FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

residential barometer
Fourth Quarter 2023

Province of Quebec

By Property Category

	Single-Family	Condominium	Plex
Sales	-4% 10,375	-1% 3,964	10% 1,701
Median Price	5% $408,000	3% $359,000	17 % $525,000
Active Listing	17% 20,801	13 % 9,121	7% 4,626
Average Selling Time (days)	4 53	8 60	4 71

Total Residential

Sales	Listings
-2% 16,101	15% 34,977

All variations are calculated in relation to the same period of the previous year.

Source: Quebec Professional Association of Real Estate Brokers by the Centris system

FSMI - QPAREB BAROMETER - 4TH QUARTER 2023 - ECONOMIC INDICATORS

Sociodemographic Profile

Population in 2021

8,501,833

Variation change between 2016 and 2021

4.1%

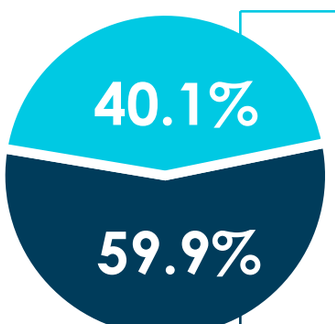
Population density per square kilometer

6.5

Number of households in 2021

4,050,164

Proportion of renters



Proportion of owners

Vacancy rate		
Q3 2023	1.7%	

Average rent		Variation
Q3 2023	$973	9%
Q3 2022	$892	

Sources: Statistics Canada, 2021 census
CMHC - Rental Maket Survey, January 2021

Mortgage Rates

1-year term		Variation
Q4 2023	8.09%	2.00
Q4 2022	6.09%	

5-year term		Variation
Q4 2023	7.04%	0.67
Q4 2022	6.37%	

Consumer Confidence Level

Overall		Variation
Q4 2023	73	-16
Q4 2022	89	

Is right now a good timeto make a major purchase?*		Variation
Q4 2023	7%	-2
Q4 2022	8%	

Sources: Statistics Canada and Conference Board of Canada
*Proportion of people who responded "yes" to this question.

Labour Market

Employment (in thousands)		Variation
Q4 2023	4,523,4	70.5
Q4 2022	4,452,9	

Unemployment rate		Variation
Q4 2023	4,9%	0.9
Q4 2022	4,0%	

Housing Starts | Q3 2023

Total		Variation
Q3 2023	10,100	-9%
Q3 2022	11,128	

Unifamiliale		Variation
Q3 2023	1,751	-28%
Q3 2022	2,430	

Copropriété		Variation
Q3 2023	1,708	-13%
Q3 2022	1,962	

Locatif		Variation
Q3 2023	6,641	-1%
Q3 2022	6,736	

Sources: Statistics Canada and CMHC
++Variation greater than 100%

Map of the Province of Quebec

* Agglomerations for which only annual statistics are published in the 4th quarter Barometer.

Definition of Areas

(Click on the area in order to access the associated page)

PROVINCE OF QUEBEC

Province

CENSUS METROPOLITAN AREAS

Drummondville

Gatineau

Montreal

Quebec City

Saguenay

Sherbrooke

Trois-Rivières

AGGLOMERATIONS

Alma

Amos

Baie Comeau

Cowansville

Granby

Joliette

Lachute

Matane

Mont-Laurier

Rimouski

Rivière-du-Loup

Rouyn-Noranda

Saint-Georges

Saint-Hyacinthe

Sainte-Agathe-des-Monts

Sainte-Marie

Salaberry-de-Valleyfield

Sept-Îles

Shawinigan

Sorel-Tracy

Thetford Mines

Val-d'Or

Victoriaville

URBAN AREAS

Mont-Tremblant

La Tuque

Rawdon

Saint-Sauveur

Sainte-Adèle

Province of Quebec

List of areas

Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2023			
Sales	**16,067**	⬇	**-2 %**
New Listings	**26,360**	⬆	**9 %**
Active Listings	**34,311**	⬆	**12 %**
Volume (in thousands $)	**7,488,546**	⬆	**3 %**
Last 12 Months			
Sales	**75,957**	⬇	**-13 %**
New Listings	**119,207**	⬇	**-5 %**
Active Listings	**31,979**	⬆	**23 %**
Volume (in thousands $)	**35,276,641**	⬇	**-13 %**

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	10,335	⬇	-4 %	49,470	⬇	-11 %		
Active Listings	20,426	⬆	14 %	18,878	⬆	27 %		
Median Price	$408,000	⬆	5 %	$417,000	⇆	0 %	⬆	67 %
Average Price	$472,081	⬆	5 %	$474,998	⇆	0 %	⬆	59 %
Average Selling TIme (days)	53	⬆	4	54	⬆	13		

Condominium	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	3,976	⬇	-1 %	19,395	⬇	-15 %		
Active Listings	9,032	⬆	11 %	8,584	⬆	24 %		
Median Price	$360,000	⬆	3 %	$360,000	⬇	-2 %	⬆	52 %
Average Price	$416,972	⬆	3 %	$412,003	⬇	-1 %	⬆	44 %
Average Selling TIme (days)	60	⬆	8	58	⬆	14		

Plex	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	1,696	⬆	9 %	6,827	⬇	-22 %		
Active Listings	4,482	⬆	3 %	4,204	⬆	5 %		
Median Price	$529,950	⬆	18 %	$520,000	⬆	3 %	⬆	28 %
Average Price	$561,604	⬆	11 %	$553,644	⇆	0 %	⬆	31 %
Average Selling TIme (days)	72	⬆	5	76	⬆	15		

Drummonville Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**152**	⬇	**-2 %**
New Listings	**246**	⬆	**7 %**
Active Listings	**329**	⬆	**6 %**
Volume (in thousands $)	**56,239**	⬆	**7 %**

Last 12 Months

Sales	**734**	⬇	**-10 %**
New Listings	**1,038**	⬇	**-7 %**
Active Listings	**304**	⬆	**16 %**
Volume (in thousands $)	**259,942**	⬇	**-7 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	119	⬇	-12 %	598	⬇	-9 %		
Active Listings	252	⬆	6 %	233	⬆	17 %		
Median Price	$349,900	⬆	13 %	$335,000	⬆	5 %	⬆	90 %
Average Price	$373,016	⬆	8 %	$354,212	⬆	2 %	⬆	82 %
Average Selling TIme (days)	64	⬆	3	61	⬆	4		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	6		-	34	⇆	0 %		
Active Listings	6		-	7		-		
Median Price	**		-	$237,450	⬆	9 %	⬆	58 %
Average Price	**		-	$259,247	⬆	13 %	⬆	55 %
Average Selling TIme (days)	**		-	65	⇆	0		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	24		-	92	⬇	-17 %		
Active Listings	54	⬆	16 %	49	⬆	21 %		
Median Price	**		-	$380,000	⬆	15 %	⬆	90 %
Average Price	**		-	$413,140	⬆	13 %	⬆	88 %
Average Selling TIme (days)	**		-	88	⬆	18		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

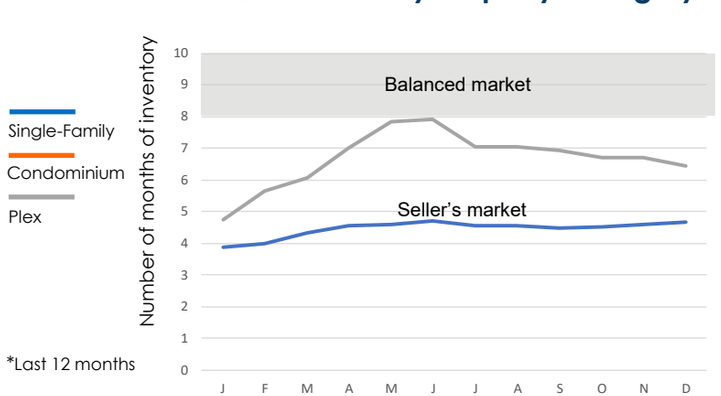
Single-Family

Last 12 Months

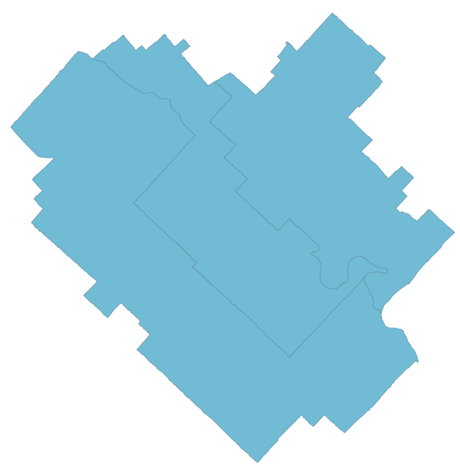
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
170 and less	7	3	2.4	Seller
170 to 250	22	7	3.3	Seller
250 to 420	102	29	3.5	Seller
420 to 500	38	6	6.6	Seller
more than 500	65	5	12.1	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Definitions and Explanatory Notes

Gatineau Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**815**	↓	**-5 %**
New Listings	**1,238**	↓	**-2 %**
Active Listings	**1,243**	↑	**7 %**
Volume (in thousands $)	**357,364**	↓	**-4 %**

Last 12 Months

Sales	**4,045**	↓	**-15 %**
New Listings	**6,328**	↓	**-10 %**
Active Listings	**1,147**	↑	**14 %**
Volume (in thousands $)	**1,812,305**	↓	**-18 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	593	↓	-8 %	3,018	↓	-13 %		
Active Listings	875	↑	2 %	823	↑	15 %		
Median Price	$425,000	↑	2 %	$440,000	↓	-2 %	↑	77 %
Average Price	$457,925	↑	1 %	$474,815	↓	-2 %	↑	74 %
Average Selling TIme (days)	40	↑	1	38	↑	11		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	137	↑	1 %	735	↓	-9 %		
Active Listings	203	↑	25 %	178	↑	17 %		
Median Price	$299,700	↑	5 %	$300,000	↔	0 %	↑	86 %
Average Price	$309,096	↔	0 %	$310,729	↓	-2 %	↑	74 %
Average Selling TIme (days)	43	↓	-2	40	↑	11		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	83	↑	9 %	287	↓	-38 %		
Active Listings	158	↑	17 %	139	↑	3 %		
Median Price	$479,900	↑	5 %	$490,000	↓	-5 %	↑	75 %
Average Price	$527,061	↑	2 %	$532,391	↓	-6 %	↑	72 %
Average Selling TIme (days)	67	↑	15	59	↑	18		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

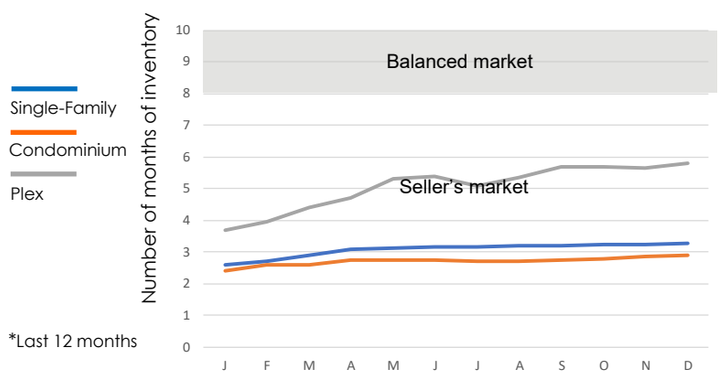
Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
220 and less	24.8	10	2.5	Seller
220 to 330	66.1	35	1.9	Seller
330 to 550	369.6	145	2.6	Seller
550 to 660	117.7	32	3.7	Seller
more than 660	244.8	30	8.0	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Montreal Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**7 389**	↓	**-3 %**
New Listings	**12 914**	↑	**6 %**
Active Listings	**16 376**	↑	**9 %**
Volume (in thousands $)	**4 285 004**	↑	**1 %**

Last 12 Months

Sales	**36 333**	↓	**-14 %**
New Listings	**60 111**	↓	**-8 %**
Active Listings	**15 537**	↑	**26 %**
Volume (in thousands $)	**20 893 719**	↓	**-15 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	3 698	↓	-8 %	18 762	↓	-12 %		
Active Listings	7 058	↑	10 %	6 644	↑	31 %		
Median Price	$540 000	↑	5 %	$542 000	↓	-1 %	↑	68 %
Average Price	$638 745	↑	5 %	$639 242	↓	-1 %	↑	61 %
Average Selling TIme (days)	46	↑	2	49	↑	18		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	2 839	↓	-3 %	14 109	↓	-17 %		
Active Listings	6 846	↑	10 %	6 564	↑	26 %		
Median Price	$392 750	↑	3 %	$390 000	↓	-1 %	↑	53 %
Average Price	$456 625	↑	3 %	$450 993	↓	-1 %	↑	48 %
Average Selling TIme (days)	58	↑	7	57	↑	18		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	844	↑	20 %	3 430	↓	-18 %		
Active Listings	2 420	↑	3 %	2 287	↑	15 %		
Median Price	$721 625	↑	3 %	$722 000	↓	-3 %	↑	40 %
Average Price	$750 153	↑	3 %	$749 771	↓	-3 %	↑	39 %
Average Selling TIme (days)	71	↑	13	73	↑	23		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

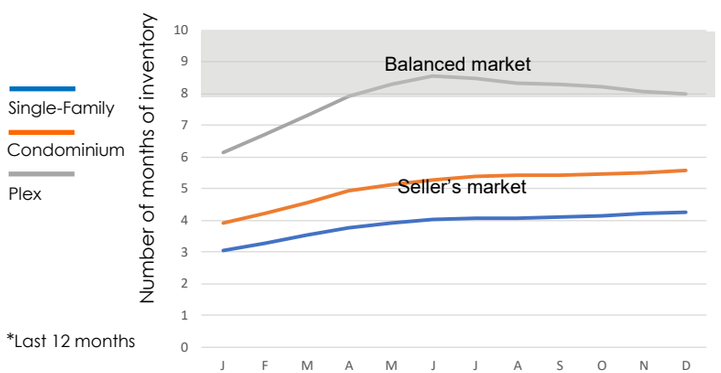
Single-Family

Last 12 Months

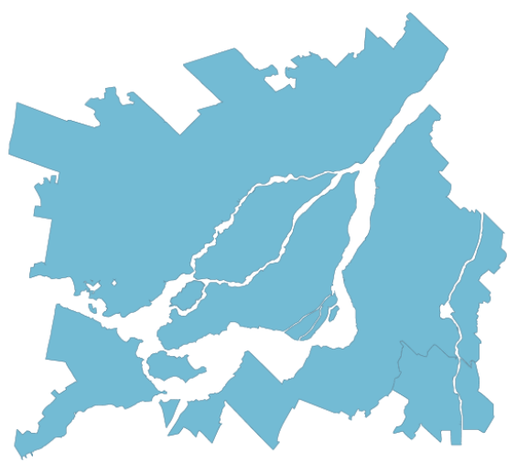
Price Range ($ thousands)	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
270 and less	98,1	43	2,3	Seller
270 to 410	454,3	206	2,2	Seller
410 to 680	2753,2	883	3,1	Seller
680 to 810	998,0	175	5,7	Seller
more than 810	2409,7	256	9,4	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Quebec City Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**1,893**	↑	**7 %**
New Listings	**2,554**	↑	**6 %**
Active Listings	**3,012**	↑	**2 %**
Volume (in thousands $)	**709,689**	↑	**12 %**

Last 12 Months

Sales	**8,309**	↓	**-7 %**
New Listings	**10,792**	↓	**-6 %**
Active Listings	**2,901**	↑	**11 %**
Volume (in thousands $)	**3,029,689**	↓	**-3 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	1,177	↑	3 %	5,174	↓	-6 %		
Active Listings	1,828	↑	4 %	1,764	↑	20 %		
Median Price	$357,000	↑	4 %	$350,000	↑	3 %	↑	39 %
Average Price	$402,148	↑	3 %	$396,917	↑	3 %	↑	40 %
Average Selling TIme (days)	44	⇆	0	48	↑	5		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	540	↑	16 %	2,471	↓	-7 %		
Active Listings	802	↓	-3 %	804	↑	3 %		
Median Price	$249,000	↑	10 %	$240,000	↑	4 %	↑	26 %
Average Price	$301,212	↑	14 %	$285,173	↑	7 %	↑	27 %
Average Selling TIme (days)	60	↑	3	60	↓	-10		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	175	↑	14 %	658	↓	-12 %		
Active Listings	376	↑	2 %	329	↓	-6 %		
Median Price	$395,000	↑	3 %	$389,500	↑	1 %	↑	30 %
Average Price	$426,712	↑	7 %	$418,085	↑	2 %	↑	29 %
Average Selling TIme (days)	56	↓	-12	67	↑	4		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

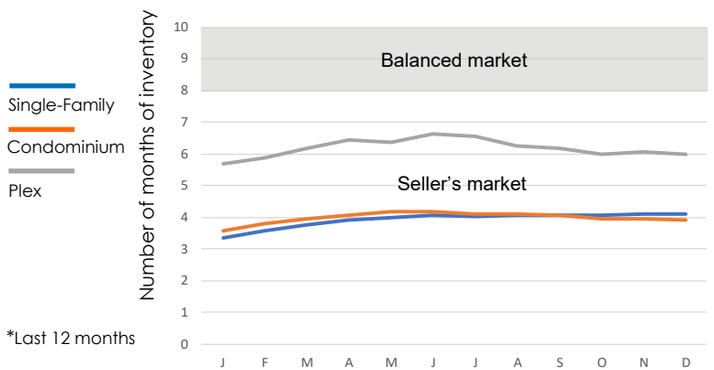
Single-Family

Last 12 Months

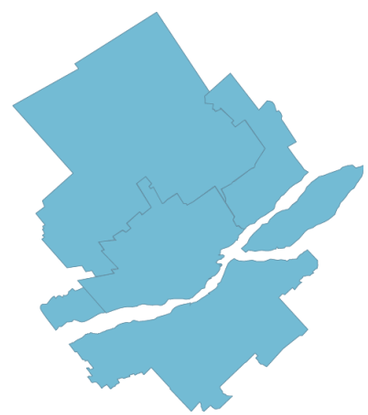
Price Range ($ thousands)	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
170 and less	39.2	10	3.8	Seller
170 to 260	121.8	50	2.4	Seller
260 to 440	927.5	261	3.6	Seller
440 to 520	194.7	42	4.7	Seller
more than 520	481.3	68	7.1	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Definitions and Explanatory Notes

Saguenay Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**248**	↑	**17 %**
New Listings	**337**	↑	**15 %**
Active Listings	**474**	↑	**7 %**
Volume (in thousands $)	**67,926**	↑	**29 %**

Last 12 Months

Sales	**1,227**	↓	**-7 %**
New Listings	**1,669**	↑	**5 %**
Active Listings	**475**	↑	**12 %**
Volume (in thousands $)	**332,305**	↓	**-2 %**

Table 3 - Market Conditions by Price Range

Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
130 and less	13	3	4.0	Seller
130 to 200	30	13	2.4	Seller
200 to 330	163	47	3.5	Seller
330 to 390	42	7	6.4	Seller
more than 390	94	11	8.8	Balanced

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	186	↑	16 %	962	↓	-3 %		
Active Listings	335	↑	22 %	342	↑	37 %		
Median Price	$265,500	↑	12 %	$260,000	↑	7 %	↑	49 %
Average Price	$281,518	↑	11 %	$277,287	↑	4 %	↑	49 %
Average Selling TIme (days)	52	↑	7	50	↑	6		

Condominium

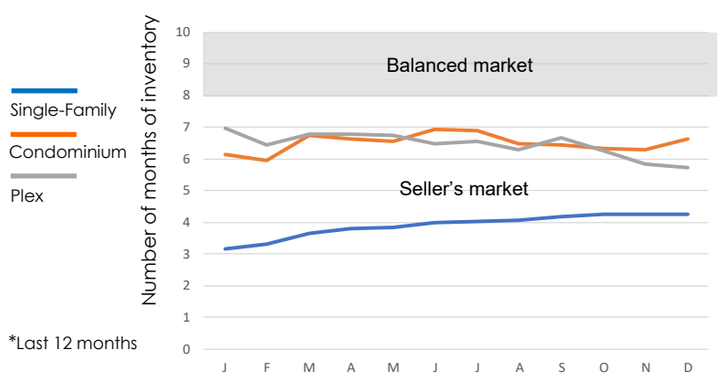
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	19		-	86	↓	-28 %		
Active Listings	51	↓	-3 %	48	↓	-20 %		
Median Price	**		-	$220,000	↑	13 %	↑	40 %
Average Price	**		-	$229,700	↑	11 %	↑	35 %
Average Selling TIme (days)	**		-	66	↑	6		

Plex

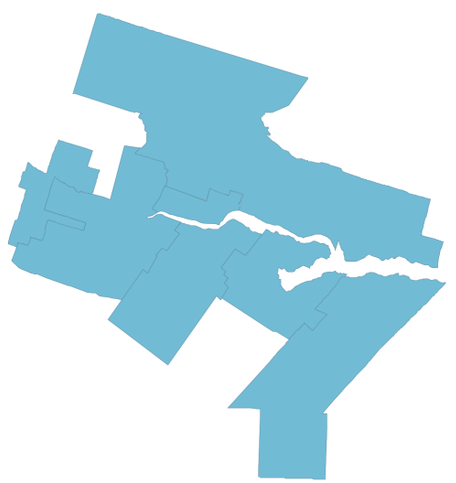
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	42	↑	40 %	177	↓	-15 %		
Active Listings	87	↓	-25 %	84	↓	-27 %		
Median Price	$253,500	↑	26 %	$249,000	↑	11 %	↑	32 %
Average Price	$260,191	↑	10 %	$256,308	↑	9 %	↑	36 %
Average Selling TIme (days)	75	↓	-17	86	↓	-24		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Sherbrooke Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**411**	⇆	**0 %**
New Listings	**640**	⬆	**25 %**
Active Listings	**737**	⬆	**31 %**
Volume (in thousands $)	**182,536**	⬆	**7 %**

Last 12 Months

Sales	**1,733**	⬇	**-14 %**
New Listings	**2,577**	⇆	**0 %**
Active Listings	**617**	⬆	**28 %**
Volume (in thousands $)	**786,480**	⬇	**-6 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	278	⬆	3 %	1,256	⬇	-8 %		
Active Listings	467	⬆	38 %	376	⬆	34 %		
Median Price	$380,000	⬆	8 %	$377,943	⬆	8 %	⬆	79 %
Average Price	$483,781	⬆	9 %	$486,947	⬆	11 %	⬆	91 %
Average Selling TIme (days)	47	⬆	6	45	⬆	11		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	72	⬇	-8 %	280	⬇	-22 %		
Active Listings	136	⬆	27 %	128	⬆	41 %		
Median Price	$272,000	⬆	1 %	$275,000	⬆	3 %	⬆	68 %
Average Price	$310,072	⬇	-9 %	$310,048	⇆	0 %	⬆	71 %
Average Selling TIme (days)	64	⬆	18	65	⬆	15		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	60	⇆	0 %	193	⬇	-33 %		
Active Listings	125	⬆	14 %	105	⬇	-1 %		
Median Price	$395,500	⬆	3 %	$400,000	⬆	8 %	⬆	74 %
Average Price	$414,537	⬆	4 %	$442,991	⬆	9 %	⬆	82 %
Average Selling TIme (days)	63	⬇	-6	68	⬆	13		

**Insufficient number of transactions to produce reliable statistics

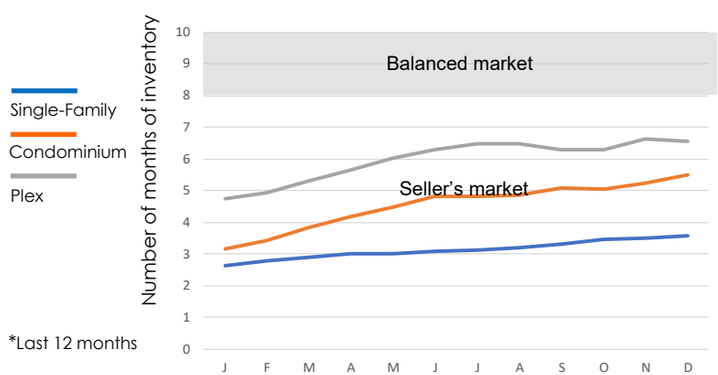
Table 3 - Market Conditions by Price Range

Single-Family

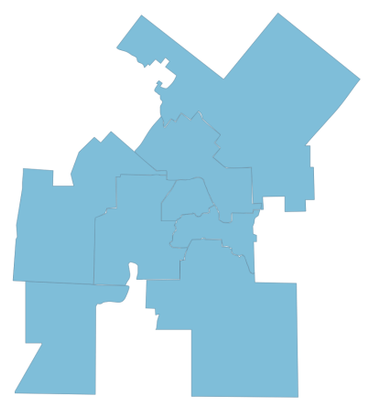
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months) (I)	Sales (average of the 12 months) (V)	Months of Inventory (I)/(V)	Market Conditions
190 and less	6	2	2.8	Seller
190 to 280	23	12	1.9	Seller
280 to 470	128	57	2.3	Seller
470 to 570	45	14	3.4	Seller
more than 570	174	21	8.4	Balanced

Evolution of Market Conditions by Property Category*



*Last 12 months



Source: QPAREB by the Centris system

Trois-Rivières Metropolitan Area

List of areas

Table 1 - Summary of Centris Activity

Total Residential			
Fourth Quarter 2023			
Sales	**265**	↓	**-19 %**
New Listings	**348**	↓	**-1 %**
Active Listings	**273**	↓	**-8 %**
Volume (in thousands $)	**88,234**	↓	**-5 %**
Last 12 Months			
Sales	**1,353**	↓	**-7 %**
New Listings	**1,673**	↓	**-4 %**
Active Listings	**276**	↑	**2 %**
Volume (in thousands $)	**423,538**	↓	**-1 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	184	↓	-16 %	909	↓	-6 %		
Active Listings	165	↓	-6 %	173	↑	8 %		
Median Price	$321,500	↑	13 %	$300,000	↑	5 %	↑	95 %
Average Price	$352,200	↑	19 %	$327,012	↑	6 %	↑	99 %
Average Selling TIme (days)	31	↓	-2	33	↑	3		

Condominium	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	34	↓	-11 %	185	↑	1 %		
Active Listings	49	↓	-1 %	36	↓	-4 %		
Median Price	$246,000	↑	6 %	$240,000	↑	6 %	↑	78 %
Average Price	$259,279	↑	13 %	$254,446	↑	6 %	↑	69 %
Average Selling TIme (days)	21	↓	-7	34	↑	4		

Plex	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	45	↓	-36 %	255	↓	-16 %		
Active Listings	50	↓	-29 %	62	↓	-13 %		
Median Price	$292,000	↑	12 %	$282,000	↑	8 %	↑	80 %
Average Price	$311,995	↑	15 %	$308,157	↑	11 %	↑	84 %
Average Selling TIme (days)	37	↓	-2	46	↓	-3		

**Insufficient number of transactions to produce reliable statistics

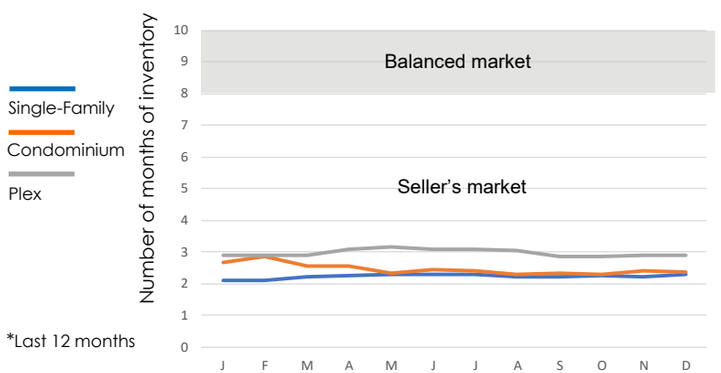
Table 3 - Market Conditions by Price Range

Single-Family
Last 12 Months

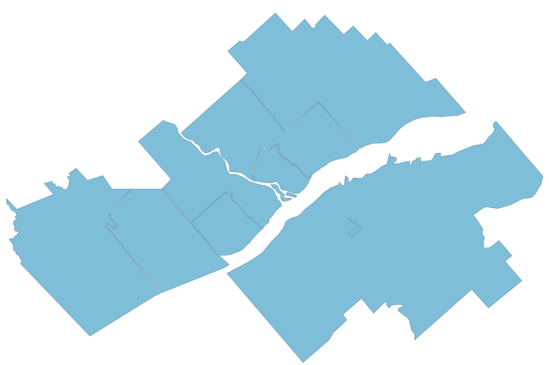
Price Range ($ thousands)	Inventory (average of the 12 (I)	Sales (average of the 12 (V)	Months of Inventory (I)/(V)	Market Conditions
150 and less	6	3	1.7	Seller
150 to 230	20	11	1.8	Seller
230 to 380	65	43	1.5	Seller
380 to 450	22	9	2.6	Seller
more than 450	60	10	5.9	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Baie-Comeau Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**46**	⬇	**-16 %**
New Listings	**61**	⇆	**0 %**
Active Listings	**55**	⬆	**1 %**
Volume (in thousands $)	**8,051**	⬇	**-21 %**

Last 12 Months

Sales	**228**	⬇	**-5 %**
New Listings	**261**	⬇	**-3 %**
Active Listings	**55**	⬆	**3 %**
Volume (in thousands $)	**40,957**	⬆	**3 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	42	⬇	-19 %	215	⬇	-5 %		
Active Listings	50	⬆	4 %	50	⬆	8 %		
Median Price	$176,000	⬆	1 %	$172,500	⬆	8 %	⬆	27 %
Average Price	$180,596	⬇	-6 %	$187,292	⬆	8 %	⬆	26 %
Average Selling TIme (days)	52	⬆	12	50	⬇	-10		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years
Sales	0	-	2	-	
Active Listings	0	-	2	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	4	-	11	-		
Active Listings	4	-	4	-		
Median Price	**	-	**	-	⬆	136 %
Average Price	**	-	**	-	⬆	55 %
Average Selling TIme (days)	**	-	**	-		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

Single-Family

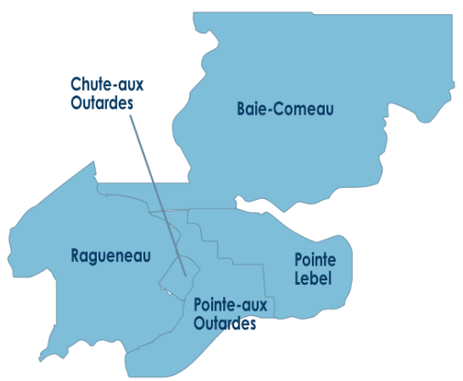
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
80 and less	2	1	1.9	Seller
80 to 120	8	3	2.8	Seller
120 to 200	18	8	2.3	Seller
200 to 240	9	3	3.2	Seller
more than 240	13	3	4.2	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*

*Last 12 months



Granby Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**214**	↓	**-3 %**
New Listings	**362**	↑	**16 %**
Active Listings	**461**	↑	**37 %**
Volume (in thousands $)	**105,288**	↑	**17 %**

Last 12 Months

Sales	**977**	↓	**-8 %**
New Listings	**1,505**	↑	**6 %**
Active Listings	**386**	↑	**44 %**
Volume (in thousands $)	**464,551**	↑	**3 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	154	↑	13 %	691	↓	-1 %		
Active Listings	307	↑	40 %	252	↑	52 %		
Median Price	$428,638	↑	15 %	$420,007	↑	9 %	↑	89 %
Average Price	$532,936	↑	19 %	$518,203	↑	14 %	↑	95 %
Average Selling TIme (days)	59	↑	10	55	↑	13		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	40	↓	-32 %	203	↓	-11 %		
Active Listings	107	↑	40 %	93	↑	73 %		
Median Price	$313,500	↑	18 %	$324,000	↑	8 %	↑	71 %
Average Price	$425,853	↑	19 %	$404,325	↑	10 %	↑	88 %
Average Selling TIme (days)	80	↑	29	69	↑	35		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	20		-	80	↓	-35 %		
Active Listings	38	↓	-3 %	36	↓	-15 %		
Median Price	**		-	$370,000	↑	8 %	↑	50 %
Average Price	**		-	$388,268	↓	-2 %	↑	45 %
Average Selling TIme (days)	**		-	63	↑	9		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

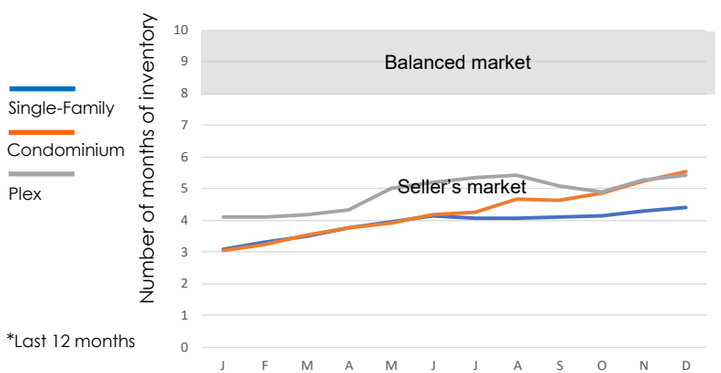
Single-Family

Last 12 Months

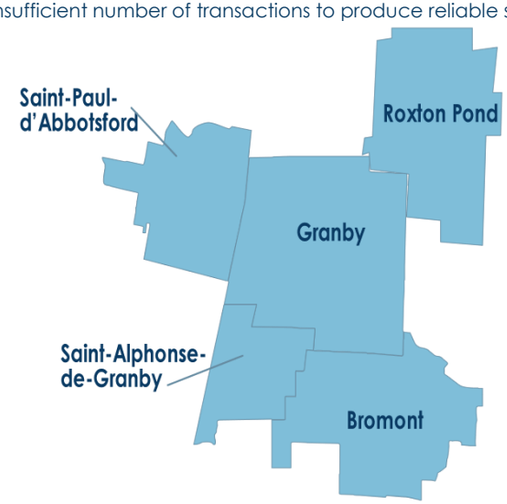
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
210 and less	4	4	1.2	Seller
210 to 310	14	6	2.4	Seller
310 to 520	104	32	3.3	Seller
520 to 630	34	7	4.9	Seller
more than 630	96	9	10.3	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Joliette Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**94**	↑	**18 %**
New Listings	**145**	↓	**-3 %**
Active Listings	**146**	↑	**21 %**
Volume (in thousands $)	**38,388**	↑	**28 %**

Last 12 Months

Sales	**429**	↓	**-10 %**
New Listings	**588**	↓	**-6 %**
Active Listings	**130**	↑	**36 %**
Volume (in thousands $)	**170,058**	↓	**-9 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	66	↑	12 %	316	↓	-10 %		
Active Listings	90	↑	16 %	88	↑	48 %		
Median Price	$395,000	↑	7 %	$388,250	↑	2 %	↑	85 %
Average Price	$421,470	↑	8 %	$402,754	↑	1 %	↑	84 %
Average Selling TIme (days)	44	↑	12	46	↑	18		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	14		-	63	↑	26 %		
Active Listings	16		-	15		-		
Median Price	**		-	$288,000	↑	2 %	↑	75 %
Average Price	**		-	$304,951	↑	6 %	↑	81 %
Average Selling TIme (days)	**		-	54	↑	34		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	14		-	50	↓	-32 %		
Active Listings	40	↑	53 %	27	↑	7 %		
Median Price	**		-	$457,000	↑	17 %	↑	93 %
Average Price	**		-	$471,522	↑	14 %	↑	74 %
Average Selling TIme (days)	**		-	59	↑	9		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

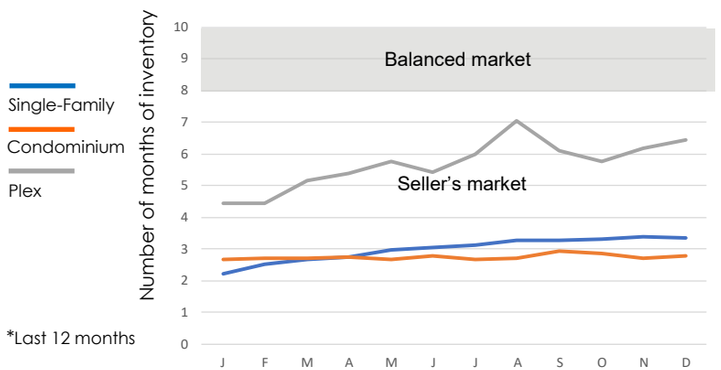
Single-Family

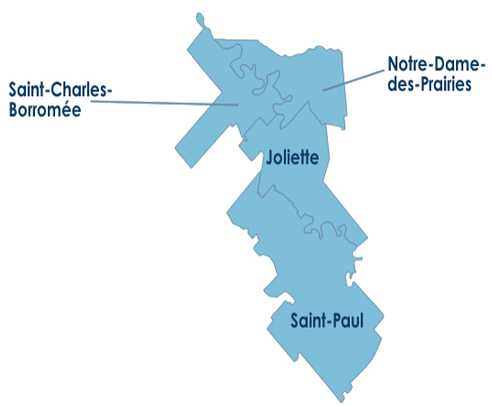
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
190 and less	1	1	1.2	Seller
190 to 290	5	2	2.1	Seller
290 to 490	53	19	2.8	Seller
490 to 580	13	3	4.5	Seller
more than 580	16	2	9.6	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*





Definitions and Explanatory Notes

Rimouski Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**98**	⬇	**-5 %**
New Listings	**111**	⬆	**29 %**
Active Listings	**96**	⬇	**-17 %**
Volume (in thousands $)	**30,573**	⬆	**1 %**

Last 12 Months

Sales	**412**	⬆	**2 %**
New Listings	**474**	⬆	**2 %**
Active Listings	**100**	⬇	**-2 %**
Volume (in thousands $)	**124,713**	⬆	**6 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	77	⬇	-6 %	330	⬆	3 %		
Active Listings	73	⬇	-15 %	75	⬇	-1 %		
Median Price	$302,000	⬆	4 %	$300,000	⬆	7 %	⬆	71 %
Average Price	$324,157	⬆	7 %	$312,638	⬆	4 %	⬆	69 %
Average Selling TIme (days)	53	⬆	2	52	⇆	0		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	11		-	48	⬆	7 %		
Active Listings	12		-	11		-		
Median Price	**		-	$212,750	⬇	-9 %	⬆	41 %
Average Price	**		-	$228,858	⬇	-3 %	⬆	52 %
Average Selling TIme (days)	**		-	39	⬆	3		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	10		-	33	⬇	-11 %		
Active Listings	11		-	14	⬇	-25 %		
Median Price	**		-	$284,000	⬇	-4 %	⬆	53 %
Average Price	**		-	$306,391	⬆	3 %	⬆	64 %
Average Selling TIme (days)	**		-	89	⬆	15		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

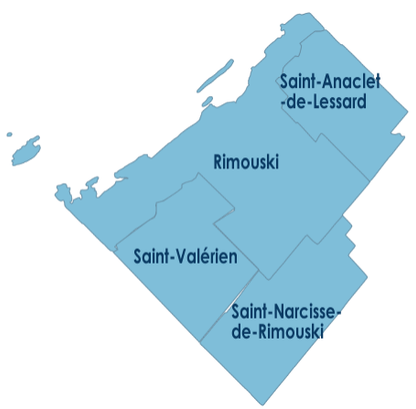
Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	4	1	3.5	Seller
150 to 220	4	3	1.1	Seller
220 to 370	36	17	2.1	Seller
370 to 450	10	3	3.0	Seller
more than 450	22	3	8.3	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



Rivière-du-Loup Agglomération

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**52**	↑	**2 %**
New Listings	**81**	↑	**42 %**
Active Listings	**86**	↑	**4 %**
Volume (in thousands $)	**14,928**	↑	**13 %**

Last 12 Months

Sales	**252**	↓	**-14 %**
New Listings	**334**	↓	**-7 %**
Active Listings	**80**	↓	**-4 %**
Volume (in thousands $)	**70,096**	↓	**-13 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	41	↓	-7 %	214	↓	-12 %		
Active Listings	66	↓	-5 %	66	↓	-4 %		
Median Price	$280,000	↑	19 %	$269,900	↑	3 %	↑	60 %
Average Price	$307,202	↑	19 %	$287,704	↑	2 %	↑	64 %
Average Selling TIme (days)	57	⇆	0	71	↓	-1		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	7	-	24	-		
Active Listings	6	-	4	-		
Median Price	**	-	**	-	↑	63 %
Average Price	**	-	**	-	↑	57 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	4	-	14	-		
Active Listings	15	-	10	-		
Median Price	**	-	**	-	↑	29 %
Average Price	**	-	**	-	↑	37 %
Average Selling TIme (days)	**	-	**	-		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

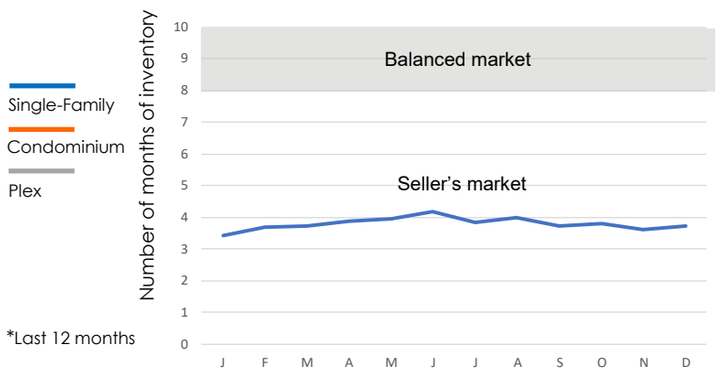
Single-Family

Last 12 Months

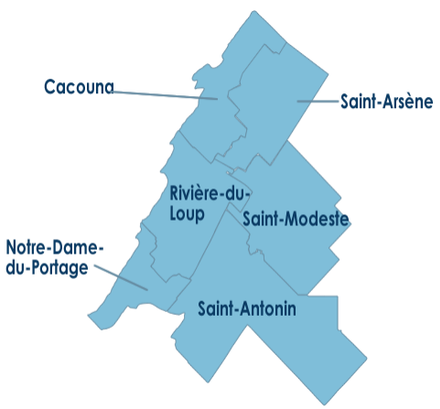
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
130 and less	2	1	2.7	Seller
130 to 200	7	3	2.3	Seller
200 to 330	27	9	2.9	Seller
330 to 400	12	2	5.1	Seller
more than 400	18	2	8.1	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Rouyn-Noranda Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**50**	⬇	**-38 %**
New Listings	**101**	⬆	**20 %**
Active Listings	**142**	⬆	**21 %**
Volume (in thousands $)	**14,880**	⬇	**-38 %**

Last 12 Months

Sales	**318**	⬇	**-12 %**
New Listings	**447**	⬇	**-1 %**
Active Listings	**128**	⬆	**26 %**
Volume (in thousands $)	**97,192**	⬇	**-13 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	41	⬇	-37 %	256	⬇	-7 %		
Active Listings	105	⬆	32 %	96	⬆	33 %		
Median Price	$277,000	⬇	-5 %	$295,000	⬇	-2 %	⬆	29 %
Average Price	$292,818	⇆	0 %	$307,549	⇆	0 %	⬆	34 %
Average Selling TIme (days)	90	⬆	28	76	⬆	23		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	2	-	12	-		
Active Listings	3	-	3	-		
Median Price	**	-	**	-	⬆	25 %
Average Price	**	-	**	-	⬆	20 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	7		-	50	⬇	-21 %		
Active Listings	34	⬆	5 %	29	⬆	20 %		
Median Price	**		-	$325,000	⬇	-3 %	⬆	23 %
Average Price	**		-	$328,005	⬇	-6 %	⬆	27 %
Average Selling TIme (days)	**		-	85	⬆	34		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

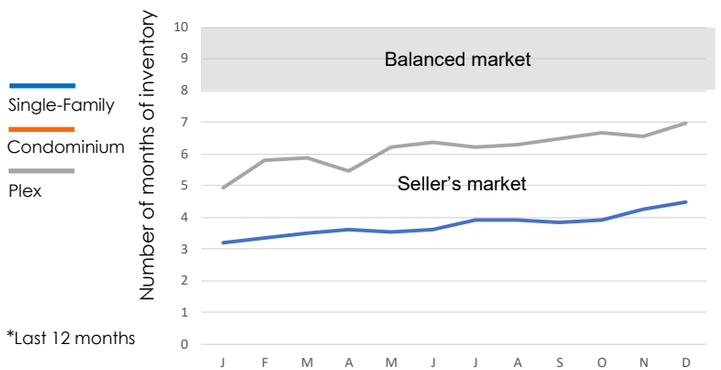
Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	5	1	3.9	Seller
150 to 220	8	3	2.4	Seller
220 to 360	41	10	4.0	Seller
360 to 440	21	4	5.6	Seller
more than 440	20	3	7.9	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Sainte-Agathe-des-Monts Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**71**	⬇	**-13 %**
New Listings	**121**	⬆	**14 %**
Active Listings	**180**	⬆	**37 %**
Volume (in thousands $)	**26,601**	⬇	**-11 %**

Last 12 Months

Sales	**295**	⬇	**-16 %**
New Listings	**520**	⇆	**0 %**
Active Listings	**153**	⬆	**45 %**
Volume (in thousands $)	**119,543**	⬇	**-16 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	61	⬇	-15 %	246	⬇	-14 %		
Active Listings	133	⬆	27 %	117	⬆	41 %		
Median Price	$345,000	⬇	-5 %	$375,000	⬇	-3 %	⬆	92 %
Average Price	$383,274	⬆	1 %	$419,002	⬇	-2 %	⬆	75 %
Average Selling TIme (days)	68	⬆	10	57	⬆	14		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	1		-	18		-		
Active Listings	14		-	9		-		
Median Price	**		-	**		-	⬆	141 %
Average Price	**		-	**		-	⬆	92 %
Average Selling TIme (days)	**		-	**		-		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	9		-	31	⬇	-35 %		
Active Listings	33	⬆	46 %	27	⬆	48 %		
Median Price	**		-	$365,000	⬆	20 %	⬆	125 %
Average Price	**		-	$375,520	⬆	13 %	⬆	114 %
Average Selling TIme (days)	**		-	106	⬆	67		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

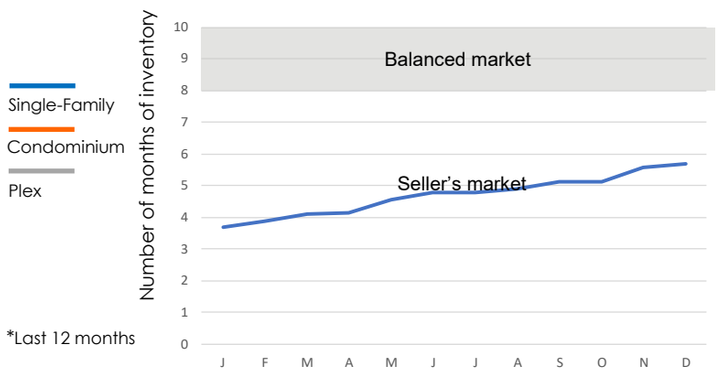
Single-Family

Last 12 Months

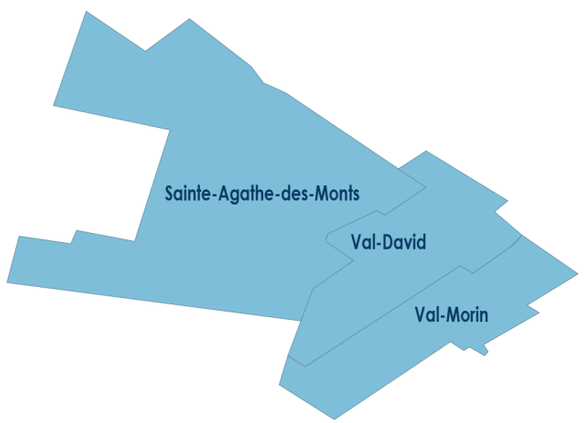
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
180 and less	10	2	5.2	Seller
180 to 280	10	4	2.9	Seller
280 to 460	34	8	4.2	Seller
460 to 550	18	3	5.9	Seller
more than 550	44	4	11.9	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Saint-Hyacinthe Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**107**	↑	**3 %**
New Listings	**174**	↑	**35 %**
Active Listings	**157**	↑	**50 %**
Volume (in thousands $)	**46,847**	↑	**28 %**

Last 12 Months

Sales	**490**	↓	**-18 %**
New Listings	**723**	↓	**-2 %**
Active Listings	**131**	↑	**36 %**
Volume (in thousands $)	**202,339**	↓	**-17 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	55	↓	-17 %	306	↓	-19 %		
Active Listings	91	↑	65 %	72	↑	42 %		
Median Price	$400,000	↑	4 %	$410,000	↓	-2 %	↑	78 %
Average Price	$521,131	↑	42 %	$444,818	↑	3 %	↑	83 %
Average Selling TIme (days)	33	↑	1	34	↑	8		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	30	↑	58 %	103	↓	-12 %		
Active Listings	28		-	19		-		
Median Price	$286,000	↑	10 %	$289,900	↑	3 %	↑	69 %
Average Price	$303,917	↑	10 %	$299,707	↑	2 %	↑	62 %
Average Selling TIme (days)	37	↑	17	31	↑	11		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	22		-	81	↓	-21 %		
Active Listings	37	↑	10 %	38	↑	13 %		
Median Price	**		-	$415,000	↑	4 %	↑	63 %
Average Price	**		-	$443,580	↓	-1 %	↑	65 %
Average Selling TIme (days)	**		-	58	↑	5		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

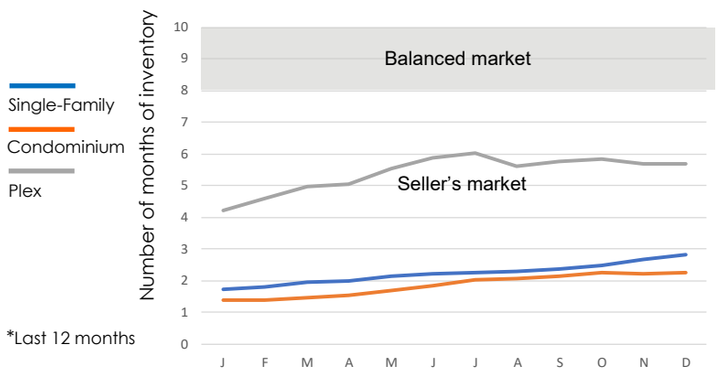
Single-Family

Last 12 Months

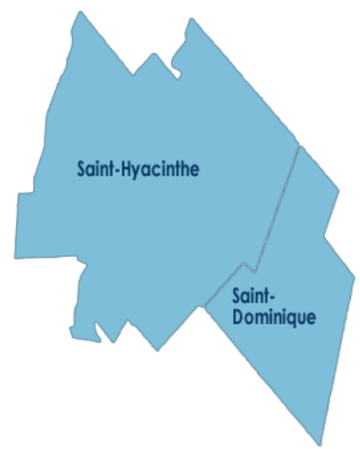
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
200 and less	2	1	2.7	Seller
200 to 310	5	3	1.8	Seller
310 to 510	32	17	1.9	Seller
510 to 610	15	3	4.4	Seller
more than 610	18	2	8.7	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Salaberry-de-Valleyfield Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**90**	⬇	**-9 %**
New Listings	**219**	⬆	**58 %**
Active Listings	**281**	⬆	**85 %**
Volume (in thousands $)	**34,376**	⬇	**-7 %**

Last 12 Months

Sales	**434**	⬇	**-19 %**
New Listings	**756**	⬆	**8 %**
Active Listings	**196**	⬆	**41 %**
Volume (in thousands $)	**167,420**	⬇	**-20 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	66	⬇	-10 %	347	⬇	-9 %		
Active Listings	178	⬆	57 %	130	⬆	36 %		
Median Price	$344,500	⬇	-6 %	$365,000	⬇	-3 %	⬆	95 %
Average Price	$353,952	⬇	-3 %	$381,506	⬇	-4 %	⬆	91 %
Average Selling TIme (days)	40	⬇	-6	44	⬆	5		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	1		-	15		-		
Active Listings	52	⬆	648 %	23		-		
Median Price	**		-	**		-	⬆	82 %
Average Price	**		-	**		-	⬆	65 %
Average Selling TIme (days)	**		-	**		-		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	23		-	72	⬇	-42 %		
Active Listings	51	⬆	61 %	43	⬆	15 %		
Median Price	**		-	$376,000	⬆	2 %	⬆	85 %
Average Price	**		-	$419,506	⬆	7 %	⬆	85 %
Average Selling TIme (days)	**		-	73	⬆	12		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

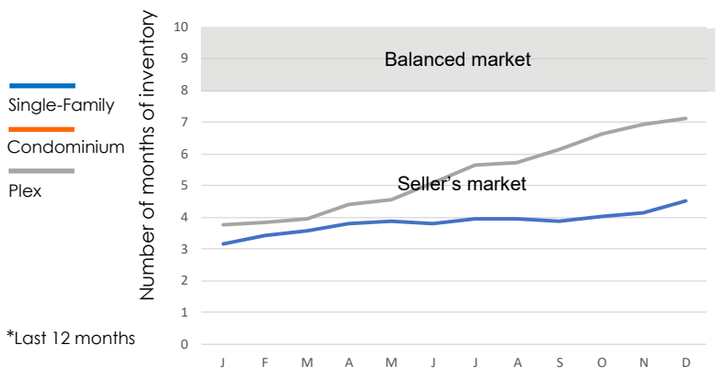
Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
180 and less	2	1	3.6	Seller
180 to 270	9	4	2.0	Seller
270 to 460	58	19	3.1	Seller
460 to 550	22	3	7.4	Seller
more than 550	39	2	18.0	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Sept-Îles Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**39**	⬇	**-42 %**
New Listings	**48**	⬇	**-4 %**
Active Listings	**58**	⬇	**-13 %**
Volume (in thousands $)	**9,576**	⬇	**-37 %**

Last 12 Months

Sales	**194**	⬇	**-26 %**
New Listings	**224**	⬇	**-18 %**
Active Listings	**56**	⬇	**-29 %**
Volume (in thousands $)	**47,358**	⬇	**-19 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	38	⬇	-43 %	188	⬇	-27 %		
Active Listings	54	⬇	-11 %	53	⬇	-26 %		
Median Price	$239,000	⬆	4 %	$245,000	⬆	7 %	⬆	30 %
Average Price	$265,977	⬆	9 %	$263,718	⬆	8 %	⬆	35 %
Average Selling TIme (days)	56	⬇	-16	58	⬇	-17		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	0	-	3	-		
Active Listings	0	-	0	-		
Median Price	**	-	**	-	⬆	29 %
Average Price	**	-	**	-	⬆	16 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years
Sales	1	-	3	-	
Active Listings	4	-	3	-	
Median Price	**	-	**	-	
Average Price	**	-	**	-	
Average Selling TIme (days)	**	-	**	-	

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

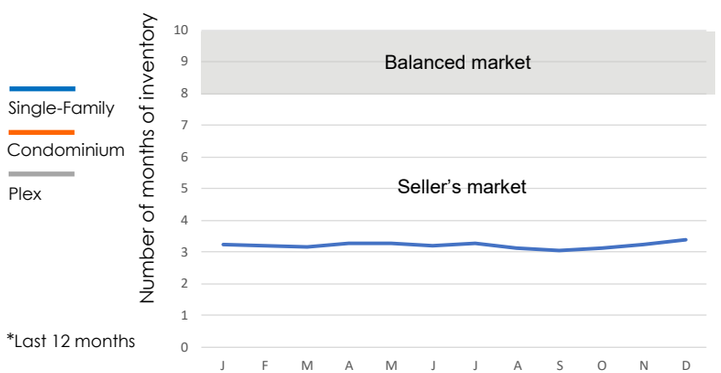
Single-Family

Last 12 Months

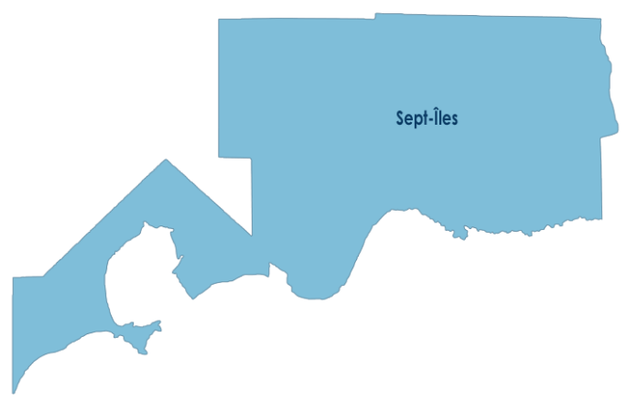
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
110 and less	4	1	3.6	Seller
110 to 170	5	3	2.2	Seller
170 to 290	23	8	2.9	Seller
290 to 340	4	2	1.9	Seller
more than 340	18	3	7.2	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Shawinigan Agglomeration

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**142**	↑	**15 %**
New Listings	**183**	↑	**39 %**
Active Listings	**166**	↑	**15 %**
Volume (in thousands $)	**37,946**	↑	**38 %**

Last 12 Months

Sales	**500**	↓	**-21 %**
New Listings	**685**	↓	**-10 %**
Active Listings	**144**	↓	**-4 %**
Volume (in thousands $)	**131,723**	↓	**-7 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	109	↑	38 %	344	↓	-15 %		
Active Listings	102	↑	22 %	89	↑	9 %		
Median Price	$227,000	↑	14 %	$225,000	↑	7 %	↑	96 %
Average Price	$261,180	↑	13 %	$278,781	↑	16 %	↑	119 %
Average Selling TIme (days)	32	↓	-7	41	↑	4		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	3		-	16		-		
Active Listings	2		-	3		-		
Median Price	**		-	**		-	↑	98 %
Average Price	**		-	**		-	↑	127 %
Average Selling TIme (days)	**		-	**		-		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	30	↓	-30 %	139	↓	-36 %		
Active Listings	62	↑	11 %	51	↓	-16 %		
Median Price	$250,000	↑	35 %	$205,000	↑	14 %	↑	94 %
Average Price	$273,077	↑	41 %	$218,972	↑	17 %	↑	102 %
Average Selling TIme (days)	47	↓	-1	55	↑	4		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

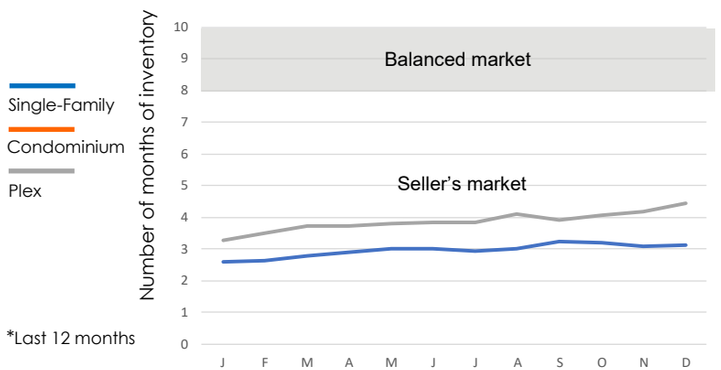
Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
110 and less	2	1	2.2	Seller
110 to 170	9	5	1.9	Seller
170 to 280	30	14	2.1	Seller
280 to 340	12	4	3.0	Seller
more than 340	36	5	7.5	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months

Sorel-Tracy Agglomeration

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**88**	⬇	**-26 %**
New Listings	**117**	⬇	**-18 %**
Active Listings	**171**	⬆	**8 %**
Volume (in thousands $)	**30,698**	⬇	**-16 %**

Last 12 Months

Sales	**443**	⬇	**-13 %**
New Listings	**619**	⬇	**-6 %**
Active Listings	**165**	⬆	**27 %**
Volume (in thousands $)	**140,064**	⬇	**-10 %**

Table 3 - Market Conditions by Price Range

Single-Family

Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
150 and less	1	1	1.3	Seller
150 to 230	12	5	2.4	Seller
230 to 380	42	16	2.6	Seller
380 to 450	18	4	4.5	Seller
more than 450	38	3	12.0	Buyer

Source: QPAREB by the Centris system

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	70	⬇	-31 %	349	⬇	-13 %		
Active Listings	118	⬆	8 %	111	⬆	33 %		
Median Price	$315,000	⬆	9 %	$300,000	⇆	0 %	⬆	94 %
Average Price	$339,147	⬆	8 %	$319,495	⬆	1 %	⬆	90 %
Average Selling TIme (days)	46	⬆	4	53	⬆	17		

Condominium

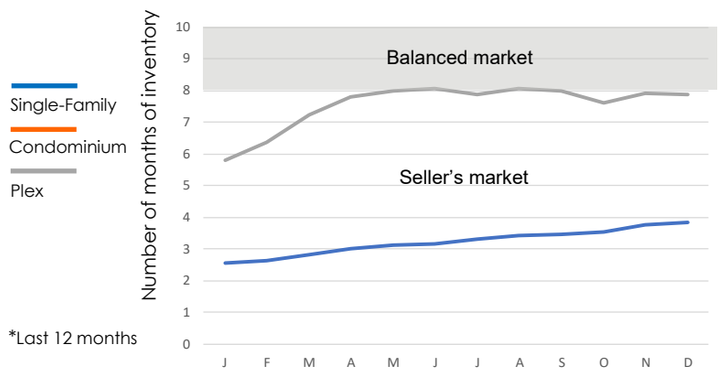
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	1		-	24		-		
Active Listings	5		-	7		-		
Median Price	**		-	**		-	⬆	72 %
Average Price	**		-	**		-	⬆	60 %
Average Selling TIme (days)	**		-	**		-		

Plex

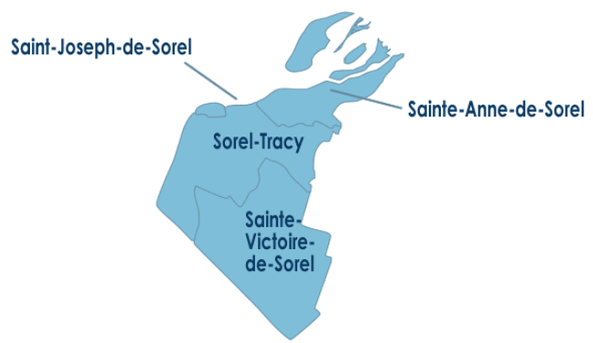
	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	17		-	70	⬇	-23 %		
Active Listings	46	⬆	6 %	46	⬆	11 %		
Median Price	**		-	$297,000	⬆	29 %	⬆	122 %
Average Price	**		-	$319,037	⬆	21 %	⬆	103 %
Average Selling TIme (days)	**		-	89	⬆	10		

**Insufficient number of transactions to produce reliable statistics

Evolution of Market Conditions by Property Category*



*Last 12 months



Thetford Mines Agglomeration

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**60**	⬇	**-25 %**
New Listings	**65**	⬇	**-19 %**
Active Listings	**54**	⬇	**-26 %**
Volume (in thousands $)	**12,031**	⬇	**-7 %**

Last 12 Months

Sales	**258**	⬇	**-13 %**
New Listings	**281**	⬇	**-21 %**
Active Listings	**59**	⬇	**-9 %**
Volume (in thousands $)	**49,560**	⬇	**-3 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	45	⬇	-20 %	195	⬇	-18 %		
Active Listings	35	⬇	-31 %	37	⬇	-14 %		
Median Price	$180,000	⇆	0 %	$177,000	⬆	5 %	⬆	75 %
Average Price	$209,444	⬆	23 %	$202,670	⬆	13 %	⬆	72 %
Average Selling TIme (days)	25	⬇	-16	41	⬆	4		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	3	-	13	-		
Active Listings	3	-	4	-		
Median Price	**	-	**	-	⬆	33 %
Average Price	**	-	**	-	⬆	37 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	12	-	49	⬇ -4 %		
Active Listings	16	-	17	⬇ -11 %		
Median Price	**	-	$158,000	⬆ 13 %	⬆	72 %
Average Price	**	-	$155,745	⬆ 12 %	⬆	46 %
Average Selling TIme (days)	**	-	57	⬇ -19		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

Single-Family

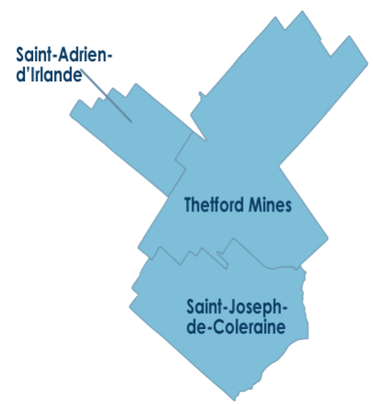
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
90 and less	2	1	1.9	Seller
90 to 130	6	2	2.3	Seller
130 to 220	11	8	1.4	Seller
220 to 270	5	2	2.9	Seller
more than 270	14	3	4.6	Seller

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*

*Last 12 months



Val-d'Or Agglomération

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**46**	⬇	**-26 %**
New Listings	**69**	⬇	**-8 %**
Active Listings	**129**	⬇	**-2 %**
Volume (in thousands $)	**16,021**	⬇	**-20 %**

Last 12 Months

Sales	**293**	⬇	**-4 %**
New Listings	**395**	⇆	**0 %**
Active Listings	**136**	⬆	**21 %**
Volume (in thousands $)	**99,856**	⬆	**1 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	35	⬇	-29 %	237	⬇	-7 %		
Active Listings	106	⬆	8 %	109	⬆	28 %		
Median Price	$320,000	⬆	5 %	$320,000	⬆	2 %	⬆	36 %
Average Price	$336,289	⬆	2 %	$344,245	⬆	5 %	⬆	41 %
Average Selling TIme (days)	87	⬇	-4	78	⬆	10		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	3	-	10	-		
Active Listings	6	-	5	-		
Median Price	**	-	**	-	⬆	33 %
Average Price	**	-	**	-	⬆	30 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023		Last 12 Months			Past 5 years	
Sales	8	-	46	⬆	21 %		
Active Listings	18	-	21	⬇	-6 %		
Median Price	**	-	$344,000	⬆	5 %	⬆	38 %
Average Price	**	-	$340,060	⬆	9 %	⬆	33 %
Average Selling TIme (days)	**	-	96	⬆	37		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

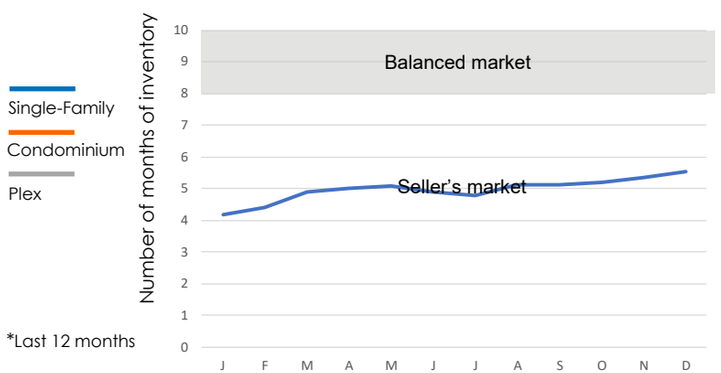
Single-Family

Last 12 Months

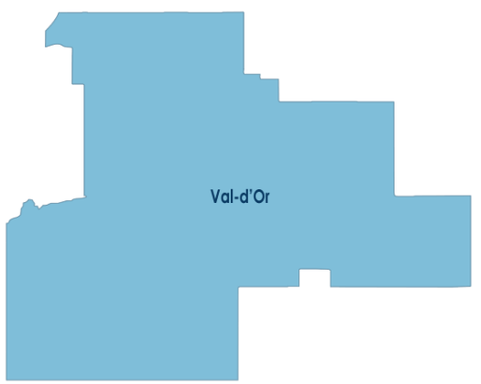
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
160 and less	2	1	3.7	Seller
160 to 240	9	3	2.7	Seller
240 to 400	55	11	4.9	Seller
400 to 480	13	2	5.4	Seller
more than 480	32	3	12.3	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Victoriaville Agglomeration

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**72**	↓	**-10 %**
New Listings	**114**	↑	**4 %**
Active Listings	**121**	↓	**-13 %**
Volume (in thousands $)	**22,676**	↓	**-7 %**

Last 12 Months

Sales	**383**	↓	**-9 %**
New Listings	**467**	↓	**-16 %**
Active Listings	**124**	↓	**-4 %**
Volume (in thousands $)	**114,387**	↓	**-6 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	62	↓	-17 %	322	↓	-7 %		
Active Listings	103	↓	-2 %	98	↑	6 %		
Median Price	$280,397	↔	0 %	$269,000	↔	0 %	↑	68 %
Average Price	$306,866	↔	0 %	$300,343	↑	2 %	↑	70 %
Average Selling TIme (days)	48	↓	-4	54	↑	16		

Condominium

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	3	-	23	-		
Active Listings	4	-	3	-		
Median Price	**	-	**	-	↑	56 %
Average Price	**	-	**	-	↑	54 %
Average Selling TIme (days)	**	-	**	-		

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	7	-	35	↓ -24 %		
Active Listings	12	-	20	↓ -25 %		
Median Price	**	-	$270,000	↑ 11 %	↑	101 %
Average Price	**	-	$312,548	↑ 13 %	↑	90 %
Average Selling TIme (days)	**	-	120	↑ 18		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

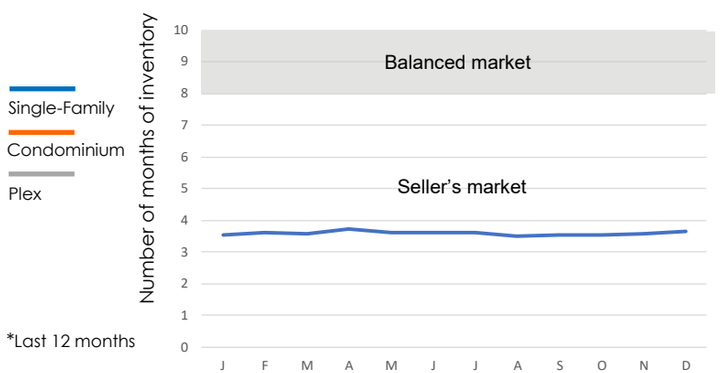
Single-Family

Last 12 Months

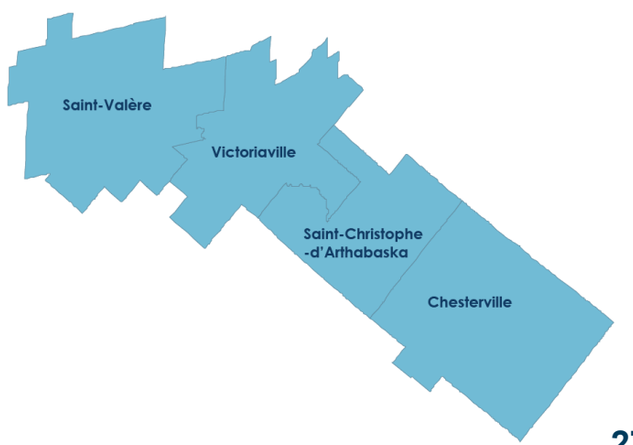
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
130 and less	1	0	3.2	Seller
130 to 200	4	2	2.0	Seller
200 to 340	37	17	2.2	Seller
340 to 400	15	3	4.7	Seller
more than 400	41	4	9.2	Balanced

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Mont-Tremblant Urban Center

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**99**	⬇	**-3 %**
New Listings	**228**	⬆	**40 %**
Active Listings	**458**	⬆	**48 %**
Volume (in thousands $)	**77,150**	⬆	**18 %**

Last 12 Months

Sales	**396**	⬇	**-21 %**
New Listings	**886**	⬆	**16 %**
Active Listings	**395**	⬆	**51 %**
Volume (in thousands $)	**273,276**	⬇	**-14 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	40	⬇	-2 %	174	⬇	-10 %		
Active Listings	176	⬆	57 %	141	⬆	46 %		
Median Price	$525,000	⬆	7 %	$535,000	⬆	9 %	⬆	97 %
Average Price	$1,097,213	⬆	47 %	$816,427	⬆	10 %	⬆	88 %
Average Selling TIme (days)	90	⬆	1	77	⇆	0		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	54	⬇	-8 %	205	⬇	-30 %		
Active Listings	265	⬆	43 %	241	⬆	55 %		
Median Price	$402,450	⬇	-2 %	$445,000	⬇	-3 %	⬆	75 %
Average Price	$590,132	⬆	1 %	$613,256	⬆	8 %	⬆	86 %
Average Selling TIme (days)	144	⬆	40	126	⬆	15		

Plex

	Fourth Quarter 2023		Last 12 Months		Past 5 years	
Sales	5	-	17	-		
Active Listings	16	-	13	-		
Median Price	**	-	**	-	⬆	154 %
Average Price	**	-	**	-	⬆	91 %
Average Selling TIme (days)	**	-	**	-		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

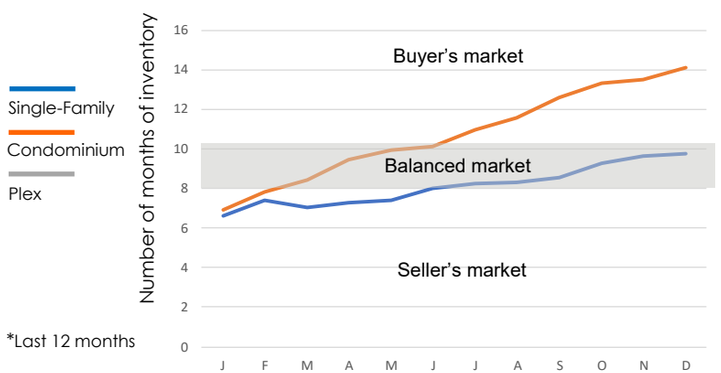
Condominium

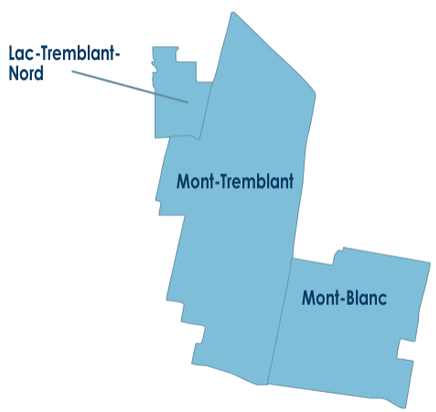
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
220 and less	52	3	19.6	Buyer
220 to 330	35	3	11.4	Buyer
330 to 550	62	4	14.1	Buyer
550 to 660	18	1	12.8	Buyer
more than 660	73	6	13.2	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*





Saint-Sauveur Urban Center

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**194**	⬇	**-7 %**
New Listings	**355**	⬆	**18 %**
Active Listings	**540**	⬆	**46 %**
Volume (in thousands $)	**107,480**	⬇	**-3 %**

Last 12 Months

Sales	**795**	⬇	**-10 %**
New Listings	**1,520**	⬆	**7 %**
Active Listings	**427**	⬆	**49 %**
Volume (in thousands $)	**437,784**	⬇	**-9 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	155	⬇	-10 %	645	⬇	-10 %		
Active Listings	452	⬆	45 %	362	⬆	51 %		
Median Price	$565,000	⬆	12 %	$545,000	⬆	3 %	⬆	98 %
Average Price	$599,840	⬆	7 %	$590,323	⬆	2 %	⬆	92 %
Average Selling TIme (days)	63	⬆	7	61	⬆	19		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	32	⬆	14 %	129	⇆	0 %		
Active Listings	57	⬆	43 %	42	⬆	32 %		
Median Price	$370,000	⬇	-4 %	$360,000	⬇	-5 %	⬆	90 %
Average Price	$386,200	⇆	0 %	$372,870	⬇	-10 %	⬆	78 %
Average Selling TIme (days)	60	⬆	5	51	⬆	12		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	7		-	21		-		
Active Listings	30	⬆	91 %	22		-		
Median Price	**		-	**		-	⬆	85 %
Average Price	**		-	**		-	⬆	78 %
Average Selling TIme (days)	**		-	**		-		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

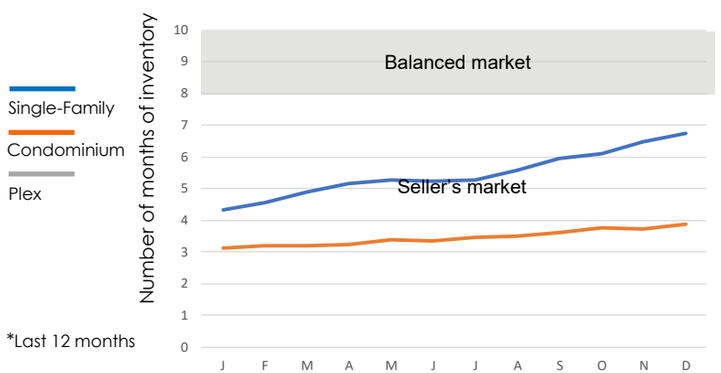
Single-Family

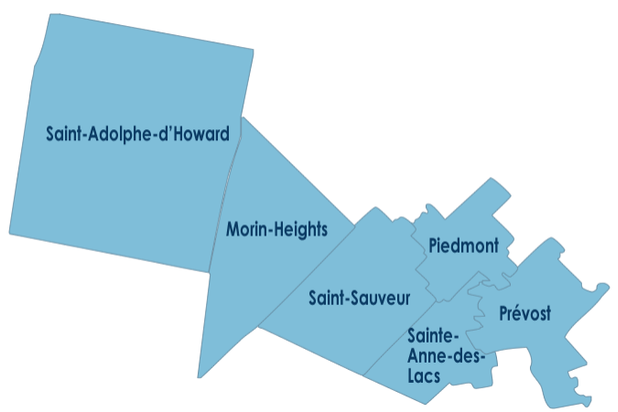
Last 12 Months

Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
270 and less	20	5	3.7	Seller
270 to 410	37	9	4.0	Seller
410 to 680	124	26	4.8	Seller
680 to 820	53	5	10.2	Buyer
more than 820	129	8	15.8	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*





Sainte-Adèle Urban Center

List of areas

Table 1 - Summary of Centris Activity

Total Residential

Fourth Quarter 2023

Sales	**106**	↑	**26 %**
New Listings	**197**	↑	**35 %**
Active Listings	**305**	↑	**44 %**
Volume (in thousands $)	**50,361**	↑	**24 %**

Last 12 Months

Sales	**429**	↑	**1 %**
New Listings	**838**	↑	**22 %**
Active Listings	**262**	↑	**61 %**
Volume (in thousands $)	**210,985**	⇆	**0 %**

Table 2 - Detailed Centris Statistics by Property Category

Single-Family

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	79	↑	32 %	337	↑	14 %		
Active Listings	187	↑	39 %	165	↑	64 %		
Median Price	$440,000	↑	5 %	$437,000	↓	-3 %	↑	94 %
Average Price	$545,452	↑	4 %	$537,754	↓	-6 %	↑	90 %
Average Selling TIme (days)	71	↑	25	56	↑	10		

Condominium

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	20		-	74	↓	-16 %		
Active Listings	87	↑	30 %	77	↑	47 %		
Median Price	**		-	$294,500	↓	-2 %	↑	92 %
Average Price	**		-	$310,754	↑	3 %	↑	104 %
Average Selling TIme (days)	**		-	79	↑	17		

Plex

	Fourth Quarter 2023			Last 12 Months			Past 5 years	
Sales	7		-	18		-		
Active Listings	29		-	19		-		
Median Price	**		-	**		-	↑	98 %
Average Price	**		-	**		-	↑	128 %
Average Selling TIme (days)	**		-	**		-		

**Insufficient number of transactions to produce reliable statistics

Table 3 - Market Conditions by Price Range

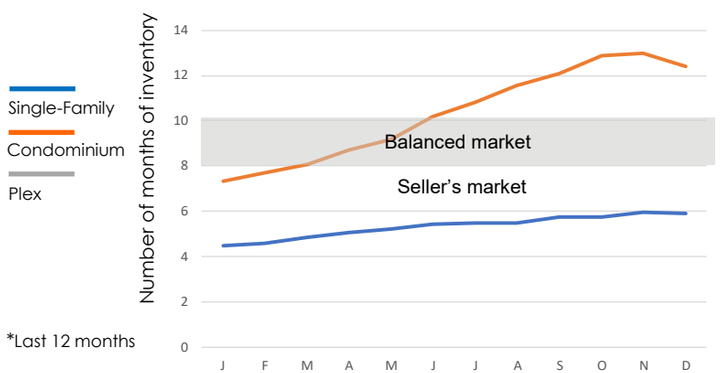
Single-Family

Last 12 Months

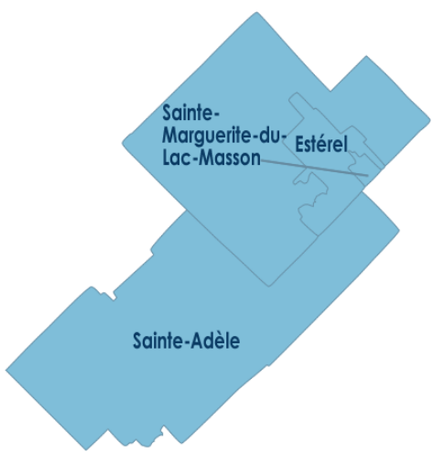
Price Range ($ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(V)	(I)/(V)	
220 and less	3	2	1.3	Seller
220 to 330	12	4	2.8	Seller
330 to 540	45	12	3.7	Seller
540 to 650	27	4	6.2	Seller
more than 650	79	5	14.6	Buyer

Source: QPAREB by the Centris system

Evolution of Market Conditions by Property Category*



*Last 12 months



Other agglomerations

Alma

(Alma)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	170	4%	68	6%	$262,329	7%	$230,750	5%

Amos

(Amos, Berry, Saint-Dominique-du-Rosaire, Saint-Félix-de-Dalquier, Sainte-Gertrude-Manneville, Saint-Marc-de-Figuery, Saint-Mathieu-d'Harricana et Trécesson)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	122	-2%	58	42%	$279,124	0%	$255,000	2%

Cowansville

(Cowansville)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	146	-3%	68	23%	$420,350	6%	$380,000	3%

Lachute

(Lachute)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	155	-20%	69	4%	$374,169	9%	$357,000	12%

La Tuque

(La Bostonnais, La Tuque, Obedjiwan, Wenmotaci)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	89	-36%	38	-2%	$202,450	7%	$179,000	5%

Matane

(Matane, Saint-Adelme, Sainte-Félicité, Saint-Léandre, Saint-René-de-Matane, Saint-Ulric)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	174	-3%	96	9%	$205,821	16%	$189,000	15%

Mont-Laurier

(Mont-Laurier)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	114	-12%	53	19%	$301,257	9%	$285,000	10%

Rawdon

(Rawdon)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	192	-10%	77	46%	$339,742	-5%	$315,000	-5%

Saint-Georges

(Saint-Georges)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	227	-14%	84	3%	$258,119	6%	$239,000	4%

Sainte-Marie

(Sainte-Marie)	Total residential				Single Family			
	Sales	Variation*	Active Listings	Variation*	Average Price	Variation*	Median Price	Variation*
2023	76	0%	31	64%	$294,964	-1%	$270,000	1%

Source: QPAREB par Centris system

Definitions and Explanatory Notes

Centris System

The Centris system is the most extensive and current computerized database of real estate transactions. It is governed by very specific rules that all real estate brokers in Québec must adhere to. Only real estate brokers who are members of QPAREB or a real estate board have access to it.

Residential

Includes the following property categories: single-family homes, condominiums, plexes (revenue properties with 2 to 5 dwellings), and hobby farms.

New Listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

Active Listings

The total number of listings that have an "active" status on the last day of the month. Quarterly and annual data correspond to the average monthly data for the targeted period.

Number of Sales

Total number of sales concluded during the targeted period. The sale date is the date on which the promise to purchase is accepted, which takes effect once all conditions are met.

Volume of sales

Amount of all sales concluded during the targeted period, in dollars ($).

Average Selling Time

Average number of days between the date the brokerage contract was signed and the date of sale.

Variation

Due to the seasonal nature of real estate indicators, quarterly variations are calculated in relation to the same quarter of the previous year.

Average Sale Price

Average value of sales concluded during the targeted period. Some transactions may be excluded from the calculation in order to obtain a more significant average price.

Median Sale Price

Median value of sales concluded during the targeted period. The median price divides all transactions into two equal parts: 50 per cent of transactions were at a lower price than the median price and the other 50 per cent were at a higher price. Some transactions may be excluded from the calculation in order to obtain a more significant median price.

Caution

The average and median property prices indicated in this brochure are based on transactions concluded via the Centris system during the targeted period. They do not necessarily reflect the average or median value of all properties in a sector. Similarly, the evolution of average prices or median prices between two periods does not necessarily reflect the evolution of the value of all properties in a sector. As a result, caution is required when using these statistics, particularly when the number of transactions is low.

Inventory

Corresponds to the average number of active listings in the past 12 months.

Number of Months of Inventory

The number of months needed to sell the entire inventory of properties for sale, calculated according to the pace of sales of the past 12 months. It is obtained by dividing the inventory by the average number of sales in the past 12 months. This calculation eliminates fluctuations due to the seasonal nature of listings and sales.

For example, if the number of months of inventory is six, this means that it would take six months to sell the entire inventory of properties for sale. We can also say that the inventory corresponds to six months of sales. It is important to note that this measure is different than the average selling time.

Market Conditions

Market conditions are based on the number of months of inventory. Due to the way the number of months of inventory is calculated (see above), market conditions reflect the situation of the past 12 months.

If the number of months of inventory is between 8 and 10, the market is considered balanced, meaning that it does not favour buyers or sellers. In such a context, price growth is generally moderate.

If the number of months of inventory is less than 8, the market favours sellers (seller's market). In such a context, price growth is generally high.

If the number of months of inventory is greater than 10, the market favours buyers (buyer's market). In such a context, price growth is generally low and may even be negative.

About the QPAREB

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 14,000 real estate brokers and agencies. Among other things, it is responsible for the analysis and publication of Quebec's residential real estate market statistics.

Information

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

Contact us at: **stats@apciq.ca**

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