FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

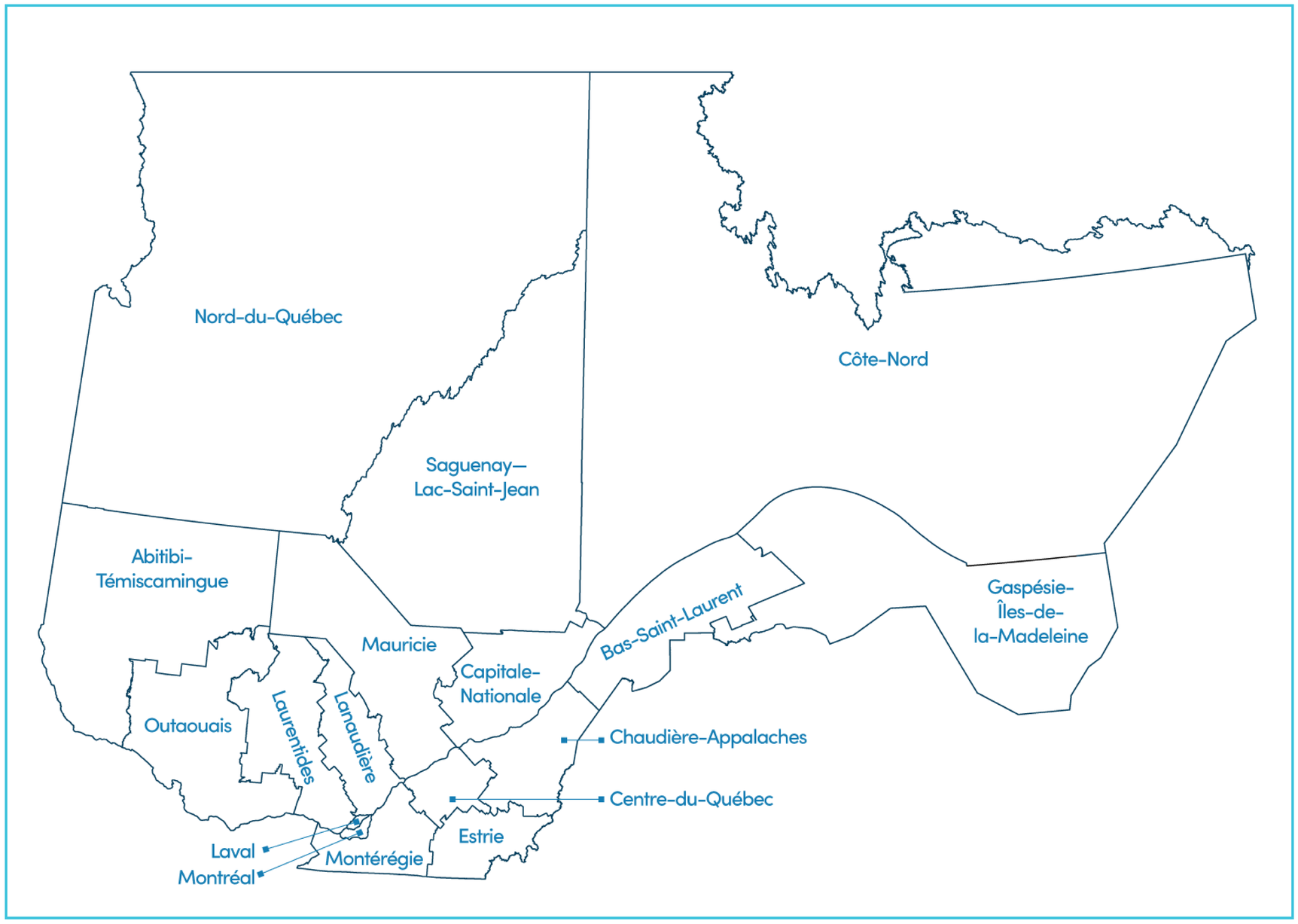
monthly statistics

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Note : Since May 1st, 2025, the average selling time has been replaced by the average days on the market in our reports, a measure comparable to those of other Candain real estate boards and still reflecting the time it takes for an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

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**7,486**	**7,903**	↓ -5%	**91,391**	**83,505**	↑ 9%
Active listings	**36,252**	**35,679**	↑ 2%	**35,733**	**36,556**	↓ -2%
New listings	**9,547**	**9,857**	↓ -3%	**138,363**	**127,505**	↑ 9%
Sales volume	**$4,180,478,392**	**$4,122,466,155**	↑ 1%	**$49,442,369,242**	**$41,670,901,346**	↑ 19%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	4,745	5,040	↓ -6%	59,516	54,188	↑ 10%
Active listings	20,711	21,340	↓ -3%	21,067	21,788	↓ -3%
Median price	$495,000	$461,000	↑ 7%	$491,000	$450,000	↑ 9%
Avg. days on market (days)	43	54	↓ -11	46	56	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,793	1,989	↓ -10%	22,819	21,407	↑ 7%
Active listings	11,106	9,788	↑ 13%	10,425	9,945	↑ 5%
Median price	$400,000	$395,000	↑ 1%	$398,000	$377,000	↑ 6%
Avg. days on market (days)	49	57	↓ -8	49	56	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	928	842	↑ 10%	8,780	7,663	↑ 15%
Active listings	3,967	4,145	↓ -4%	3,822	4,464	↓ -14%
Median price	$697,250	$605,000	↑ 15%	$659,500	$580,000	↑ 14%
Avg. days on market (days)	52	65	↓ -13	57	73	↓ -16

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.

MONTREAL CMA

Island of Montreal

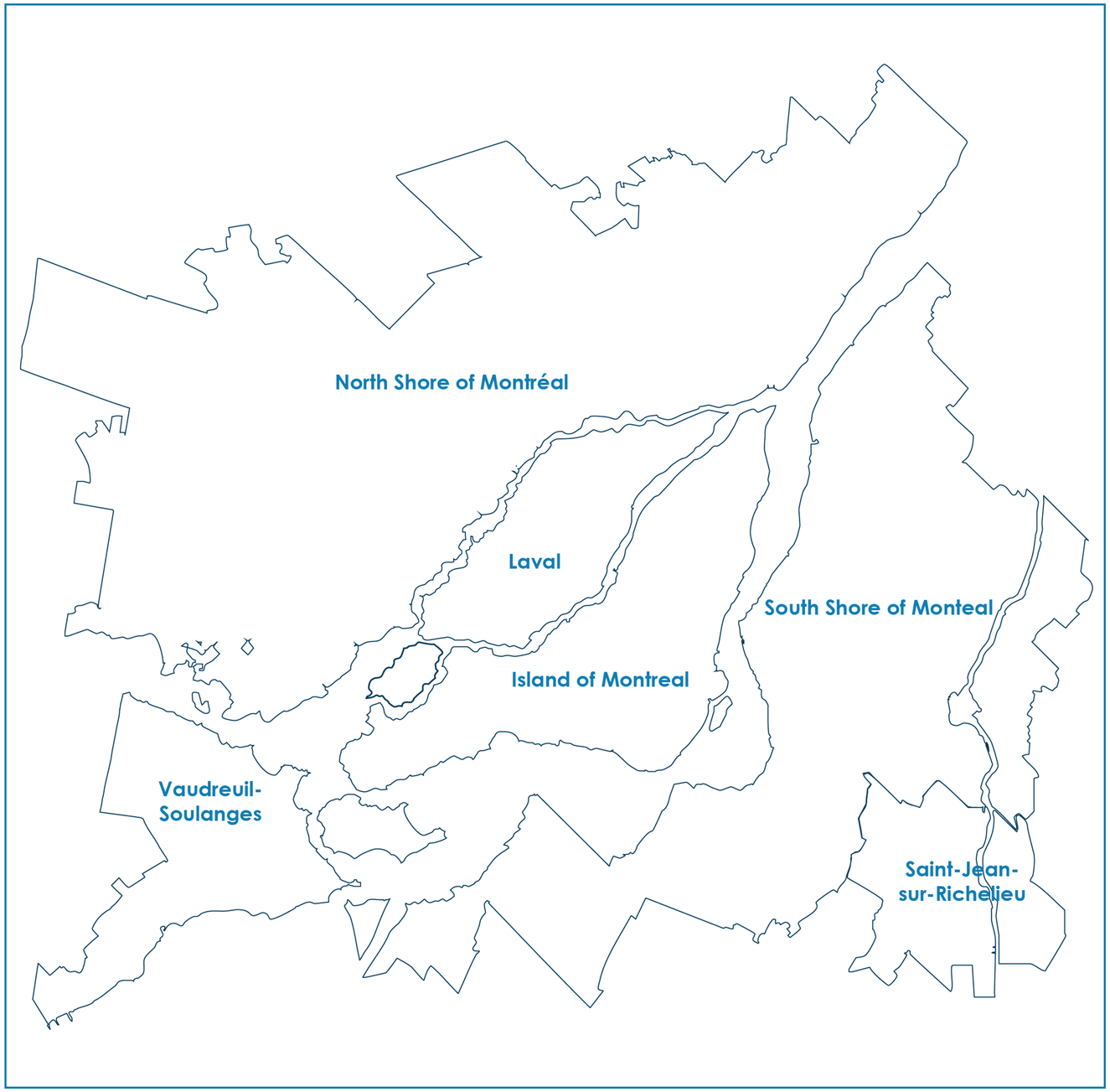
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**3,542**	**3,870**	↓ -8%	**44,211**	**40,495**	↑ 9%
Active listings	**18,205**	**16,943**	↑ 7%	**17,635**	**17,516**	↑ 1%
New listings	**4,798**	**4,824**	↓ -1%	**70,653**	**64,124**	↑ 10%
Sales volume	**$2,388,495,175**	**$2,483,931,071**	↓ -4%	**$28,858,532,281**	**$24,671,225,955**	↑ 17%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,690	1,950	↓ -13%	22,623	20,785	↑ 9%
Active listings	6,958	7,006	↓ -1%	7,091	7,364	↓ -4%
Median price	$635,000	$600,000	↑ 6%	$622,500	$577,000	↑ 8%
Avg. days on market (days)	38	48	↓ -10	40	49	↓ -9
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	1,344	1,468	↓ -8%	16,939	15,796	↑ 7%
Active listings	8,994	7,675	↑ 17%	8,370	7,701	↑ 9%
Median price	$425,000	$425,000	↔ 0%	$425,000	$407,000	↑ 4%
Avg. days on market (days)	52	56	↓ -4	49	56	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	506	450	↑ 12%	4,617	3,892	↑ 19%
Active listings	2,188	2,205	↓ -1%	2,112	2,408	↓ -12%
Median price	$855,000	$770,000	↑ 11%	$830,000	$766,500	↑ 8%
Avg. days on market (days)	58	66	↓ -8	56	71	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**1,398**	**1,445**	↓ -3%	**16,317**	**14,975**	↑ 9%
Active listings	**9,808**	**8,582**	↑ 14%	**9,273**	**8,734**	↑ 6%
New listings	**2,098**	**2,049**	↑ 2%	**31,049**	**27,465**	↑ 13%
Sales volume	**$1,081,820,733**	**$1,083,413,296**	↔ 0%	**$12,186,705,798**	**$10,567,558,451**	↑ 15%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	366	371	↓ -1%	4,567	4,158	↑ 10%
Active listings	2,026	1,837	↑ 10%	2,035	1,916	↑ 6%
Median price	$776,750	$800,500	↓ -3%	$790,000	$745,000	↑ 6%
Avg. days on market (days)	52	55	↓ -3	48	58	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	724	808	↓ -10%	8,955	8,407	↑ 7%
Active listings	6,304	5,329	↑ 18%	5,845	5,290	↑ 10%
Median price	$468,000	$477,000	↓ -2%	$479,000	$460,000	↑ 4%
Avg. days on market (days)	59	62	↓ -3	55	62	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	308	266	↑ 16%	2,795	2,410	↑ 16%
Active listings	1,478	1,416	↑ 4%	1,393	1,528	↓ -9%
Median price	$900,000	$836,000	↑ 8%	$875,000	$820,000	↑ 7%
Avg. days on market (days)	59	67	↓ -8	57	70	↓ -13

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**338**	**359**	↓ -6%	**4,174**	**3,789**	↑ 10%
Active listings	**1,411**	**1,336**	↑ 6%	**1,409**	**1,406**	↔ 0%
New listings	**433**	**417**	↑ 4%	**6,309**	**5,639**	↑ 12%
Sales volume	**$208,448,014**	**$204,470,043**	↑ 2%	**$2,569,803,416**	**$2,165,898,129**	↑ 19%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	189	213	↓ -11%	2,571	2,301	↑ 12%
Active listings	679	678	↔ 0%	703	764	↓ -8%
Median price	$623,000	$578,000	↑ 8%	$605,000	$574,500	↑ 5%
Avg. days on market (days)	33	42	↓ -9	35	47	↓ -12
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	116	118	↓ -2%	1,311	1,239	↑ 6%
Active listings	613	530	↑ 16%	579	491	↑ 18%
Median price	$420,000	$407,500	↑ 3%	$417,000	$390,000	↑ 7%
Avg. days on market (days)	50	54	↓ -4	53	60	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	33	28	**	292	249	↑ 17%
Active listings	115	128	↓ -10%	123	151	↓ -18%
Median price	$840,000	**	**	$853,750	$790,000	↑ 8%
Avg. days on market (days)	46	**	**	56	76	↓ -20

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**789**	**901**	↓ -12%	**10,347**	**9,427**	↑ 10%
Active listings	**2,737**	**2,850**	↓ -4%	**2,693**	**2,955**	↓ -9%
New listings	**1,012**	**1,032**	↓ -2%	**13,941**	**13,007**	↑ 7%
Sales volume	**$469,930,119**	**$507,309,320**	↓ -7%	**$5,901,550,700**	**$4,956,573,107**	↑ 19%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	521	616	↓ -15%	7,079	6,487	↑ 9%
Active listings	1,767	1,918	↓ -8%	1,772	1,942	↓ -9%
Median price	$580,000	$549,950	↑ 5%	$565,000	$520,000	↑ 9%
Avg. days on market (days)	30	45	↓ -15	36	46	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	185	207	↓ -11%	2,502	2,350	↑ 6%
Active listings	677	576	↑ 18%	612	634	↓ -3%
Median price	$360,000	$375,000	↓ -4%	$365,000	$345,000	↑ 6%
Avg. days on market (days)	39	48	↓ -9	37	48	↓ -11
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	82	77	↑ 6%	747	575	↑ 30%
Active listings	265	322	↓ -18%	278	354	↓ -21%
Median price	$772,500	$620,000	↑ 25%	$715,000	$645,500	↑ 11%
Avg. days on market (days)	53	55	↓ -2	56	74	↓ -18

Source : QPAREB by the Centris system

Definitions and explanatory notes

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South Shore of Montreal

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**770**	**917**	↓ -16%	**10,104**	**9,499**	↑ 6%
Active listings	**3,099**	**2,965**	↑ 5%	**3,037**	**3,178**	↓ -4%
New listings	**952**	**952**	↔ 0%	**14,504**	**13,557**	↑ 7%
Sales volume	**$488,460,596**	**$543,971,754**	↓ -10%	**$6,279,192,470**	**$5,441,397,922**	↑ 15%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	450	576	↓ -22%	6,076	5,827	↑ 4%
Active listings	1,721	1,739	↓ -1%	1,743	1,897	↓ -8%
Median price	$640,000	$590,000	↑ 8%	$628,000	$575,000	↑ 9%
Avg. days on market (days)	35	47	↓ -12	37	47	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	259	280	↓ -8%	3,416	3,153	↑ 8%
Active listings	1,107	964	↑ 15%	1,046	989	↑ 6%
Median price	$410,000	$395,000	↑ 4%	$399,900	$375,000	↑ 7%
Avg. days on market (days)	39	45	↓ -6	39	46	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	61	60	↑ 2%	608	517	↑ 18%
Active listings	256	252	↑ 2%	235	284	↓ -17%
Median price	$830,000	$715,000	↑ 16%	$770,000	$685,000	↑ 12%
Avg. days on market (days)	61	73	↓ -12	48	67	↓ -19

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Vaudreuils-Soulanges

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**155**	**148**	↑ 5%	**2,070**	**1,732**	↑ 20%
Active listings	**822**	**847**	↓ -3%	**866**	**868**	↔ 0%
New listings	**197**	**237**	↓ -17%	**3,202**	**2,952**	↑ 8%
Sales volume	**$90,548,633**	**$91,236,978**	↓ -1%	**$1,260,298,623**	**$987,072,216**	↑ 28%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	107	107	↔ 0%	1,461	1,233	↑ 18%
Active listings	528	573	↓ -8%	579	588	↓ -2%
Median price	$604,500	$629,000	↓ -4%	$617,500	$575,000	↑ 7%
Avg. days on market (days)	45	59	↓ -14	49	56	↓ -7
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	41	37	↑ 11%	542	455	↑ 19%
Active listings	247	234	↑ 6%	244	243	↔ 0%
Median price	$355,000	$356,000	↔ 0%	$362,500	$360,000	↑ 1%
Avg. days on market (days)	69	69	↔ 0	60	67	↓ -7
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	6	4	**	58	41	↑ 41%
Active listings	36	29	**	34	30	↑ 13%
Median price	**	**	**	$636,500	$630,000	↑ 1%
Avg. days on market (days)	**	**	**	60	76	↓ -16

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**92**	**100**	↓ -8%	**1,199**	**1,073**	↑ 12%
Active listings	**328**	**363**	↓ -10%	**357**	**375**	↓ -5%
New listings	**106**	**137**	↓ -23%	**1,648**	**1,504**	↑ 10%
Sales volume	**$49,287,080**	**$53,529,680**	↓ -8%	**$660,981,274**	**$552,726,130**	↑ 20%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	57	67	↓ -15%	869	779	↑ 12%
Active listings	237	261	↓ -9%	260	256	↑ 1%
Median price	$572,000	$510,000	↑ 12%	$560,000	$511,900	↑ 9%
Avg. days on market (days)	40	46	↓ -6	40	50	↓ -10
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	19	18	**	213	192	↑ 11%
Active listings	46	42	↑ 10%	43	55	↓ -21%
Median price	**	**	**	$359,950	$334,000	↑ 8%
Avg. days on market (days)	**	**	**	33	42	↓ -9
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	16	15	**	117	100	↑ 17%
Active listings	38	58	↓ -34%	49	62	↓ -21%
Median price	**	**	**	$585,500	$518,000	↑ 13%
Avg. days on market (days)	**	**	**	73	84	↓ -11

Source : QPAREB by the Centris system

Definitions and explanatory notes

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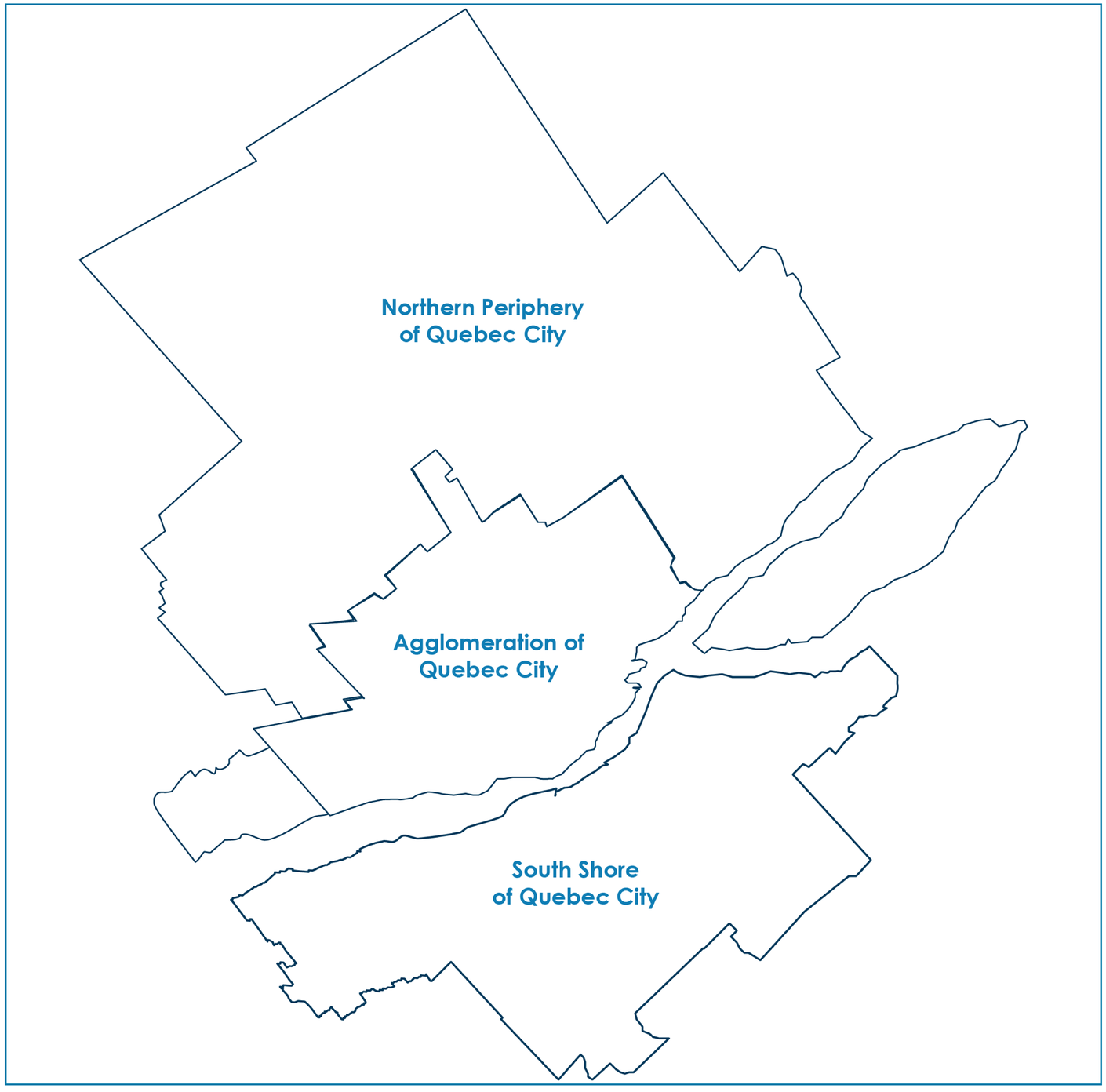
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**875**	**910**	↓ -4%	**9,610**	**9,024**	↑ 6%
Active listings	**1,767**	**2,200**	↓ -20%	**1,848**	**2,495**	↓ -26%
New listings	**901**	**966**	↓ -7%	**11,465**	**10,602**	↑ 8%
Sales volume	**$426,880,223**	**$381,284,499**	↑ 12%	**$4,464,595,794**	**$3,626,879,448**	↑ 23%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	554	572	↓ -3%	5,966	5,578	↑ 7%
Active listings	1,040	1,360	↓ -24%	1,154	1,520	↓ -24%
Median price	$453,500	$402,500	↑ 13%	$450,000	$383,000	↑ 17%
Avg. days on market (days)	26	40	↓ -14	27	46	↓ -19
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	228	261	↓ -13%	2,792	2,678	↑ 4%
Active listings	490	570	↓ -14%	470	684	↓ -31%
Median price	$320,000	$275,000	↑ 16%	$311,000	$270,000	↑ 15%
Avg. days on market (days)	24	56	↓ -32	35	49	↓ -14
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	92	77	↑ 19%	847	766	↑ 11%
Active listings	227	262	↓ -13%	216	285	↓ -24%
Median price	$552,000	$450,000	↑ 23%	$525,000	$434,750	↑ 21%
Avg. days on market (days)	27	43	↓ -16	38	60	↓ -22

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Agglomeration of Quebec City

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**554**	**592**	↓ -6%	**6,393**	**6,014**	↑ 6%
Active listings	**1,012**	**1,177**	↓ -14%	**1,027**	**1,346**	↓ -24%
New listings	**585**	**634**	↓ -8%	**7,443**	**6,722**	↑ 11%
Sales volume	**$264,307,756**	**$251,396,645**	↑ 5%	**$2,952,188,723**	**$2,387,408,332**	↑ 24%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	305	321	↓ -5%	3,391	3,162	↑ 7%
Active listings	437	514	↓ -15%	481	572	↓ -16%
Median price	$450,000	$421,000	↑ 7%	$451,000	$385,000	↑ 17%
Avg. days on market (days)	19	28	↓ -9	20	37	↓ -17
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	184	209	↓ -12%	2,375	2,254	↑ 5%
Active listings	401	477	↓ -16%	391	570	↓ -31%
Median price	$325,000	$285,000	↑ 14%	$319,000	$275,000	↑ 16%
Avg. days on market (days)	26	49	↓ -23	36	49	↓ -13
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	65	62	↑ 5%	627	597	↑ 5%
Active listings	174	186	↓ -6%	155	204	↓ -24%
Median price	$585,000	$463,000	↑ 26%	$550,000	$445,000	↑ 24%
Avg. days on market (days)	25	42	↓ -17	35	58	↓ -23

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Northern Periphery of Quebec City

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**121**	**95**	↑ 27%	**1,222**	**1,084**	↑ 13%
Active listings	**340**	**521**	↓ -35%	**405**	**556**	↓ -27%
New listings	**131**	**121**	↑ 8%	**1,583**	**1,531**	↑ 3%
Sales volume	**$66,591,791**	**$47,392,743**	↑ 41%	**$656,496,476**	**$505,680,815**	↑ 30%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	99	85	↑ 16%	1,069	944	↑ 13%
Active listings	305	472	↓ -35%	365	499	↓ -27%
Median price	$510,000	$429,900	↑ 19%	$485,000	$425,000	↑ 14%
Avg. days on market (days)	51	62	↓ -11	43	58	↓ -15
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	15	10	**	119	117	↑ 2%
Active listings	20	32	**	24	37	**
Median price	**	**	**	$275,000	$270,000	↑ 2%
Avg. days on market (days)	**	**	**	46	46	↔ 0
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	6	0	**	31	23	**
Active listings	8	10	**	10	15	**
Median price	**	**	**	$503,000	**	**
Avg. days on market (days)	**	**	**	76	**	**

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

November 2025

Residential : Summary of Centris Activity

	November			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	**200**	**223**	↓ -10%	**1,995**	**1,926**	↑ 4%
Active listings	**415**	**502**	↓ -17%	**416**	**594**	↓ -30%
New listings	**185**	**211**	↓ -12%	**2,439**	**2,349**	↑ 4%
Sales volume	**$95,980,676**	**$82,495,111**	↑ 16%	**$855,910,595**	**$733,790,301**	↑ 17%

Detailed Statistics by Property Category

	November			Year-to-date		
Single-family home	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	150	166	↓ -10%	1,506	1,472	↑ 2%
Active listings	298	374	↓ -20%	308	450	↓ -32%
Median price	$427,750	$372,449	↑ 15%	$410,000	$360,000	↑ 14%
Avg. days on market (days)	25	51	↓ -26	32	58	↓ -26
Condominium	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	29	42	**	298	307	↓ -3%
Active listings	69	61	↑ 13%	54	77	↓ -30%
Median price	**	$242,500	**	$274,900	$243,000	↑ 13%
Avg. days on market (days)	**	102	**	24	52	↓ -28
Plex (2-5 units)	**2025**	**2024**	**Variation**	**2025**	**2024**	**Variation**
Sales	21	15	**	189	146	↑ 29%
Active listings	45	66	↓ -32%	51	66	↓ -23%
Median price	**	**	**	$450,000	$395,000	↑ 14%
Avg. days on market (days)	**	**	**	41	59	↓ -18

Source : QPAREB by the Centris system

Definitions and explanatory notes

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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 office in Saguenay. 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,et Instagram.

Information

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