FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

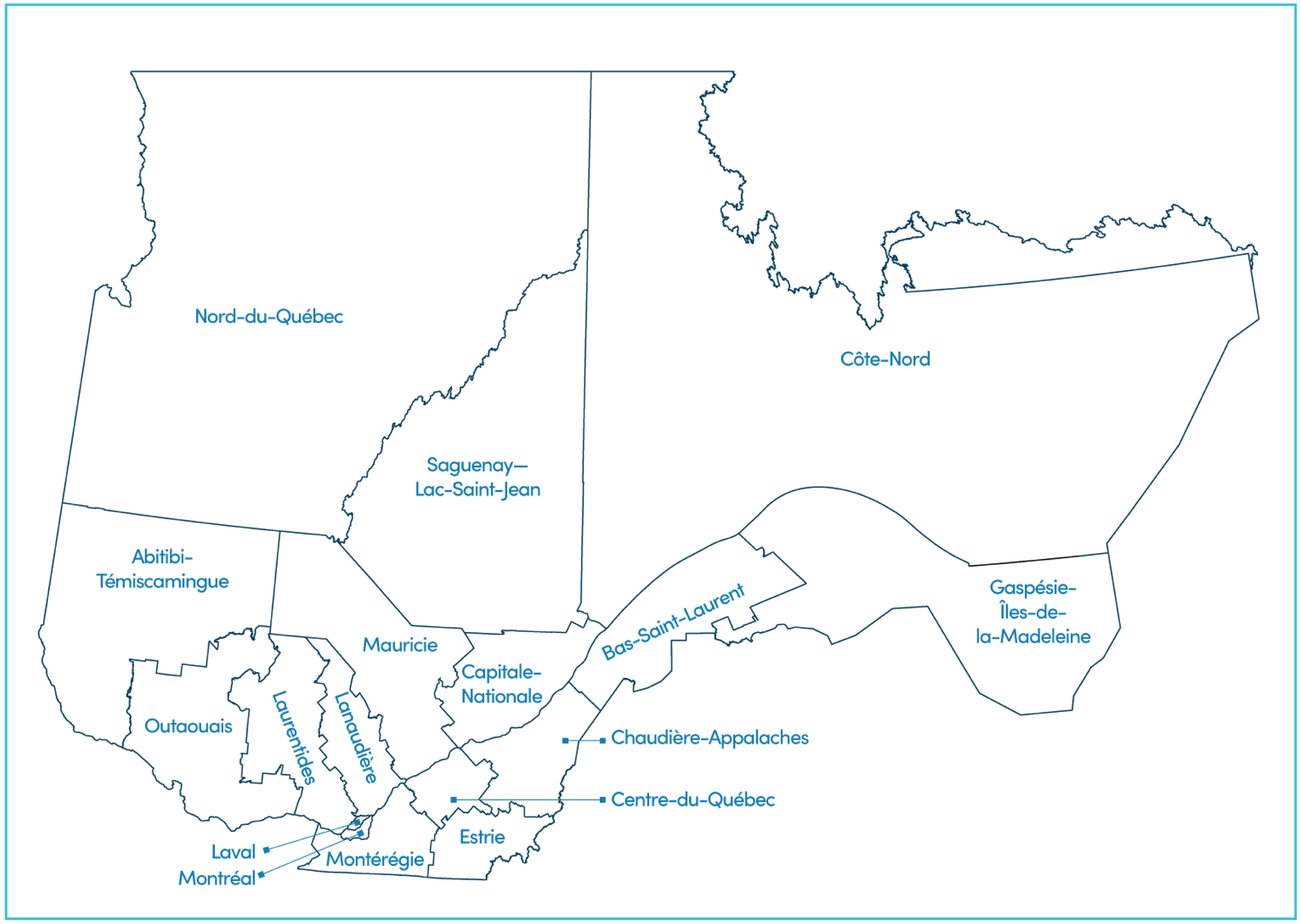
monthly statistics

February 2026

PROVINCE OF QUEBEC

MONTRÉAL CMA

QUEBEC CITY CMA



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

Province of Quebec

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**8,266**	**8,429**	↓ -2%	**13,360**	**14,246**	↓ -6%
Active listings	**36,655**	**34,114**	↑ 7%	**34,936**	**33,398**	↑ 5%
New listings	**14,461**	**12,583**	↑ 15%	**26,706**	**24,275**	↑ 10%
Sales volume	**$4,570,955,517**	**$4,343,810,888**	↑ 5%	**$7,312,145,164**	**$7,309,345,092**	↔ 0%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5,413	5,449	↓ -1%	8,638	9,163	↓ -6%
Active listings	21,053	20,391	↑ 3%	20,086	20,032	↔ 0%
Median price	$516,000	$485,000	↑ 6%	$506,500	$475,000	↑ 7%
Avg. days on market (days)	45	57	↓ -12	49	61	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,111	2,242	↓ -6%	3,450	3,823	↓ -10%
Active listings	11,381	9,691	↑ 17%	10,807	9,388	↑ 15%
Median price	$403,000	$389,000	↑ 4%	$400,000	$389,900	↑ 3%
Avg. days on market (days)	52	53	↓ -1	57	61	↓ -4
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	710	717	↓ -1%	1,217	1,217	↔ 0%
Active listings	3,770	3,658	↑ 3%	3,618	3,609	↔ 0%
Median price	$669,500	$625,000	↑ 7%	$663,000	$620,000	↑ 7%
Avg. days on market (days)	49	80	↓ -31	54	80	↓ -26

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

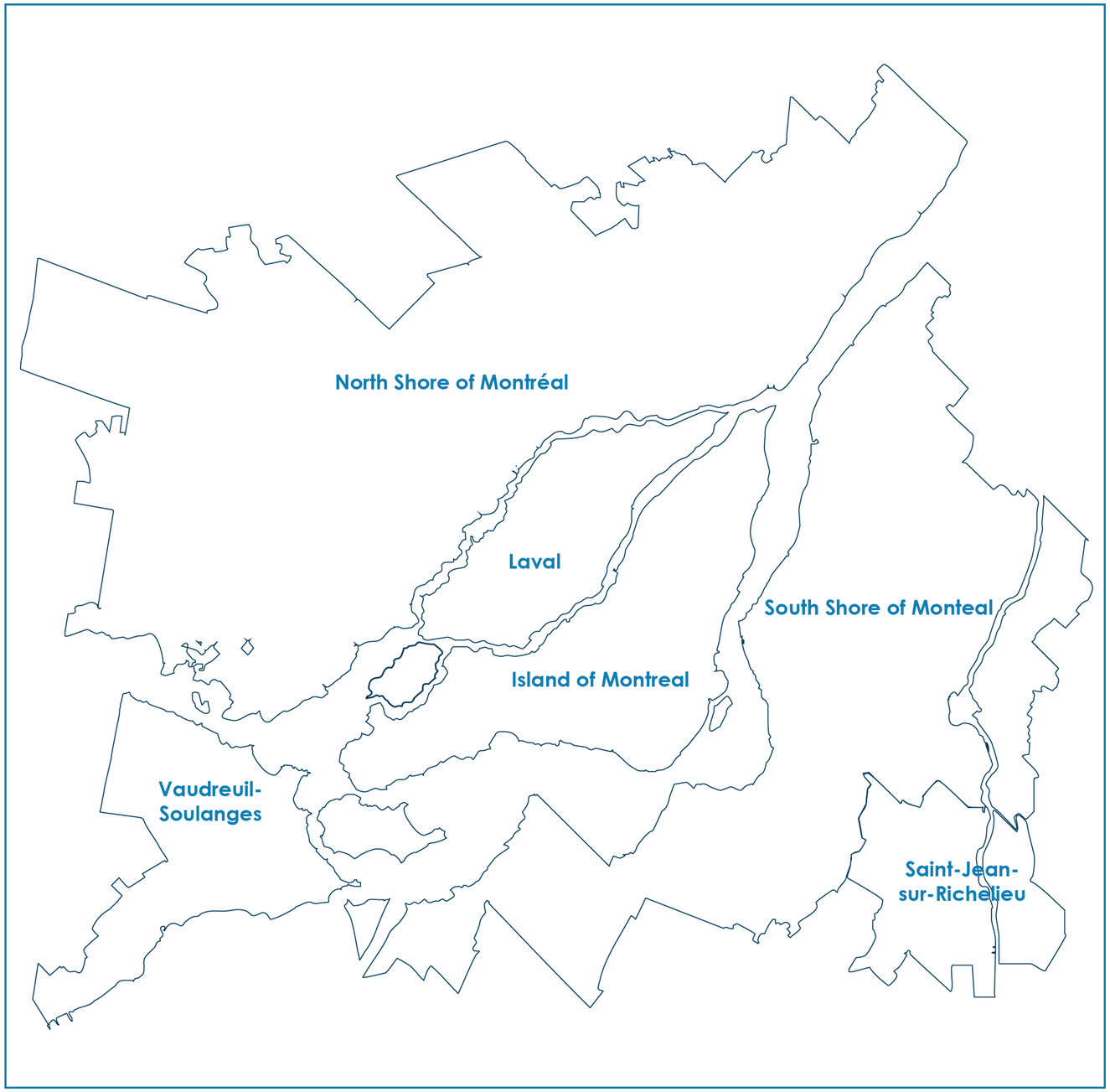
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**3,930**	**4,058**	↓ -3%	**6,294**	**6,831**	↓ -8%
Active listings	**18,695**	**16,684**	↑ 12%	**17,634**	**16,076**	↑ 10%
New listings	**7,629**	**6,731**	↑ 13%	**14,179**	**12,821**	↑ 11%
Sales volume	**$2,580,861,770**	**$2,508,589,429**	↑ 3%	**$4,119,981,675**	**$4,217,758,207**	↓ -2%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,056	2,073	↓ -1%	3,208	3,453	↓ -7%
Active listings	7,357	7,028	↑ 5%	6,889	6,737	↑ 2%
Median price	$639,000	$600,000	↑ 7%	$630,000	$600,000	↑ 5%
Avg. days on market (days)	39	45	↓ -6	43	51	↓ -8
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,505	1,620	↓ -7%	2,449	2,766	↓ -11%
Active listings	9,210	7,655	↑ 20%	8,715	7,369	↑ 18%
Median price	$430,000	$420,000	↑ 2%	$429,900	$420,000	↑ 2%
Avg. days on market (days)	53	55	↓ -2	59	61	↓ -2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	363	361	↑ 1%	626	607	↑ 3%
Active listings	2,065	1,947	↑ 6%	1,970	1,916	↑ 3%
Median price	$850,000	$790,000	↑ 8%	$850,000	$784,015	↑ 8%
Avg. days on market (days)	48	75	↓ -27	56	75	↓ -19

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,401**	**1,406**	↔ 0%	**2,252**	**2,405**	↓ -6%
Active listings	**9,565**	**8,358**	↑ 14%	**9,060**	**8,003**	↑ 13%
New listings	**3,152**	**2,850**	↑ 11%	**5,952**	**5,407**	↑ 10%
Sales volume	**$1,044,957,455**	**$974,117,731**	↑ 7%	**$1,670,807,006**	**$1,687,697,044**	↓ -1%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	389	346	↑ 12%	597	612	↓ -2%
Active listings	1,949	1,852	↑ 5%	1,828	1,736	↑ 5%
Median price	$843,000	$735,450	↑ 15%	$825,000	$759,000	↑ 9%
Avg. days on market (days)	53	53	↔ 0	58	60	↓ -2
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	791	842	↓ -6%	1,284	1,434	↓ -10%
Active listings	6,249	5,253	↑ 19%	5,922	5,037	↑ 18%
Median price	$475,000	$475,000	↔ 0%	$471,500	$474,000	↓ -1%
Avg. days on market (days)	59	62	↓ -3	66	69	↓ -3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	221	218	↑ 1%	371	359	↑ 3%
Active listings	1,367	1,253	↑ 9%	1,311	1,231	↑ 7%
Median price	$935,000	$859,500	↑ 9%	$910,000	$850,000	↑ 7%
Avg. days on market (days)	51	72	↓ -21	59	70	↓ -11

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**343**	**376**	↓ -9%	**534**	**640**	↓ -17%
Active listings	**1,420**	**1,340**	↑ 6%	**1,345**	**1,287**	↑ 5%
New listings	**638**	**613**	↑ 4%	**1,124**	**1,132**	↓ -1%
Sales volume	**$214,239,009**	**$232,614,858**	↓ -8%	**$337,358,953**	**$388,595,896**	↓ -13%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	201	244	↓ -18%	311	401	↓ -22%
Active listings	696	708	↓ -2%	648	672	↓ -4%
Median price	$630,000	$610,000	↑ 3%	$625,000	$600,000	↑ 4%
Avg. days on market (days)	38	34	↑ 4	45	44	↑ 1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	118	107	↑ 10%	182	203	↓ -10%
Active listings	601	515	↑ 17%	584	497	↑ 18%
Median price	$421,250	$410,000	↑ 3%	$426,450	$415,000	↑ 3%
Avg. days on market (days)	58	60	↓ -2	61	71	↓ -10
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	24	25	**	41	36	↑ 14%
Active listings	120	116	↑ 3%	111	118	↓ -6%
Median price	**	**	**	$850,000	$830,000	↑ 2%
Avg. days on market (days)	**	**	**	64	90	↓ -26

Source : QPAREB by the Centris system

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North Shore of Montreal

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**969**	**983**	↓ -1%	**1,555**	**1,661**	↓ -6%
Active listings	**3,005**	**2,797**	↑ 7%	**2,836**	**2,734**	↑ 4%
New listings	**1,594**	**1,361**	↑ 17%	**2,967**	**2,625**	↑ 13%
Sales volume	**$572,941,963**	**$552,983,671**	↑ 4%	**$913,442,979**	**$919,307,056**	↓ -1%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	693	681	↑ 2%	1,100	1,138	↓ -3%
Active listings	1,937	1,855	↑ 4%	1,828	1,818	↑ 1%
Median price	$585,000	$565,000	↑ 4%	$580,000	$550,000	↑ 5%
Avg. days on market (days)	33	45	↓ -12	37	50	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	223	249	↓ -10%	354	418	↓ -15%
Active listings	800	630	↑ 27%	753	609	↑ 24%
Median price	$372,500	$375,900	↓ -1%	$367,450	$365,000	↑ 1%
Avg. days on market (days)	42	46	↓ -4	44	45	↓ -1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	50	51	↓ -2%	95	102	↓ -7%
Active listings	241	282	↓ -15%	228	276	↓ -18%
Median price	$722,500	$690,000	↑ 5%	$710,000	$696,450	↑ 2%
Avg. days on market (days)	53	71	↓ -18	57	83	↓ -26

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Definitions and explanatory notes

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South Shore of Montreal

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**931**	**987**	↓ -6%	**1,490**	**1,627**	↓ -8%
Active listings	**3,485**	**2,968**	↑ 17%	**3,244**	**2,861**	↑ 13%
New listings	**1,720**	**1,441**	↑ 19%	**3,190**	**2,749**	↑ 16%
Sales volume	**$581,988,811**	**$574,533,657**	↑ 1%	**$924,191,507**	**$946,168,086**	↓ -2%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	573	578	↓ -1%	874	942	↓ -7%
Active listings	1,930	1,765	↑ 9%	1,796	1,693	↑ 6%
Median price	$636,500	$599,000	↑ 6%	$625,000	$595,000	↑ 5%
Avg. days on market (days)	37	42	↓ -5	40	47	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	306	361	↓ -15%	519	600	↓ -14%
Active listings	1,270	970	↑ 31%	1,185	944	↑ 26%
Median price	$394,500	$390,000	↑ 1%	$399,900	$390,000	↑ 3%
Avg. days on market (days)	46	42	↑ 4	50	51	↓ -1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	51	47	↑ 9%	94	84	↑ 12%
Active listings	271	222	↑ 22%	250	214	↑ 17%
Median price	$760,000	$675,000	↑ 13%	$850,500	$690,000	↑ 23%
Avg. days on market (days)	34	77	↓ -43	45	76	↓ -31

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Definitions and explanatory notes

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Vaudreuils-Soulanges

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**170**	**181**	↓ -6%	**289**	**296**	↓ -2%
Active listings	**863**	**866**	↔ 0%	**807**	**837**	↓ -4%
New listings	**350**	**296**	↑ 18%	**626**	**596**	↑ 5%
Sales volume	**$100,898,852**	**$107,441,205**	↓ -6%	**$174,038,053**	**$170,237,689**	↑ 2%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	111	126	↓ -12%	197	204	↓ -3%
Active listings	579	589	↓ -2%	536	558	↓ -4%
Median price	$610,000	$597,000	↑ 2%	$610,000	$590,000	↑ 3%
Avg. days on market (days)	42	58	↓ -16	43	65	↓ -22
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	51	46	↑ 11%	79	80	↓ -1%
Active listings	246	244	↑ 1%	233	244	↓ -5%
Median price	$380,500	$360,500	↑ 6%	$385,000	$360,000	↑ 7%
Avg. days on market (days)	60	66	↓ -6	76	68	↑ 8
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	6	8	**	11	11	**
Active listings	25	24	**	27	27	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**116**	**125**	↓ -7%	**174**	**202**	↓ -14%
Active listings	**357**	**355**	↑ 1%	**342**	**355**	↓ -4%
New listings	**175**	**170**	↑ 3%	**320**	**312**	↑ 3%
Sales volume	**$65,835,680**	**$66,898,307**	↓ -2%	**$100,143,177**	**$105,752,436**	↓ -5%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	89	98	↓ -9%	129	156	↓ -17%
Active listings	266	259	↑ 3%	255	262	↓ -3%
Median price	$547,500	$532,835	↑ 3%	$556,000	$531,000	↑ 5%
Avg. days on market (days)	35	50	↓ -15	40	52	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	16	15	**	31	31	↔ 0%
Active listings	44	43	↑ 2%	39	38	↑ 3%
Median price	**	**	**	$405,000	$339,000	↑ 19%
Avg. days on market (days)	**	**	**	39	52	↓ -13
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	11	12	**	14	15	**
Active listings	41	50	↓ -18%	43	52	↓ -17%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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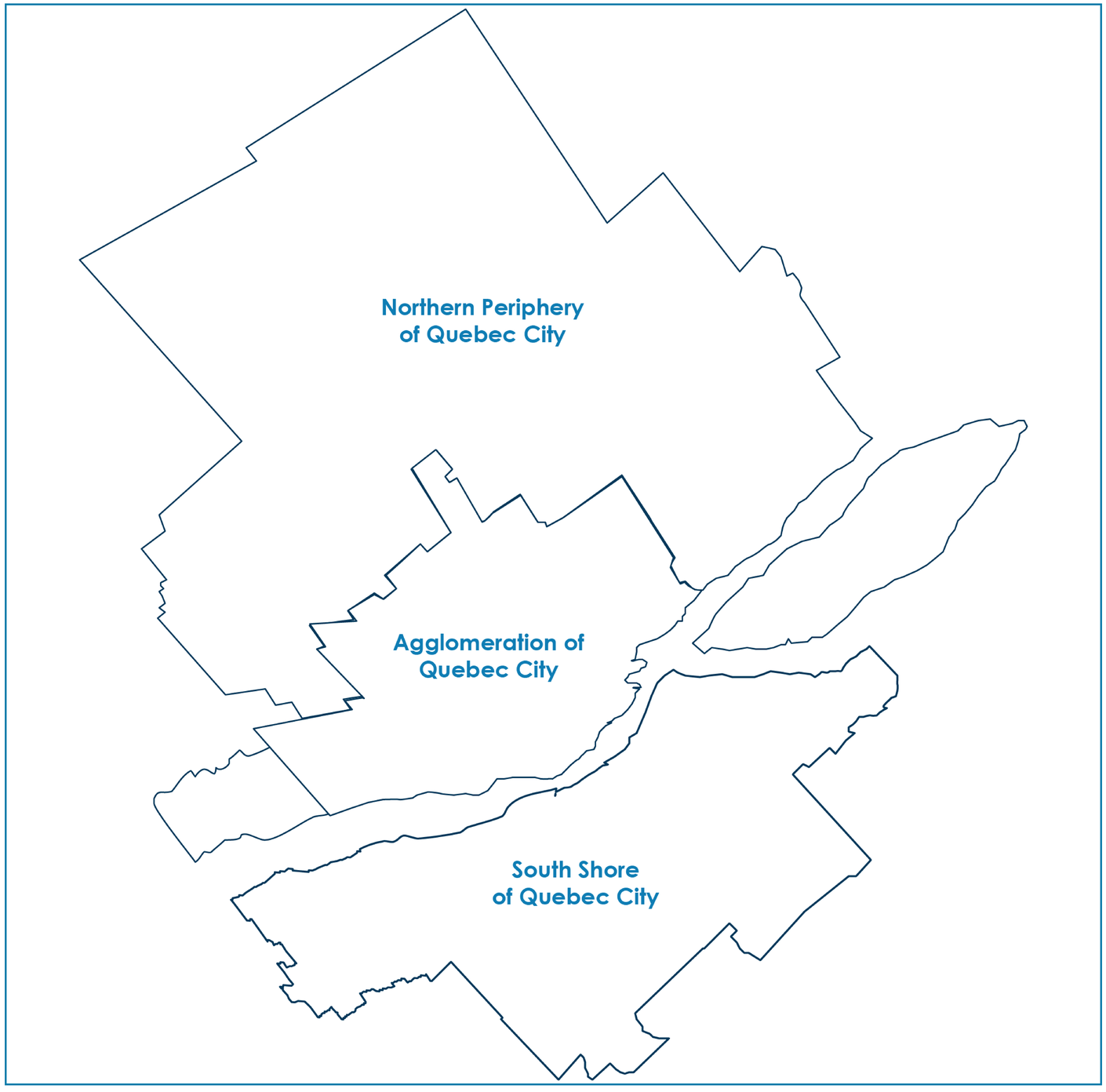
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,051**	**1,037**	↑ 1%	**1,573**	**1,672**	↓ -6%
Active listings	**1,919**	**1,951**	↓ -2%	**1,846**	**1,984**	↓ -7%
New listings	**1,317**	**1,091**	↑ 21%	**2,484**	**2,198**	↑ 13%
Sales volume	**$525,108,667**	**$463,121,572**	↑ 13%	**$765,768,199**	**$742,502,948**	↑ 3%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	636	650	↓ -2%	919	1,007	↓ -9%
Active listings	1,179	1,258	↓ -6%	1,125	1,288	↓ -13%
Median price	$495,000	$440,000	↑ 13%	$480,000	$425,000	↑ 13%
Avg. days on market (days)	21	35	↓ -14	27	39	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	335	304	↑ 10%	525	524	↔ 0%
Active listings	524	473	↑ 11%	513	478	↑ 7%
Median price	$330,000	$300,000	↑ 10%	$335,000	$300,000	↑ 12%
Avg. days on market (days)	31	30	↑ 1	34	49	↓ -15
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	79	82	↓ -4%	127	140	↓ -9%
Active listings	207	215	↓ -4%	201	213	↓ -6%
Median price	$580,000	$527,500	↑ 10%	$553,000	$504,750	↑ 10%
Avg. days on market (days)	29	65	↓ -36	40	57	↓ -17

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Agglomeration of Quebec City

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**725**	**682**	↑ 6%	**1,061**	**1,075**	↓ -1%
Active listings	**1,167**	**1,064**	↑ 10%	**1,125**	**1,064**	↑ 6%
New listings	**884**	**736**	↑ 20%	**1,676**	**1,428**	↑ 17%
Sales volume	**$363,614,427**	**$304,141,511**	↑ 20%	**$517,729,027**	**$476,829,628**	↑ 9%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	384	370	↑ 4%	522	537	↓ -3%
Active listings	577	519	↑ 11%	550	528	↑ 4%
Median price	$499,950	$444,250	↑ 13%	$495,000	$436,000	↑ 14%
Avg. days on market (days)	15	23	↓ -8	19	30	↓ -11
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	273	259	↑ 5%	433	438	↓ -1%
Active listings	430	401	↑ 7%	418	399	↑ 5%
Median price	$339,900	$310,000	↑ 10%	$337,775	$310,000	↑ 9%
Avg. days on market (days)	30	30	↔ 0	33	54	↓ -21
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	68	53	↑ 28%	106	100	↑ 6%
Active listings	158	144	↑ 10%	155	138	↑ 12%
Median price	$597,500	$540,000	↑ 11%	$577,500	$525,000	↑ 10%
Avg. days on market (days)	32	46	↓ -14	43	46	↓ -3

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Northern Periphery of Quebec City

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**109**	**131**	↓ -17%	**184**	**212**	↓ -13%
Active listings	**308**	**459**	↓ -33%	**301**	**461**	↓ -35%
New listings	**149**	**151**	↓ -1%	**280**	**301**	↓ -7%
Sales volume	**$64,691,047**	**$64,062,105**	↑ 1%	**$104,439,496**	**$107,548,205**	↓ -3%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	87	112	↓ -22%	150	179	↓ -16%
Active listings	271	418	↓ -35%	263	417	↓ -37%
Median price	$600,000	$465,750	↑ 29%	$545,000	$466,500	↑ 17%
Avg. days on market (days)	39	66	↓ -27	46	62	↓ -16
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	20	10	**	30	23	**
Active listings	24	28	**	25	28	**
Median price	**	**	**	$312,450	**	**
Avg. days on market (days)	**	**	**	29	**	**
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1	8	**	2	9	**
Active listings	9	9	**	9	13	**
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

February 2026

Residential : Summary of Centris Activity

	February			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**217**	**224**	↓ -3%	**328**	**385**	↓ -15%
Active listings	**444**	**428**	↑ 4%	**421**	**459**	↓ -8%
New listings	**284**	**204**	↑ 39%	**528**	**469**	↑ 13%
Sales volume	**$96,803,193**	**$94,917,956**	↑ 2%	**$143,599,676**	**$158,125,115**	↓ -9%

Detailed Statistics by Property Category

	February			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	165	168	↓ -2%	247	291	↓ -15%
Active listings	331	321	↑ 3%	312	344	↓ -9%
Median price	$452,000	$416,750	↑ 8%	$438,500	$396,500	↑ 11%
Avg. days on market (days)	24	40	↓ -16	30	43	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	42	35	↑ 20%	62	63	↓ -2%
Active listings	70	44	↑ 59%	70	52	↑ 35%
Median price	$289,000	$255,000	↑ 13%	$296,000	$257,000	↑ 15%
Avg. days on market (days)	38	23	↑ 15	46	22	↑ 24
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	10	21	**	19	31	**
Active listings	40	62	↓ -35%	37	62	↓ -40%
Median price	**	**	**	**	$415,000	**
Avg. days on market (days)	**	**	**	**	60	**

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 a 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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