FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

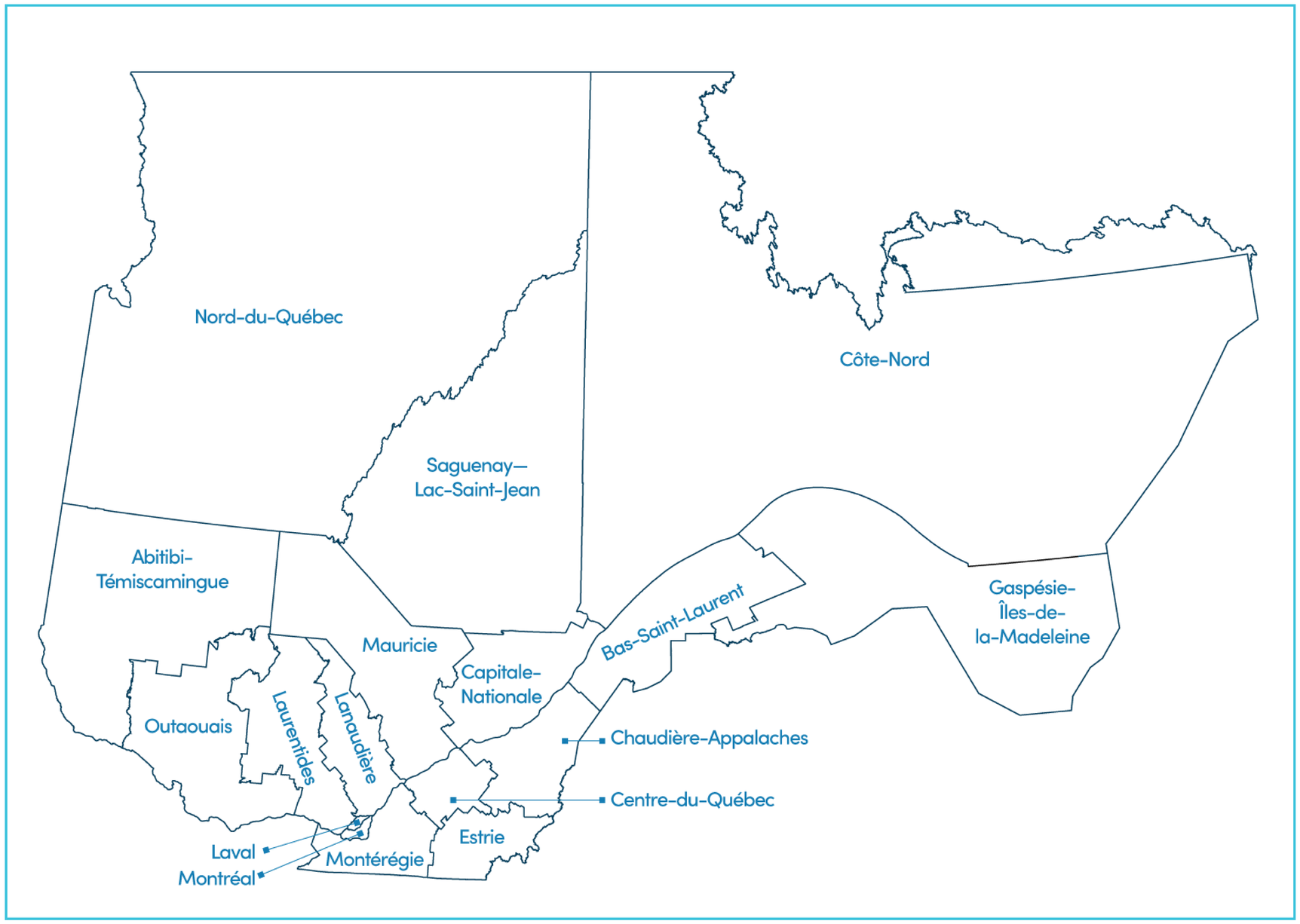
monthly statistics

September 2025

PROVINCE OF QUEBEC

MONTRÉAL CMA

QUEBEC CITY CMA



Note : Since May 1st, 2025, the average selling time has been replaced by the average days on the market in our reports, a measure comparable to those of other Candain real estate boards and still reflecting the time it takes for an active listing to find a buyer.

The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.

Province of Quebec

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**7,645**	**6,906**	↑ 11%	**75,496**	**67,645**	↑ 12%
Active listings	**37,957**	**36,932**	↑ 3%	**35,677**	**36,584**	↓ -2%
New listings	**13,956**	**12,134**	↑ 15%	**115,910**	**105,301**	↑ 10%
Sales volume	**$4,212,671,257**	**$3,513,231,736**	↑ 20%	**$40,576,089,912**	**$33,457,909,162**	↑ 21%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	5,071	4,506	↑ 13%	49,202	44,038	↑ 12%
Active listings	22,261	22,033	↑ 1%	21,152	21,779	↓ -3%
Median price	$485,900	$450,000	↑ 8%	$491,000	$447,500	↑ 10%
Avg. days on market (days)	45	56	↓ -11	47	56	↓ -9
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,745	1,728	↑ 1%	19,085	17,416	↑ 10%
Active listings	11,174	10,027	↑ 11%	10,286	9,953	↑ 3%
Median price	$400,000	$377,500	↑ 6%	$397,000	$375,000	↑ 6%
Avg. days on market (days)	48	54	↓ -6	49	56	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	802	656	↑ 22%	6,978	6,000	↑ 16%
Active listings	4,031	4,443	↓ -9%	3,808	4,504	↓ -15%
Median price	$656,000	$552,500	↑ 19%	$650,000	$575,000	↑ 13%
Avg. days on market (days)	48	78	↓ -30	59	75	↓ -16

Source : QPAREB by the Centris system

Definitions and explanatory notes

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

MONTREAL CMA

Island of Montreal

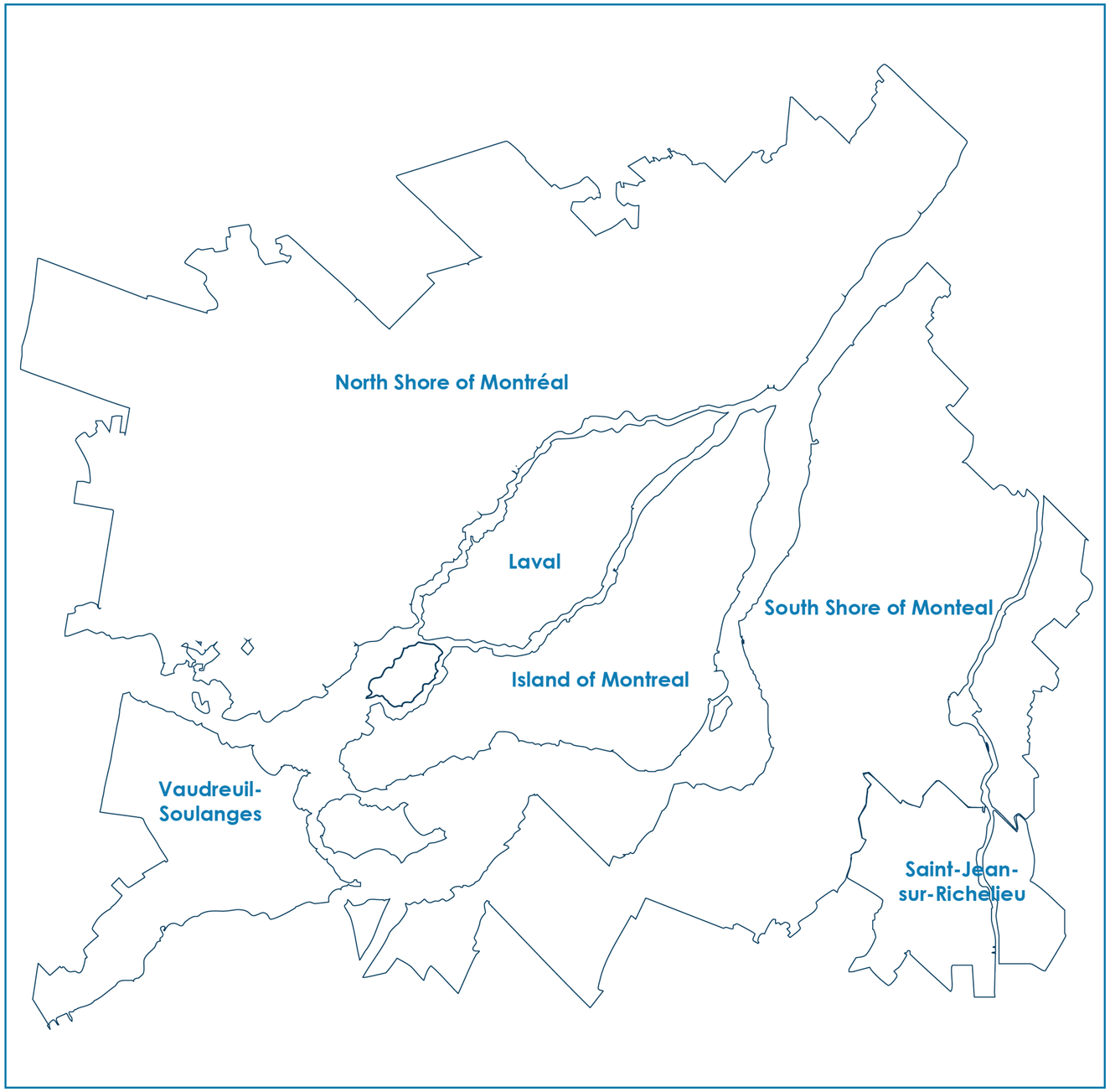
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**3,520**	**3,176**	↑ 11%	**36,776**	**32,833**	↑ 12%
Active listings	**18,835**	**17,520**	↑ 8%	**17,547**	**17,558**	↔ 0%
New listings	**7,135**	**6,089**	↑ 17%	**59,520**	**53,179**	↑ 12%
Sales volume	**$2,382,260,167**	**$2,006,591,861**	↑ 19%	**$23,800,189,902**	**$19,795,909,036**	↑ 20%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,824	1,613	↑ 13%	18,918	16,923	↑ 12%
Active listings	7,409	7,202	↑ 3%	7,143	7,400	↓ -3%
Median price	$632,500	$590,000	↑ 7%	$620,000	$575,000	↑ 8%
Avg. days on market (days)	40	52	↓ -12	40	50	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,266	1,239	↑ 2%	14,186	12,848	↑ 10%
Active listings	9,077	7,856	↑ 16%	8,237	7,683	↑ 7%
Median price	$430,000	$415,000	↑ 4%	$425,000	$402,000	↑ 6%
Avg. days on market (days)	48	57	↓ -9	49	56	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	425	321	↑ 32%	3,645	3,044	↑ 20%
Active listings	2,281	2,411	↓ -5%	2,103	2,435	↓ -14%
Median price	$839,000	$795,000	↑ 6%	$825,000	$762,475	↑ 8%
Avg. days on market (days)	48	78	↓ -30	57	72	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**1,302**	**1,183**	↑ 10%	**13,466**	**12,093**	↑ 11%
Active listings	**10,168**	**8,915**	↑ 14%	**9,174**	**8,732**	↑ 5%
New listings	**3,284**	**2,643**	↑ 24%	**26,119**	**22,881**	↑ 14%
Sales volume	**$1,006,935,136**	**$868,876,044**	↑ 16%	**$9,939,110,242**	**$8,407,082,037**	↑ 18%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	398	331	↑ 20%	3,788	3,371	↑ 12%
Active listings	2,221	1,937	↑ 15%	2,047	1,924	↑ 6%
Median price	$805,000	$775,000	↑ 4%	$789,874	$735,000	↑ 7%
Avg. days on market (days)	52	66	↓ -14	47	58	↓ -11
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	650	661	↓ -2%	7,471	6,814	↑ 10%
Active listings	6,418	5,456	↑ 18%	5,751	5,265	↑ 9%
Median price	$479,250	$461,800	↑ 4%	$479,000	$459,000	↑ 4%
Avg. days on market (days)	54	63	↓ -9	55	62	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	254	191	↑ 33%	2,207	1,908	↑ 16%
Active listings	1,529	1,522	↔ 0%	1,375	1,544	↓ -11%
Median price	$885,000	$845,000	↑ 5%	$869,500	$815,000	↑ 7%
Avg. days on market (days)	50	69	↓ -19	57	72	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**351**	**307**	↑ 14%	**3,479**	**3,064**	↑ 14%
Active listings	**1,478**	**1,387**	↑ 7%	**1,406**	**1,413**	↓ -1%
New listings	**620**	**524**	↑ 18%	**5,336**	**4,673**	↑ 14%
Sales volume	**$223,260,444**	**$186,075,752**	↑ 20%	**$2,123,212,589**	**$1,754,521,092**	↑ 21%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	211	184	↑ 15%	2,148	1,874	↑ 15%
Active listings	721	719	↔ 0%	705	777	↓ -9%
Median price	$600,000	$587,500	↑ 2%	$600,000	$573,500	↑ 5%
Avg. days on market (days)	42	51	↓ -9	36	48	↓ -12
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	116	102	↑ 14%	1,099	1,001	↑ 10%
Active listings	620	504	↑ 23%	573	482	↑ 19%
Median price	$455,000	$399,500	↑ 14%	$415,900	$389,000	↑ 7%
Avg. days on market (days)	50	56	↓ -6	53	60	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	24	21	**	232	189	↑ 23%
Active listings	131	163	↓ -20%	124	154	↓ -20%
Median price	**	**	**	$857,250	$795,000	↑ 8%
Avg. days on market (days)	**	**	**	60	80	↓ -20

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**800**	**736**	↑ 9%	**8,647**	**7,627**	↑ 13%
Active listings	**2,786**	**2,858**	↓ -3%	**2,698**	**2,965**	↓ -9%
New listings	**1,401**	**1,201**	↑ 17%	**11,696**	**10,641**	↑ 10%
Sales volume	**$477,186,331**	**$400,835,933**	↑ 19%	**$4,902,350,488**	**$3,973,829,679**	↑ 23%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	533	502	↑ 6%	5,928	5,262	↑ 13%
Active listings	1,830	1,869	↓ -2%	1,778	1,941	↓ -8%
Median price	$580,000	$540,000	↑ 7%	$565,000	$515,000	↑ 10%
Avg. days on market (days)	32	45	↓ -13	37	46	↓ -9
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	186	175	↑ 6%	2,115	1,910	↑ 11%
Active listings	629	605	↑ 4%	598	644	↓ -7%
Median price	$375,500	$350,000	↑ 7%	$365,000	$342,000	↑ 7%
Avg. days on market (days)	33	44	↓ -11	37	48	↓ -11
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	79	57	↑ 39%	589	441	↑ 34%
Active listings	292	354	↓ -18%	287	356	↓ -19%
Median price	$725,000	$690,000	↑ 5%	$706,500	$645,000	↑ 10%
Avg. days on market (days)	48	103	↓ -55	58	77	↓ -19

Source : QPAREB by the Centris system

Definitions and explanatory notes

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South Shore of Montreal

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**810**	**748**	↑ 8%	**8,460**	**7,729**	↑ 9%
Active listings	**3,148**	**3,166**	↓ -1%	**3,030**	**3,196**	↓ -5%
New listings	**1,370**	**1,334**	↑ 3%	**12,215**	**11,299**	↑ 8%
Sales volume	**$518,405,350**	**$436,532,091**	↑ 19%	**$5,235,260,584**	**$4,396,136,273**	↑ 19%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	489	451	↑ 8%	5,106	4,741	↑ 8%
Active listings	1,772	1,870	↓ -5%	1,753	1,912	↓ -8%
Median price	$647,000	$575,000	↑ 13%	$625,000	$574,700	↑ 9%
Avg. days on market (days)	35	49	↓ -14	38	47	↓ -9
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	269	253	↑ 6%	2,870	2,589	↑ 11%
Active listings	1,121	999	↑ 12%	1,032	989	↑ 4%
Median price	$420,000	$384,500	↑ 9%	$399,000	$375,000	↑ 6%
Avg. days on market (days)	42	45	↓ -3	39	46	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	51	44	↑ 16%	480	399	↑ 20%
Active listings	242	287	↓ -16%	233	289	↓ -19%
Median price	$775,000	$677,500	↑ 14%	$759,500	$665,000	↑ 14%
Avg. days on market (days)	38	70	↓ -32	48	65	↓ -17

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Definitions and explanatory notes

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Vaudreuils-Soulanges

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**169**	**121**	↑ 40%	**1,728**	**1,429**	↑ 21%
Active listings	**907**	**862**	↑ 5%	**877**	**873**	↔ 0%
New listings	**329**	**259**	↑ 27%	**2,769**	**2,473**	↑ 12%
Sales volume	**$106,899,606**	**$70,625,653**	↑ 51%	**$1,060,420,955**	**$806,958,276**	↑ 31%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	126	87	↑ 45%	1,223	1,021	↑ 20%
Active listings	608	598	↑ 2%	593	589	↑ 1%
Median price	$606,000	$588,000	↑ 3%	$618,000	$570,000	↑ 8%
Avg. days on market (days)	52	62	↓ -10	50	55	↓ -5
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	33	32	↑ 3%	449	375	↑ 20%
Active listings	250	231	↑ 8%	241	248	↓ -3%
Median price	$345,000	$382,500	↓ -10%	$369,000	$359,900	↑ 3%
Avg. days on market (days)	65	94	↓ -29	59	67	↓ -8
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	8	2	**	48	31	↑ 55%
Active listings	41	24	**	33	30	↑ 9%
Median price	**	**	**	$636,500	$635,000	↔ 0%
Avg. days on market (days)	**	**	**	57	86	↓ -29

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**88**	**81**	↑ 9%	**996**	**891**	↑ 12%
Active listings	**348**	**332**	↑ 5%	**363**	**378**	↓ -4%
New listings	**131**	**128**	↑ 2%	**1,385**	**1,212**	↑ 14%
Sales volume	**$49,573,300**	**$43,646,388**	↑ 14%	**$539,835,044**	**$457,381,679**	↑ 18%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	67	58	↑ 16%	725	654	↑ 11%
Active listings	257	209	↑ 23%	266	258	↑ 3%
Median price	$562,588	$526,000	↑ 7%	$555,000	$510,500	↑ 9%
Avg. days on market (days)	42	54	↓ -12	40	51	↓ -11
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	12	16	**	182	159	↑ 14%
Active listings	39	61	↓ -36%	43	56	↓ -23%
Median price	**	**	**	$360,000	$330,000	↑ 9%
Avg. days on market (days)	**	**	**	33	45	↓ -12
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	9	6	**	89	76	↑ 17%
Active listings	46	61	↓ -25%	50	62	↓ -20%
Median price	**	**	**	$605,000	$506,363	↑ 19%
Avg. days on market (days)	**	**	**	76	82	↓ -6

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Definitions and explanatory notes

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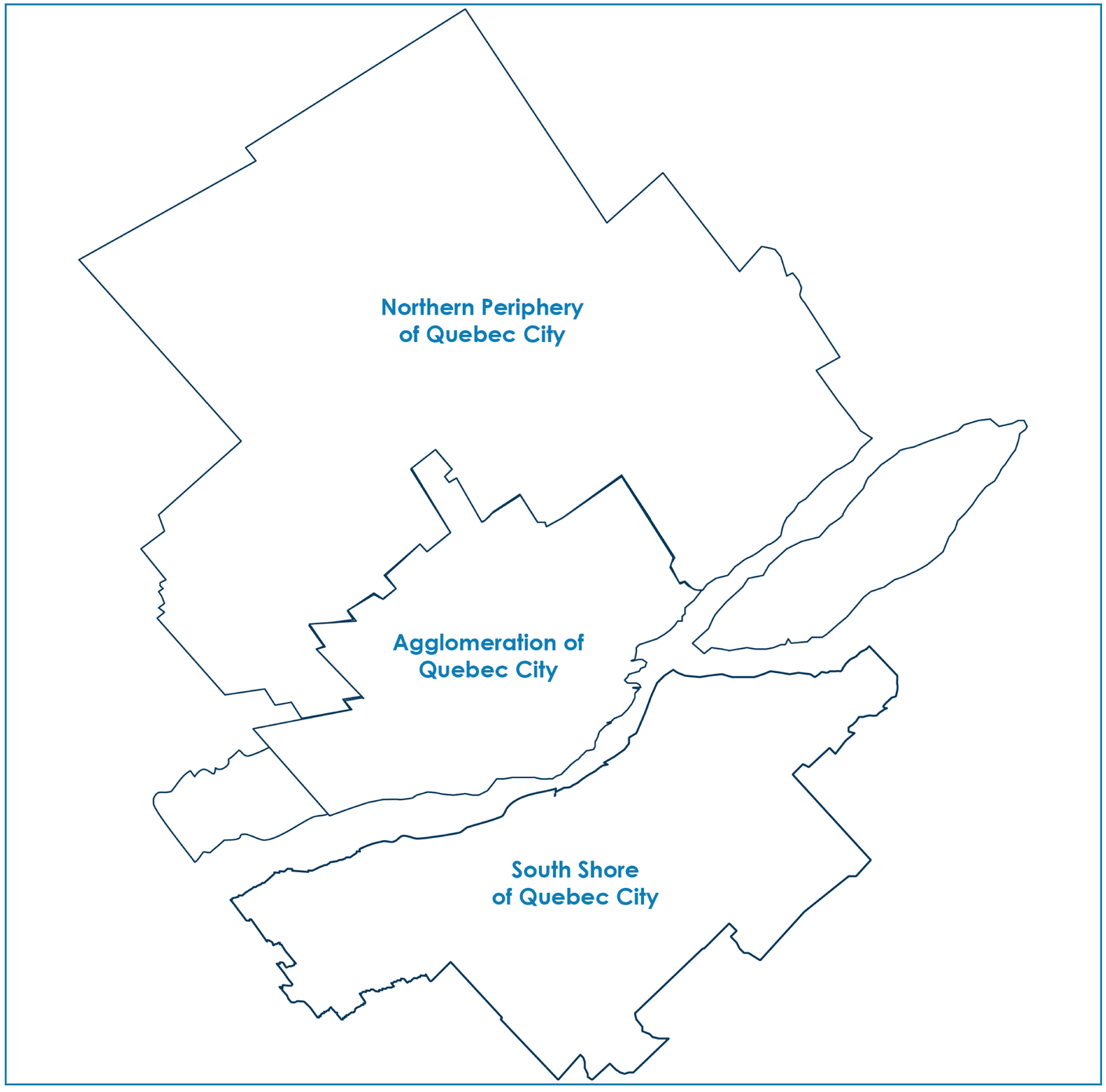
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**819**	**766**	↑ 7%	**7,717**	**7,223**	↑ 7%
Active listings	**1,943**	**2,253**	↓ -14%	**1,858**	**2,548**	↓ -27%
New listings	**1,203**	**961**	↑ 25%	**9,317**	**8,492**	↑ 10%
Sales volume	**$392,307,206**	**$319,820,399**	↑ 23%	**$3,550,852,024**	**$2,860,746,779**	↑ 24%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	525	452	↑ 16%	4,761	4,450	↑ 7%
Active listings	1,238	1,374	↓ -10%	1,172	1,544	↓ -24%
Median price	$451,500	$400,000	↑ 13%	$449,950	$377,000	↑ 19%
Avg. days on market (days)	19	41	↓ -22	28	49	↓ -21
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	223	233	↓ -4%	2,300	2,165	↑ 6%
Active listings	472	604	↓ -22%	463	709	↓ -35%
Median price	$315,000	$272,500	↑ 16%	$310,000	$269,500	↑ 15%
Avg. days on market (days)	33	39	↓ -6	37	49	↓ -12
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	71	81	↓ -12%	653	606	↑ 8%
Active listings	223	267	↓ -16%	215	290	↓ -26%
Median price	$525,000	$435,000	↑ 21%	$515,000	$427,750	↑ 20%
Avg. days on market (days)	30	55	↓ -25	42	64	↓ -22

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Definitions and explanatory notes

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Agglomeration of Quebec City

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**559**	**529**	↑ 6%	**5,158**	**4,830**	↑ 7%
Active listings	**1,084**	**1,191**	↓ -9%	**1,028**	**1,379**	↓ -25%
New listings	**789**	**600**	↑ 32%	**6,091**	**5,391**	↑ 13%
Sales volume	**$269,785,658**	**$218,464,653**	↑ 23%	**$2,357,446,246**	**$1,887,808,003**	↑ 25%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	307	264	↑ 16%	2,707	2,529	↑ 7%
Active listings	525	503	↑ 4%	488	581	↓ -16%
Median price	$474,250	$415,000	↑ 14%	$451,000	$380,000	↑ 19%
Avg. days on market (days)	13	39	↓ -26	21	40	↓ -19
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	196	203	↓ -3%	1,964	1,828	↑ 7%
Active listings	394	498	↓ -21%	387	591	↓ -34%
Median price	$319,450	$275,000	↑ 16%	$315,300	$274,000	↑ 15%
Avg. days on market (days)	33	38	↓ -5	38	50	↓ -12
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	56	62	↓ -10%	487	472	↑ 3%
Active listings	165	190	↓ -13%	153	207	↓ -26%
Median price	$551,500	$450,000	↑ 23%	$540,000	$440,500	↑ 23%
Avg. days on market (days)	31	53	↓ -22	38	62	↓ -24

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Northern Periphery of Quebec City

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**88**	**86**	↑ 2%	**969**	**876**	↑ 11%
Active listings	**430**	**500**	↓ -14%	**419**	**563**	↓ -25%
New listings	**182**	**139**	↑ 31%	**1,264**	**1,222**	↑ 3%
Sales volume	**$48,910,315**	**$40,593,751**	↑ 20%	**$520,686,050**	**$402,142,861**	↑ 29%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	81	73	↑ 11%	852	758	↑ 12%
Active listings	388	446	↓ -13%	379	504	↓ -25%
Median price	$497,000	$438,167	↑ 13%	$477,000	$420,000	↑ 14%
Avg. days on market (days)	34	51	↓ -17	44	61	↓ -17
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	6	10	**	94	99	↓ -5%
Active listings	23	32	**	25	38	**
Median price	**	**	**	$272,500	$270,000	↑ 1%
Avg. days on market (days)	**	**	**	52	46	↑ 6
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1	3	**	21	19	**
Active listings	13	15	**	10	17	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source : QPAREB by the Centris system

Definitions and explanatory notes

** Number of transactions too low to produce reliable statistics.
Variations are calculated in relation to the same period of the previous year.

South Shore of Quebec City

September 2025

Residential : Summary of Centris Activity

	September			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**172**	**151**	↑ 14%	**1,590**	**1,517**	↑ 5%
Active listings	**429**	**562**	↓ -24%	**411**	**606**	↓ -32%
New listings	**232**	**222**	↑ 5%	**1,962**	**1,879**	↑ 4%
Sales volume	**$73,611,233**	**$60,761,995**	↑ 21%	**$672,719,728**	**$570,795,915**	↑ 18%

Detailed Statistics by Property Category

	September			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	137	115	↑ 19%	1,202	1,163	↑ 3%
Active listings	325	425	↓ -24%	305	459	↓ -34%
Median price	$406,000	$382,000	↑ 6%	$409,500	$354,500	↑ 16%
Avg. days on market (days)	23	39	↓ -16	33	61	↓ -28
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	21	20	**	242	238	↑ 2%
Active listings	55	74	↓ -26%	51	80	↓ -36%
Median price	**	**	**	$273,000	$239,000	↑ 14%
Avg. days on market (days)	**	**	**	24	45	↓ -21
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	14	16	**	145	115	↑ 26%
Active listings	45	62	↓ -27%	53	67	↓ -21%
Median price	**	**	**	$431,000	$391,000	↑ 10%
Avg. days on market (days)	**	**	**	47	61	↓ -14

Source : QPAREB by the Centris system

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About the Quebec Professional Association of Real Estate brokers

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. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also a major player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB has its head office in Quebec City, administrative offices in Montreal and regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries : Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: Facebook, LinkedIn, X et Instagram.

Information

This publication is produced by the Market Analysis Department of the QPAREB
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