FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

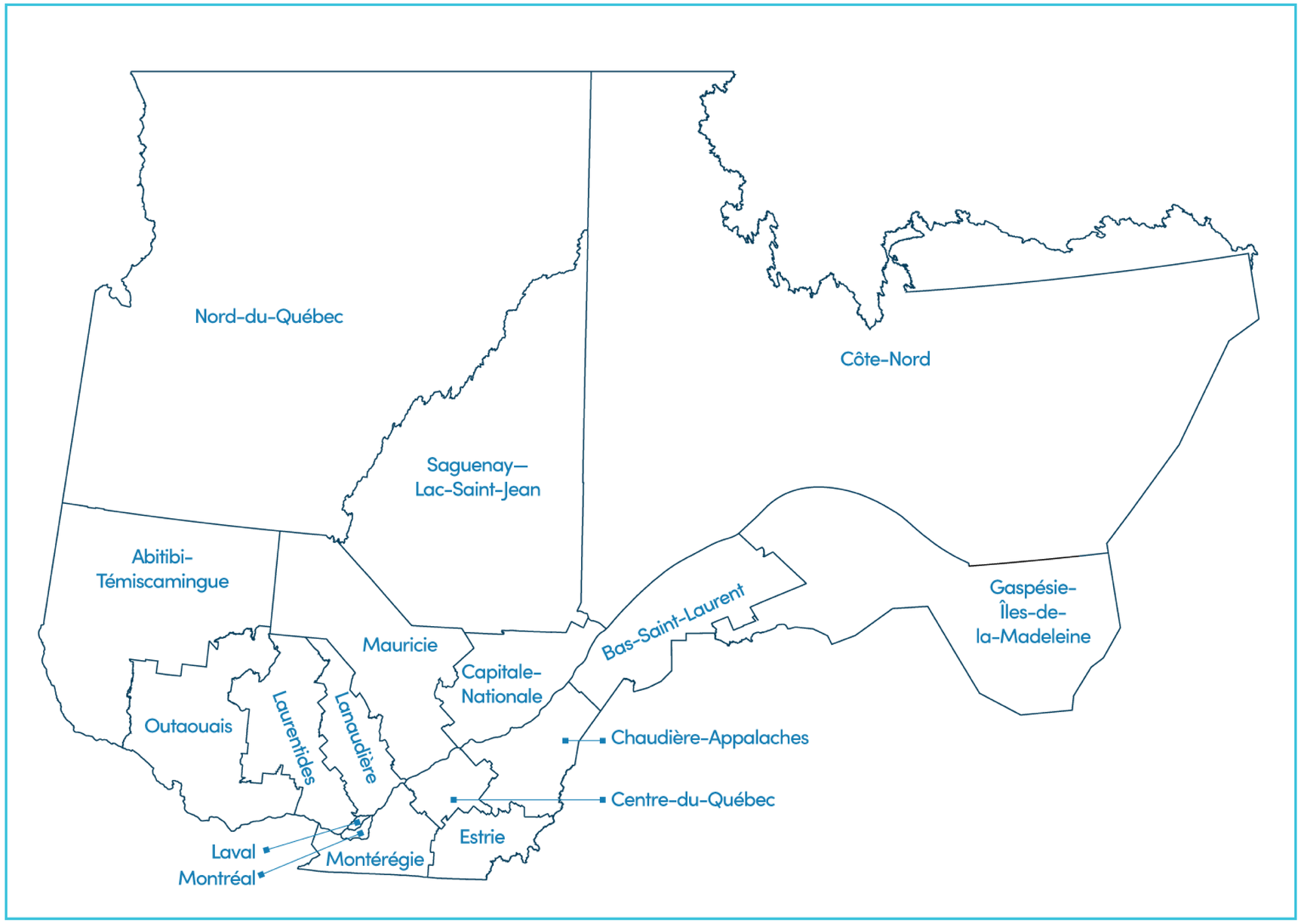
monthly statistics

April 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

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**9,532**	**10,130**	↓ -6%	**32,843**	**34,040**	↓ -4%
Active listings	**41,042**	**36,242**	↑ 13%	**37,188**	**34,649**	↑ 7%
New listings	**15,840**	**14,339**	↑ 10%	**58,508**	**53,002**	↑ 10%
Sales volume	**$5,398,579,544**	**$5,468,741,888**	↓ -1%	**$18,257,295,650**	**$17,895,777,382**	↑ 2%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	6,264	6,631	↓ -6%	21,332	21,975	↓ -3%
Active listings	23,562	21,423	↑ 10%	21,409	20,671	↑ 4%
Median price	$527,000	$500,000	↑ 5%	$517,000	$490,000	↑ 6%
Avg. days on market (days)	40	46	↓ -6	43	53	↓ -10
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,426	2,626	↓ -8%	8,531	9,088	↓ -6%
Active listings	12,657	10,539	↑ 20%	11,503	9,878	↑ 16%
Median price	$400,000	$395,000	↑ 1%	$400,000	$391,500	↑ 2%
Avg. days on market (days)	47	42	↑ 5	51	52	↓ -1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	815	849	↓ -4%	2,869	2,898	↓ -1%
Active listings	4,366	3,876	↑ 13%	3,865	3,714	↑ 4%
Median price	$720,000	$682,500	↑ 5%	$687,999	$637,000	↑ 8%
Avg. days on market (days)	44	57	↓ -13	49	70	↓ -21

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.

Désolé, erreur lors de la récupération des données pour cet élément visuel Voir les détails

MONTREAL CMA

Island of Montreal

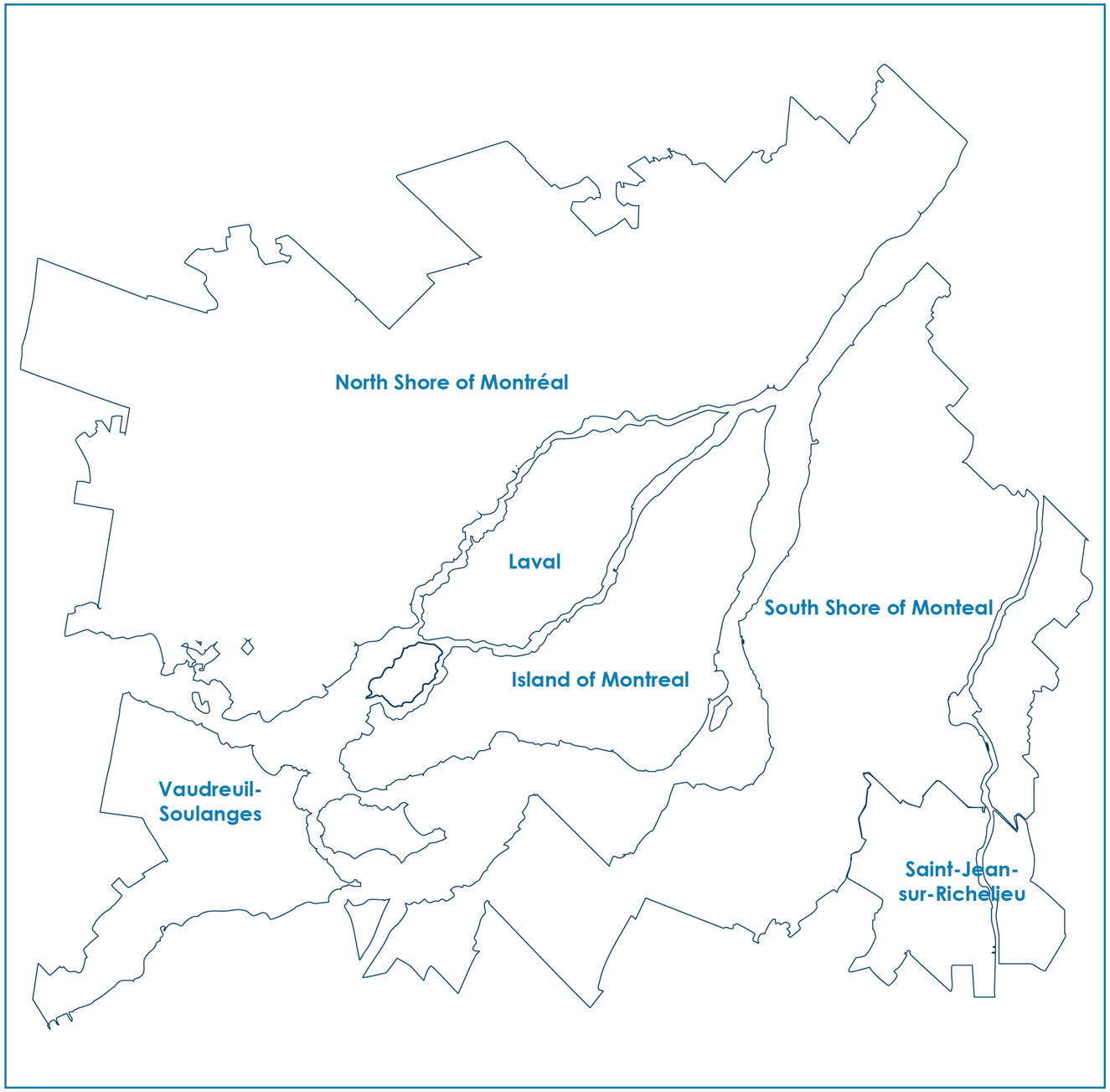
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**4,744**	**5,102**	↓ -7%	**16,060**	**16,868**	↓ -5%
Active listings	**20,959**	**18,240**	↑ 15%	**18,862**	**17,024**	↑ 11%
New listings	**8,241**	**7,553**	↑ 9%	**30,812**	**28,083**	↑ 10%
Sales volume	**$3,166,455,660**	**$3,294,289,603**	↓ -4%	**$10,583,615,699**	**$10,597,403,395**	↔ 0%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,493	2,678	↓ -7%	8,255	8,653	↓ -5%
Active listings	8,265	7,562	↑ 9%	7,392	7,119	↑ 4%
Median price	$645,000	$625,000	↑ 3%	$641,000	$610,000	↑ 5%
Avg. days on market (days)	34	37	↓ -3	37	44	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,817	1,949	↓ -7%	6,291	6,696	↓ -6%
Active listings	10,215	8,420	↑ 21%	9,283	7,816	↑ 19%
Median price	$425,000	$424,150	↔ 0%	$425,000	$420,000	↑ 1%
Avg. days on market (days)	50	44	↑ 6	53	53	↔ 0
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	431	474	↓ -9%	1,493	1,511	↓ -1%
Active listings	2,422	2,194	↑ 10%	2,131	2,031	↑ 5%
Median price	$865,000	$834,000	↑ 4%	$865,000	$810,000	↑ 7%
Avg. days on market (days)	45	51	↓ -6	51	65	↓ -14

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,708**	**1,844**	↓ -7%	**5,697**	**5,976**	↓ -5%
Active listings	**10,895**	**9,487**	↑ 15%	**9,741**	**8,625**	↑ 13%
New listings	**3,554**	**3,323**	↑ 7%	**13,138**	**12,070**	↑ 9%
Sales volume	**$1,289,609,941**	**$1,352,500,825**	↓ -5%	**$4,246,520,187**	**$4,265,551,427**	↔ 0%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	459	512	↓ -10%	1,537	1,583	↓ -3%
Active listings	2,299	2,170	↑ 6%	1,988	1,921	↑ 3%
Median price	$887,500	$800,000	↑ 11%	$835,000	$774,000	↑ 8%
Avg. days on market (days)	46	43	↑ 3	49	51	↓ -2
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	972	1,043	↓ -7%	3,247	3,487	↓ -7%
Active listings	6,950	5,879	↑ 18%	6,308	5,389	↑ 17%
Median price	$480,000	$475,000	↑ 1%	$478,000	$475,000	↑ 1%
Avg. days on market (days)	56	51	↑ 5	59	60	↓ -1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	277	289	↓ -4%	913	906	↑ 1%
Active listings	1,646	1,438	↑ 14%	1,445	1,315	↑ 10%
Median price	$900,000	$860,000	↑ 5%	$910,000	$860,000	↑ 6%
Avg. days on market (days)	48	54	↓ -6	55	65	↓ -10

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**430**	**465**	↓ -8%	**1,437**	**1,568**	↓ -8%
Active listings	**1,601**	**1,459**	↑ 10%	**1,432**	**1,365**	↑ 5%
New listings	**741**	**665**	↑ 11%	**2,585**	**2,482**	↑ 4%
Sales volume	**$278,414,266**	**$282,157,084**	↓ -1%	**$915,104,997**	**$942,079,605**	↓ -3%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	274	300	↓ -9%	848	991	↓ -14%
Active listings	842	749	↑ 12%	717	707	↑ 1%
Median price	$635,000	$600,000	↑ 6%	$635,000	$597,500	↑ 6%
Avg. days on market (days)	29	32	↓ -3	38	38	↔ 0
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	125	134	↓ -7%	491	485	↑ 1%
Active listings	620	577	↑ 7%	592	531	↑ 11%
Median price	$411,000	$410,000	↔ 0%	$422,000	$410,000	↑ 3%
Avg. days on market (days)	62	42	↑ 20	55	57	↓ -2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	31	31	↔ 0%	98	92	↑ 7%
Active listings	136	130	↑ 5%	120	125	↓ -4%
Median price	$820,000	$874,000	↓ -6%	$850,000	$850,000	↔ 0%
Avg. days on market (days)	52	40	↑ 12	51	69	↓ -18

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,122**	**1,202**	↓ -7%	**3,864**	**4,108**	↓ -6%
Active listings	**3,265**	**2,855**	↑ 14%	**3,006**	**2,795**	↑ 8%
New listings	**1,551**	**1,494**	↑ 4%	**6,214**	**5,678**	↑ 9%
Sales volume	**$666,988,008**	**$673,252,937**	↓ -1%	**$2,258,773,640**	**$2,286,440,768**	↓ -1%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	817	851	↓ -4%	2,719	2,823	↓ -4%
Active listings	2,140	1,893	↑ 13%	1,964	1,864	↑ 5%
Median price	$591,500	$560,500	↑ 6%	$587,750	$559,000	↑ 5%
Avg. days on market (days)	28	34	↓ -6	31	43	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	253	285	↓ -11%	931	1,033	↓ -10%
Active listings	834	633	↑ 32%	785	618	↑ 27%
Median price	$369,500	$370,000	↔ 0%	$369,250	$365,000	↑ 1%
Avg. days on market (days)	40	32	↑ 8	41	40	↑ 1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	52	66	↓ -21%	206	248	↓ -17%
Active listings	265	294	↓ -10%	233	280	↓ -17%
Median price	$763,500	$703,250	↑ 9%	$740,000	$694,450	↑ 7%
Avg. days on market (days)	25	47	↓ -22	41	65	↓ -24

Source : QPAREB by the Centris system

Definitions and explanatory notes

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South Shore of Montreal

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,167**	**1,219**	↓ -4%	**3,935**	**3,992**	↓ -1%
Active listings	**3,886**	**3,162**	↑ 23%	**3,476**	**3,004**	↑ 16%
New listings	**1,857**	**1,561**	↑ 19%	**6,900**	**5,901**	↑ 17%
Sales volume	**$739,008,977**	**$760,984,105**	↓ -3%	**$2,479,947,678**	**$2,399,160,572**	↑ 3%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	711	742	↓ -4%	2,355	2,371	↓ -1%
Active listings	2,062	1,863	↑ 11%	1,888	1,773	↑ 7%
Median price	$643,000	$633,500	↑ 1%	$640,000	$615,000	↑ 4%
Avg. days on market (days)	33	35	↓ -2	35	41	↓ -6
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	392	405	↓ -3%	1,348	1,409	↓ -4%
Active listings	1,511	1,037	↑ 46%	1,313	991	↑ 33%
Median price	$400,000	$395,000	↑ 1%	$400,000	$395,000	↑ 1%
Avg. days on market (days)	37	33	↑ 4	43	43	↔ 0
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	63	72	↓ -13%	228	210	↑ 9%
Active listings	303	252	↑ 20%	265	231	↑ 15%
Median price	$819,000	$788,250	↑ 4%	$822,500	$740,000	↑ 11%
Avg. days on market (days)	34	36	↓ -2	39	56	↓ -17

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Definitions and explanatory notes

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Vaudreuils-Soulanges

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**198**	**239**	↓ -17%	**701**	**775**	↓ -10%
Active listings	**892**	**877**	↑ 2%	**841**	**860**	↓ -2%
New listings	**338**	**327**	↑ 3%	**1,265**	**1,264**	↔ 0%
Sales volume	**$124,443,993**	**$151,473,485**	↓ -18%	**$433,461,759**	**$463,865,396**	↓ -7%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	147	176	↓ -16%	484	548	↓ -12%
Active listings	615	602	↑ 2%	566	581	↓ -3%
Median price	$650,000	$629,750	↑ 3%	$625,000	$601,500	↑ 4%
Avg. days on market (days)	42	49	↓ -7	41	54	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	46	57	↓ -19%	190	205	↓ -7%
Active listings	241	240	↔ 0%	238	243	↓ -2%
Median price	$386,223	$389,000	↓ -1%	$384,750	$363,000	↑ 6%
Avg. days on market (days)	68	68	↔ 0	78	67	↑ 11
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	4	5	**	20	20	**
Active listings	24	23	**	25	25	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**119**	**133**	↓ -11%	**426**	**449**	↓ -5%
Active listings	**420**	**400**	↑ 5%	**366**	**375**	↓ -2%
New listings	**200**	**183**	↑ 9%	**710**	**688**	↑ 3%
Sales volume	**$67,990,475**	**$73,921,167**	↓ -8%	**$249,807,438**	**$240,305,627**	↑ 4%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	85	97	↓ -12%	312	337	↓ -7%
Active listings	307	285	↑ 8%	269	273	↓ -1%
Median price	$597,500	$581,500	↑ 3%	$584,000	$545,000	↑ 7%
Avg. days on market (days)	33	29	↑ 4	34	41	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	29	25	**	84	77	↑ 9%
Active listings	59	54	↑ 9%	49	45	↑ 9%
Median price	**	**	**	$386,500	$351,000	↑ 10%
Avg. days on market (days)	**	**	**	26	37	↓ -11
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	4	11	**	28	35	**
Active listings	48	57	↓ -16%	43	55	↓ -22%
Median price	**	**	**	**	$555,000	**
Avg. days on market (days)	**	**	**	**	99	**

Source : QPAREB by the Centris system

Definitions and explanatory notes

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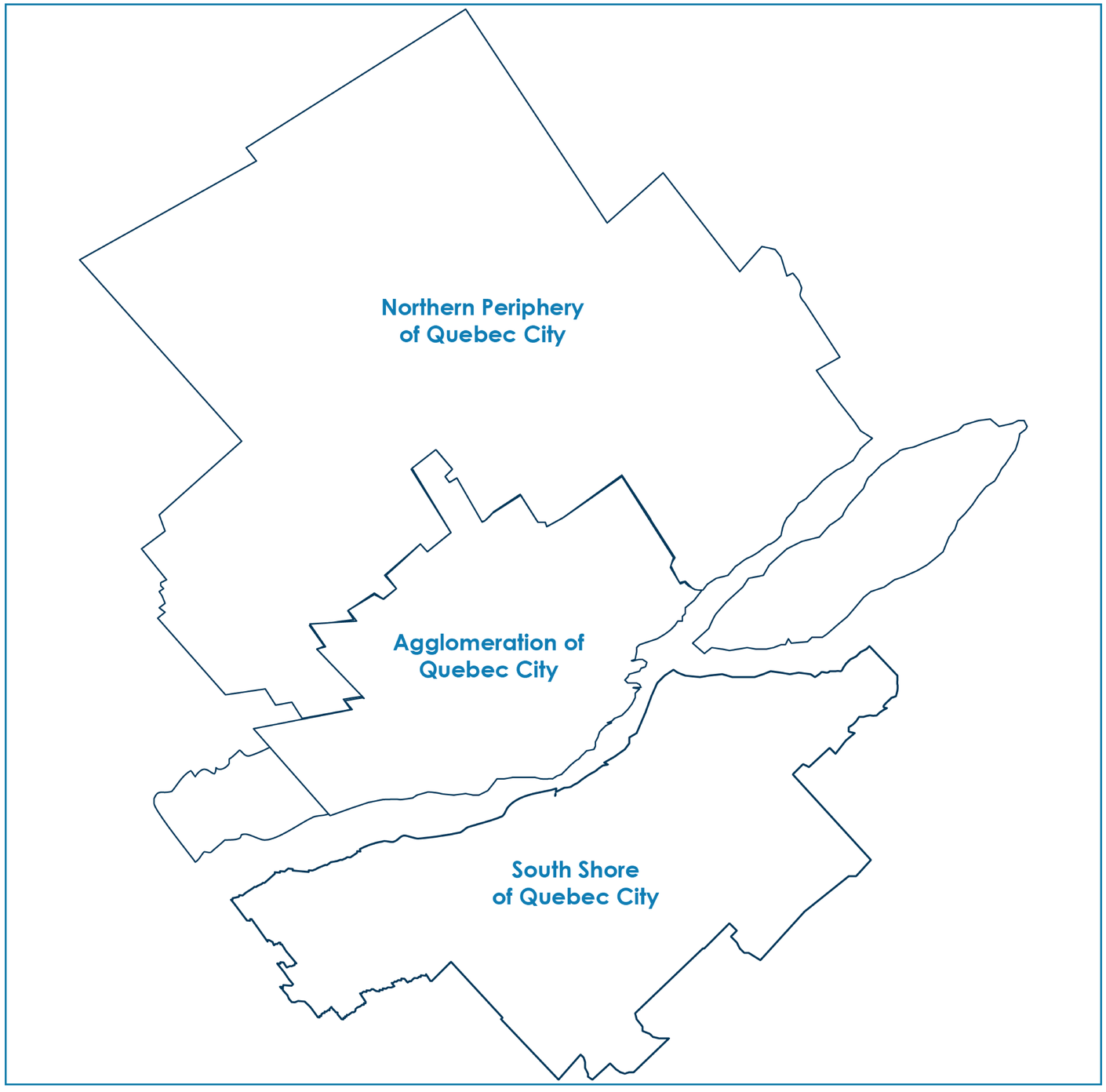
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,006**	**1,087**	↓ -7%	**3,671**	**3,781**	↓ -3%
Active listings	**2,204**	**1,819**	↑ 21%	**1,972**	**1,942**	↑ 2%
New listings	**1,386**	**1,108**	↑ 25%	**5,255**	**4,501**	↑ 17%
Sales volume	**$492,210,023**	**$495,350,119**	↓ -1%	**$1,785,826,785**	**$1,691,691,541**	↑ 6%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	625	681	↓ -8%	2,238	2,321	↓ -4%
Active listings	1,341	1,118	↑ 20%	1,202	1,234	↓ -3%
Median price	$486,000	$450,000	↑ 8%	$480,000	$440,000	↑ 9%
Avg. days on market (days)	15	25	↓ -10	21	32	↓ -11
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	307	326	↓ -6%	1,151	1,173	↓ -2%
Active listings	609	480	↑ 27%	554	486	↑ 14%
Median price	$342,000	$310,000	↑ 10%	$335,000	$306,000	↑ 9%
Avg. days on market (days)	19	17	↑ 2	25	35	↓ -10
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	74	80	↓ -8%	280	286	↓ -2%
Active listings	245	215	↑ 14%	209	217	↓ -4%
Median price	$565,000	$500,875	↑ 13%	$550,000	$506,000	↑ 9%
Avg. days on market (days)	19	55	↓ -36	29	53	↓ -24

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Agglomeration of Quebec City

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**689**	**717**	↓ -4%	**2,470**	**2,503**	↓ -1%
Active listings	**1,363**	**1,050**	↑ 30%	**1,210**	**1,072**	↑ 13%
New listings	**925**	**744**	↑ 24%	**3,503**	**2,985**	↑ 17%
Sales volume	**$335,636,545**	**$321,858,879**	↑ 4%	**$1,203,011,732**	**$1,112,611,046**	↑ 8%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2026	2025	Variation	2026	2025	Variation
Sales	368	375	↓ -2%	1,280	1,291	↓ -1%
Active listings	669	498	↑ 34%	592	520	↑ 14%
Median price	$499,000	$450,000	↑ 11%	$495,000	$445,000	↑ 11%
Avg. days on market (days)	12	14	↓ -2	15	22	↓ -7
Condominium	2026	2025	Variation	2026	2025	Variation
Sales	261	281	↓ -7%	964	998	↓ -3%
Active listings	509	402	↑ 27%	457	406	↑ 13%
Median price	$345,000	$315,000	↑ 10%	$340,000	$314,000	↑ 8%
Avg. days on market (days)	21	14	↑ 7	24	35	↓ -11
Plex (2-5 units)	2026	2025	Variation	2026	2025	Variation
Sales	60	61	↓ -2%	226	214	↑ 6%
Active listings	184	150	↑ 23%	160	146	↑ 9%
Median price	$574,500	$520,000	↑ 10%	$572,500	$534,250	↑ 7%
Avg. days on market (days)	20	41	↓ -21	30	43	↓ -13

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Northern Periphery of Quebec City

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**120**	**151**	↓ -21%	**415**	**495**	↓ -16%
Active listings	**348**	**394**	↓ -12%	**316**	**441**	↓ -28%
New listings	**174**	**147**	↑ 18%	**626**	**598**	↑ 5%
Sales volume	**$70,363,675**	**$79,381,683**	↓ -11%	**$235,233,607**	**$254,635,915**	↓ -8%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	106	135	↓ -21%	351	429	↓ -18%
Active listings	301	357	↓ -16%	276	400	↓ -31%
Median price	$569,000	$501,000	↑ 14%	$545,250	$469,944	↑ 16%
Avg. days on market (days)	21	42	↓ -21	32	49	↓ -17
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	12	13	**	56	51	↑ 10%
Active listings	33	23	**	28	27	**
Median price	**	**	**	$339,000	$290,000	↑ 17%
Avg. days on market (days)	**	**	**	20	54	↓ -34
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	3	**	6	14	**
Active listings	11	10	**	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

April 2026

Residential : Summary of Centris Activity

	April			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**197**	**219**	↓ -10%	**786**	**783**	↔ 0%
Active listings	**493**	**375**	↑ 31%	**446**	**429**	↑ 4%
New listings	**287**	**217**	↑ 32%	**1,126**	**918**	↑ 23%
Sales volume	**$86,209,803**	**$94,109,557**	↓ -8%	**$347,581,446**	**$324,444,580**	↑ 7%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	151	171	↓ -12%	607	601	↑ 1%
Active listings	371	263	↑ 41%	335	315	↑ 6%
Median price	$427,500	$400,000	↑ 7%	$430,000	$399,000	↑ 8%
Avg. days on market (days)	19	37	↓ -18	27	40	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	34	32	↑ 6%	131	124	↑ 6%
Active listings	67	55	↑ 22%	69	53	↑ 30%
Median price	$294,150	$276,389	↑ 6%	$295,000	$265,028	↑ 11%
Avg. days on market (days)	13	31	↓ -18	30	24	↑ 6
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	12	16	**	48	58	↓ -17%
Active listings	50	55	↓ -9%	40	60	↓ -33%
Median price	**	**	**	$470,000	$438,000	↑ 7%
Avg. days on market (days)	**	**	**	24	70	↓ -46

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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