

Total Residential

Sales	Listings
38%	-29%
2 609	2 089

Quebec City Metropolitan Area

By Property Category



Single-Family



Condominium



Plex

	Single-Family	Condominium	Plex
Sales	↑ 38% 1 616	↑ 38% 742	↑ 45% 250
Median Price	↑ 14% \$407 000	↑ 10% \$275 000	↑ 24% \$483 500
Active Listing	↓ -28% 1 295	↓ -34% 529	↓ -29% 253
Average Selling Time (days)	↓ -3 41	↓ -4 56	↓ -5 51

** 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

Q4 2024 **0,9%**

Average rent

Q4 2024 **\$1,040**

Q4 2023 **\$976**

Variation

7%

Proportion of owners

41.7%

58.3%



Mortgage Rates

1-year term

Variation

Q4 2024 **7.24%**

-0.78

Q4 2023 **8.02%**

5-year term

Variation

Q4 2024 **6.49%**

-0.55

Q4 2023 **7.04%**



Consumer Confidence Level

Overall

Variation

Q4 2024 **84**

11

Q4 2023 **73**

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

Variation

Q4 2024 **18%**

12

Q4 2023 **7%**



Labour Market

Employment (in thousands)

Variation

Q4 2024 **451.0**

-15.1

Q4 2023 **466.1**

Unemployment rate

Variation

Q4 2024 **4.5%**

1.8

Q4 2023 **2.7%**



Housing Starts | Q3 2024



Total

Variation

Q3 2024 **1,658**

-6%

Q3 2023 **1,770**

Single-Family

Variation

Q3 2024 **284**

-5%

Q3 2023 **299**

Condominium

Variation

Q3 2024 **55**

++

Q3 2023 **24**

Rental

Variation

Q3 2024 **1,319**

-9%

Q3 2023 **1,447**

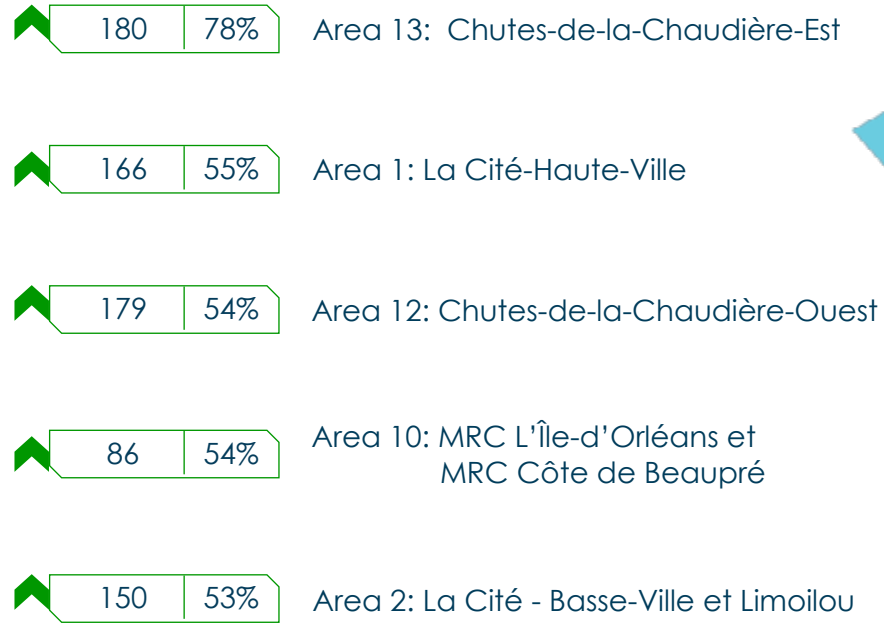
Sources: Statistics Canada, 2021 census, CMHC - Rental Market Survey, January 2021

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

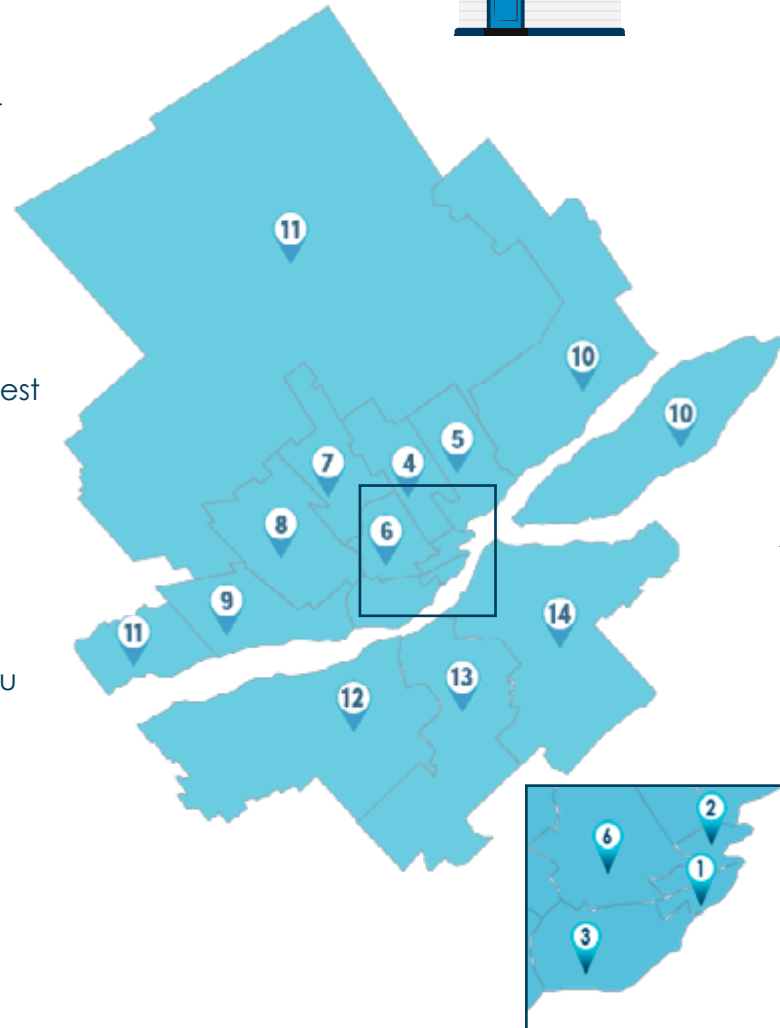
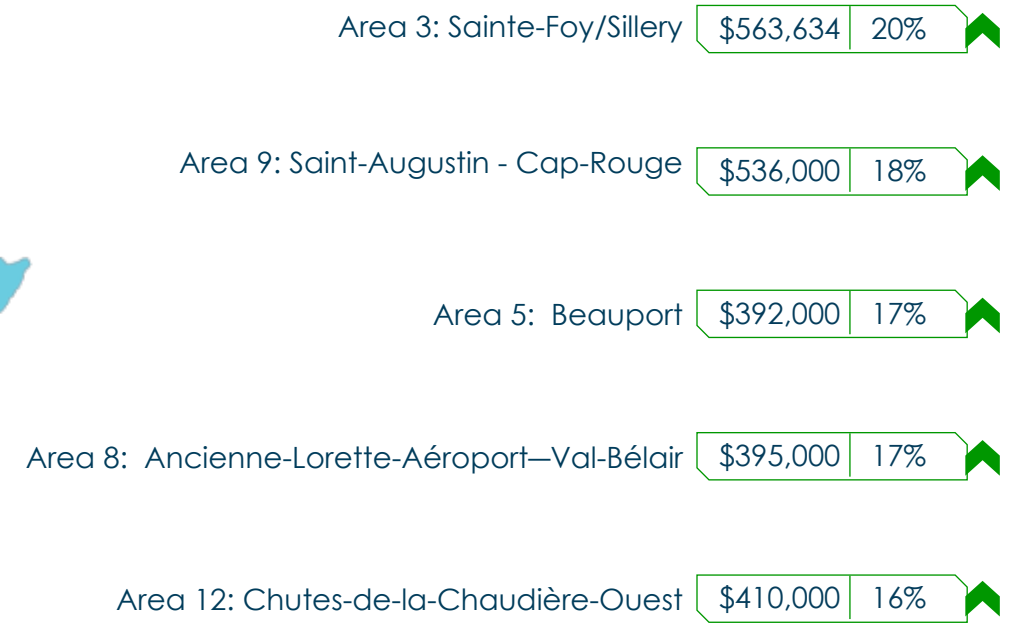
Sources: Statistics Canada and CMHC
++Variation greater than 100%



TOTAL RESIDENTIAL SALES



MEDIAN PRICE OF SINGLE-FAMILY HOMES



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

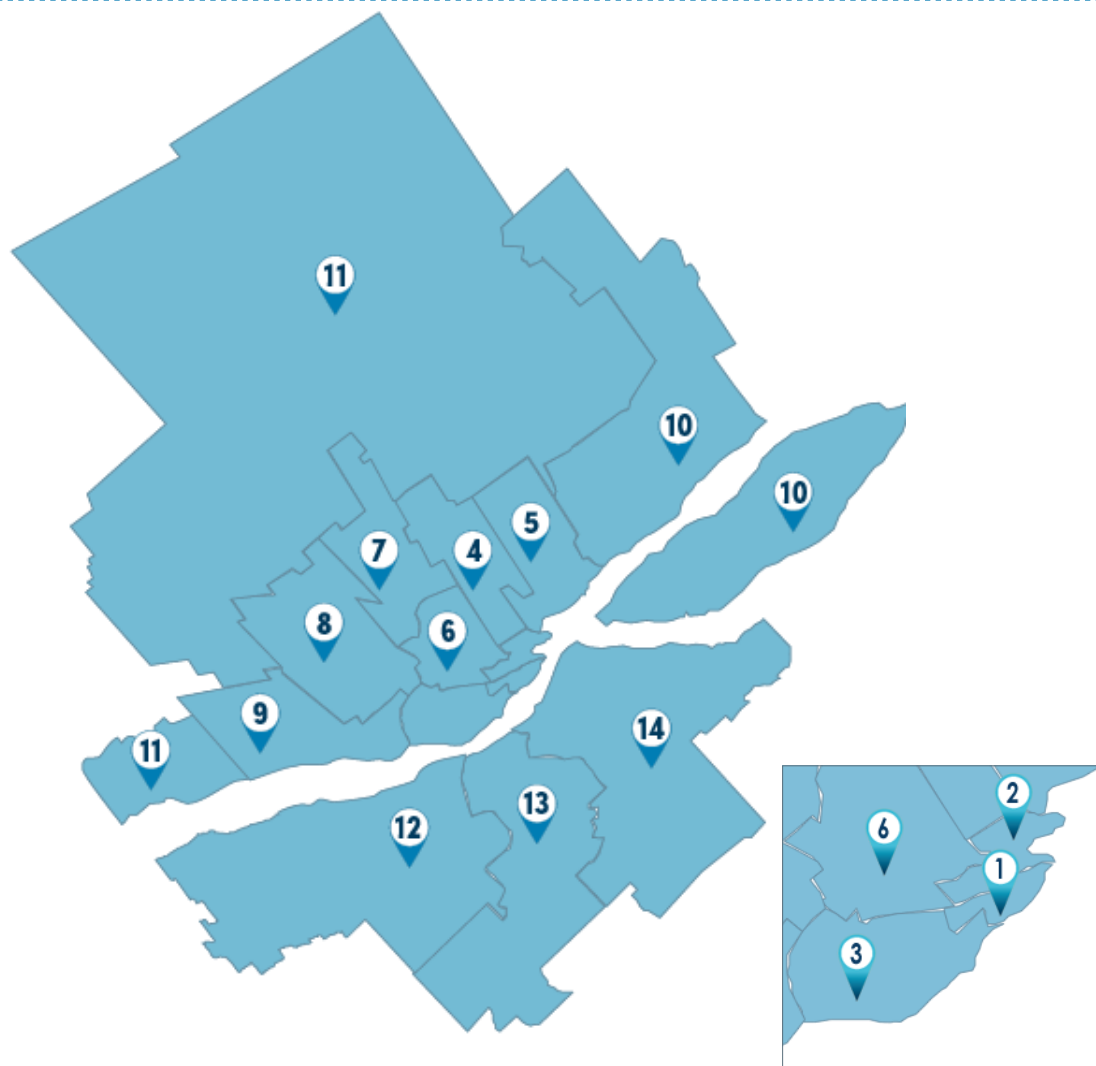
Area 5: Beauport
Beauport

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



Quebec City Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2024				
Sales	2,609	↑	38 %	
New Listings	2,647	↑	6 %	
Active Listings	2,089	↓	-29 %	
Volume (in thousands \$)	1,118,514	↑	58 %	

Last 12 Months				
Sales	9,835	↑	19 %	
New Listings	11,150	↑	4 %	
Active Listings	2,436	↓	-15 %	
Volume (in thousands \$)	3,980,161	↑	32 %	

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	33.0	15	2.3	Seller
190 to 290	114.3	59	1.9	Seller
290 to 480	702.9	293	2.4	Seller
480 to 580	191.3	59	3.2	Seller
more than 580	441.3	80	5.5	Seller

Source: QPAREB by the Centris system



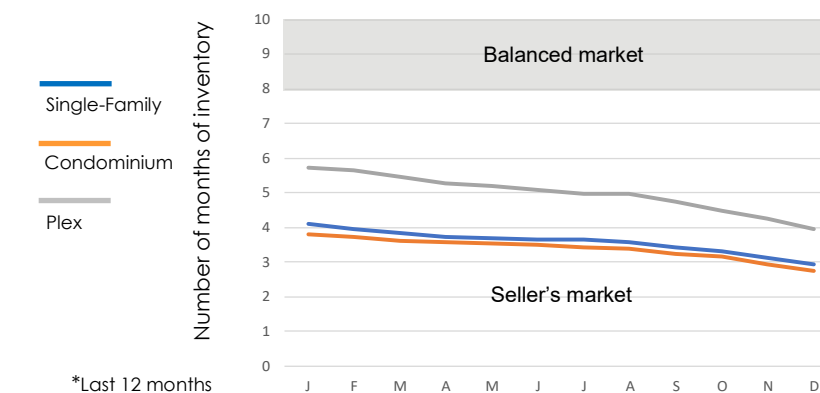
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	Fourth Quarter 2024			Last 12 Months		Past 5 years
Sales	1,616	↑	38 %	6,067	↑	17 %
Active Listings	1,295	↓	-28 %	1,483	↓	-15 %
Median Price	\$407,000	↑	14 %	\$385,000	↑	10 %
Average Price	\$467,644	↑	16 %	\$444,203	↑	12 %
Average Selling Time (days)	41	↓	-3	50	↑	2

Condominium						
	Fourth Quarter 2024			Last 12 Months		Past 5 years
Sales	742	↑	38 %	2,909	↑	18 %
Active Listings	529	↓	-34 %	664	↓	-17 %
Median Price	\$275,000	↑	10 %	\$270,000	↑	13 %
Average Price	\$319,576	↑	6 %	\$308,071	↑	8 %
Average Selling Time (days)	56	↓	-4	54	↓	-6

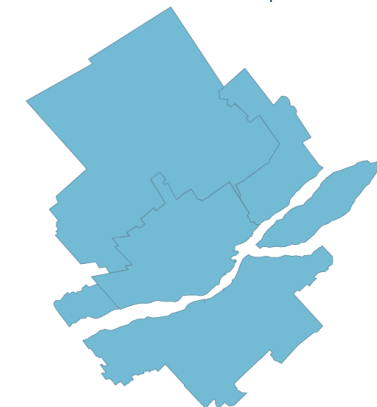
Plex						
	Fourth Quarter 2024			Last 12 Months		Past 5 years
Sales	250	↑	45 %	856	↑	31 %
Active Listings	253	↓	-29 %	282	↓	-12 %
Median Price	\$483,500	↑	24 %	\$440,000	↑	13 %
Average Price	\$506,943	↑	19 %	\$469,279	↑	12 %
Average Selling Time (days)	51	↓	-5	63	↓	-4

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Agglomeration of Quebec City

List of areas



Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2024				
Sales	1,723	↑	31 %	
New Listings	1,645	↔	0 %	
Active Listings	1,081	↓	-35 %	
Volume (in thousands \$)	734,637	↑	50 %	

Last 12 Months				
Sales	6,555	↑	14 %	
New Listings	7,041	↔	0 %	
Active Listings	1,306	↓	-20 %	
Volume (in thousands \$)	2,623,051	↑	26 %	

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	6	2.5	Seller
190 to 290	37.5	26	1.4	Seller
290 to 480	262.1	178	1.5	Seller
480 to 580	62.6	33	1.9	Seller
more than 580	176.6	44	4.0	Seller

Source: QPAREB by the Centris system



FSMI - residential barometer - Fourth Quarter 2024

Table 2 - Detailed Centris Statistics by Property Category

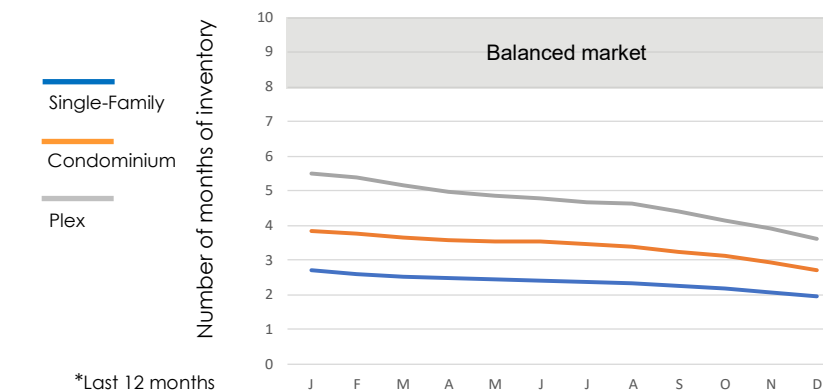
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	907	↑ 26 %	3,436	↑ 11 %	
Active Listings	468	↓ -33 %	553	↓ -21 %	
Median Price	\$415,000	↑ 15 %	\$388,000	↑ 11 %	↑ 47 %
Average Price	\$475,939	↑ 18 %	\$448,487	↑ 12 %	↑ 53 %
Average Selling Time (days)	32	↓ -4	41	↓ -1	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	622	↑ 38 %	2,452	↑ 16 %	
Active Listings	434	↓ -37 %	552	↓ -20 %	
Median Price	\$280,500	↑ 10 %	\$275,000	↑ 12 %	↑ 40 %
Average Price	\$328,635	↑ 7 %	\$314,467	↑ 8 %	↑ 36 %
Average Selling Time (days)	52	↓ -8	53	↓ -6	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	194	↑ 39 %	666	↑ 30 %	
Active Listings	179	↓ -34 %	201	↓ -17 %	
Median Price	\$497,500	↑ 20 %	\$455,000	↑ 12 %	↑ 46 %
Average Price	\$517,171	↑ 16 %	\$477,800	↑ 9 %	↑ 42 %
Average Selling Time (days)	52	↓ -2	62	↑ 1	

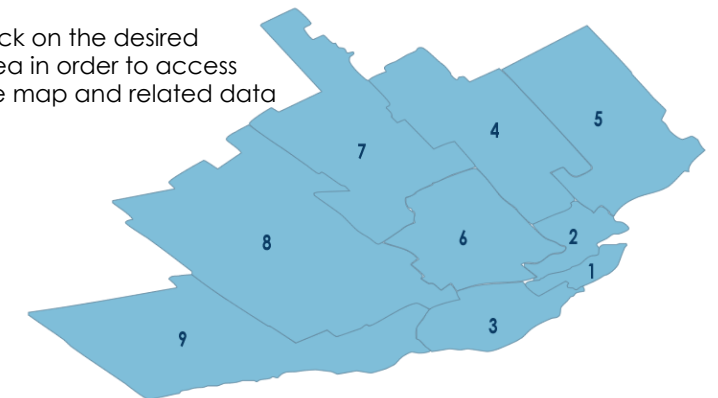
**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

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



Definitions and Explanatory notes



Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2024				
Sales	166	↑	55 %	
New Listings	177	↓	-1 %	
Active Listings	203	↓	-27 %	
Volume (in thousands \$)	76,334	↑	60 %	

Last 12 Months				
Sales	627	↑	26 %	
New Listings	778	↑	7 %	
Active Listings	245	↓	-10 %	
Volume (in thousands \$)	263,196	↑	24 %	

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	8.0	3	2.9	Seller
160 to 240	23.8	7	3.3	Seller
240 to 400	76.3	21	3.7	Seller
400 to 480	20.9	5	4.5	Seller
more than 480	60.3	9	6.5	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

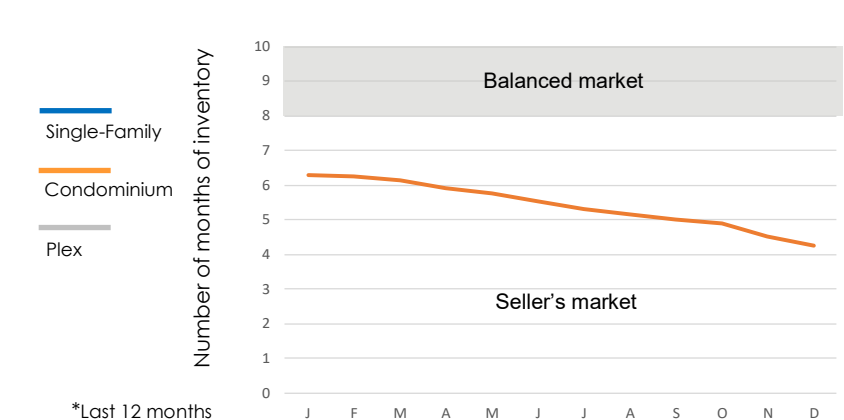
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	22	-	54	↑ 26 %	
Active Listings	17	-	20	-	
Median Price	**	-	\$740,000	↑ 12 %	↑ 58 %
Average Price	**	-	\$759,726	↑ 4 %	↑ 67 %
Average Selling Time (days)	**	-	63	↑ 11	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	128	↑ 44 %	533	↑ 26 %	
Active Listings	156	↓ -30 %	189	↓ -15 %	
Median Price	\$320,000	↓ -7 %	\$321,000	↑ 4 %	↑ 19 %
Average Price	\$374,352	↓ -9 %	\$369,016	↓ -3 %	↑ 20 %
Average Selling Time (days)	57	↓ -45	69	↓ -26	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	16	-	40	↑ 29 %	
Active Listings	30	↓ -13 %	35	↑ 14 %	
Median Price	**	-	\$632,500	↑ 13 %	↑ 12 %
Average Price	**	-	\$648,255	↓ -4 %	↑ 12 %
Average Selling Time (days)	**	-	109	↑ 3	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 2 : La Cité - Basse-Ville and Limoilou

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	150	↑	53 %
New Listings	154	↑	12 %
Active Listings	133	↓	-30 %
Volume (in thousands \$)	61,512	↑	69 %

Last 12 Months			
Sales	560	↑	31 %
New Listings	652	↑	10 %
Active Listings	152	↓	-13 %
Volume (in thousands \$)	217,036	↑	42 %

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	0.8	0	5.0	Seller
140 to 210	10.0	3	3.0	Seller
210 to 360	38.7	12	3.2	Seller
360 to 430	7.0	3	2.3	Seller
more than 430	11.3	2	4.7	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

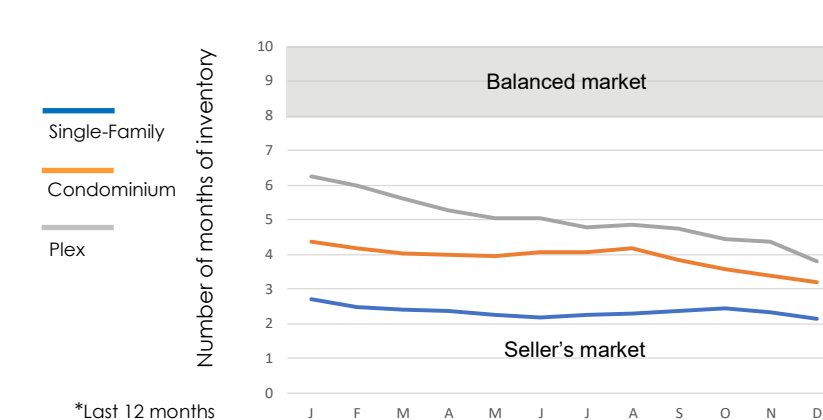
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	22	-	89	↑ 20 %	
Active Listings	15	-	16	-	
Median Price	**	-	\$395,000	↑ 14 %	↑ 55 %
Average Price	**	-	\$419,860	↑ 16 %	↑ 60 %
Average Selling Time (days)	**	-	36	↓ -6	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	66	↑ 57 %	254	↑ 30 %	
Active Listings	52	↓ -31 %	68	↓ -9 %	
Median Price	\$292,500	↑ 6 %	\$286,500	↑ 2 %	↑ 40 %
Average Price	\$308,409	↑ 1 %	\$302,557	↑ 3 %	↑ 39 %
Average Selling Time (days)	66	↑ 27	56	↓ -1	

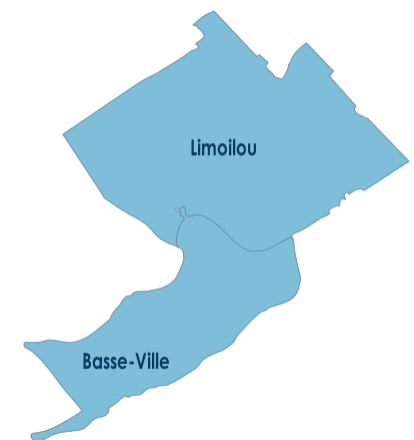
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	62	↑ 59 %	217	↑ 36 %	
Active Listings	66	↓ -33 %	68	↓ -20 %	
Median Price	\$475,000	↑ 16 %	\$457,000	↑ 11 %	↑ 43 %
Average Price	\$491,882	↑ 10 %	\$473,820	↑ 10 %	↑ 44 %
Average Selling Time (days)	61	↑ 12	69	↑ 5	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 3 : Sainte-Foy/Sillery

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	224	↑	29 %
New Listings	206	↓	-16 %
Active Listings	170	↓	-34 %
Volume (in thousands \$)	123,758	↑	59 %

Last 12 Months			
Sales	923	↑	17 %
New Listings	1,005	↓	-1 %
Active Listings	223	↓	-17 %
Volume (in thousands \$)	459,669	↑	33 %

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	0.2	0	2.0	Seller
150 to 230	12.0	8	1.5	Seller
230 to 380	44.0	20	2.2	Seller
380 to 460	13.3	3	4.2	Seller
more than 460	49.8	8	5.9	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

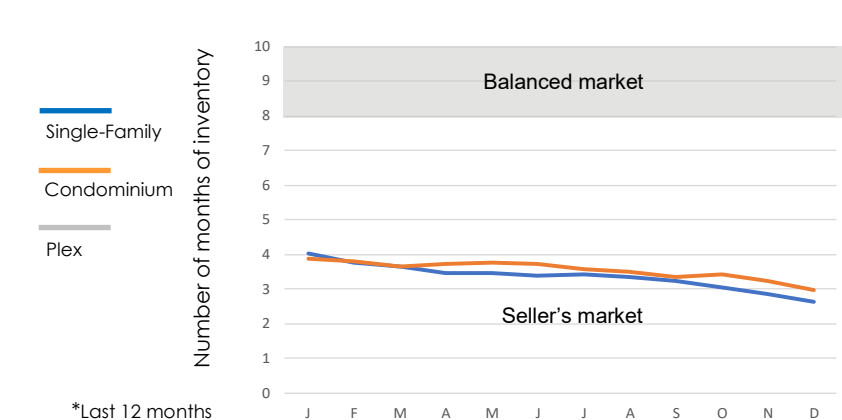
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	101	↑ 35 %	410	↑ 25 %	
Active Listings	63	↓ -45 %	90	↓ -18 %	
Median Price	\$563,634	↑ 20 %	\$525,000	↑ 14 %	↑ 50 %
Average Price	\$706,865	↑ 28 %	\$643,475	↑ 15 %	↑ 54 %
Average Selling Time (days)	47	↑ 3	57	↑ 3	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	117	↑ 21 %	480	↑ 11 %	
Active Listings	96	↓ -27 %	119	↓ -18 %	
Median Price	\$320,000	↑ 12 %	\$303,500	↑ 15 %	↑ 35 %
Average Price	\$415,206	↑ 14 %	\$369,596	↑ 8 %	↑ 35 %
Average Selling Time (days)	76	↑ 5	61	↓ -8	

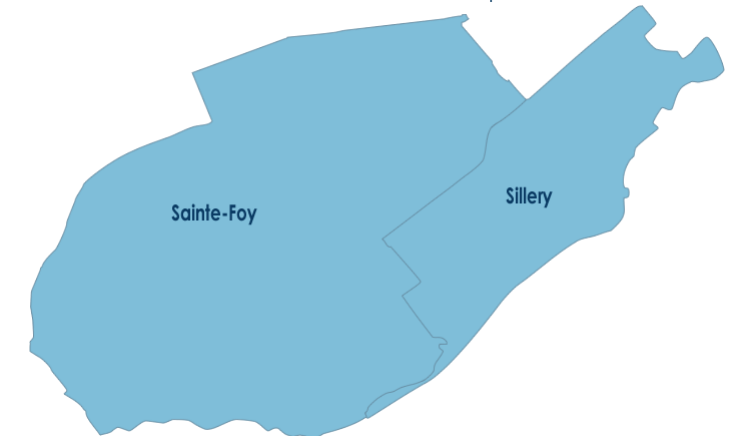
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	6	-	33	-	
Active Listings	11	-	14	-	
Median Price	**	-	\$580,000	↑ 13 %	↑ 30 %
Average Price	**	-	\$622,982	↑ 13 %	↑ 40 %
Average Selling Time (days)	**	-	71	↑ 16	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 4 : Charlesbourg

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	253	↑	35 %
New Listings	224	↑	10 %
Active Listings	99	↓	-35 %
Volume (in thousands \$)	94,088	↑	55 %

Last 12 Months			
Sales	966	↑	8 %
New Listings	991	↑	1 %
Active Listings	123	↓	-20 %
Volume (in thousands \$)	342,126	↑	23 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	0.4	0	1.3	Seller
190 to 280	4.7	4	1.2	Seller
280 to 460	44.1	34	1.3	Seller
460 to 560	7.3	5	1.4	Seller
more than 560	14.7	5	2.7	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

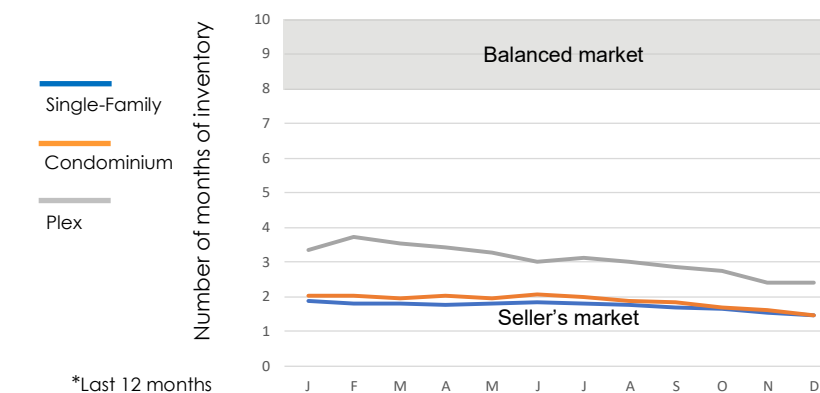
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	146	↑ 28 %	583	↑ 7 %	
Active Listings	60	↓ -30 %	71	↓ -18 %	
Median Price	\$389,459	↑ 11 %	\$370,000	↑ 13 %	↑ 50 %
Average Price	\$422,289	↑ 17 %	\$403,098	↑ 14 %	↑ 54 %
Average Selling Time (days)	25	↑ 1	31	↓ -4	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	82	↑ 46 %	310	↑ 7 %	
Active Listings	25	-	38	↓ -25 %	
Median Price	\$225,000	↑ 12 %	\$220,000	↑ 10 %	↑ 42 %
Average Price	\$241,726	↑ 11 %	\$229,355	↑ 6 %	↑ 38 %
Average Selling Time (days)	29	↓ -20	35	↓ -6	

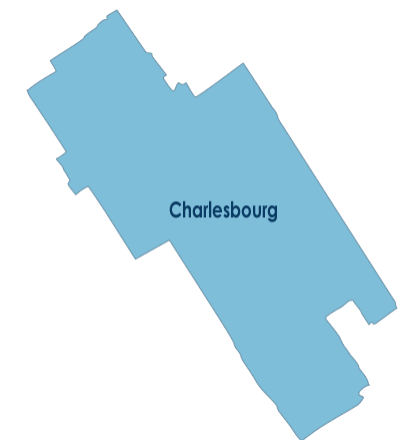
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	25	-	73	↑ 26 %	
Active Listings	15	-	15	-	
Median Price	**	-	\$475,000	↑ 18 %	↑ 67 %
Average Price	**	-	\$493,427	↑ 24 %	↑ 60 %
Average Selling Time (days)	**	-	42	↑ 4	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 5 : Beauport

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	244	↑	23 %
New Listings	250	↑	3 %
Active Listings	131	↓	-37 %
Volume (in thousands \$)	94,017	↑	40 %

Last 12 Months			
Sales	945	↑	15 %
New Listings	986	↓	-2 %
Active Listings	142	↓	-31 %
Volume (in thousands \$)	339,572	↑	29 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	1.7	1	1.5	Seller
190 to 280	8.0	4	1.8	Seller
280 to 460	54.8	35	1.6	Seller
460 to 560	7.9	6	1.3	Seller
more than 560	13.2	3	4.8	Seller

Source: QPAREB by the Centris system



FSMI - residential barometer - Fourth Quarter 2024

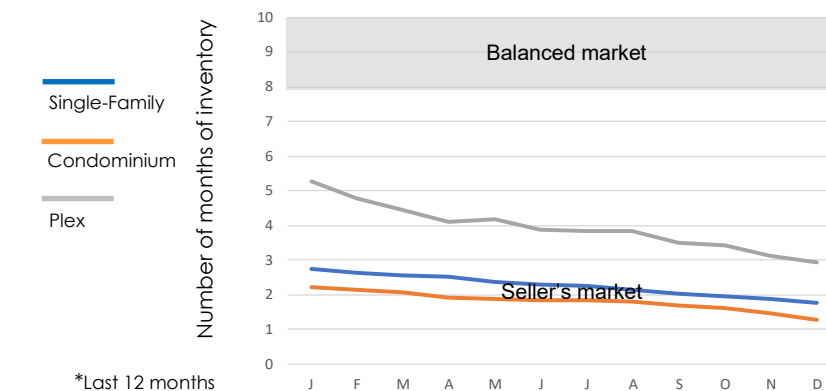
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	161	↑ 23 %	586	↑ 11 %	
Active Listings	82	↓ -27 %	86	↓ -30 %	
Median Price	\$392,000	↑ 17 %	\$370,000	↑ 13 %	↑ 49 %
Average Price	\$401,754	↑ 16 %	\$382,166	↑ 10 %	↑ 47 %
Average Selling Time (days)	27	↓ -11	35	↓ -12	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	52	↑ 49 %	227	↑ 18 %	
Active Listings	20	-	24	-	
Median Price	\$241,500	↑ 2 %	\$250,000	↑ 15 %	↑ 40 %
Average Price	\$255,628	↑ 13 %	\$251,481	↑ 16 %	↑ 40 %
Average Selling Time (days)	29	↓ -4	35	↓ -7	

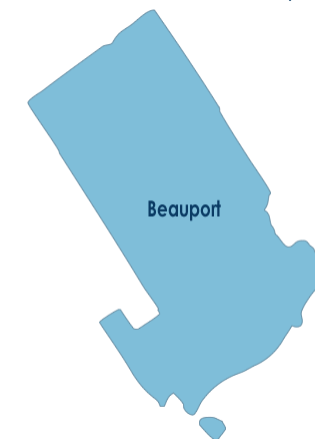
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	31	↓ -3 %	132	↑ 33 %	
Active Listings	28	-	32	↓ -31 %	
Median Price	\$470,000	↑ 18 %	\$411,500	↑ 10 %	↑ 44 %
Average Price	\$517,481	↑ 20 %	\$443,461	↑ 13 %	↑ 47 %
Average Selling Time (days)	47	↓ -10	55	↓ -4	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Definitions and Explanatory notes



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	206	↑	31 %
New Listings	196	↑	16 %
Active Listings	92	↓	-29 %
Volume (in thousands \$)	82,912	↑	48 %

Last 12 Months			
Sales	718	↑	10 %
New Listings	754	↑	1 %
Active Listings	103	↓	-20 %
Volume (in thousands \$)	269,558	↑	23 %

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	0.1	0	0.5	Seller
140 to 210	3.7	3	1.4	Seller
210 to 350	21.8	18	1.2	Seller
350 to 420	2.8	2	1.1	Seller
more than 420	7.8	2	4.5	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

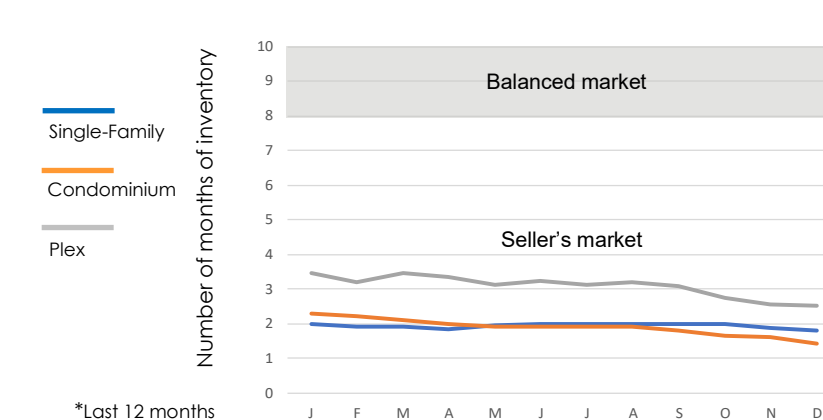
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	101	↑ 44 %	346	↑ 21 %	
Active Listings	50	↓ -4 %	52	↑ 5 %	
Median Price	\$390,000	↑ 4 %	\$377,750	↑ 8 %	↑ 53 %
Average Price	\$462,373	↑ 8 %	\$435,776	↑ 7 %	↑ 56 %
Average Selling Time (days)	26	↓ -7	31	↓ -2	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	82	↑ 19 %	303	↑ 3 %	
Active Listings	29	-	36	↓ -37 %	
Median Price	\$300,000	↑ 18 %	\$281,000	↑ 17 %	↑ 46 %
Average Price	\$308,729	↑ 18 %	\$294,691	↑ 18 %	↑ 49 %
Average Selling Time (days)	26	↓ -4	39	↑ 1	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	23	-	69	↓ -8 %	
Active Listings	12	-	14	-	
Median Price	**	-	\$398,000	↑ 2 %	↑ 47 %
Average Price	**	-	\$427,360	↑ 6 %	↑ 48 %
Average Selling Time (days)	**	-	55	↑ 1	

**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			
Fourth Quarter 2024			
Sales	177	↑	34 %
New Listings	156	↑	5 %
Active Listings	102	↓	-36 %
Volume (in thousands \$)	70,404	↑	56 %

Last 12 Months			
Sales	674	↑	12 %
New Listings	681	↑	1 %
Active Listings	128	↓	-21 %
Volume (in thousands \$)	252,504	↑	26 %

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	Fourth Quarter 2024	Last 12 Months	Past 5 years	
Sales	135 ↑ 23 %	534 ↑ 6 %	↑ 48 %	
Active Listings	69 ↓ -25 %	75 ↓ -23 %	↑ 50 %	
Median Price	\$380,000 ↑ 10 %	\$360,000 ↑ 7 %		
Average Price	\$407,247 ↑ 16 %	\$382,461 ↑ 11 %		
Average Selling Time (days)	41 ↑ 11	44 ↑ 3		

	Condominium			Past 5 years
	Fourth Quarter 2024	Last 12 Months	Past 5 years	
Sales	26 -	88 ↑ 22 %	↑ 62 %	
Active Listings	25 -	40 ↓ -21 %	↑ 57 %	
Median Price	** -	\$267,500 ↑ 24 %		
Average Price	** -	\$291,153 ↑ 26 %		
Average Selling Time (days)	** -	123 ↑ 90		

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	1.0	1	1.5	Seller
180 to 270	4.7	3	1.4	Seller
270 to 450	47.8	31	1.5	Seller
450 to 540	7.9	5	1.5	Seller
more than 540	13.7	4	3.6	Seller

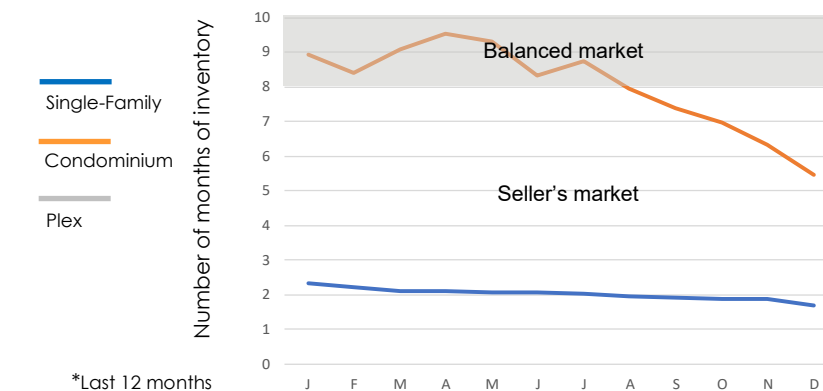
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category (continued)

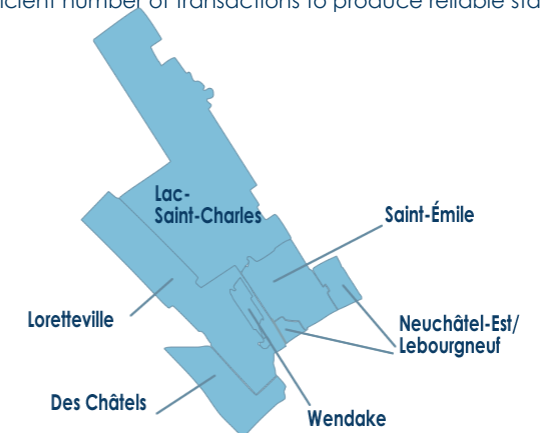
	Plex			Past 5 years
	Fourth Quarter 2024	Last 12 Months	Past 5 years	
Sales	16 -	52 -	↑ 56 %	
Active Listings	8 -	13 -	↑ 49 %	
Median Price	** -	\$415,000 ↑ 6 %		
Average Price	** -	\$435,556 ↑ 6 %		
Average Selling Time (days)	** -	59 ↓ -28		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



Area 8 : Ancienne-Lorette - Aéroport - Val-Bélair

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	201	↑	16 %
New Listings	178	↓	-6 %
Active Listings	79	↓	-48 %
Volume (in thousands \$)	74,979	↑	29 %

Last 12 Months			
Sales	726	↑	5 %
New Listings	738	↓	-11 %
Active Listings	99	↓	-37 %
Volume (in thousands \$)	256,662	↑	13 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
180 and less	6.7	2	3.0	Seller
180 to 270	4.2	2	1.7	Seller
270 to 450	46.6	31	1.5	Seller
450 to 540	9.8	5	1.9	Seller
more than 540	10.0	4	2.7	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

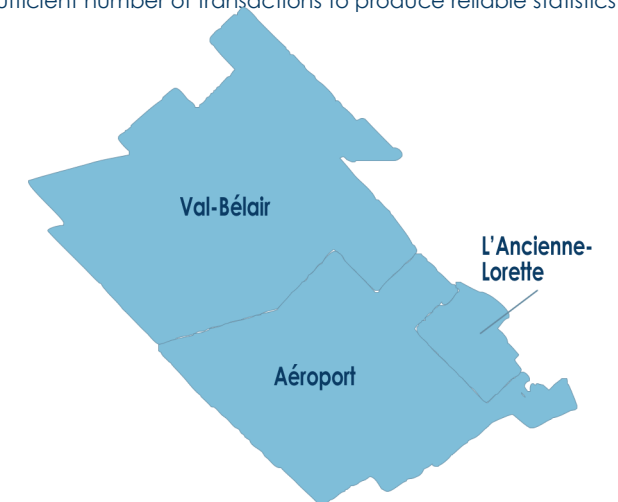
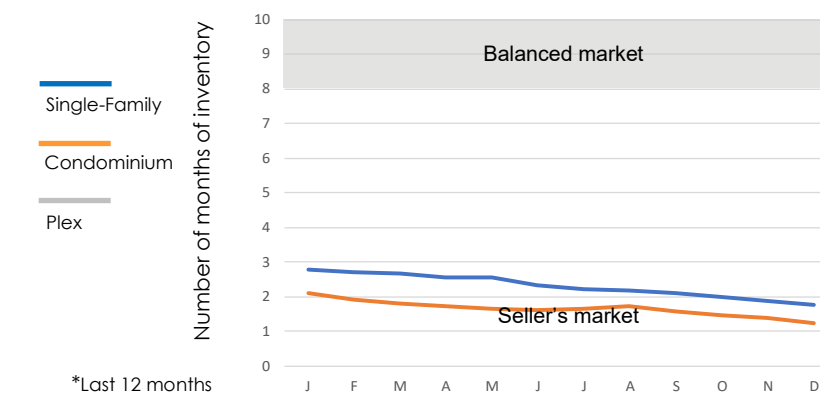
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	144	↑ 9 %	531	↑ 2 %	
Active Listings	59	↓ -48 %	77	↓ -35 %	
Median Price	\$395,000	↑ 17 %	\$364,000	↑ 10 %	↑ 44 %
Average Price	\$407,121	↑ 13 %	\$385,104	↑ 9 %	↑ 47 %
Average Selling Time (days)	26	↓ -26	44	↑ 3	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	43	↑ 43 %	151	↑ 12 %	
Active Listings	14	-	16	-	
Median Price	\$265,000	↑ 14 %	\$247,000	↑ 12 %	↑ 45 %
Average Price	\$260,543	↑ 14 %	\$252,678	↑ 15 %	↑ 46 %
Average Selling Time (days)	25	↓ -4	28	↓ -6	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	14	-	44	↑ 38 %	
Active Listings	6	-	7	-	
Median Price	**	-	\$418,742	↑ 12 %	↑ 57 %
Average Price	**	-	\$431,875	↓ -1 %	↑ 53 %
Average Selling Time (days)	**	-	47	↓ -12	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



Area 9 : Saint-Augustin - Cap-Rouge

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	102	↑	17 %
New Listings	104	↓	-17 %
Active Listings	72	↓	-40 %
Volume (in thousands \$)	56,633	↑	38 %

Last 12 Months			
Sales	416	↑	15 %
New Listings	456	↓	-5 %
Active Listings	91	↓	-17 %
Volume (in thousands \$)	222,727	↑	24 %

Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	75	↑ 17 %	303	↑ 11 %	
Active Listings	53	↓ -40 %	66	↓ -16 %	
Median Price	\$536,000	↑ 18 %	\$521,589	↑ 15 %	↑ 51 %
Average Price	\$614,593	↑ 16 %	\$594,390	↑ 9 %	↑ 57 %
Average Selling Time (days)	41	↑ 14	47	↑ 2	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	26	-	106	↑ 28 %	
Active Listings	17	-	22	-	
Median Price	**	-	\$305,000	↑ 2 %	↑ 29 %
Average Price	**	-	\$367,824	↑ 9 %	↑ 40 %
Average Selling Time (days)	**	-	49	↓ -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)	
260 and less	2.5	1	3.3	Seller
260 to 390	5.7	4	1.4	Seller
390 to 650	26.6	13	2.1	Seller
650 to 780	4.4	3	1.5	Seller
more than 780	26.8	5	5.6	Seller

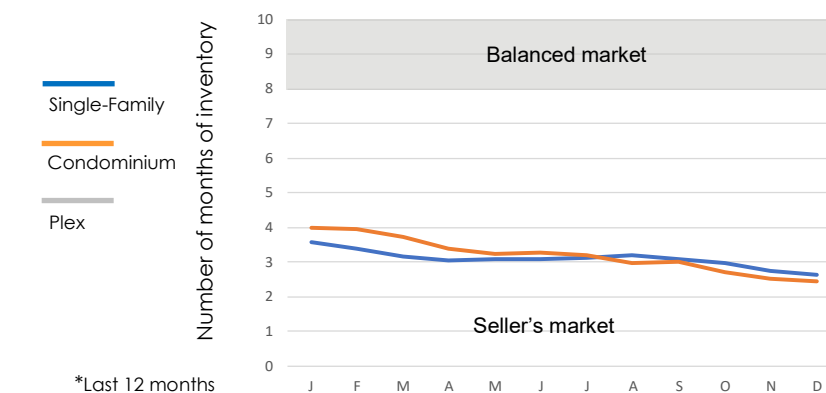
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	1	-	6	-	
Active Listings	2	-	3	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling Time (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

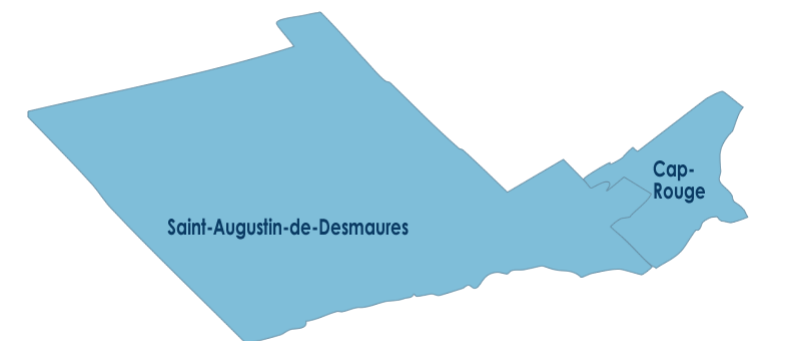
Source: QPAREB by the Centris system



Evolution of Market Conditions by Property Category*



*Last 12 months



Northern Periphery of Quebec City

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	306	↑	49 %
New Listings	403	↑	32 %
Active Listings	504	↓	-21 %
Volume (in thousands \$)	149,522	↑	68 %

Last 12 Months			
Sales	1,182	↑	30 %
New Listings	1,628	↑	16 %
Active Listings	548	↓	-9 %
Volume (in thousands \$)	551,717	↑	42 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
210 and less	11.7	5	2.4	Seller
210 to 320	53.3	17	3.2	Seller
320 to 530	243.0	37	6.5	Seller
530 to 630	51.3	10	5.1	Seller
more than 630	131.6	17	7.7	Seller

Source: QPAREB by the Centris system



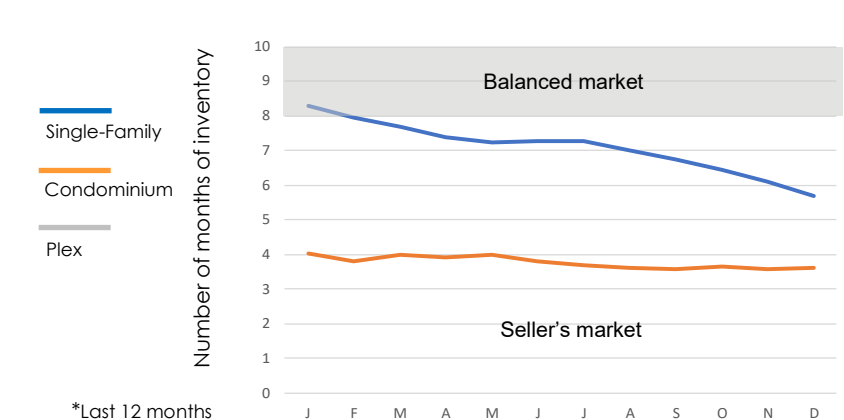
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	275	↑ 58 %	1,033	↑ 28 %	
Active Listings	450	↓ -22 %	491	↓ -11 %	
Median Price	\$435,250	↑ 10 %	\$425,000	↑ 10 %	↑ 52 %
Average Price	\$502,149	↑ 10 %	\$491,073	↑ 9 %	↑ 62 %
Average Selling Time (days)	54	↓ -6	62	↑ 5	

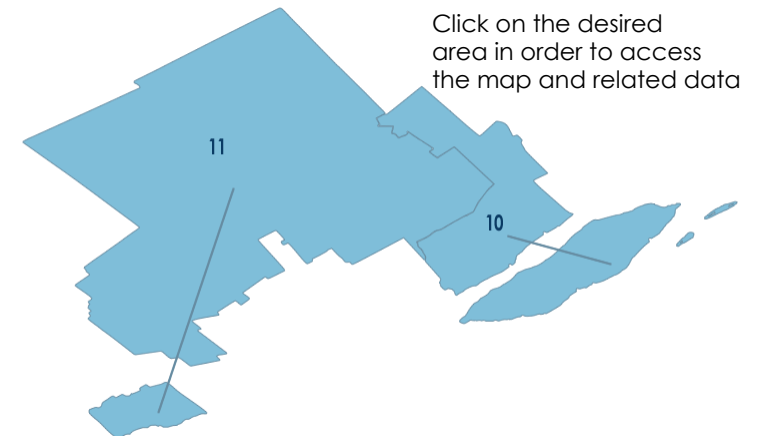
Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	24	-	123	↑ 38 %	
Active Listings	33	↓ -7 %	37	↑ 11 %	
Median Price	**	-	\$277,000	↑ 36 %	↑ 70 %
Average Price	**	-	\$283,415	↑ 15 %	↑ 67 %
Average Selling Time (days)	**	-	54	↓ -29	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	6	-	25	-	
Active Listings	13	-	16	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 10 : RCM Île-d'Orléans and RCM Côte de Beaupré

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	86	↑	54 %
New Listings	134	↑	38 %
Active Listings	131	↓	-18 %
Volume (in thousands \$)	38,791	↑	66 %

Last 12 Months			
Sales	344	↑	35 %
New Listings	532	↑	31 %
Active Listings	143	↑	2 %
Volume (in thousands \$)	144,673	↑	47 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
200 and less	4.8	2	2.2	Seller
200 to 300	9.7	3	3.1	Seller
300 to 490	43.8	10	4.3	Seller
490 to 590	18.8	2	7.8	Seller
more than 590	43.7	5	8.6	Balanced

Source: QPAREB by the Centris system



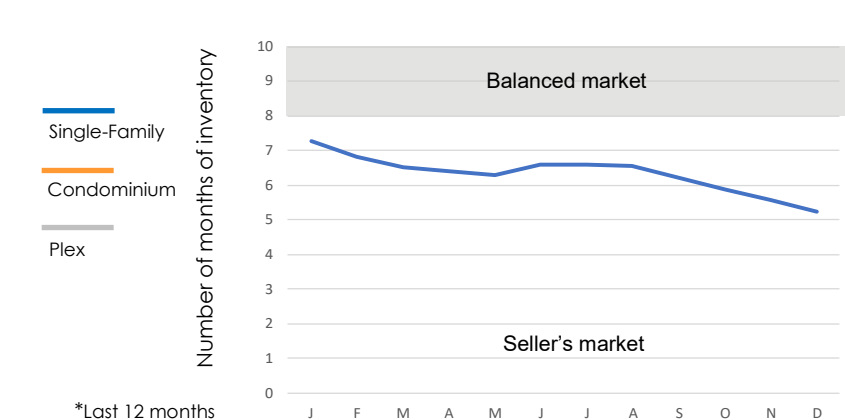
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	74	↑ 68 %	277	↑ 33 %	
Active Listings	106	↓ -22 %	121	↔ 0 %	
Median Price	\$426,750	↑ 12 %	\$414,800	↑ 16 %	↑ 54 %
Average Price	\$479,627	↑ 3 %	\$465,515	↑ 9 %	↑ 57 %
Average Selling Time (days)	48	↓ -15	57	↓ -12	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	8	-	55	↑ 41 %	
Active Listings	18	-	15	-	
Median Price	**	-	\$235,000	↑ 21 %	↑ 52 %
Average Price	**	-	\$249,964	↑ 18 %	↑ 55 %
Average Selling Time (days)	**	-	42	↓ -52	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	3	-	11	-	
Active Listings	3	-	5	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling Time (days)	**	-	**	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

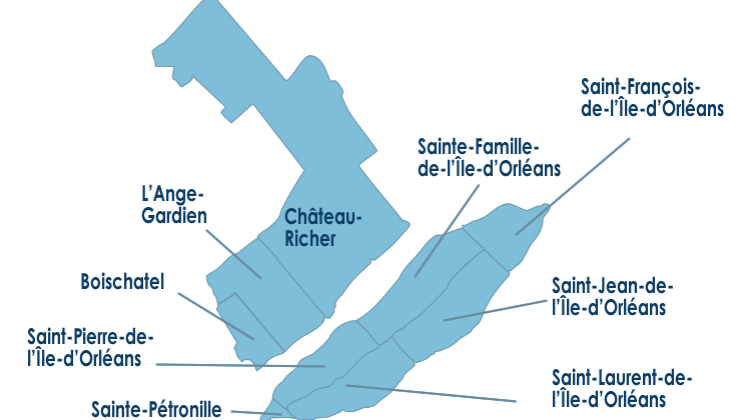




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	220	↑	48 %
New Listings	269	↑	29 %
Active Listings	373	↓	-22 %
Volume (in thousands \$)	110,731	↑	69 %

Last 12 Months			
Sales	838	↑	28 %
New Listings	1,096	↑	10 %
Active Listings	405	↓	-12 %
Volume (in thousands \$)	407,044	↑	41 %

Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	201	↑ 55 %	756	↑ 26 %	
Active Listings	344	↓ -22 %	370	↓ -14 %	
Median Price	\$440,000	↑ 10 %	\$430,000	↑ 8 %	↑ 52 %
Average Price	\$510,256	↑ 12 %	\$500,147	↑ 10 %	↑ 64 %
Average Selling Time (days)	56	↓ -3	63	↑ 10	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	16	-	68	↑ 36 %	
Active Listings	16	-	22	-	
Median Price	**	-	\$315,700	↑ 40 %	↑ 91 %
Average Price	**	-	\$310,472	↑ 14 %	↑ 78 %
Average Selling Time (days)	**	-	63	↓ -11	

Table 3 - Market Conditions by Price Range

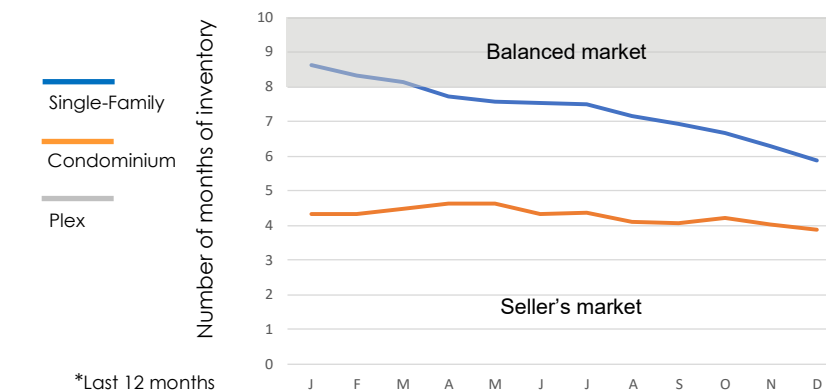
Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
220 and less	7.6	3	2.3	Seller
220 to 320	41.9	12	3.4	Seller
320 to 540	194.8	28	7.0	Seller
540 to 650	40.5	8	5.2	Seller
more than 650	85.4	12	7.1	Seller

Source: QPAREB by the Centris system



Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	3	-	14	-	
Active Listings	10	-	10	-	
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

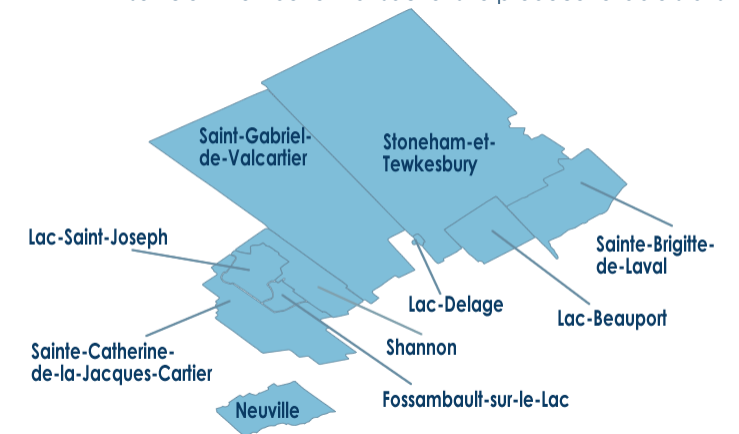




Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	580	↑	58 %
New Listings	599	↑	7 %
Active Listings	504	↓	-25 %
Volume (in thousands \$)	234,356	↑	84 %

Last 12 Months			
Sales	2,098	↑	27 %
New Listings	2,481	↑	10 %
Active Listings	582	↓	-10 %
Volume (in thousands \$)	805,394	↑	44 %

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	10.7	4	2.5	Seller
180 to 270	32.3	15	2.1	Seller
270 to 450	207.9	78	2.7	Seller
450 to 540	56.3	15	3.6	Seller
more than 540	132.1	20	6.7	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

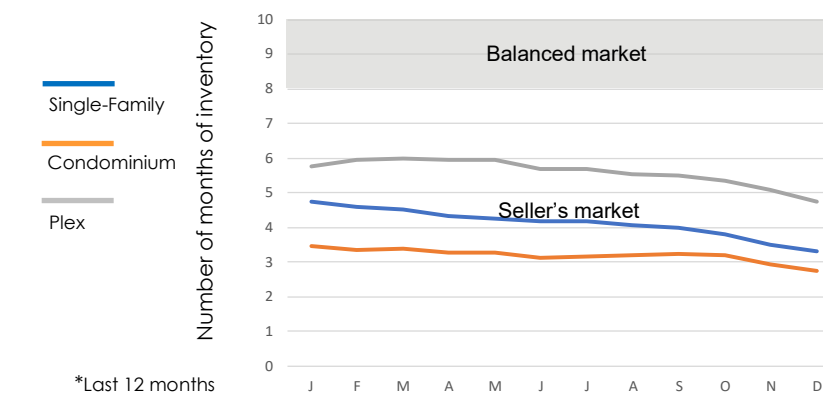
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	434	↑ 57 %	1,598	↑ 27 %	
Active Listings	377	↓ -29 %	439	↓ -13 %	
Median Price	\$385,700	↑ 15 %	\$364,900	↑ 11 %	↑ 53 %
Average Price	\$428,620	↑ 16 %	\$404,853	↑ 14 %	↑ 56 %
Average Selling Time (days)	50	↓ -2	61	↑ 5	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	96	↑ 60 %	334	↑ 27 %	
Active Listings	62	↓ -22 %	76	↓ -3 %	
Median Price	\$245,000	↑ 12 %	\$241,500	↑ 10 %	↑ 42 %
Average Price	\$267,093	↑ 6 %	\$270,235	↑ 12 %	↑ 44 %
Average Selling Time (days)	76	↑ 13	56	↓ -8	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	50	-	165	↑ 28 %	
Active Listings	61	↓ -5 %	65	↑ 1 %	
Median Price	\$397,000	-	\$395,000	↑ 20 %	↑ 58 %
Average Price	\$464,920	-	\$432,104	↑ 23 %	↑ 55 %
Average Selling Time (days)	45	-	59	↓ -30	

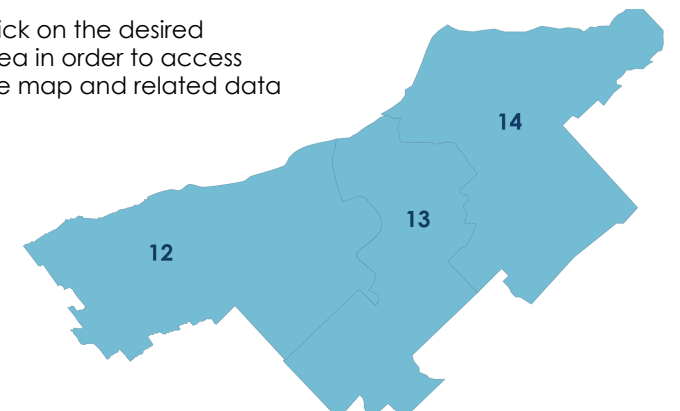
**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

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



Area 12 : Chutes-de-la-Chaudière-Ouest

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	179	↑	54 %
New Listings	182	↑	4 %
Active Listings	142	↓	-36 %
Volume (in thousands \$)	84,444	↑	93 %

Last 12 Months			
Sales	639	↑	21 %
New Listings	734	↓	-1 %
Active Listings	165	↓	-28 %
Volume (in thousands \$)	272,983	↑	42 %

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	5.4	2	2.5	Seller
190 to 280	8.6	5	1.6	Seller
280 to 470	63.0	25	2.5	Seller
470 to 560	17.5	5	3.9	Seller
more than 560	51.2	9	5.6	Seller

Source: QPAREB by the Centris system



FSMI - residential barometer - Fourth Quarter 2024

Table 2 - Detailed Centris Statistics by Property Category

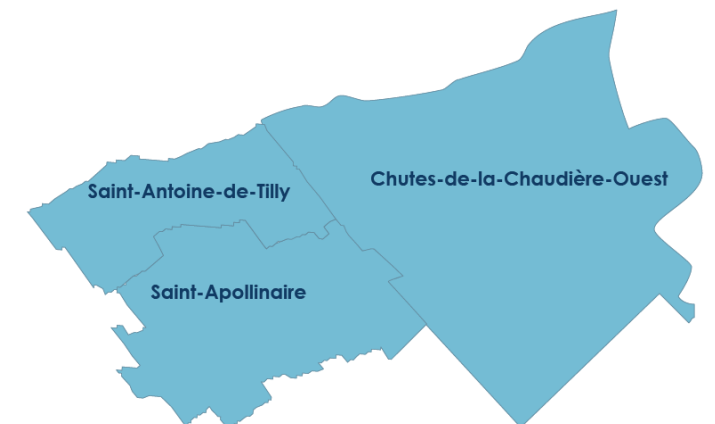
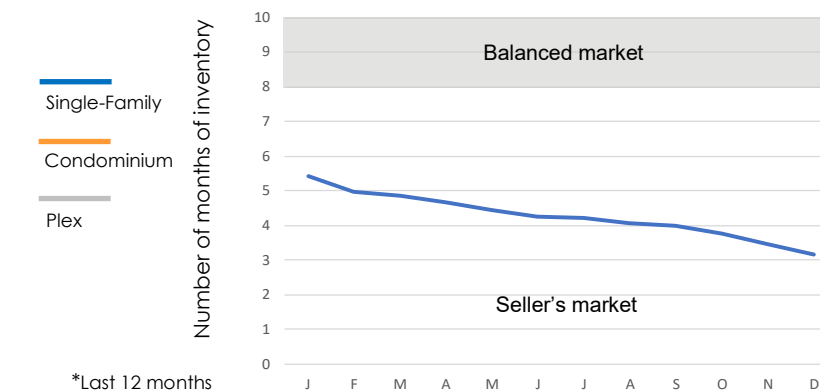
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	153	↑ 55 %	551	↑ 25 %	
Active Listings	122	↓ -39 %	146	↓ -28 %	
Median Price	\$410,000	↑ 16 %	\$380,500	↑ 10 %	↑ 55 %
Average Price	\$479,063	↑ 19 %	\$437,614	↑ 14 %	↑ 62 %
Average Selling Time (days)	46	↓ -20	62	↑ 1	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	9	-	51	↓ -14 %	
Active Listings	4	-	7	-	
Median Price	**	-	\$256,000	↑ 18 %	↑ 45 %
Average Price	**	-	\$279,012	↑ 20 %	↑ 44 %
Average Selling Time (days)	**	-	50	↓ -21	

Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	17	-	36	-	
Active Listings	14	-	11	-	
Median Price	**	-	\$487,000	↑ 45 %	↑ 79 %
Average Price	**	-	\$546,783	↑ 47 %	↑ 80 %
Average Selling Time (days)	**	-	71	↓ -31	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



Definitions and Explanatory notes

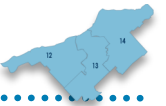


Table 1 - Summary of Centris Activity

Total Residential				
Fourth Quarter 2024				
Sales	180	↑	78 %	
New Listings	192	↑	18 %	
Active Listings	166	↓	-2 %	
Volume (in thousands \$)	69,456	↑	108 %	

Last 12 Months				
Sales	630	↑	25 %	
New Listings	751	↑	15 %	
Active Listings	163	↓	-1 %	
Volume (in thousands \$)	232,216	↑	39 %	

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	2.4	1	2.1	Seller
180 to 270	10.2	4	2.4	Seller
270 to 440	66.8	25	2.7	Seller
440 to 530	13.5	5	3.0	Seller
more than 530	36.7	6	6.6	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

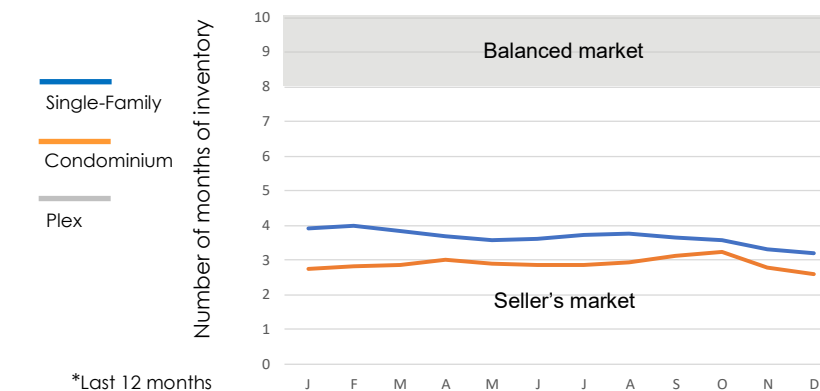
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	139	↑ 81 %	488	↑ 24 %	
Active Listings	138	↑ 1 %	130	↓ -3 %	
Median Price	\$369,500	↑ 14 %	\$355,000	↑ 9 %	↑ 51 %
Average Price	\$413,471	↑ 18 %	\$391,275	↑ 12 %	↑ 54 %
Average Selling Time (days)	51	↑ 12	54	↑ 3	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	31	-	100	↑ 25 %	
Active Listings	17	-	22	-	
Median Price	\$228,000	-	\$230,850	↑ 5 %	↑ 44 %
Average Price	\$239,516	-	\$238,541	↑ 2 %	↑ 44 %
Average Selling Time (days)	141	-	75	↑ 27	

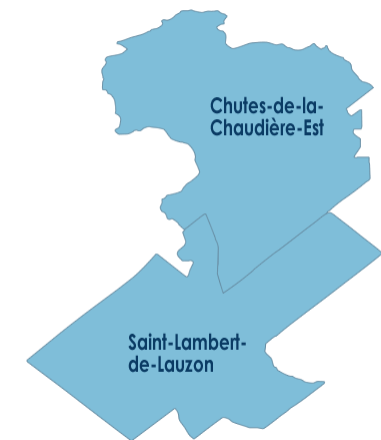
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	10	-	42	↑ 40 %	
Active Listings	10	-	12	-	
Median Price	**	-	\$424,500	↑ 29 %	↑ 48 %
Average Price	**	-	\$426,050	↑ 25 %	↑ 40 %
Average Selling Time (days)	**	-	46	↓ -88	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Area 14 : Ancien Lévis

List of areas



Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2024			
Sales	221	↑	48 %
New Listings	225	↑	1 %
Active Listings	196	↓	-31 %
Volume (in thousands \$)	80,456	↑	61 %

Last 12 Months			
Sales	829	↑	33 %
New Listings	996	↑	15 %
Active Listings	254	↔	0 %
Volume (in thousands \$)	300,195	↑	51 %

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	3.2	1	2.9	Seller
180 to 270	14.6	7	2.2	Seller
270 to 450	78.2	28	2.8	Seller
450 to 540	28.8	6	5.0	Seller
more than 540	39.3	5	8.3	Balanced

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

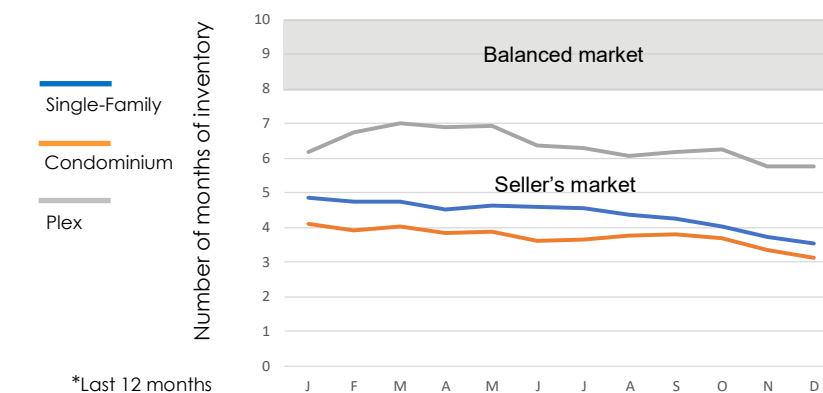
Single-Family					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	142	↑ 42 %	559	↑ 32 %	
Active Listings	116	↓ -40 %	164	↓ -3 %	
Median Price	\$372,723	↑ 13 %	\$360,000	↑ 14 %	↑ 53 %
Average Price	\$389,810	↑ 11 %	\$384,727	↑ 16 %	↑ 51 %
Average Selling Time (days)	52	↑ 4	65	↑ 9	

Condominium					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	56	↑ 107 %	183	↑ 49 %	
Active Listings	41	↓ -13 %	47	↑ 10 %	
Median Price	\$245,000	↑ 12 %	\$249,000	↑ 16 %	↑ 47 %
Average Price	\$275,812	↔ 0 %	\$285,108	↑ 14 %	↑ 45 %
Average Selling Time (days)	45	↓ -11	48	↓ -24	

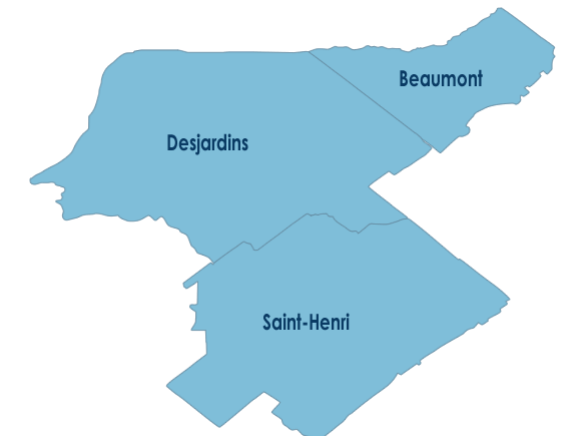
Plex					
	Fourth Quarter 2024		Last 12 Months		Past 5 years
Sales	23	-	87	↑ 14 %	
Active Listings	38	↓ -17 %	42	↑ 1 %	
Median Price	**	-	\$360,000	↑ 12 %	↑ 45 %
Average Price	**	-	\$387,574	↑ 11 %	↑ 51 %
Average Selling Time (days)	**	-	61	↓ -6	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



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 15,000 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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