023			Last 12 Months		
Sales	18	-	-	80	↓	-7 %
Active Listings	22	-	-	19	-	-
Median Price	**	-	-	\$220,000	↑	11 %
Average Price	**	-	-	\$232,987	↑	13 %
Average Selling Time (days)	**	-	-	48	↓	-9
Past 5 years						
						↑ 20 %
						↑ 28 %
Plex						
	Fourth Quarter 2023			Last 12 Months		
Sales	6	-	-	30	↓	-17 %
Active Listings	10	-	-	13	↓	-41 %
Median Price	**	-	-	\$328,500	↔	0 %
Average Price	**	-	-	\$341,706	↔	0 %
Average Selling Time (days)	**	-	-	134	↑	75
Past 5 years						
						↑ 12 %
						↑ 12 %

Evolution of Market Conditions by Property Category\*



\*Last 12 months

\*\*Insufficient number of transactions to produce reliable statistics



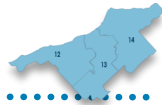


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2023				
Sales	149	↑	1 %	
New Listings	231	↑	20 %	
Active Listings	293	↑	14 %	
Volume (in thousands \$)	49,936	↑	6 %	
Last 12 Months				
Sales	623	↓	-5 %	
New Listings	880	↓	-2 %	
Active Listings	256	↑	9 %	
Volume (in thousands \$)	199,022	↓	-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	3.5	1	3.8	Seller
160 to 240	13.5	5	2.7	Seller
240 to 390	69.5	21	3.3	Seller
390 to 470	29.8	4	6.7	Seller
more than 470	52.7	4	13.7	Buyer

Source: QPAREB by the Centris system

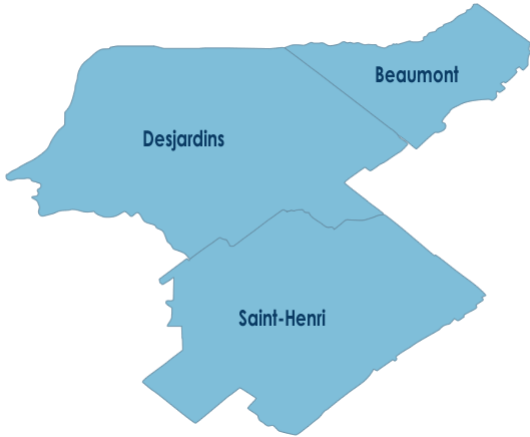
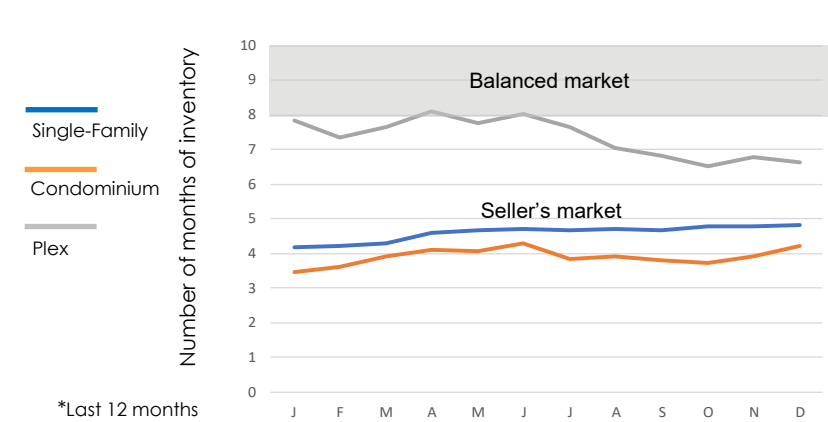


Table 2 - Detailed Centris Statistics by Property Category

Single-Family								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	100	⬆️	5 %	422	⬇️	-7 %		
Active Listings	195	⬆️	16 %	169	⬆️	12 %		
Median Price	\$330,000	⬆️	5 %	\$315,000	⬆️	5 %	⬆️	35 %
Average Price	\$352,432	⬆️	2 %	\$332,052	↔️	0 %	⬆️	39 %
Average Selling Tlme (days)	48	⬆️	2	56	⬆️	4		
Condominium								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	27		-	123	⬇️	-5 %		
Active Listings	48	⬆️	22 %	43	⬆️	15 %		
Median Price	**		-	\$215,000	⬆️	2 %	⬆️	28 %
Average Price	**		-	\$251,021	⬇️	-2 %	⬆️	28 %
Average Selling Tlme (days)	**		-	72	⬆️	21		
Plex								
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	21		-	77	⬆️	8 %		
Active Listings	48	⬇️	-1 %	43	⬇️	-6 %		
Median Price	**		-	\$320,000	⬆️	3 %	⬆️	28 %
Average Price	**		-	\$348,886	⬆️	4 %	⬆️	25 %
Average Selling Tlme (days)	**		-	67	⬇️	-15		

\*\*Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category\*



# 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](mailto:stats@apcia.ca)

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