

Total Residential

Sales	Listings
5%	-31%
2,711	1,996

Quebec City Metropolitan Area

By Property Category

	Single-Family	Condominium	Plex
Sales	↑ 4% 1,650	↑ 6% 851	↑ 7% 209
Median Price	↑ 19% \$435,000	↑ 17% \$305,000	↑ 30% \$507,500
Active Listing	↓ -28% 1,279	↓ -38% 484	↓ -29% 226
Average Selling Time (days)	↓ -16 40	↓ -5 48	↓ -27 58

** 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

Q1 2025 **0.9%**

Average rent Variation

Q1 2025 **\$1,159** **1%**

Q1 2024 **\$1,040**

Proportion of owners

41.7%

58.3%



Mortgage Rates

1-year term

Variation

Q1 2025	7.07.%	-0.77
Q1 2024	7.84.%	

5-year term

Variation

Q1 2025	6.49.%	-0.35
Q1 2024	6.84.%	



Consumer Confidence Level

Overall

Variation

Q1 2025	63	-17
Q1 2024	80	

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

Variation

Q1 2025	14.%	6
Q1 2024	9.%	



Labour Market

Employment (in thousands)

Variation

Q1 2025	466.9	-16.0
Q1 2024	482.9	

Unemployment rate

Variation

Q1 2025	4.5%	1.3
Q1 2024	3.2%	



Housing Starts | Q4 2024



Total

Variation

Q4 2024	1,659	59%
Q4 2023	1,041	

Single-Family

Variation

Q4 2024	259	39%
Q4 2023	186	

Condominium

Variation

Q4 2024	0	++
Q4 2023	0	

Rental

Variation

Q4 2024	1,400	64%
Q4 2023	855	

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%



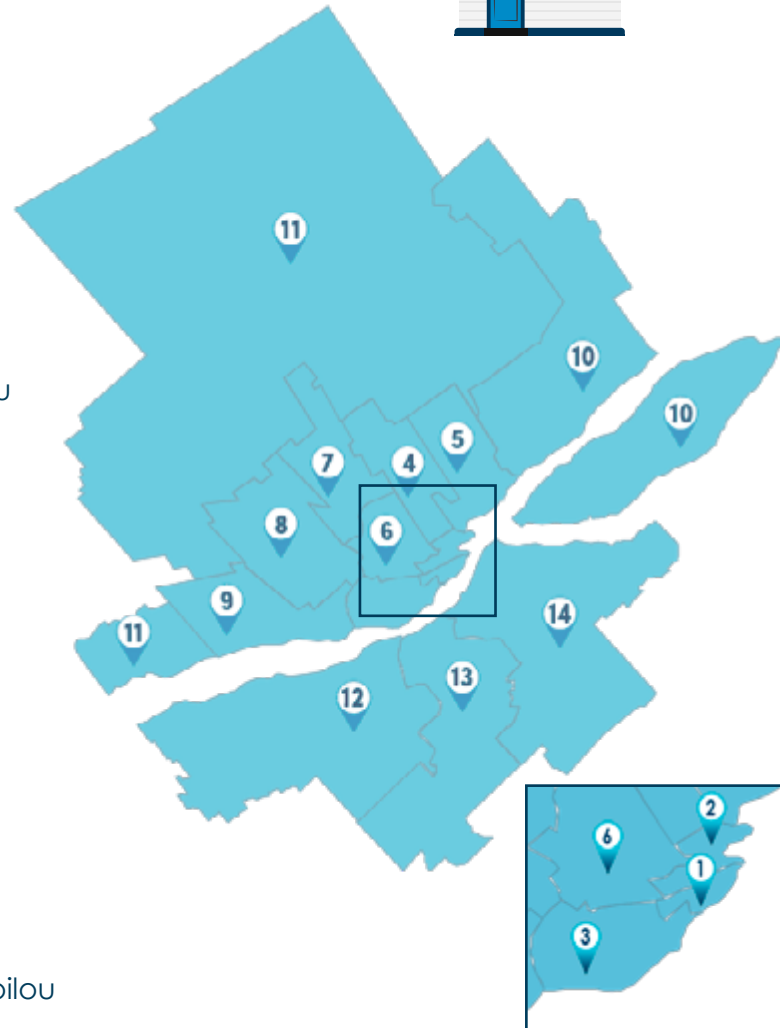
TOTAL RESIDENTIAL SALES

253	25%	Area 11: MRC La-Jacques-Cartier
209	25%	Area 7: La Haute Saint-Charles (excluant Val-Bélair)
165	14%	Area 1: La Cité-Basse-Ville et Limoilou
211	13%	Area 8: Ancienne-Lorette-Aéroport -Val-Bélair
209	10%	Area 6: Les Rivières
248	-3%	Area 4: Charlesbourg
160	-6%	Area 2: La Cité - Basse-Ville et Limoilou
216	-11%	Area 3: Sainte-foy/Sillery
108	-11%	Area 9: Saint-Augustin - Cap-Rouge



MEDIAN PRICE OF SINGLE-FAMILY HOMES

\$444,000	26 %	Area 6: Les Rivières
\$435,000	24 %	Area 8: Ancienne-Lorette-Aéroport-Val-Bélair
\$420,000	24 %	Area 7: La Haute Saint-Charles (excluant Val-Bélair)
\$430,500	20 %	Area 4: Charlesbourg
\$620,000	18 %	Area 3: Sainte-foy/Sillery



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

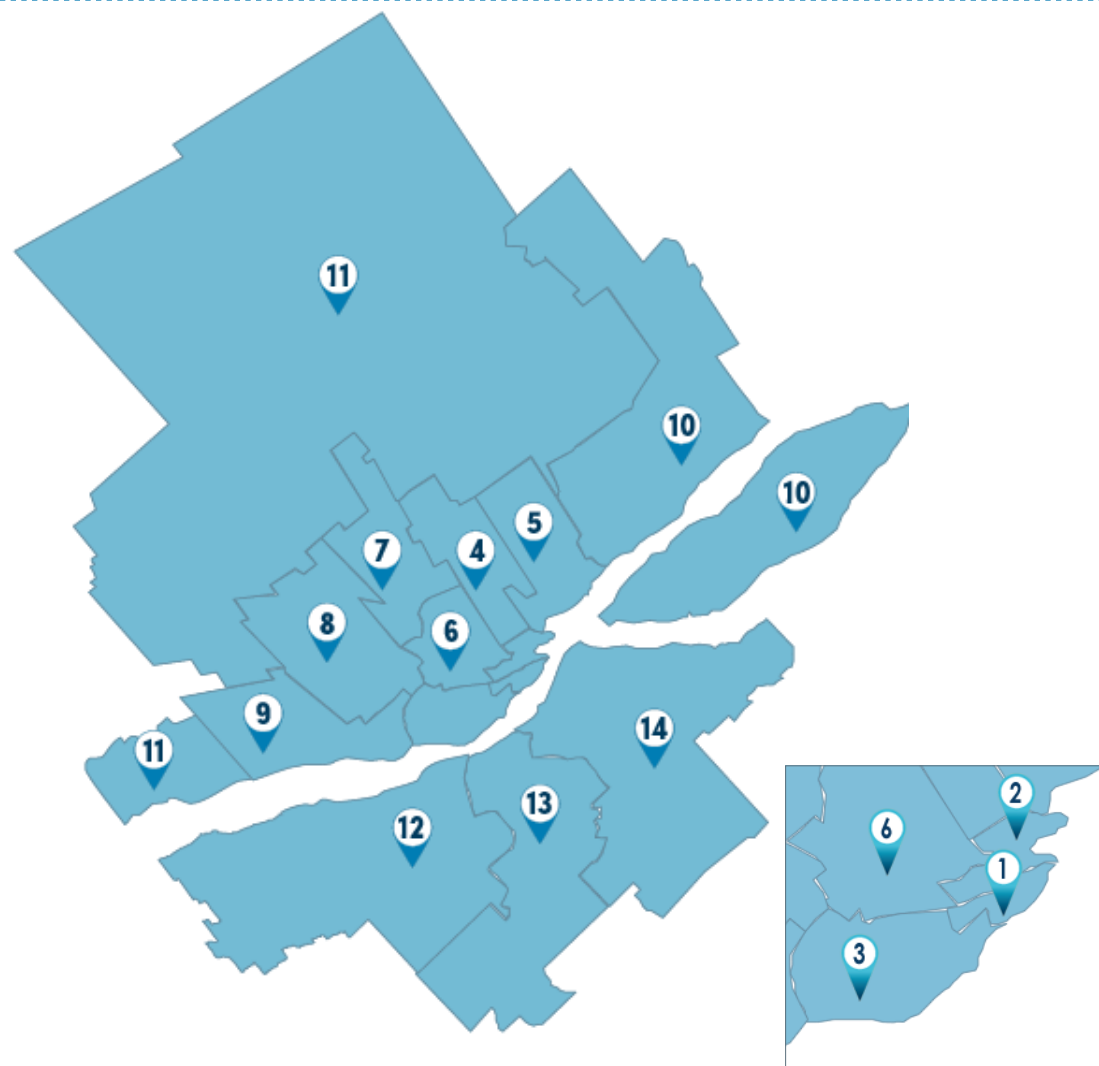
Area 5: Beauport
Beauport

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				
First Quarter 2025				
Sales	2,711	↑	5 %	
New Listings	3,456	↑	10 %	
Active Listings	1,996	↓	-31 %	
Volume (in thousands \$)	1,203,856	↑	24 %	

Last 12 Months				
Sales	9,945	↑	14 %	
New Listings	11,409	↑	5 %	
Active Listings	2,208	↓	-22 %	
Volume (in thousands \$)	4,201,245	↑	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)	
200 and less	34.1	14	2.5	Seller
200 to 300	125.0	55	2.3	Seller
300 to 510	657.1	309	2.1	Seller
510 to 610	157.3	55	2.9	Seller
more than 610	382.4	77	5.0	Seller

Source: QPAREB by the Centris system



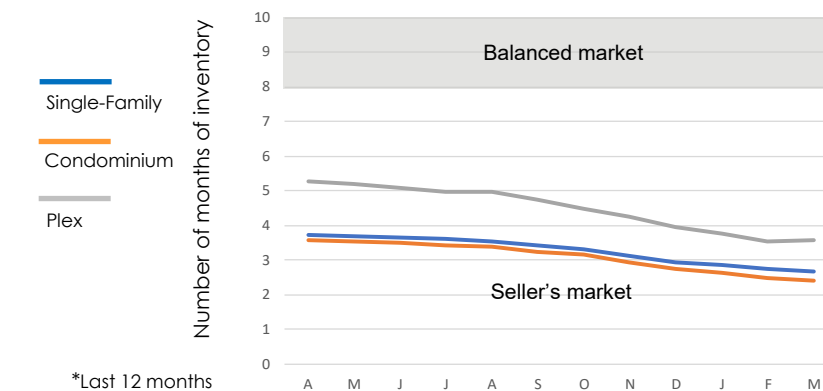
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	1,650	↑ 4 %	6,117	↑ 13 %	
Active Listings	1,279	↓ -28 %	1,356	↓ -22 %	
Median Price	\$435,000	↑ 19 %	\$405,000	↑ 13 %	↑ 56 %
Average Price	\$489,583	↑ 16 %	\$462,299	↑ 13 %	↑ 60 %
Average Selling Time (days)	40	↓ -16	45	↓ -4	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	851	↑ 6 %	2,956	↑ 14 %	
Active Listings	484	↓ -38 %	588	↓ -25 %	
Median Price	\$305,000	↑ 17 %	\$283,000	↑ 15 %	↑ 47 %
Average Price	\$343,272	↑ 20 %	\$324,136	↑ 12 %	↑ 44 %
Average Selling Time (days)	48	↓ -5	52	↓ -6	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	209	↑ 7 %	869	↑ 24 %	
Active Listings	226	↓ -29 %	257	↓ -19 %	
Median Price	\$507,500	↑ 30 %	\$475,000	↑ 22 %	↑ 55 %
Average Price	\$519,502	↑ 25 %	\$493,709	↑ 17 %	↑ 50 %
Average Selling Time (days)	58	↓ -27	57	↓ -13	

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

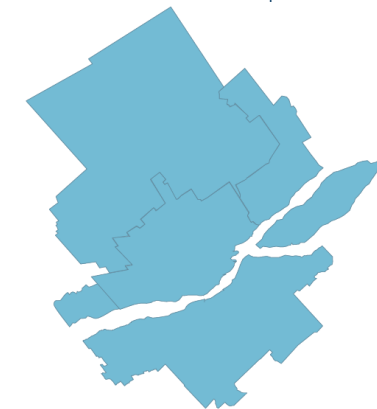




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2025				
Sales	1,793	↑	3 %	
New Listings	2,280	↑	13 %	
Active Listings	1,083	↓	-32 %	
Volume (in thousands \$)	793,576	↑	23 %	

Last 12 Months				
Sales	6,591	↑	10 %	
New Listings	7,281	↑	3 %	
Active Listings	1,178	↓	-26 %	
Volume (in thousands \$)	2,764,574	↑	25 %	

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
210 and less	12.3	6	2.1	Seller
210 to 310	45.3	28	1.6	Seller
310 to 510	248.4	181	1.4	Seller
510 to 620	57.8	33	1.8	Seller
more than 620	146.2	39	3.8	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

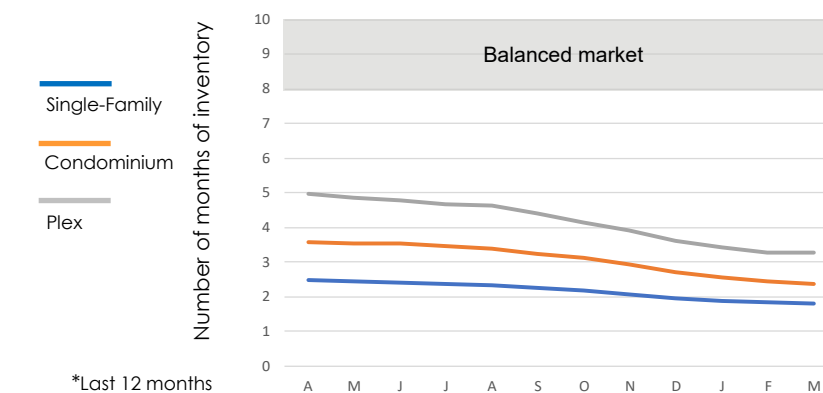
Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	920	↑ 2 %	3,442	↑ 7 %	
Active Listings	530	↓ -24 %	510	↓ -25 %	
Median Price	\$441,000	↑ 19 %	\$411,369	↑ 14 %	↑ 55 %
Average Price	\$500,913	↑ 18 %	\$468,806	↑ 14 %	↑ 59 %
Average Selling Time (days)	32	↓ -14	37	↓ -5	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	720	↑ 6 %	2,490	↑ 13 %	
Active Listings	404	↓ -39 %	488	↓ -27 %	
Median Price	\$311,000	↑ 17 %	\$290,000	↑ 15 %	↑ 47 %
Average Price	\$353,510	↑ 22 %	\$332,480	↑ 13 %	↑ 45 %
Average Selling Time (days)	50	↓ -4	52	↓ -5	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	153	↓ -4 %	659	↑ 18 %	
Active Listings	149	↓ -36 %	180	↓ -25 %	
Median Price	\$540,000	↑ 35 %	\$492,000	↑ 21 %	↑ 57 %
Average Price	\$534,497	↑ 27 %	\$505,127	↑ 16 %	↑ 49 %
Average Selling Time (days)	50	↓ -36	53	↓ -14	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



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

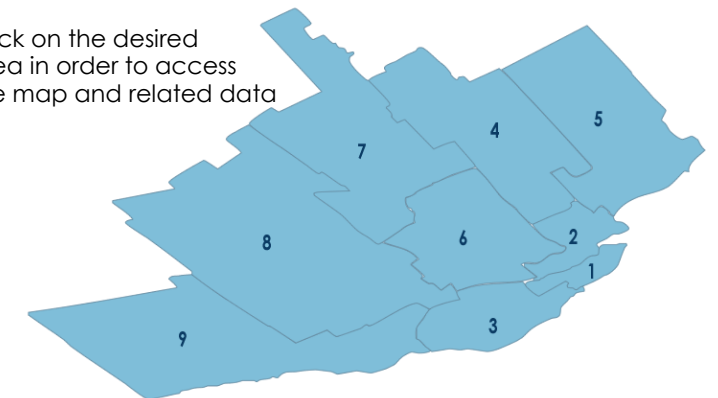




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2025				
Sales	165	↑	14 %	
New Listings	222	↑	11 %	
Active Listings	183	↓	-34 %	
Volume (in thousands \$)	75,664	↑	44 %	

Last 12 Months				
Sales	647	↑	27 %	
New Listings	798	↑	5 %	
Active Listings	220	↓	-20 %	
Volume (in thousands \$)	286,341	↑	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)	
170 and less	6.8	3	2.5	Seller
170 to 250	24.5	8	3.1	Seller
250 to 420	65.5	20	3.2	Seller
420 to 500	20.1	6	3.5	Seller
more than 500	51.8	9	5.6	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	7	-	54	↑ 20 %	
Active Listings	16	-	18	-	
Median Price	**	-	\$740,000	↑ 12 %	↑ 64 %
Average Price	**	-	\$773,368	↑ 4 %	↑ 68 %
Average Selling Time (days)	**	-	62	↑ 11	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	145	↑ 11 %	547	↑ 27 %	
Active Listings	138	↓ -37 %	169	↓ -24 %	
Median Price	\$355,000	↑ 13 %	\$335,000	↑ 7 %	↑ 27 %
Average Price	\$418,223	↑ 27 %	\$391,724	↑ 6 %	↑ 32 %
Average Selling Time (days)	64	↓ -17	64	↓ -25	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	13	-	46	↑ 39 %	
Active Listings	29	-	33	↑ 4 %	
Median Price	**	-	\$662,500	↑ 10 %	↑ 13 %
Average Price	**	-	\$668,798	↓ -2 %	↑ 9 %
Average Selling Time (days)	**	-	110	↑ 15	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*

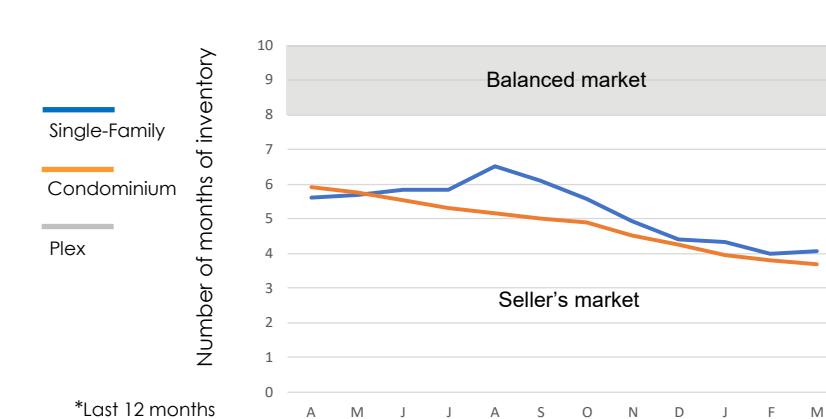




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2025				
Sales	160	↓	-6 %	
New Listings	213	↑	13 %	
Active Listings	117	↓	-34 %	
Volume (in thousands \$)	66,394	↑	5 %	

Last 12 Months				
Sales	549	↑	13 %	
New Listings	673	↑	6 %	
Active Listings	136	↓	-23 %	
Volume (in thousands \$)	220,480	↑	25 %	

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	1.1	0		Buyer
150 to 220	8.6	4	2.3	Seller
220 to 370	35.3	12	3.0	Seller
370 to 440	7.1	3	2.1	Seller
more than 440	9.5	2	4.2	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

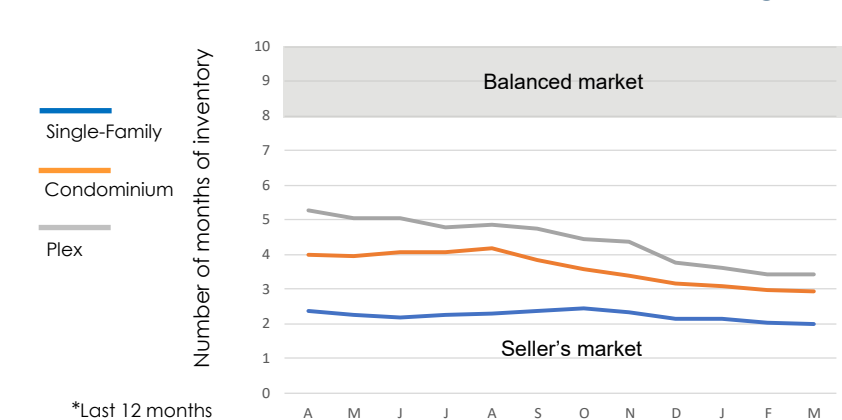
Single-Family						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	24	-	83	↓ -5 %		
Active Listings	12	-	14	-		
Median Price	**	-	\$428,000	↑ 23 %	↑	65 %
Average Price	**	-	\$441,524	↑ 19 %	↑	69 %
Average Selling Time (days)	**	-	28	↓ -16		

Condominium						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	78	↓ -1 %	253	↑ 16 %		
Active Listings	54	↓ -29 %	62	↓ -16 %		
Median Price	\$315,500	↑ 11 %	\$294,500	↑ 5 %	↑	41 %
Average Price	\$327,577	↑ 7 %	\$309,403	↑ 4 %	↑	39 %
Average Selling Time (days)	31	↓ -13	52	↔ 0		

Plex						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	58	↓ -6 %	213	↑ 17 %		
Active Listings	51	↓ -37 %	61	↓ -29 %		
Median Price	\$513,500	↑ 22 %	\$489,000	↑ 18 %	↑	50 %
Average Price	\$521,078	↑ 18 %	\$495,562	↑ 13 %	↑	50 %
Average Selling Time (days)	57	↓ -50	54	↓ -24		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months





Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	216	↓	-11 %
New Listings	276	↓	-13 %
Active Listings	156	↓	-43 %
Volume (in thousands \$)	114,375	↑	4 %

Last 12 Months			
Sales	893	↑	6 %
New Listings	958	↓	-8 %
Active Listings	194	↓	-26 %
Volume (in thousands \$)	462,975	↑	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)	
160 and less	0.4	0	1.3	Seller
160 to 240	14.2	10	1.5	Seller
240 to 400	40.3	18	2.2	Seller
400 to 480	8.2	3	2.6	Seller
more than 480	43.9	9	4.9	Seller

Source: QPAREB by the Centris system



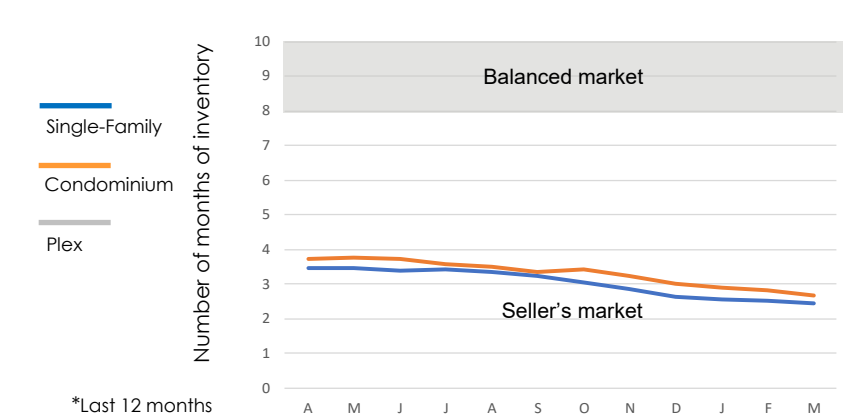
Table 2 - Detailed Centris Statistics by Property Category

Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	71	↓ -35 %	370	↑ 1 %	
Active Listings	62	↓ -48 %	75	↓ -33 %	
Median Price	\$620,000	↑ 18 %	\$559,500	↑ 18 %	↑ 60 %
Average Price	\$774,540	↑ 32 %	\$685,480	↑ 22 %	↑ 65 %
Average Selling Time (days)	56	↓ -10	54	↓ -3	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	135	↑ 4 %	484	↑ 7 %	
Active Listings	87	↓ -36 %	107	↓ -22 %	
Median Price	\$330,000	↑ 16 %	\$320,000	↑ 19 %	↑ 41 %
Average Price	\$401,752	↑ 19 %	\$387,099	↑ 13 %	↑ 42 %
Average Selling Time (days)	64	↑ 6	63	↓ -3	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	10	-	39	-	
Active Listings	7	-	12	-	
Median Price	**	-	\$590,000	-	↑ 39 %
Average Price	**	-	\$623,876	-	↑ 46 %
Average Selling Time (days)	**	-	76	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

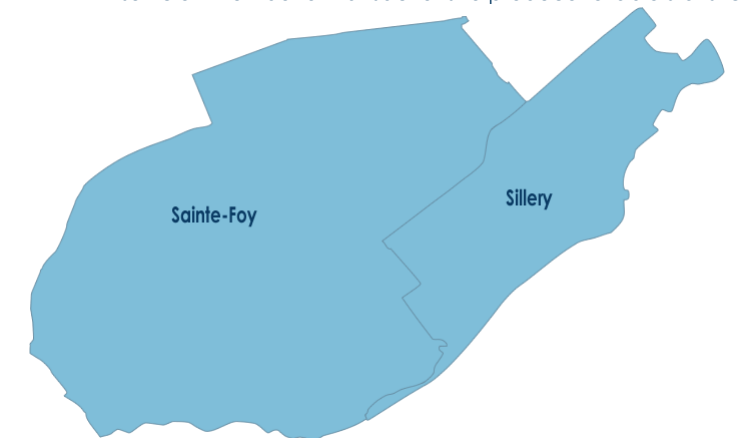




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	248	↓	-3 %
New Listings	309	↑	15 %
Active Listings	104	↓	-29 %
Volume (in thousands \$)	96,187	↑	15 %

Last 12 Months			
Sales	958	↑	9 %
New Listings	1,025	↑	6 %
Active Listings	113	↓	-21 %
Volume (in thousands \$)	354,411	↑	25 %

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	2.5	Seller
190 to 290	3.8	4	0.9	Seller
290 to 480	41.1	33	1.2	Seller
480 to 580	6.3	5	1.2	Seller
more than 580	13.9	5	2.6	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

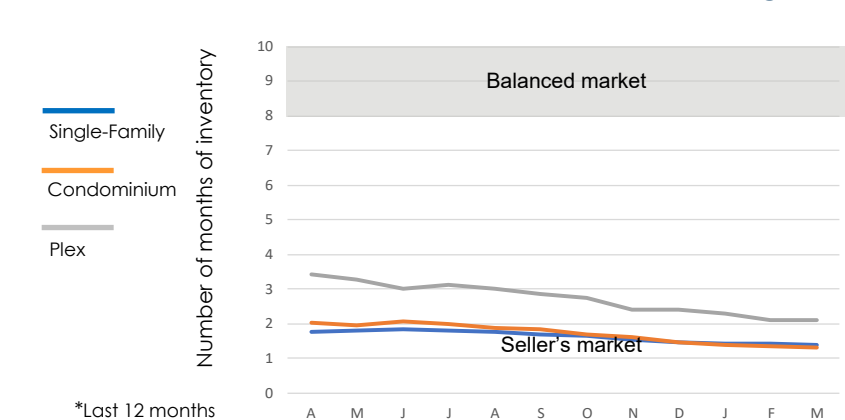
Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	146	↓ -5 %	574	↑ 4 %	
Active Listings	68	↓ -25 %	66	↓ -20 %	
Median Price	\$430,500	↑ 20 %	\$387,655	↑ 14 %	↑ 56 %
Average Price	\$448,085	↑ 17 %	\$420,206	↑ 15 %	↑ 58 %
Average Selling Time (days)	28	↓ -12	27	↓ -7	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	87	↓ -2 %	308	↑ 12 %	
Active Listings	27	-	34	↓ -24 %	
Median Price	\$255,000	↑ 19 %	\$230,000	↑ 11 %	↑ 46 %
Average Price	\$265,391	↑ 21 %	\$242,362	↑ 10 %	↑ 43 %
Average Selling Time (days)	16	↓ -25	27	↓ -14	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	15	-	76	↑ 41 %	
Active Listings	10	-	13	-	
Median Price	**	-	\$500,000	↑ 26 %	↑ 72 %
Average Price	**	-	\$507,436	↑ 23 %	↑ 62 %
Average Selling Time (days)	**	-	40	↔ 0	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

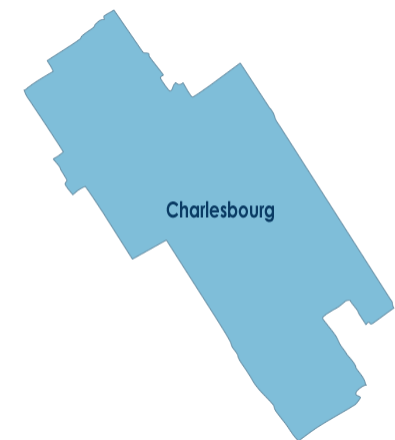




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	267	↑	1 %
New Listings	377	↑	35 %
Active Listings	177	↓	-2 %
Volume (in thousands \$)	109,310	↑	24 %

Last 12 Months			
Sales	945	↑	10 %
New Listings	1,080	↑	8 %
Active Listings	141	↓	-27 %
Volume (in thousands \$)	359,761	↑	28 %

Table 3 - Market Conditions by Price Range

Single-Family				
Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	1.1	1	1.4	Seller
190 to 290	7.6	4	2.0	Seller
290 to 480	61.1	37	1.7	Seller
480 to 580	8.8	6	1.5	Seller
more than 580	13.3	3	3.9	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

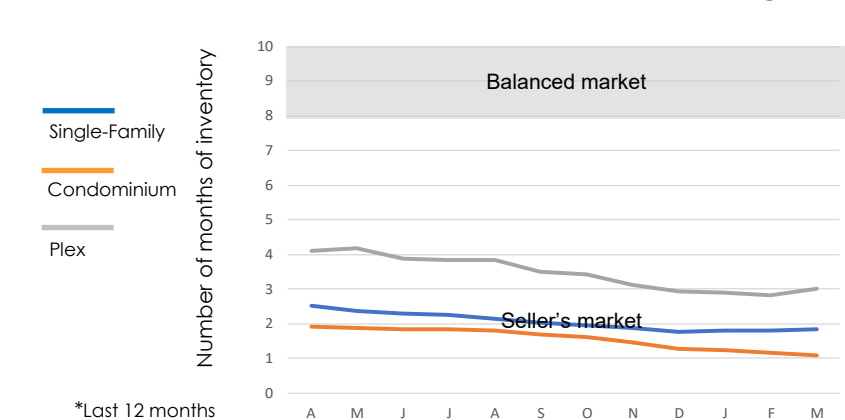
Single-Family							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	170	↑	13 %	604	↑	16 %	
Active Listings	131	↑	24 %	92	↓	-17 %	
Median Price	\$413,000	↑	18 %	\$385,700	↑	15 %	↑ 54 %
Average Price	\$449,557	↑	25 %	\$406,599	↑	15 %	↑ 56 %
Average Selling Time (days)	34	↓	-11	32	↓	-13	

Condominium							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	73	↔	0 %	227	↑	7 %	
Active Listings	21		-	21		-	
Median Price	\$276,000	↑	13 %	\$259,000	↑	13 %	↑ 46 %
Average Price	\$288,854	↑	18 %	\$265,695	↑	16 %	↑ 52 %
Average Selling Time (days)	20	↓	-20	28	↓	-12	

Plex							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	24	-	-	114	↓	-9 %	
Active Listings	25	-	-	28		-	
Median Price	**	-	-	\$450,000	↑	20 %	↑ 64 %
Average Price	**	-	-	\$472,477	↑	20 %	↑ 61 %
Average Selling Time (days)	**	-	-	45	↓	-19	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

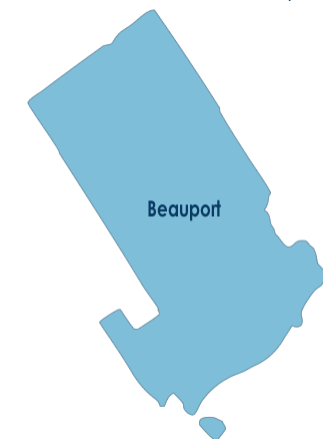




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	209	↑	10 %
New Listings	240	↑	7 %
Active Listings	86	↓	-31 %
Volume (in thousands \$)	88,523	↑	34 %

Last 12 Months			
Sales	737	↑	8 %
New Listings	767	↑	1 %
Active Listings	93	↓	-23 %
Volume (in thousands \$)	292,134	↑	26 %

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	0.4	0	1.7	Seller
150 to 230	5.5	3	1.6	Seller
230 to 380	17.3	18	1.0	Seller
380 to 450	2.3	2	1.3	Seller
more than 450	6.7	2	3.5	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

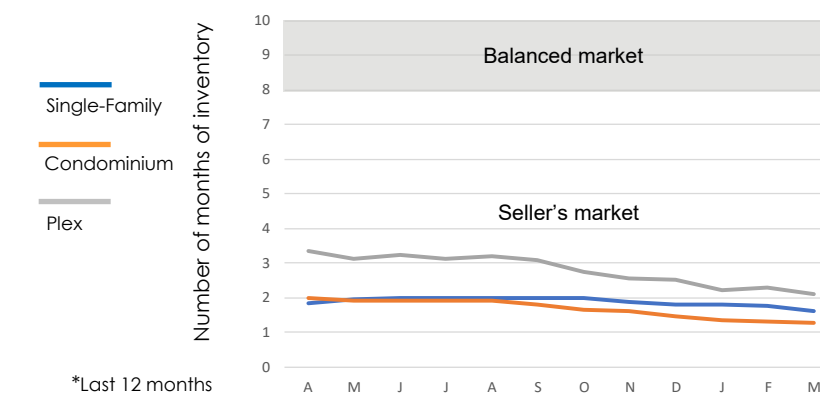
Single-Family						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	106	↑	23 %	366	↑	17 %
Active Listings	46	↓	-21 %	49	↓	-2 %
Median Price	\$444,000	↑	26 %	\$400,000	↑	14 %
Average Price	\$489,827	↑	16 %	\$454,371	↑	12 %
Average Selling Time (days)	28	↑	1	31	↔	0

Condominium						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	90	↓	-2 %	301	↑	1 %
Active Listings	32	↓	-35 %	32	↓	-38 %
Median Price	\$338,750	↑	26 %	\$300,000	↑	19 %
Average Price	\$341,102	↑	23 %	\$313,963	↑	20 %
Average Selling Time (days)	23	↓	-24	32	↓	-8

Plex						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	13	-	-	70	↑	3 %
Active Listings	8	-	-	12	-	-
Median Price	**	-	-	\$440,000	↑	17 %
Average Price	**	-	-	\$447,598	↑	14 %
Average Selling Time (days)	**	-	-	42	↓	-18

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

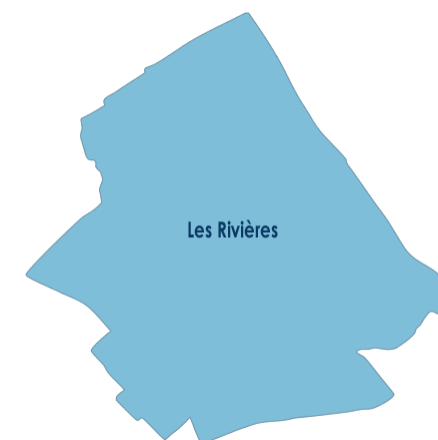




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	209	↑	25 %
New Listings	235	↑	34 %
Active Listings	96	↓	-37 %
Volume (in thousands \$)	88,048	↑	52 %

Last 12 Months			
Sales	713	↑	18 %
New Listings	738	↑	15 %
Active Listings	114	↓	-26 %
Volume (in thousands \$)	281,304	↑	37 %

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	162 ↑ 13 %	550 ↑ 8 %	↑ 56 %	
Active Listings	72 ↓ -17 %	71 ↓ -20 %	↑ 58 %	
Median Price	\$420,000 ↑ 24 %	\$378,000 ↑ 11 %		
Average Price	\$435,610 ↑ 22 %	\$404,215 ↑ 15 %		
Average Selling Time (days)	29 ↓ -21	38 ↓ -5		

	Condominium			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	38 -	111 ↑ 66 %	↑ 80 %	
Active Listings	14 -	31 ↓ -39 %	↑ 69 %	
Median Price	\$330,000 -	\$297,000 ↑ 35 %		
Average Price	\$337,495 -	\$313,708 ↑ 34 %		
Average Selling Time (days)	213 -	162 ↑ 122		

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	0.6	0	1.8	Seller
190 to 280	5.3	3	1.7	Seller
280 to 470	46.3	32	1.4	Seller
470 to 570	7.6	6	1.2	Seller
more than 570	11.4	4	3.1	Seller

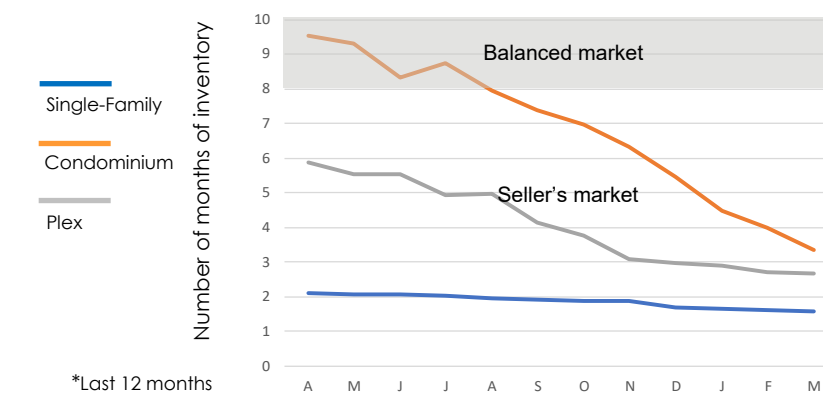
Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

	Plex			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	9 -	52 ↑ 73 %	↑ 54 %	
Active Listings	10 -	12 -	↑ 55 %	
Median Price	** -	\$454,700 ↑ 34 %		
Average Price	** -	\$464,952 ↑ 24 %		
Average Selling Time (days)	** -	46 ↓ -35		

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics

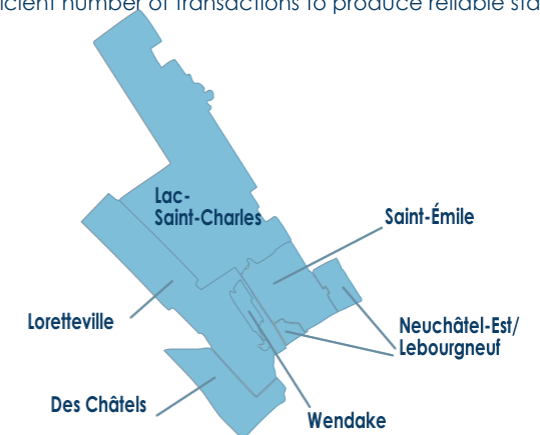




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	211	↑	13 %
New Listings	259	↑	19 %
Active Listings	86	↓	-39 %
Volume (in thousands \$)	87,089	↑	41 %

Last 12 Months			
Sales	748	↑	8 %
New Listings	777	↓	-2 %
Active Listings	86	↓	-42 %
Volume (in thousands \$)	281,009	↑	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	5.3	3	2.1	Seller
190 to 280	3.6	2	1.6	Seller
280 to 470	39.1	32	1.2	Seller
470 to 570	8.2	5	1.5	Seller
more than 570	9.5	5	2.0	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

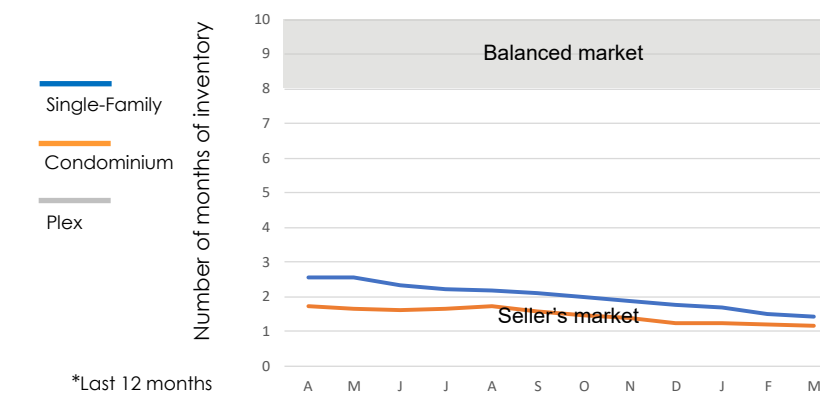
Single-Family						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	160	↑ 21 %	557	↑ 8 %		
Active Listings	67	↓ -41 %	66	↓ -43 %		
Median Price	\$435,000	↑ 24 %	\$382,500	↑ 13 %	↑	50 %
Average Price	\$455,140	↑ 26 %	\$410,051	↑ 15 %	↑	55 %
Average Selling Time (days)	23	↓ -17	39	↓ -1		

Condominium						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	44	↑ 2 %	152	↑ 9 %		
Active Listings	14	-	15	-		
Median Price	\$301,000	↑ 28 %	\$260,000	↑ 14 %	↑	53 %
Average Price	\$297,159	↑ 23 %	\$268,526	↑ 16 %	↑	55 %
Average Selling Time (days)	22	↓ -12	25	↓ -9		

Plex						
	First Quarter 2025		Last 12 Months		Past 5 years	
Sales	7	-	39	↑ 8 %		
Active Listings	5	-	6	-		
Median Price	**	-	\$460,000	↑ 20 %	↑	70 %
Average Price	**	-	\$468,987	↑ 10 %	↑	64 %
Average Selling Time (days)	**	-	40	↓ -17		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

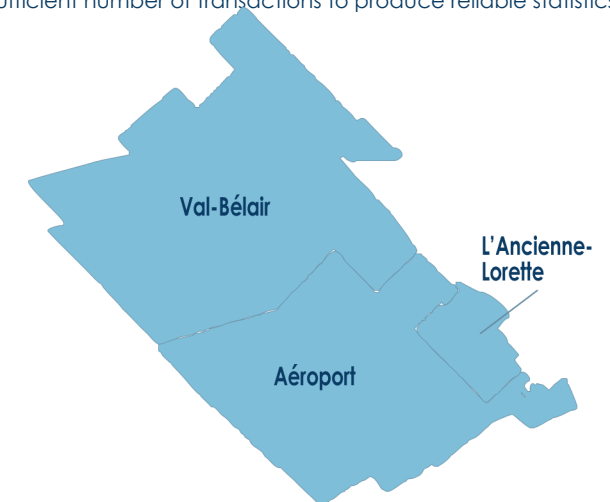




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	108	↓	-11 %
New Listings	149	↑	9 %
Active Listings	77	↓	-33 %
Volume (in thousands \$)	67,985	↑	6 %

Last 12 Months			
Sales	401	↓	-2 %
New Listings	465	↓	-8 %
Active Listings	81	↓	-27 %
Volume (in thousands \$)	226,159	↑	9 %

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	74	↓ -20 %	284 ↓ -8 %	
Active Listings	57	↓ -31 %	60 ↓ -27 %	
Median Price	\$557,500	↑ 12 %	\$540,000 ↑ 17 %	↑ 57 %
Average Price	\$701,184	↑ 20 %	\$625,748 ↑ 12 %	↑ 67 %
Average Selling Time (days)	46	↓ -7	45 ↑ 1	

	Condominium			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	30	-	107 ↑ 13 %	
Active Listings	17	-	18 -	
Median Price	\$379,000	-	\$342,000 ↑ 14 %	↑ 44 %
Average Price	\$443,563	-	\$400,950 ↑ 20 %	↑ 50 %
Average Selling Time (days)	45	-	44 ↓ -18	

	Plex			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	4	-	10 -	
Active Listings	3	-	3 -	
Median Price	**	-	** -	
Average Price	**	-	** -	
Average Selling Time (days)	**	-	** -	

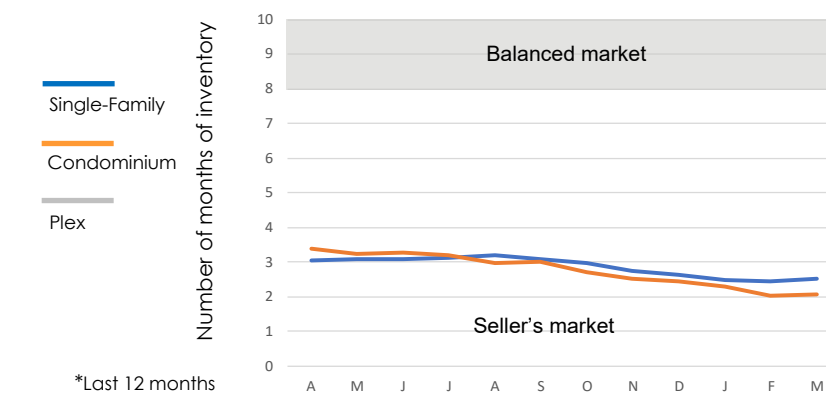
Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
270 and less	2.0	1	3.4	Seller
270 to 400	6.8	3	2.3	Seller
400 to 670	21.5	13	1.6	Seller
670 to 810	3.5	2	1.8	Seller
more than 810	25.8	5	5.4	Seller

Source: QPAREB by the Centris system



Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

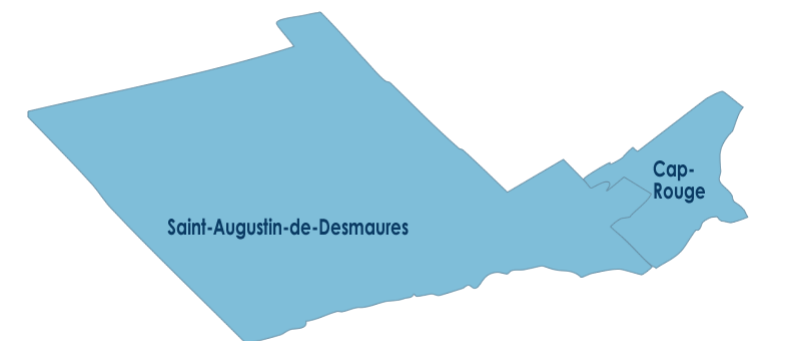




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025				
Sales	352	↑	18 %	
New Listings	461	↑	3 %	
Active Listings	458	↓	-25 %	
Volume (in thousands \$)	179,108	↑	32 %	

Last 12 Months				
Sales	1,231	↑	24 %	
New Listings	1,632	↑	12 %	
Active Listings	507	↓	-17 %	
Volume (in thousands \$)	593,928	↑	36 %	

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	11.6	5	2.2	Seller
220 to 330	50.2	16	3.2	Seller
330 to 550	216.2	41	5.3	Seller
550 to 660	53.6	11	5.0	Seller
more than 660	122.1	17	7.1	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

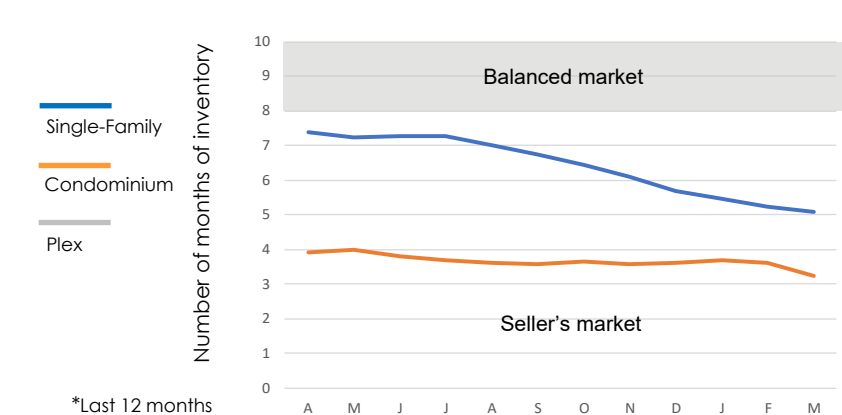
Single-Family							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	300	↑	15 %	1,070	↑	23 %	
Active Listings	415	↓	-26 %	454	↓	-19 %	
Median Price	\$460,100	↑	15 %	\$441,000	↑	12 %	↑ 56 %
Average Price	\$536,363	↑	11 %	\$506,366	↑	9 %	↑ 65 %
Average Selling Time (days)	58	↓	-13	59	↓	-2	

Condominium							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	39	↑	26 %	130	↑	31 %	
Active Listings	27		-	35	↑	6 %	
Median Price	\$290,000	↑	18 %	\$285,500	↑	21 %	↑ 74 %
Average Price	\$316,251	↑	16 %	\$295,665	↑	12 %	↑ 69 %
Average Selling Time (days)	61	↑	16	58	↓	-10	

Plex							
	First Quarter 2025			Last 12 Months			Past 5 years
Sales	12	-	-	29	-	-	
Active Listings	12	-	-	14	-	-	
Median Price	**	-	-	**	-	-	
Average Price	**	-	-	**	-	-	
Average Selling Time (days)	**	-	-	**	-	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

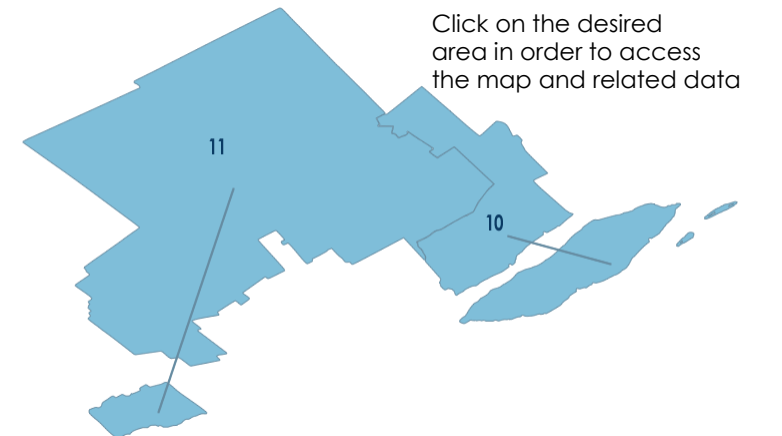




Table 1 - Summary of Centris Activity

Total Residential				
First Quarter 2025				
Sales	99	↑	2 %	
New Listings	145	↑	4 %	
Active Listings	140	↓	-10 %	
Volume (in thousands \$)	47,133	↑	21 %	

Last 12 Months				
Sales	345	↑	19 %	
New Listings	536	↑	23 %	
Active Listings	139	↓	-5 %	
Volume (in thousands \$)	152,514	↑	30 %	

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	4.3	2	2.2	Seller
210 to 320	10.8	4	3.1	Seller
320 to 530	45.8	11	4.3	Seller
530 to 640	17.5	3	7.0	Seller
more than 640	37.5	4	8.7	Balanced

Source: QPAREB by the Centris system



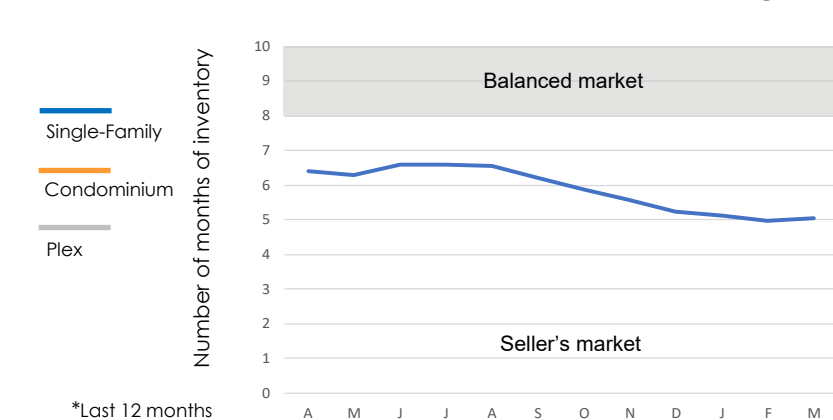
Table 2 - Detailed Centris Statistics by Property Category

Single-Family							
	First Quarter 2025			Last 12 Months		Past 5 years	
Sales	75	↓	-1 %	276	↑	18 %	
Active Listings	118	↓	-13 %	116	↓	-9 %	
Median Price	\$466,500	↑	18 %	\$430,000	↑	15 %	↑ 59 %
Average Price	\$527,038	↑	17 %	\$486,853	↑	8 %	↑ 62 %
Average Selling Time (days)	54	↓	-9	54	↓	-14	

Condominium							
	First Quarter 2025			Last 12 Months		Past 5 years	
Sales	17	-	-	55	↑	22 %	
Active Listings	15	-	-	16	-	-	
Median Price	**	-	-	\$245,000	↑	20 %	↑ 66 %
Average Price	**	-	-	\$259,427	↑	11 %	↑ 61 %
Average Selling Time (days)	**	-	-	54	↓	-10	

Plex							
	First Quarter 2025			Last 12 Months		Past 5 years	
Sales	6	-	-	12	-	-	
Active Listings	5	-	-	5	-	-	
Median Price	**	-	-	**	-	-	
Average Price	**	-	-	**	-	-	
Average Selling Time (days)	**	-	-	**	-	-	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

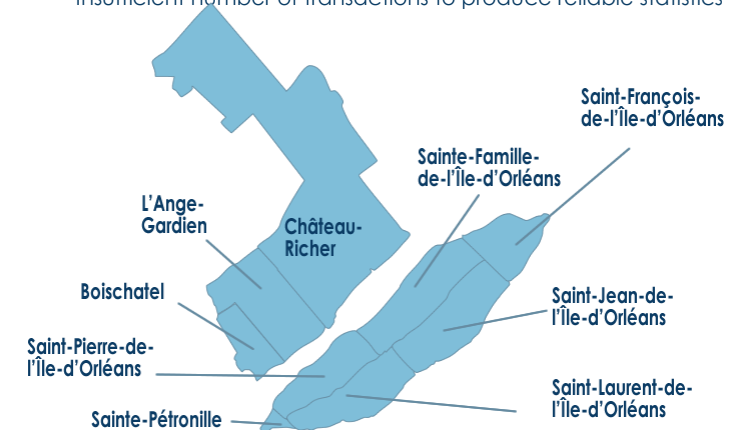




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	253	↑	25 %
New Listings	316	↑	3 %
Active Listings	318	↓	-30 %
Volume (in thousands \$)	131,975	↑	37 %

Last 12 Months			
Sales	886	↑	27 %
New Listings	1,096	↑	8 %
Active Listings	368	↓	-21 %
Volume (in thousands \$)	441,414	↑	39 %

Table 2 - Detailed Centris Statistics by Property Category

	Single-Family			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	225	↑ 22 %	794	↑ 24 %
Active Listings	297	↓ -30 %	338	↓ -22 %
Median Price	\$460,050	↑ 15 %	\$442,500	↑ 11 %
Average Price	\$539,402	↑ 9 %	\$512,953	↑ 9 %
Average Selling Time (days)	59	↓ -15	60	↑ 2

	Condominium			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	22	-	75	↑ 39 %
Active Listings	11	-	19	-
Median Price	**	-	\$320,000	↑ 14 %
Average Price	**	-	\$322,239	↑ 11 %
Average Selling Time (days)	**	-	62	↓ -10

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
220 and less	7.1	3	2.2	Seller
220 to 330	38.5	11	3.4	Seller
330 to 550	168.8	30	5.6	Seller
550 to 660	35.2	8	4.4	Seller
more than 660	88.0	13	6.6	Seller

Source: QPAREB by the Centris system

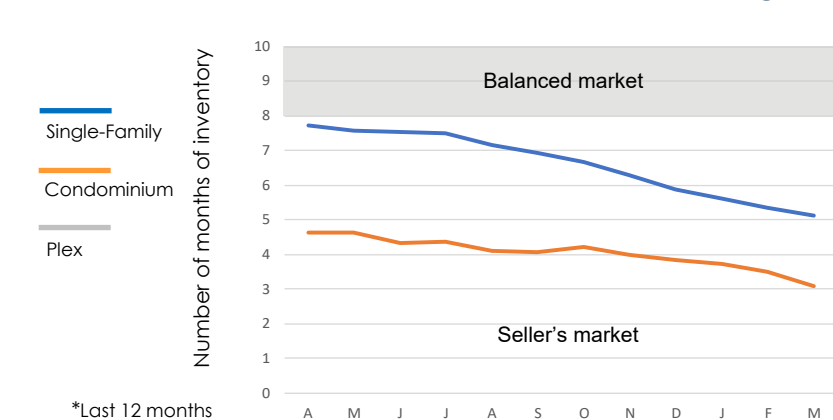


Table 4 - Detailed Centris Statistics by Property Category

	Plex			Past 5 years
	First Quarter 2025		Last 12 Months	
Sales	6	-	17	-
Active Listings	7	-	8	-
Median Price	**	-	**	-
Average Price	**	-	**	-
Average Selling Time (days)	**	-	**	-

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

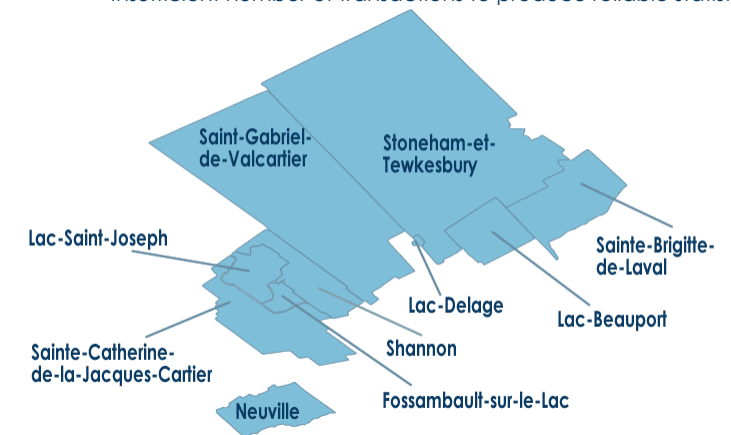




Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	566	↑	6 %
New Listings	715	↑	4 %
Active Listings	454	↓	-33 %
Volume (in thousands \$)	231,172	↑	21 %

Last 12 Months			
Sales	2,123	↑	21 %
New Listings	2,496	↑	6 %
Active Listings	524	↓	-19 %
Volume (in thousands \$)	842,744	↑	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)	
190 and less	7.8	4	1.9	Seller
190 to 280	28.9	15	2.0	Seller
280 to 470	186.4	79	2.4	Seller
470 to 570	56.3	17	3.3	Seller
more than 570	112.9	19	6.0	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

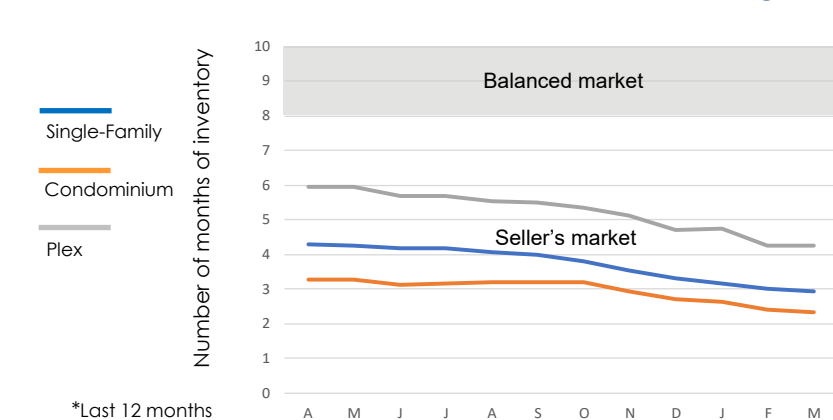
Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	430	↑ 3 %	1,605	↑ 20 %	
Active Listings	334	↓ -35 %	392	↓ -22 %	
Median Price	\$397,250	↑ 16 %	\$379,000	↑ 13 %	↑ 57 %
Average Price	\$433,031	↑ 14 %	\$419,119	↑ 15 %	↑ 60 %
Average Selling Time (days)	46	↓ -24	54	↓ -6	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	92	↑ 3 %	336	↑ 15 %	
Active Listings	53	↓ -42 %	65	↓ -21 %	
Median Price	\$259,000	↑ 12 %	\$250,000	↑ 13 %	↑ 47 %
Average Price	\$274,718	↑ 4 %	\$273,365	↑ 9 %	↑ 43 %
Average Selling Time (days)	27	↓ -24	50	↓ -13	

Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	44	-	181	↑ 43 %	
Active Listings	65	↓ -6 %	64	↑ 1 %	
Median Price	\$440,000	-	\$410,000	↑ 21 %	↑ 64 %
Average Price	\$460,652	-	\$446,968	↑ 25 %	↑ 59 %
Average Selling Time (days)	62	-	59	↓ -21	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

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

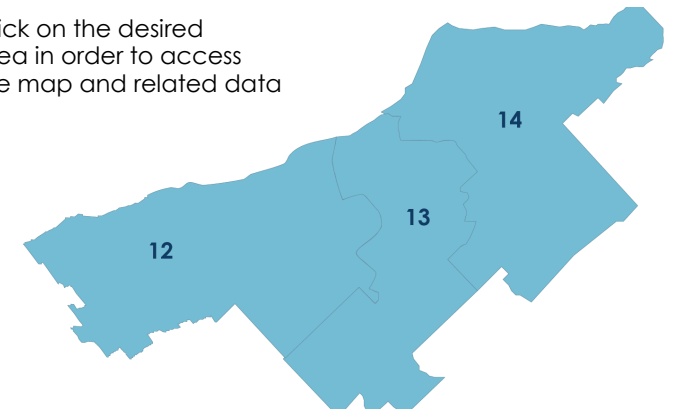




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	185	↑	9 %
New Listings	232	↑	25 %
Active Listings	129	↓	-36 %
Volume (in thousands \$)	82,277	↑	23 %

Last 12 Months			
Sales	651	↑	16 %
New Listings	778	↑	10 %
Active Listings	148	↓	-32 %
Volume (in thousands \$)	287,246	↑	35 %

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	5.6	2	2.9	Seller
200 to 300	9.8	6	1.7	Seller
300 to 490	50.1	24	2.1	Seller
490 to 590	19.0	6	3.0	Seller
more than 590	44.4	8	5.3	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

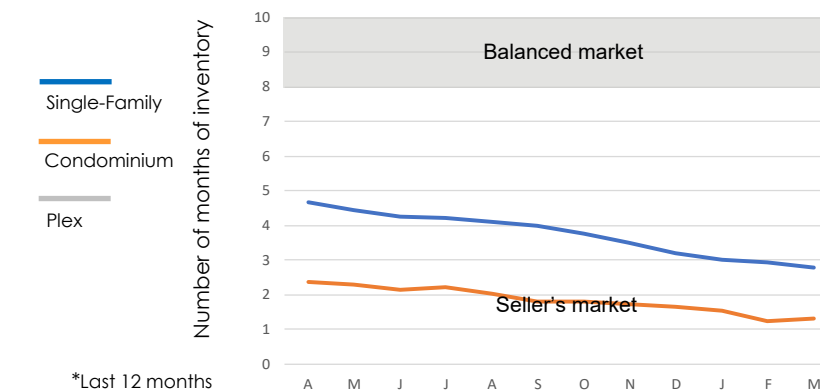
Single-Family					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	154	↑ 4 %	554	↑ 16 %	
Active Listings	112	↓ -38 %	129	↓ -33 %	
Median Price	\$411 500	↑ 18 %	\$396 000	↑ 13 %	↑ 57 %
Average Price	\$458 627	↑ 12 %	\$450 623	↑ 14 %	↑ 65 %
Average Selling Time (days)	47	↓ -34	53	↓ -15	

Condominium					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	19	-	54	↓ -10 %	
Active Listings	5	-	6	-	
Median Price	**	-	\$275 300	↑ 27 %	↑ 56 %
Average Price	**	-	\$293 995	↑ 24 %	↑ 52 %
Average Selling Time (days)	**	-	40	↓ -25	

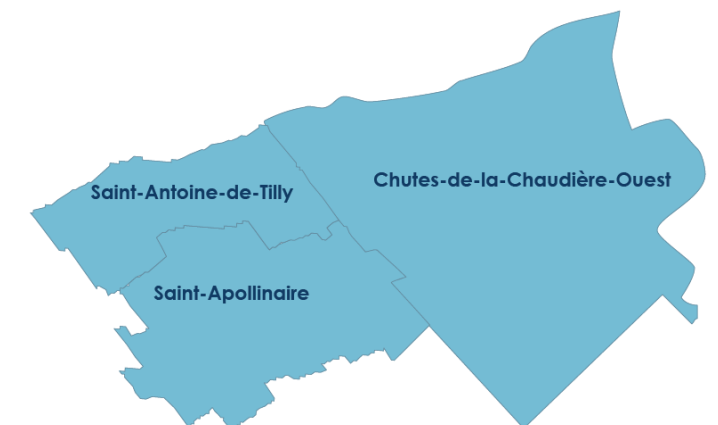
Plex					
	First Quarter 2025		Last 12 Months		Past 5 years
Sales	12	-	42	-	
Active Listings	12	-	12	-	
Median Price	**	-	\$501 950	-	↑ 85 %
Average Price	**	-	\$553 376	-	↑ 78 %
Average Selling Time (days)	**	-	63	-	

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



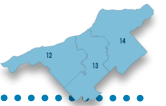


Table 1 - Summary of Centris Activity

Total Residential First Quarter 2025			
Sales	171	↑	5 %
New Listings	194	↓	-9 %
Active Listings	130	↓	-24 %
Volume (in thousands \$)	69,656	↑	28 %

Last 12 Months			
Sales	636	↑	21 %
New Listings	727	↑	7 %
Active Listings	152	↓	-7 %
Volume (in thousands \$)	246,602	↑	41 %

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	1.6	1	1.5	Seller
190 to 280	8.2	4	1.8	Seller
280 to 460	67.3	26	2.6	Seller
460 to 560	12.3	5	2.6	Seller
more than 560	34.4	6	6.0	Seller

Source: QPAREB by the Centris system



Table 2 - Detailed Centris Statistics by Property Category

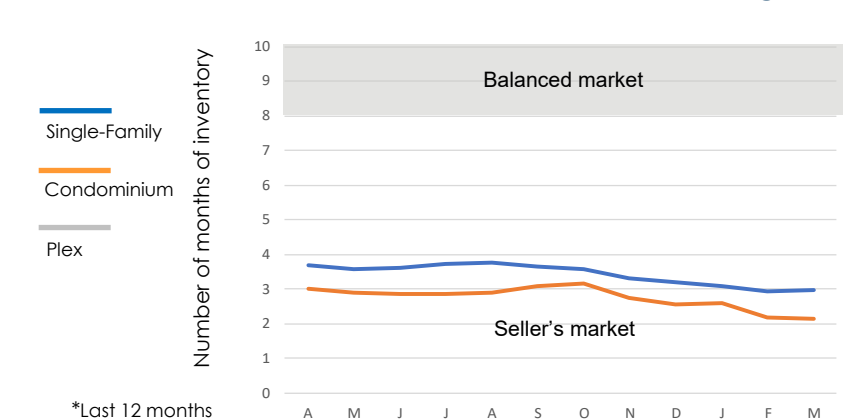
	Single-Family			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	142 ↑ 10 %	500 ↑ 23 %	↑ 56 %	
Active Listings	110 ↓ -17 %	124 ↓ -5 %	↑ 62 %	
Median Price	\$391,000 ↑ 18 %	\$372,500 ↑ 13 %		
Average Price	\$433,792 ↑ 23 %	\$413,257 ↑ 17 %		
Average Selling Time (days)	48 ↓ -13	51 ↓ -3		

	Condominium			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	22 -	93 ↑ 3 %	↑ 43 %	
Active Listings	9 -	17 -	↑ 47 %	
Median Price	** -	\$235,000 ↑ 5 %		
Average Price	** -	\$243,411 ↑ 5 %		
Average Selling Time (days)	** -	70 ↑ 16		

	Plex			Past 5 years
	First Quarter 2025	Last 12 Months	Past 5 years	
Sales	7 -	43 ↑ 39 %	↑ 28 %	
Active Listings	11 -	12 -	↑ 32 %	
Median Price	** -	\$415,000 ↑ 22 %		
Average Price	** -	\$421,807 ↑ 17 %		
Average Selling Time (days)	** -	43 ↓ -69		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months

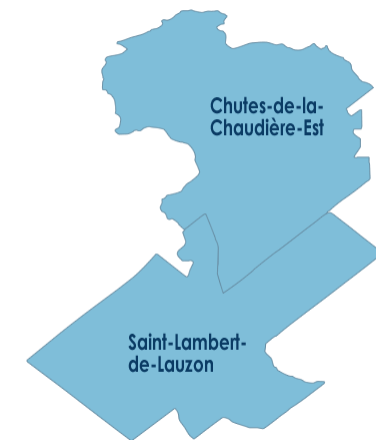




Table 1 - Summary of Centris Activity

Total Residential			
First Quarter 2025			
Sales	210	↑	4 %
New Listings	289	↔	0 %
Active Listings	194	↓	-36 %
Volume (in thousands \$)	79,239	↑	13 %

Last 12 Months			
Sales	836	↑	25 %
New Listings	991	↑	3 %
Active Listings	224	↓	-17 %
Volume (in thousands \$)	308,896	↑	40 %

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	1.4	Seller
190 to 280	14.2	7	2.2	Seller
280 to 460	65.4	27	2.4	Seller
460 to 560	26.3	6	4.1	Seller
more than 560	32.2	4	7.3	Seller

Source: QPAREB by the Centris system



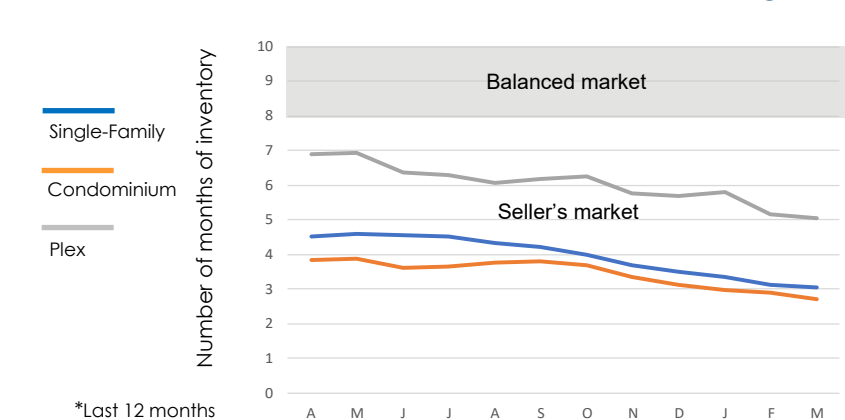
Table 2 - Detailed Centris Statistics by Property Category

Single-Family						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	134	↓	-5 %	551	↑	21 %
Active Listings	112	↓	-45 %	140	↓	-22 %
Median Price	\$371,500	↑	8 %	\$370,000	↑	13 %
Average Price	\$403,003	↑	9 %	\$392,981	↑	13 %
Average Selling Time (days)	43	↓	-25	58	↑	2

Condominium						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	51	↑	13 %	189	↑	32 %
Active Listings	39	↓	-31 %	43	↓	-10 %
Median Price	\$257,000	↑	10 %	\$252,000	↑	15 %
Average Price	\$277,879	↓	-4 %	\$282,210	↑	5 %
Average Selling Time (days)	31	↓	-22	42	↓	-25

Plex						
	First Quarter 2025			Last 12 Months		Past 5 years
Sales	25	-	-	96	↑	32 %
Active Listings	42	↓	-9 %	40	↓	-5 %
Median Price	**	-	-	\$395,000	↑	21 %
Average Price	**	-	-	\$411,684	↑	19 %
Average Selling Time (days)	**	-	-	64	↓	-2

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics



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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