FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

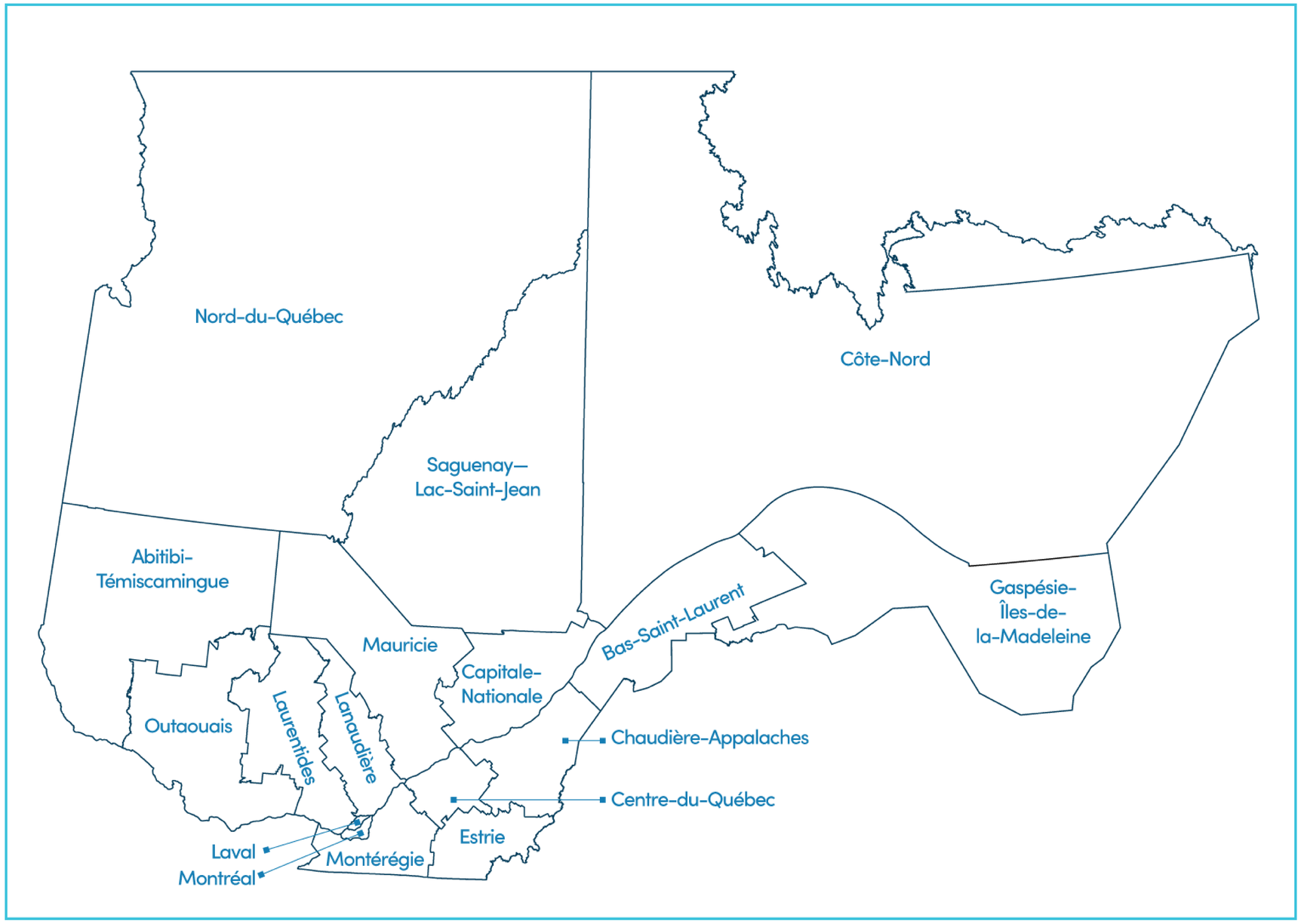
monthly statistics

May 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

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**9,300**	**9,857**	↓ -6%	**42,094**	**43,897**	↓ -4%
Active listings	**42,066**	**37,155**	↑ 13%	**37,993**	**35,147**	↑ 8%
New listings	**15,405**	**14,698**	↑ 5%	**73,674**	**67,697**	↑ 9%
Sales volume	**$5,287,793,107**	**$5,406,125,044**	↓ -2%	**$23,519,220,897**	**$23,301,902,426**	↑ 1%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	6,113	6,416	↓ -5%	27,412	28,391	↓ -3%
Active listings	24,246	21,978	↑ 10%	21,895	20,930	↑ 5%
Median price	$524,900	$500,000	↑ 5%	$520,000	$492,000	↑ 6%
Avg. days on market (days)	38	42	↓ -4	42	51	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,248	2,459	↓ -9%	10,773	11,547	↓ -7%
Active listings	12,909	10,800	↑ 20%	11,738	10,062	↑ 17%
Median price	$407,000	$399,900	↑ 2%	$400,000	$395,000	↑ 1%
Avg. days on market (days)	45	41	↑ 4	50	50	↔ 0
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	912	959	↓ -5%	3,773	3,857	↓ -2%
Active listings	4,437	3,961	↑ 12%	3,950	3,763	↑ 5%
Median price	$685,000	$670,000	↑ 2%	$688,000	$643,750	↑ 7%
Avg. days on market (days)	41	51	↓ -10	47	65	↓ -18

Source : QPAREB by the Centris system

Definitions and explanatory notes

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MONTREAL CMA

Island of Montreal

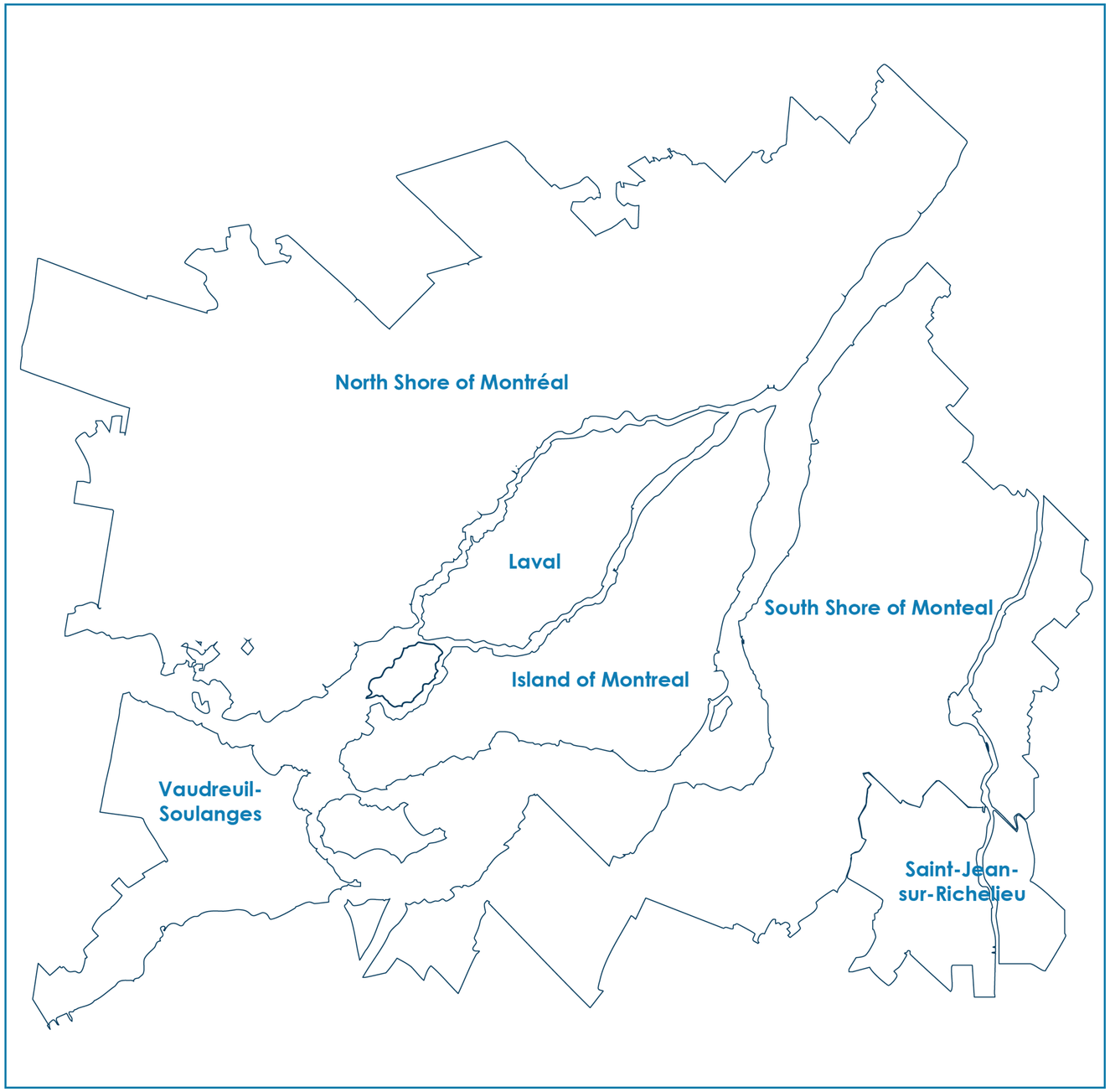
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**4,623**	**4,962**	↓ -7%	**20,661**	**21,830**	↓ -5%
Active listings	**21,073**	**18,541**	↑ 14%	**19,218**	**17,326**	↑ 11%
New listings	**7,564**	**7,455**	↑ 1%	**38,247**	**35,535**	↑ 8%
Sales volume	**$3,120,261,075**	**$3,269,817,433**	↓ -5%	**$13,689,947,774**	**$13,867,220,828**	↓ -1%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2,426	2,584	↓ -6%	10,667	11,237	↓ -5%
Active listings	8,215	7,561	↑ 9%	7,523	7,206	↑ 4%
Median price	$645,000	$625,000	↑ 3%	$643,500	$615,000	↑ 5%
Avg. days on market (days)	30	34	↓ -4	36	42	↓ -6
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,710	1,860	↓ -8%	7,995	8,556	↓ -7%
Active listings	10,370	8,695	↑ 19%	9,467	7,992	↑ 18%
Median price	$430,000	$427,500	↑ 1%	$426,000	$422,000	↑ 1%
Avg. days on market (days)	47	40	↑ 7	52	50	↑ 2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	486	514	↓ -5%	1,977	2,025	↓ -2%
Active listings	2,427	2,220	↑ 9%	2,175	2,069	↑ 5%
Median price	$875,000	$825,000	↑ 6%	$869,000	$815,000	↑ 7%
Avg. days on market (days)	39	47	↓ -8	48	61	↓ -13

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,694**	**1,891**	↓ -10%	**7,385**	**7,867**	↓ -6%
Active listings	**11,108**	**9,778**	↑ 14%	**9,968**	**8,855**	↑ 13%
New listings	**3,355**	**3,313**	↑ 1%	**16,454**	**15,382**	↑ 7%
Sales volume	**$1,300,943,820**	**$1,432,554,334**	↓ -9%	**$5,542,911,507**	**$5,698,105,761**	↓ -3%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	476	557	↓ -15%	2,010	2,140	↓ -6%
Active listings	2,327	2,244	↑ 4%	2,044	1,985	↑ 3%
Median price	$780,000	$800,000	↓ -3%	$820,000	$780,000	↑ 5%
Avg. days on market (days)	38	39	↓ -1	47	48	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	924	1,001	↓ -8%	4,169	4,488	↓ -7%
Active listings	7,112	6,086	↑ 17%	6,443	5,528	↑ 17%
Median price	$479,000	$488,500	↓ -2%	$478,000	$480,000	↔ 0%
Avg. days on market (days)	51	45	↑ 6	58	57	↑ 1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	294	333	↓ -12%	1,206	1,239	↓ -3%
Active listings	1,669	1,448	↑ 15%	1,481	1,342	↑ 10%
Median price	$908,750	$875,000	↑ 4%	$910,000	$862,500	↑ 6%
Avg. days on market (days)	43	47	↓ -4	52	60	↓ -8

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**435**	**484**	↓ -10%	**1,868**	**2,052**	↓ -9%
Active listings	**1,600**	**1,499**	↑ 7%	**1,459**	**1,392**	↑ 5%
New listings	**664**	**712**	↓ -7%	**3,241**	**3,194**	↑ 1%
Sales volume	**$279,591,985**	**$300,187,818**	↓ -7%	**$1,191,888,882**	**$1,242,267,423**	↓ -4%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	274	295	↓ -7%	1,119	1,286	↓ -13%
Active listings	837	765	↑ 9%	738	718	↑ 3%
Median price	$627,000	$624,500	↔ 0%	$634,500	$600,500	↑ 6%
Avg. days on market (days)	26	32	↓ -6	35	37	↓ -2
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	125	157	↓ -20%	616	642	↓ -4%
Active listings	627	605	↑ 4%	597	546	↑ 9%
Median price	$438,500	$417,000	↑ 5%	$425,000	$410,500	↑ 4%
Avg. days on market (days)	47	45	↑ 2	54	54	↔ 0
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	36	32	↑ 13%	133	124	↑ 7%
Active listings	133	126	↑ 6%	122	125	↓ -3%
Median price	$931,250	$913,250	↑ 2%	$865,000	$858,750	↑ 1%
Avg. days on market (days)	38	45	↓ -7	48	63	↓ -15

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,056**	**1,129**	↓ -6%	**4,916**	**5,237**	↓ -6%
Active listings	**3,236**	**2,790**	↑ 16%	**3,042**	**2,794**	↑ 9%
New listings	**1,481**	**1,401**	↑ 6%	**7,653**	**7,079**	↑ 8%
Sales volume	**$631,524,646**	**$632,220,128**	↔ 0%	**$2,887,972,286**	**$2,918,660,896**	↓ -1%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	744	791	↓ -6%	3,459	3,614	↓ -4%
Active listings	2,113	1,828	↑ 16%	1,987	1,857	↑ 7%
Median price	$606,000	$560,000	↑ 8%	$590,000	$559,000	↑ 6%
Avg. days on market (days)	26	29	↓ -3	30	40	↓ -10
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	233	270	↓ -14%	1,164	1,303	↓ -11%
Active listings	852	620	↑ 37%	799	618	↑ 29%
Median price	$364,000	$355,000	↑ 3%	$368,000	$365,000	↑ 1%
Avg. days on market (days)	40	37	↑ 3	41	39	↑ 2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	79	65	↑ 22%	285	313	↓ -9%
Active listings	239	306	↓ -22%	232	285	↓ -19%
Median price	$780,000	$740,000	↑ 5%	$749,000	$700,000	↑ 7%
Avg. days on market (days)	32	56	↓ -24	39	63	↓ -24

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Definitions and explanatory notes

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South Shore of Montreal

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,103**	**1,110**	↓ -1%	**5,031**	**5,102**	↓ -1%
Active listings	**3,807**	**3,156**	↑ 21%	**3,521**	**3,034**	↑ 16%
New listings	**1,522**	**1,476**	↑ 3%	**8,388**	**7,377**	↑ 14%
Sales volume	**$707,302,098**	**$707,286,495**	↔ 0%	**$3,183,547,376**	**$3,106,447,067**	↑ 2%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	684	707	↓ -3%	3,036	3,078	↓ -1%
Active listings	2,002	1,809	↑ 11%	1,901	1,780	↑ 7%
Median price	$650,000	$635,000	↑ 2%	$641,500	$619,500	↑ 4%
Avg. days on market (days)	31	33	↓ -2	34	39	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	353	341	↑ 4%	1,697	1,750	↓ -3%
Active listings	1,479	1,079	↑ 37%	1,340	1,008	↑ 33%
Median price	$400,000	$393,000	↑ 2%	$400,000	$395,000	↑ 1%
Avg. days on market (days)	39	28	↑ 11	42	40	↑ 2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	65	62	↑ 5%	293	272	↑ 8%
Active listings	316	255	↑ 24%	272	235	↑ 15%
Median price	$827,000	$775,000	↑ 7%	$825,000	$747,000	↑ 10%
Avg. days on market (days)	28	39	↓ -11	37	52	↓ -15

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Definitions and explanatory notes

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Vaudreuils-Soulanges

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**206**	**205**	↔ 0%	**906**	**980**	↓ -8%
Active listings	**922**	**923**	↔ 0%	**856**	**872**	↓ -2%
New listings	**376**	**365**	↑ 3%	**1,637**	**1,628**	↑ 1%
Sales volume	**$125,345,539**	**$118,779,891**	↑ 6%	**$558,267,298**	**$582,645,287**	↓ -4%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	150	138	↑ 9%	633	686	↓ -8%
Active listings	643	627	↑ 3%	581	590	↓ -2%
Median price	$629,500	$600,000	↑ 5%	$625,000	$600,000	↑ 4%
Avg. days on market (days)	39	41	↓ -2	40	51	↓ -11
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	51	62	↓ -18%	241	267	↓ -10%
Active listings	246	249	↓ -1%	238	244	↓ -2%
Median price	$384,900	$357,933	↑ 8%	$384,900	$361,000	↑ 7%
Avg. days on market (days)	70	52	↑ 18	77	63	↑ 14
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5	4	**	25	24	**
Active listings	23	38	**	25	28	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**129**	**143**	↓ -10%	**555**	**592**	↓ -6%
Active listings	**400**	**395**	↑ 1%	**370**	**379**	↓ -2%
New listings	**166**	**188**	↓ -12%	**874**	**875**	↔ 0%
Sales volume	**$75,552,987**	**$78,788,767**	↓ -4%	**$325,360,425**	**$319,094,394**	↑ 2%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	98	96	↑ 2%	410	433	↓ -5%
Active listings	293	288	↑ 2%	272	276	↓ -1%
Median price	$573,450	$572,500	↔ 0%	$581,000	$555,788	↑ 5%
Avg. days on market (days)	29	43	↓ -14	33	42	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	24	29	**	108	106	↑ 2%
Active listings	54	56	↓ -4%	49	47	↑ 6%
Median price	**	**	**	$375,000	$356,000	↑ 5%
Avg. days on market (days)	**	**	**	26	32	↓ -6
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	7	18	**	35	53	↓ -34%
Active listings	47	47	↔ 0%	43	53	↓ -19%
Median price	**	**	**	$625,000	$570,000	↑ 10%
Avg. days on market (days)	**	**	**	40	83	↓ -43

Source : QPAREB by the Centris system

Definitions and explanatory notes

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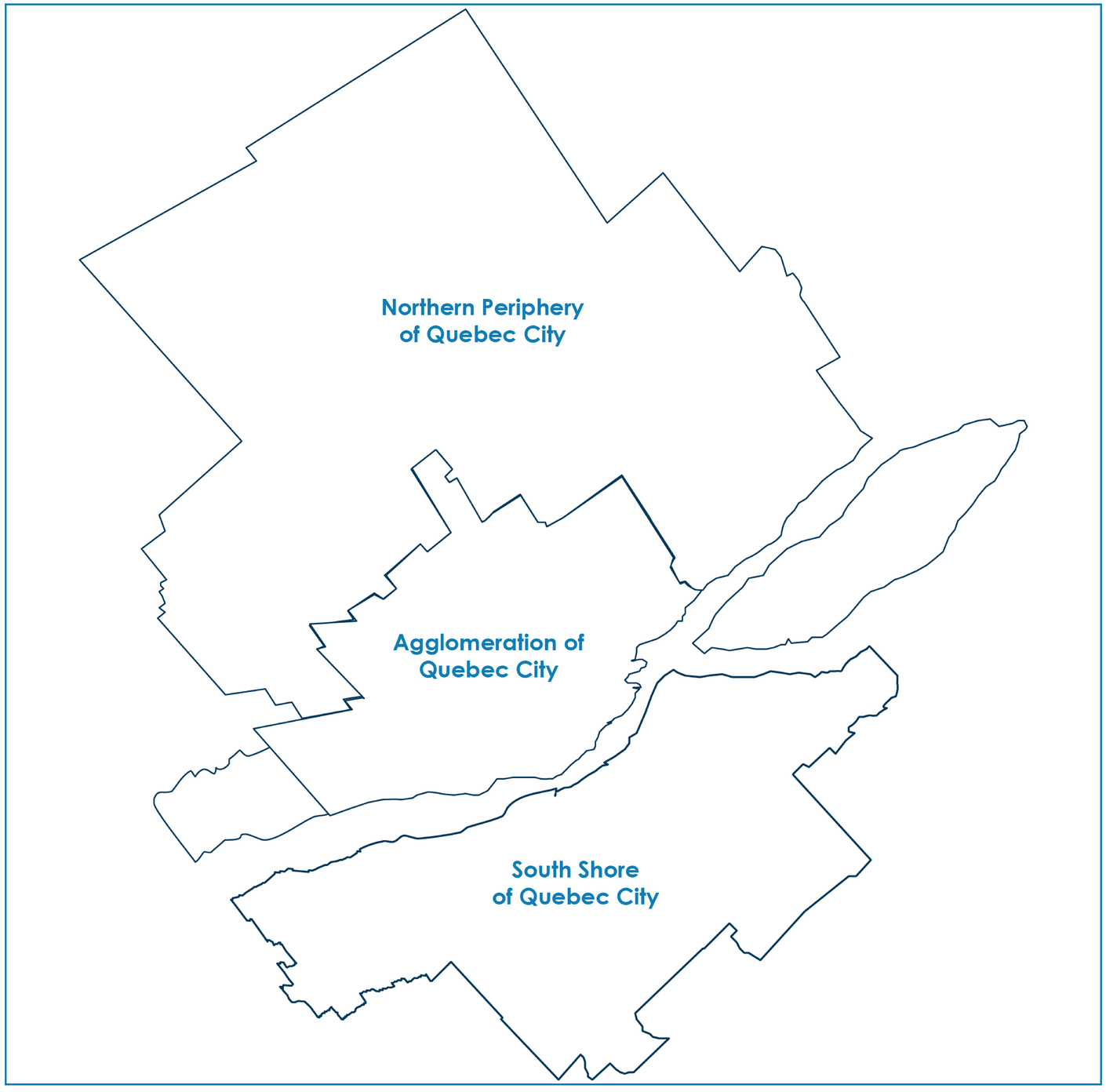
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**964**	**916**	↑ 5%	**4,631**	**4,697**	↓ -1%
Active listings	**2,240**	**1,868**	↑ 20%	**2,014**	**1,927**	↑ 5%
New listings	**1,251**	**1,115**	↑ 12%	**6,464**	**5,616**	↑ 15%
Sales volume	**$484,979,452**	**$422,673,839**	↑ 15%	**$2,268,206,537**	**$2,114,365,380**	↑ 7%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	590	555	↑ 6%	2,825	2,876	↓ -2%
Active listings	1,358	1,151	↑ 18%	1,226	1,217	↑ 1%
Median price	$470,000	$453,000	↑ 4%	$478,001	$441,000	↑ 8%
Avg. days on market (days)	20	27	↓ -7	21	31	↓ -10
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	276	276	↔ 0%	1,427	1,449	↓ -2%
Active listings	615	490	↑ 26%	565	486	↑ 16%
Median price	$330,000	$311,500	↑ 6%	$335,000	$307,000	↑ 9%
Avg. days on market (days)	20	38	↓ -18	24	36	↓ -12
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	98	85	↑ 15%	377	371	↑ 2%
Active listings	255	219	↑ 16%	216	217	↓ -1%
Median price	$575,000	$508,000	↑ 13%	$556,750	$507,000	↑ 10%
Avg. days on market (days)	30	35	↓ -5	29	49	↓ -20

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Definitions and explanatory notes

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Agglomeration of Quebec City

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**643**	**610**	↑ 5%	**3,111**	**3,113**	↔ 0%
Active listings	**1,380**	**1,087**	↑ 27%	**1,236**	**1,075**	↑ 15%
New listings	**815**	**727**	↑ 12%	**4,292**	**3,712**	↑ 16%
Sales volume	**$326,131,491**	**$277,975,077**	↑ 17%	**$1,527,408,223**	**$1,390,586,123**	↑ 10%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	323	318	↑ 2%	1,601	1,609	↔ 0%
Active listings	685	512	↑ 34%	604	518	↑ 17%
Median price	$486,500	$456,000	↑ 7%	$493,000	$447,000	↑ 10%
Avg. days on market (days)	15	22	↓ -7	15	22	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	242	233	↑ 4%	1,206	1,231	↓ -2%
Active listings	508	414	↑ 23%	466	408	↑ 14%
Median price	$333,250	$315,000	↑ 6%	$339,950	$315,000	↑ 8%
Avg. days on market (days)	19	38	↓ -19	23	36	↓ -13
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	78	59	↑ 32%	304	273	↑ 11%
Active listings	186	161	↑ 16%	165	149	↑ 10%
Median price	$580,000	$550,000	↑ 5%	$575,000	$540,000	↑ 6%
Avg. days on market (days)	33	40	↓ -7	31	43	↓ -12

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Definitions and explanatory notes

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Northern Periphery of Quebec City

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**109**	**104**	↑ 5%	**524**	**599**	↓ -13%
Active listings	**371**	**409**	↓ -9%	**326**	**434**	↓ -25%
New listings	**171**	**150**	↑ 14%	**788**	**748**	↑ 5%
Sales volume	**$56,466,476**	**$55,454,407**	↑ 2%	**$291,700,083**	**$310,090,322**	↓ -6%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	96	93	↑ 3%	447	522	↓ -14%
Active listings	321	370	↓ -13%	284	394	↓ -28%
Median price	$529,000	$484,500	↑ 9%	$540,000	$470,000	↑ 15%
Avg. days on market (days)	28	37	↓ -9	31	47	↓ -16
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	11	9	**	67	60	↑ 12%
Active listings	32	24	**	29	26	**
Median price	**	**	**	$315,000	$277,500	↑ 14%
Avg. days on market (days)	**	**	**	21	58	↓ -37
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	2	**	8	16	**
Active listings	15	10	**	10	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

May 2026

Residential : Summary of Centris Activity

	May			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**212**	**202**	↑ 5%	**996**	**985**	↑ 1%
Active listings	**489**	**372**	↑ 31%	**453**	**418**	↑ 8%
New listings	**265**	**238**	↑ 11%	**1,384**	**1,156**	↑ 20%
Sales volume	**$102,381,485**	**$89,244,355**	↑ 15%	**$449,098,231**	**$413,688,935**	↑ 9%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	171	144	↑ 19%	777	745	↑ 4%
Active listings	352	269	↑ 31%	338	306	↑ 11%
Median price	$425,000	$420,000	↑ 1%	$430,000	$401,000	↑ 7%
Avg. days on market (days)	24	30	↓ -6	26	38	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	23	34	**	154	158	↓ -3%
Active listings	75	52	↑ 44%	70	53	↑ 33%
Median price	**	$289,250	**	$297,500	$269,250	↑ 10%
Avg. days on market (days)	**	27	**	30	25	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	18	24	**	65	82	↓ -21%
Active listings	54	48	↑ 13%	42	58	↓ -28%
Median price	**	**	**	$485,000	$430,000	↑ 13%
Avg. days on market (days)	**	**	**	22	57	↓ -35

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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