FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

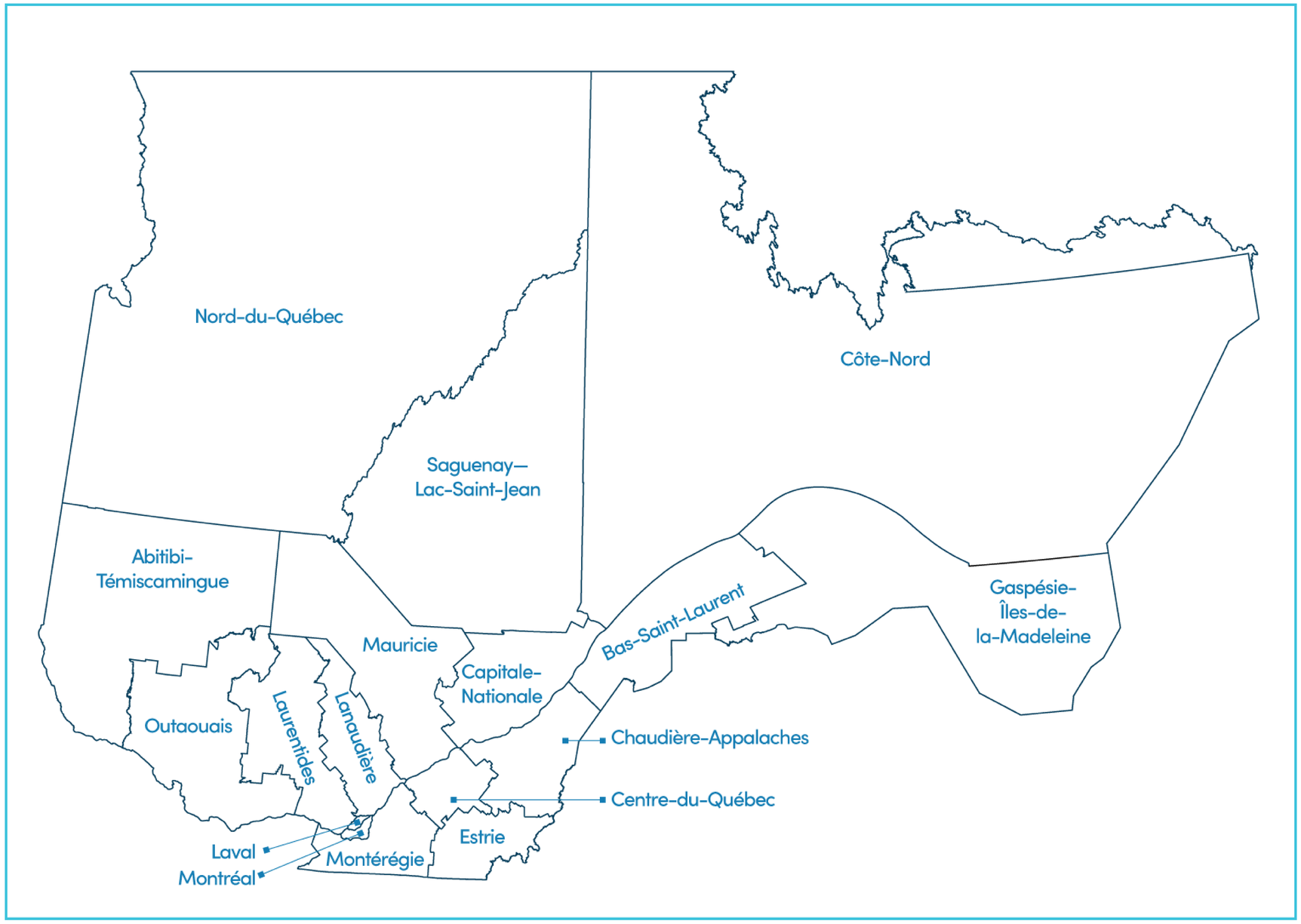
monthly statistics

March 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

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**10,007**	**9,665**	↑ 4%	**23,354**	**23,910**	↓ -2%
Active listings	**39,075**	**35,562**	↑ 10%	**36,142**	**34,117**	↑ 6%
New listings	**16,295**	**14,391**	↑ 13%	**42,884**	**38,664**	↑ 11%
Sales volume	**$5,577,482,324**	**$5,118,990,402**	↑ 9%	**$12,881,268,256**	**$12,427,035,494**	↑ 4%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	6,461	6,182	↑ 5%	15,090	15,344	↓ -2%
Active listings	22,454	21,201	↑ 6%	20,797	20,420	↑ 2%
Median price	$520,000	$499,900	↑ 4%	$511,850	$485,000	↑ 6%
Avg. days on market (days)	39	49	↓ -10	45	57	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,666	2,639	↑ 1%	6,115	6,462	↓ -5%
Active listings	12,113	10,198	↑ 19%	11,193	9,657	↑ 16%
Median price	$400,975	$395,000	↑ 2%	$400,000	$390,000	↑ 3%
Avg. days on market (days)	45	48	↓ -3	52	56	↓ -4
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	850	832	↑ 2%	2,064	2,049	↑ 1%
Active listings	4,040	3,761	↑ 7%	3,726	3,659	↑ 2%
Median price	$682,500	$635,000	↑ 7%	$675,000	$625,000	↑ 8%
Avg. days on market (days)	47	68	↓ -21	51	75	↓ -24

Source : QPAREB by the Centris system

Definitions and explanatory notes

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MONTREAL CMA

Island of Montreal

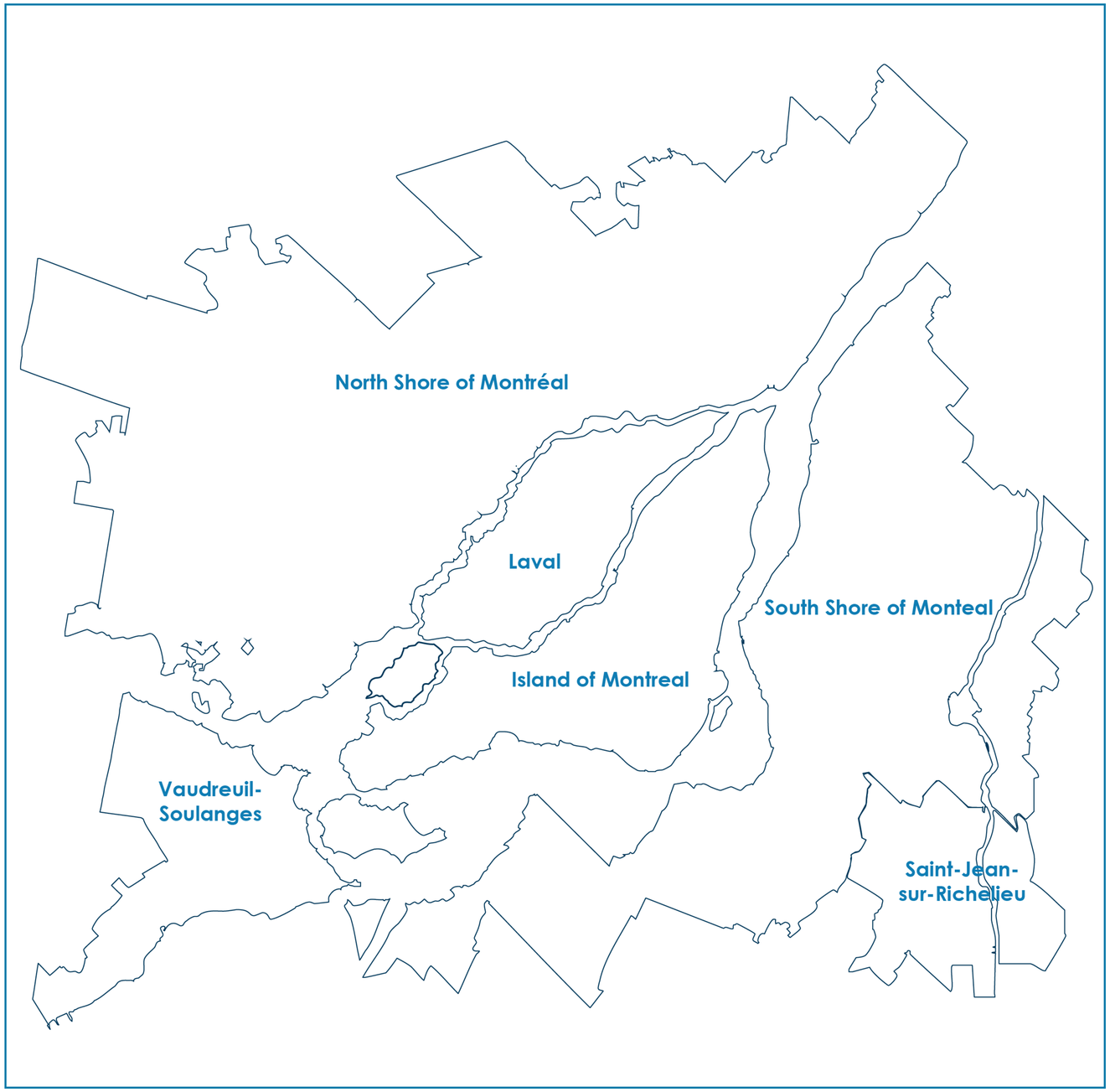
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**5,045**	**4,936**	↑ 2%	**11,333**	**11,766**	↓ -4%
Active listings	**19,952**	**17,703**	↑ 13%	**18,294**	**16,618**	↑ 10%
New listings	**8,574**	**7,712**	↑ 11%	**22,696**	**20,531**	↑ 11%
Sales volume	**$3,313,589,267**	**$3,086,655,585**	↑ 7%	**$7,428,234,639**	**$7,303,113,792**	↑ 2%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,567	2,523	↑ 2%	5,770	5,975	↓ -3%
Active listings	7,854	7,438	↑ 6%	7,162	6,971	↑ 3%
Median price	$652,250	$610,000	↑ 7%	$640,000	$600,724	↑ 7%
Avg. days on market (days)	33	42	↓ -9	38	48	↓ -10
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,032	1,981	↑ 3%	4,481	4,747	↓ -6%
Active listings	9,795	8,109	↑ 21%	9,029	7,615	↑ 19%
Median price	$425,000	$420,000	↑ 1%	$425,000	$420,000	↑ 1%
Avg. days on market (days)	48	50	↓ -2	54	57	↓ -3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	439	430	↑ 2%	1,064	1,037	↑ 3%
Active listings	2,239	2,097	↑ 7%	2,043	1,976	↑ 3%
Median price	$880,000	$832,500	↑ 6%	$865,000	$800,000	↑ 8%
Avg. days on market (days)	50	67	↓ -17	53	71	↓ -18

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,744**	**1,727**	↑ 1%	**3,995**	**4,132**	↓ -3%
Active listings	**10,346**	**9,006**	↑ 15%	**9,427**	**8,337**	↑ 13%
New listings	**3,690**	**3,341**	↑ 10%	**9,626**	**8,747**	↑ 10%
Sales volume	**$1,292,777,440**	**$1,225,353,558**	↑ 6%	**$2,962,067,846**	**$2,913,050,602**	↑ 2%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	484	459	↑ 5%	1,080	1,071	↑ 1%
Active listings	2,117	2,040	↑ 4%	1,906	1,838	↑ 4%
Median price	$805,000	$780,500	↑ 3%	$815,000	$765,000	↑ 7%
Avg. days on market (days)	42	49	↓ -7	51	55	↓ -4
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	993	1,010	↓ -2%	2,277	2,444	↓ -7%
Active listings	6,692	5,605	↑ 19%	6,141	5,226	↑ 18%
Median price	$481,000	$482,500	↔ 0%	$476,000	$475,000	↔ 0%
Avg. days on market (days)	54	57	↓ -3	61	64	↓ -3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	267	258	↑ 3%	638	617	↑ 3%
Active listings	1,537	1,361	↑ 13%	1,380	1,274	↑ 8%
Median price	$922,000	$900,000	↑ 2%	$915,000	$860,000	↑ 6%
Avg. days on market (days)	56	70	↓ -14	58	70	↓ -12

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**476**	**464**	↑ 3%	**1,010**	**1,103**	↓ -8%
Active listings	**1,480**	**1,427**	↑ 4%	**1,383**	**1,333**	↑ 4%
New listings	**735**	**685**	↑ 7%	**1,857**	**1,817**	↑ 2%
Sales volume	**$300,892,778**	**$272,626,625**	↑ 10%	**$638,251,731**	**$659,922,521**	↓ -3%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	2026	2025	Variation	2026	2025	Variation
Sales	265	291	↓ -9%	576	691	↓ -17%
Active listings	753	734	↑ 3%	678	693	↓ -2%
Median price	$645,000	$587,000	↑ 10%	$635,000	$595,000	↑ 7%
Avg. days on market (days)	38	37	↑ 1	42	41	↑ 1
Condominium	2026	2025	Variation	2026	2025	Variation
Sales	185	148	↑ 25%	367	351	↑ 5%
Active listings	600	555	↑ 8%	587	516	↑ 14%
Median price	$425,000	$396,250	↑ 7%	$425,000	$410,000	↑ 4%
Avg. days on market (days)	45	49	↓ -4	53	62	↓ -9
Plex (2-5 units)	2026	2025	Variation	2026	2025	Variation
Sales	26	25	**	67	61	↑ 10%
Active listings	124	136	↓ -9%	115	124	↓ -7%
Median price	**	**	**	$865,000	$835,000	↑ 4%
Avg. days on market (days)	**	**	**	50	84	↓ -34

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Definitions and explanatory notes

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North Shore of Montreal

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,192**	**1,245**	↓ -4%	**2,745**	**2,906**	↓ -6%
Active listings	**3,202**	**2,858**	↑ 12%	**2,939**	**2,775**	↑ 6%
New listings	**1,753**	**1,561**	↑ 12%	**4,696**	**4,185**	↑ 12%
Sales volume	**$681,769,553**	**$693,880,775**	↓ -2%	**$1,593,992,632**	**$1,613,187,831**	↓ -1%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	805	834	↓ -3%	1,904	1,972	↓ -3%
Active listings	2,122	1,930	↑ 10%	1,916	1,855	↑ 3%
Median price	$590,000	$560,000	↑ 5%	$585,000	$553,000	↑ 6%
Avg. days on market (days)	28	43	↓ -15	33	47	↓ -14
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	325	330	↓ -2%	679	748	↓ -9%
Active listings	804	620	↑ 30%	769	613	↑ 25%
Median price	$370,000	$361,500	↑ 2%	$369,900	$365,000	↑ 1%
Avg. days on market (days)	39	40	↓ -1	42	43	↓ -1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	60	80	↓ -25%	154	182	↓ -15%
Active listings	247	275	↓ -10%	228	276	↓ -17%
Median price	$705,000	$680,500	↑ 4%	$708,500	$690,000	↑ 3%
Avg. days on market (days)	31	58	↓ -27	47	72	↓ -25

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Definitions and explanatory notes

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South Shore of Montreal

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,284**	**1,146**	↑ 12%	**2,773**	**2,773**	↔ 0%
Active listings	**3,672**	**3,132**	↑ 17%	**3,363**	**2,951**	↑ 14%
New listings	**1,901**	**1,591**	↑ 19%	**5,076**	**4,340**	↑ 17%
Sales volume	**$819,937,997**	**$692,008,381**	↑ 18%	**$1,743,085,201**	**$1,638,176,467**	↑ 6%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	773	687	↑ 13%	1,646	1,629	↑ 1%
Active listings	1,989	1,842	↑ 8%	1,846	1,742	↑ 6%
Median price	$660,250	$620,000	↑ 6%	$640,000	$607,500	↑ 5%
Avg. days on market (days)	31	39	↓ -8	36	44	↓ -8
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	440	404	↑ 9%	959	1,004	↓ -4%
Active listings	1,400	1,038	↑ 35%	1,251	975	↑ 28%
Median price	$405,000	$400,500	↑ 1%	$401,850	$395,011	↑ 2%
Avg. days on market (days)	39	41	↓ -2	45	47	↓ -2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	71	54	↑ 31%	165	138	↑ 20%
Active listings	270	243	↑ 11%	254	223	↑ 14%
Median price	$800,000	$741,250	↑ 8%	$825,000	$712,500	↑ 16%
Avg. days on market (days)	36	52	↓ -16	41	67	↓ -26

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Definitions and explanatory notes

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Vaudreuils-Soulanges

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**215**	**240**	↓ -10%	**503**	**536**	↓ -6%
Active listings	**874**	**888**	↓ -2%	**830**	**854**	↓ -3%
New listings	**302**	**341**	↓ -11%	**928**	**937**	↓ -1%
Sales volume	**$135,607,713**	**$142,154,222**	↓ -5%	**$309,020,266**	**$312,391,911**	↓ -1%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	141	168	↓ -16%	337	372	↓ -9%
Active listings	598	608	↓ -2%	556	574	↓ -3%
Median price	$655,000	$591,250	↑ 11%	$620,000	$590,000	↑ 5%
Avg. days on market (days)	36	46	↓ -10	40	56	↓ -16
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	65	68	↓ -4%	144	148	↓ -3%
Active listings	240	243	↓ -1%	236	244	↓ -3%
Median price	$380,000	$355,000	↑ 7%	$384,750	$356,000	↑ 8%
Avg. days on market (days)	88	64	↑ 24	82	66	↑ 16
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5	4	**	16	15	**
Active listings	23	25	**	26	26	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**134**	**114**	↑ 18%	**307**	**316**	↓ -3%
Active listings	**378**	**392**	↓ -4%	**351**	**367**	↓ -4%
New listings	**193**	**193**	↔ 0%	**513**	**505**	↑ 2%
Sales volume	**$82,603,786**	**$60,632,024**	↑ 36%	**$181,816,963**	**$166,384,460**	↑ 9%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	99	84	↑ 18%	227	240	↓ -5%
Active listings	275	284	↓ -3%	259	269	↓ -4%
Median price	$589,475	$545,000	↑ 8%	$580,000	$533,418	↑ 9%
Avg. days on market (days)	28	37	↓ -9	34	47	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	24	21	**	55	52	↑ 6%
Active listings	59	48	↑ 23%	46	41	↑ 10%
Median price	**	**	**	$398,000	$347,500	↑ 15%
Avg. days on market (days)	**	**	**	29	41	↓ -12
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	10	9	**	24	24	**
Active listings	38	57	↓ -33%	41	54	↓ -23%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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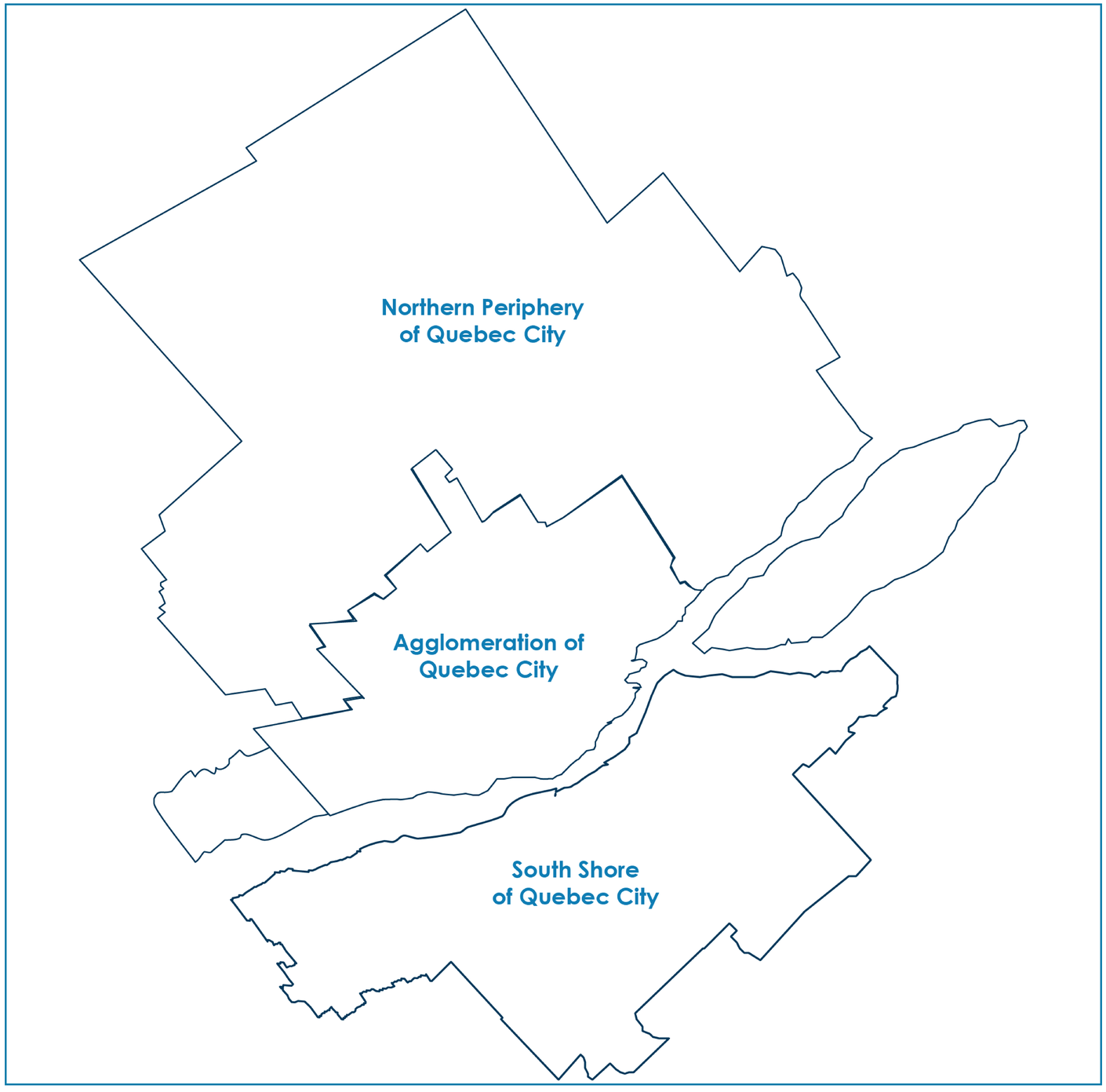
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,102**	**1,022**	↑ 8%	**2,673**	**2,694**	↓ -1%
Active listings	**2,051**	**1,981**	↑ 4%	**1,903**	**1,983**	↓ -4%
New listings	**1,458**	**1,195**	↑ 22%	**3,912**	**3,393**	↑ 15%
Sales volume	**$532,949,451**	**$453,838,474**	↑ 17%	**$1,297,780,762**	**$1,196,341,422**	↑ 8%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	698	633	↑ 10%	1,617	1,640	↓ -1%
Active listings	1,267	1,242	↑ 2%	1,163	1,273	↓ -9%
Median price	$473,950	$440,750	↑ 8%	$477,000	$435,000	↑ 10%
Avg. days on market (days)	19	27	↓ -8	23	35	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	321	323	↓ -1%	845	847	↔ 0%
Active listings	573	506	↑ 13%	534	487	↑ 10%
Median price	$331,000	$320,500	↑ 3%	$331,000	$305,000	↑ 9%
Avg. days on market (days)	14	30	↓ -16	27	42	↓ -15
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	83	66	↑ 26%	209	206	↑ 1%
Active listings	203	228	↓ -11%	198	218	↓ -9%
Median price	$517,500	$524,000	↓ -1%	$543,000	$508,750	↑ 7%
Avg. days on market (days)	21	40	↓ -19	33	52	↓ -19

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Agglomeration of Quebec City

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**729**	**711**	↑ 3%	**1,788**	**1,786**	↔ 0%
Active listings	**1,262**	**1,110**	↑ 14%	**1,163**	**1,079**	↑ 8%
New listings	**948**	**813**	↑ 17%	**2,605**	**2,241**	↑ 16%
Sales volume	**$354,146,048**	**$313,922,539**	↑ 13%	**$870,938,187**	**$790,752,167**	↑ 10%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	393	379	↑ 4%	915	916	↔ 0%
Active listings	636	526	↑ 21%	573	527	↑ 9%
Median price	$490,000	$449,000	↑ 9%	$494,150	$441,000	↑ 12%
Avg. days on market (days)	14	20	↓ -6	17	26	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	272	279	↓ -3%	704	717	↓ -2%
Active listings	476	425	↑ 12%	438	407	↑ 7%
Median price	$339,000	$325,000	↑ 4%	$338,388	$311,500	↑ 9%
Avg. days on market (days)	14	28	↓ -14	26	44	↓ -18
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	64	53	↑ 21%	169	153	↑ 10%
Active listings	149	159	↓ -6%	152	145	↑ 5%
Median price	$546,500	$550,000	↓ -1%	$560,000	$540,000	↑ 4%
Avg. days on market (days)	20	40	↓ -20	34	44	↓ -10

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Northern Periphery of Quebec City

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**111**	**132**	↓ -16%	**295**	**344**	↓ -14%
Active listings	**337**	**447**	↓ -25%	**310**	**456**	↓ -32%
New listings	**182**	**150**	↑ 21%	**458**	**451**	↑ 2%
Sales volume	**$60,430,436**	**$67,706,027**	↓ -11%	**$164,869,932**	**$175,254,232**	↓ -6%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	95	115	↓ -17%	245	294	↓ -17%
Active listings	290	408	↓ -29%	269	414	↓ -35%
Median price	$528,500	$455,500	↑ 16%	$535,000	$462,000	↑ 16%
Avg. days on market (days)	23	38	↓ -15	37	53	↓ -16
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	14	15	**	44	38	↑ 16%
Active listings	31	28	**	27	28	**
Median price	**	**	**	$312,450	$295,000	↑ 6%
Avg. days on market (days)	**	**	**	23	55	↓ -32
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	2	**	4	11	**
Active listings	12	8	**	9	11	**
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

March 2026

Residential : Summary of Centris Activity

	March			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**262**	**179**	↑ 46%	**590**	**564**	↑ 5%
Active listings	**452**	**424**	↑ 7%	**430**	**447**	↓ -4%
New listings	**328**	**232**	↑ 41%	**849**	**701**	↑ 21%
Sales volume	**$118,372,967**	**$72,209,908**	↑ 64%	**$261,972,643**	**$230,335,023**	↑ 14%

Detailed Statistics by Property Category

	March			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	210	139	↑ 51%	457	430	↑ 6%
Active listings	341	308	↑ 11%	321	332	↓ -3%
Median price	$428,000	$398,000	↑ 8%	$432,250	$397,250	↑ 9%
Avg. days on market (days)	28	38	↓ -10	29	41	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	35	29	**	97	92	↑ 5%
Active listings	66	53	↑ 25%	70	52	↑ 33%
Median price	$300,000	**	**	$300,000	$259,000	↑ 16%
Avg. days on market (days)	17	**	**	35	21	↑ 14
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	17	11	**	36	42	↓ -14%
Active listings	42	61	↓ -31%	38	62	↓ -39%
Median price	**	**	**	$461,000	$440,000	↑ 5%
Avg. days on market (days)	**	**	**	27	56	↓ -29

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 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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