FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

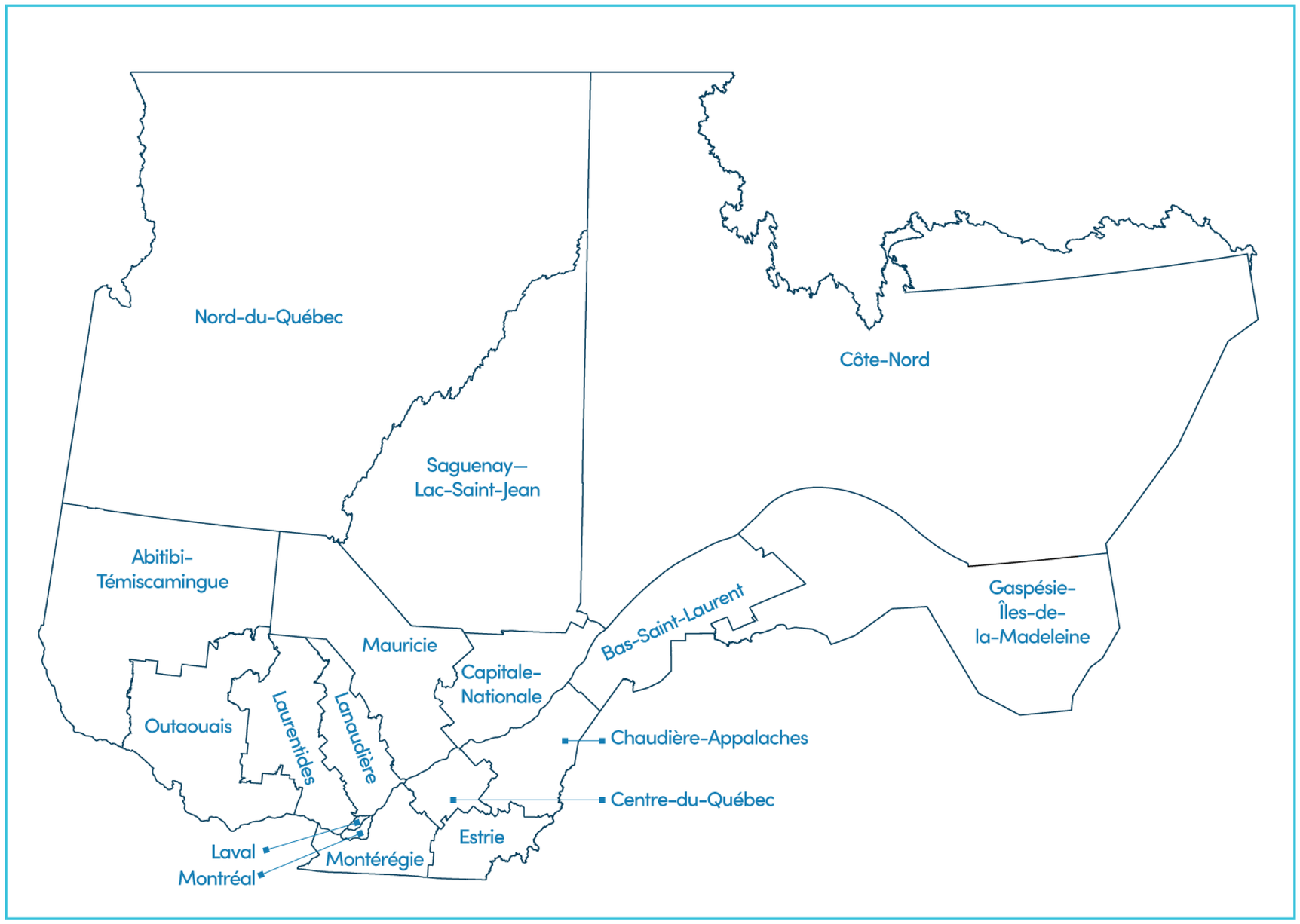
monthly statistics

January 2026

PROVINCE OF QUEBEC

MONTRÉAL CMA

QUEBEC CITY CMA



Note : Since May 1st, 2025, the average selling time has been replaced by the average days on the market in our reports, a measure comparable to those of other Candain real estate boards and still reflecting the time it takes for an active listing to find a buyer.

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

Province of Quebec

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**5,094**	**5,818**	↓ -12%	**5,094**	**5,818**	↓ -12%
Active listings	**33,656**	**32,684**	↑ 3%	**33,656**	**32,684**	↑ 3%
New listings	**12,245**	**11,701**	↑ 5%	**12,245**	**11,701**	↑ 5%
Sales volume	**$2,741,189,647**	**$2,967,434,204**	↓ -8%	**$2,741,189,647**	**$2,967,434,204**	↓ -8%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	3,225	3,714	↓ -13%	3,225	3,714	↓ -13%
Active listings	19,337	19,676	↓ -2%	19,337	19,676	↓ -2%
Median price	$489,000	$465,000	↑ 5%	$489,000	$465,000	↑ 5%
Avg. days on market (days)	55	68	↓ -13	55	68	↓ -13
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,339	1,582	↓ -15%	1,339	1,582	↓ -15%
Active listings	10,370	9,083	↑ 14%	10,370	9,083	↑ 14%
Median price	$399,900	$390,000	↑ 3%	$399,900	$390,000	↑ 3%
Avg. days on market (days)	65	72	↓ -7	65	72	↓ -7
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	507	500	↑ 1%	507	500	↑ 1%
Active listings	3,534	3,559	↓ -1%	3,534	3,559	↓ -1%
Median price	$650,000	$603,750	↑ 8%	$650,000	$603,750	↑ 8%
Avg. days on market (days)	62	81	↓ -19	62	81	↓ -19

Source : QPAREB by the Centris system

Definitions and explanatory notes

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

MONTREAL CMA

Island of Montreal

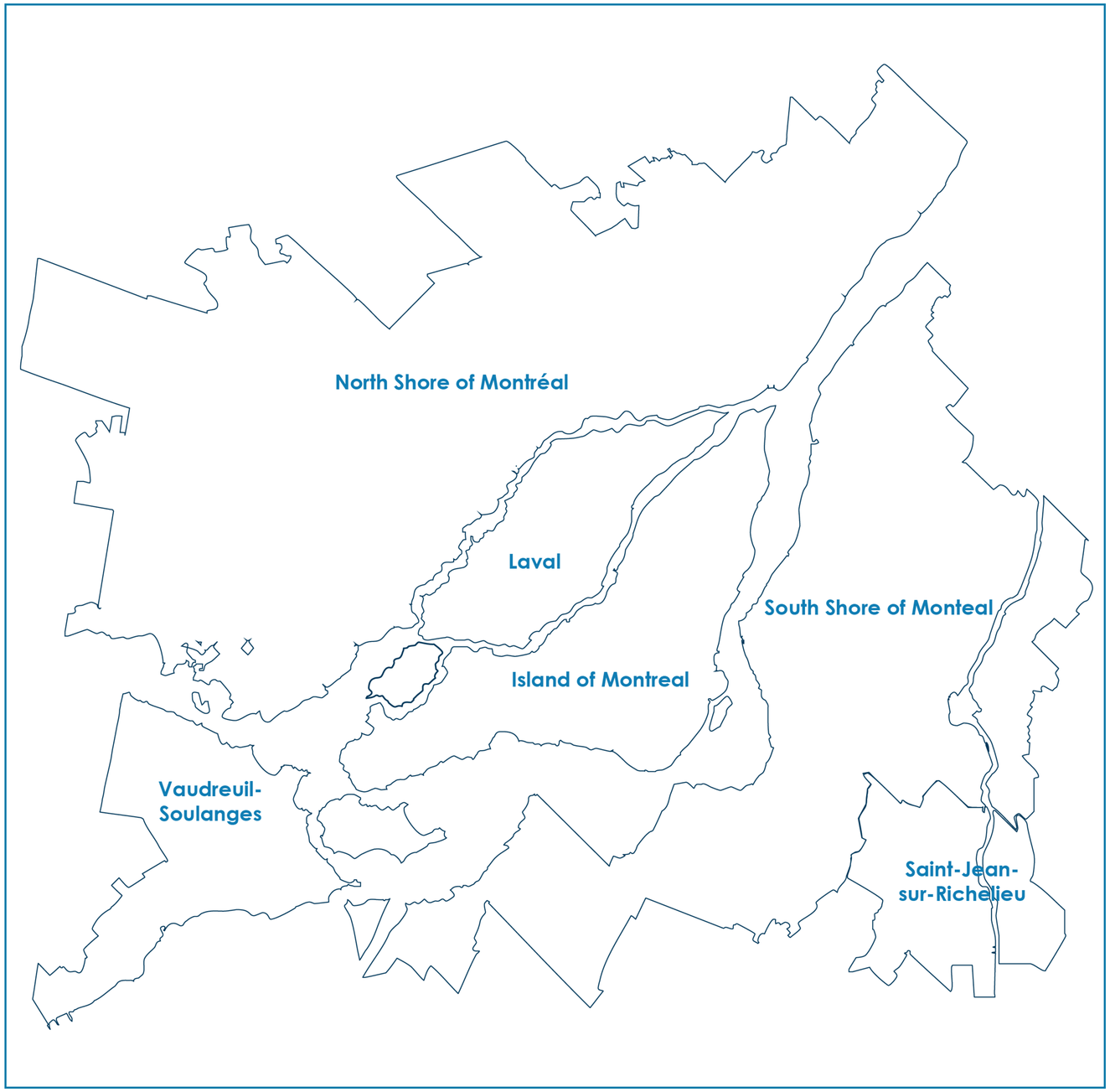
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**2,364**	**2,774**	↓ -15%	**2,364**	**2,774**	↓ -15%
Active listings	**16,798**	**15,469**	↑ 9%	**16,798**	**15,469**	↑ 9%
New listings	**6,550**	**6,093**	↑ 8%	**6,550**	**6,093**	↑ 8%
Sales volume	**$1,539,119,905**	**$1,711,068,778**	↓ -10%	**$1,539,119,905**	**$1,711,068,778**	↓ -10%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,152	1,380	↓ -17%	1,152	1,380	↓ -17%
Active listings	6,498	6,448	↑ 1%	6,498	6,448	↑ 1%
Median price	$615,000	$590,000	↑ 4%	$615,000	$590,000	↑ 4%
Avg. days on market (days)	50	61	↓ -11	50	61	↓ -11
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	944	1,147	↓ -18%	944	1,147	↓ -18%
Active listings	8,335	7,080	↑ 18%	8,335	7,080	↑ 18%
Median price	$428,000	$420,000	↑ 2%	$428,000	$420,000	↑ 2%
Avg. days on market (days)	67	70	↓ -3	67	70	↓ -3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	263	246	↑ 7%	263	246	↑ 7%
Active listings	1,907	1,885	↑ 1%	1,907	1,885	↑ 1%
Median price	$841,800	$777,500	↑ 8%	$841,800	$777,500	↑ 8%
Avg. days on market (days)	66	74	↓ -8	66	74	↓ -8

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**851**	**1,000**	↓ -15%	**851**	**1,000**	↓ -15%
Active listings	**8,713**	**7,648**	↑ 14%	**8,713**	**7,648**	↑ 14%
New listings	**2,800**	**2,559**	↑ 9%	**2,800**	**2,559**	↑ 9%
Sales volume	**$625,849,551**	**$715,479,313**	↓ -13%	**$625,849,551**	**$715,479,313**	↓ -13%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	208	266	↓ -22%	208	266	↓ -22%
Active listings	1,733	1,620	↑ 7%	1,733	1,620	↑ 7%
Median price	$770,000	$793,000	↓ -3%	$770,000	$793,000	↓ -3%
Avg. days on market (days)	68	69	↓ -1	68	69	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	493	593	↓ -17%	493	593	↓ -17%
Active listings	5,697	4,820	↑ 18%	5,697	4,820	↑ 18%
Median price	$465,000	$465,000	↔ 0%	$465,000	$465,000	↔ 0%
Avg. days on market (days)	76	78	↓ -2	76	78	↓ -2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	150	141	↑ 6%	150	141	↑ 6%
Active listings	1,283	1,208	↑ 6%	1,283	1,208	↑ 6%
Median price	$860,000	$835,000	↑ 3%	$860,000	$835,000	↑ 3%
Avg. days on market (days)	71	66	↑ 5	71	66	↑ 5

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**191**	**264**	↓ -28%	**191**	**264**	↓ -28%
Active listings	**1,280**	**1,233**	↑ 4%	**1,280**	**1,233**	↑ 4%
New listings	**486**	**519**	↓ -6%	**486**	**519**	↓ -6%
Sales volume	**$123,119,944**	**$155,981,038**	↓ -21%	**$123,119,944**	**$155,981,038**	↓ -21%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	110	157	↓ -30%	110	157	↓ -30%
Active listings	604	636	↓ -5%	604	636	↓ -5%
Median price	$618,000	$590,000	↑ 5%	$618,000	$590,000	↑ 5%
Avg. days on market (days)	59	59	↔ 0	59	59	↔ 0
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	64	96	↓ -33%	64	96	↓ -33%
Active listings	569	478	↑ 19%	569	478	↑ 19%
Median price	$434,000	$425,000	↑ 2%	$434,000	$425,000	↑ 2%
Avg. days on market (days)	65	84	↓ -19	65	84	↓ -19
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	17	11	**	17	11	**
Active listings	104	119	↓ -13%	104	119	↓ -13%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source : QPAREB by the Centris system

Definitions and explanatory notes

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North Shore of Montreal

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**586**	**678**	↓ -14%	**586**	**678**	↓ -14%
Active listings	**2,688**	**2,672**	↑ 1%	**2,688**	**2,672**	↑ 1%
New listings	**1,373**	**1,264**	↑ 9%	**1,373**	**1,264**	↑ 9%
Sales volume	**$340,501,016**	**$366,323,385**	↓ -7%	**$340,501,016**	**$366,323,385**	↓ -7%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	407	457	↓ -11%	407	457	↓ -11%
Active listings	1,736	1,781	↓ -3%	1,736	1,781	↓ -3%
Median price	$570,340	$539,900	↑ 6%	$570,340	$539,900	↑ 6%
Avg. days on market (days)	42	57	↓ -15	42	57	↓ -15
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	131	169	↓ -22%	131	169	↓ -22%
Active listings	708	588	↑ 20%	708	588	↑ 20%
Median price	$365,000	$353,000	↑ 3%	$365,000	$353,000	↑ 3%
Avg. days on market (days)	47	44	↑ 3	47	44	↑ 3
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	45	51	↓ -12%	45	51	↓ -12%
Active listings	217	270	↓ -20%	217	270	↓ -20%
Median price	$707,000	$700,000	↑ 1%	$707,000	$700,000	↑ 1%
Avg. days on market (days)	61	95	↓ -34	61	95	↓ -34

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Definitions and explanatory notes

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South Shore of Montreal

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**559**	**640**	↓ -13%	**559**	**640**	↓ -13%
Active listings	**3,034**	**2,754**	↑ 10%	**3,034**	**2,754**	↑ 10%
New listings	**1,470**	**1,309**	↑ 12%	**1,470**	**1,309**	↑ 12%
Sales volume	**$342,202,696**	**$371,634,429**	↓ -8%	**$342,202,696**	**$371,634,429**	↓ -8%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	301	364	↓ -17%	301	364	↓ -17%
Active listings	1,685	1,621	↑ 4%	1,685	1,621	↑ 4%
Median price	$599,000	$595,000	↑ 1%	$599,000	$595,000	↑ 1%
Avg. days on market (days)	47	56	↓ -9	47	56	↓ -9
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	213	239	↓ -11%	213	239	↓ -11%
Active listings	1,109	917	↑ 21%	1,109	917	↑ 21%
Median price	$405,000	$390,000	↑ 4%	$405,000	$390,000	↑ 4%
Avg. days on market (days)	55	63	↓ -8	55	63	↓ -8
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	43	37	↑ 16%	43	37	↑ 16%
Active listings	228	205	↑ 11%	228	205	↑ 11%
Median price	$880,000	$699,900	↑ 26%	$880,000	$699,900	↑ 26%
Avg. days on market (days)	58	74	↓ -16	58	74	↓ -16

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Vaudreuils-Soulanges

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**119**	**115**	↑ 3%	**119**	**115**	↑ 3%
Active listings	**756**	**808**	↓ -6%	**756**	**808**	↓ -6%
New listings	**276**	**300**	↓ -8%	**276**	**300**	↓ -8%
Sales volume	**$73,139,201**	**$62,796,484**	↑ 16%	**$73,139,201**	**$62,796,484**	↑ 16%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	86	78	↑ 10%	86	78	↑ 10%
Active listings	496	526	↓ -6%	496	526	↓ -6%
Median price	$611,000	$577,500	↑ 6%	$611,000	$577,500	↑ 6%
Avg. days on market (days)	46	77	↓ -31	46	77	↓ -31
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	28	34	**	28	34	**
Active listings	219	244	↓ -10%	219	244	↓ -10%
Median price	**	$357,500	**	**	$357,500	**
Avg. days on market (days)	**	70	**	**	70	**
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5	3	**	5	3	**
Active listings	30	29	**	30	29	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**58**	**77**	↓ -25%	**58**	**77**	↓ -25%
Active listings	**327**	**354**	↓ -8%	**327**	**354**	↓ -8%
New listings	**145**	**142**	↑ 2%	**145**	**142**	↑ 2%
Sales volume	**$34,307,497**	**$38,854,129**	↓ -12%	**$34,307,497**	**$38,854,129**	↓ -12%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	40	58	↓ -31%	40	58	↓ -31%
Active listings	244	264	↓ -8%	244	264	↓ -8%
Median price	$660,000	$513,500	↑ 29%	$660,000	$513,500	↑ 29%
Avg. days on market (days)	49	56	↓ -7	49	56	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	15	16	**	15	16	**
Active listings	33	33	↔ 0%	33	33	↔ 0%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	3	3	**	3	3	**
Active listings	45	54	↓ -17%	45	54	↓ -17%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

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Definitions and explanatory notes

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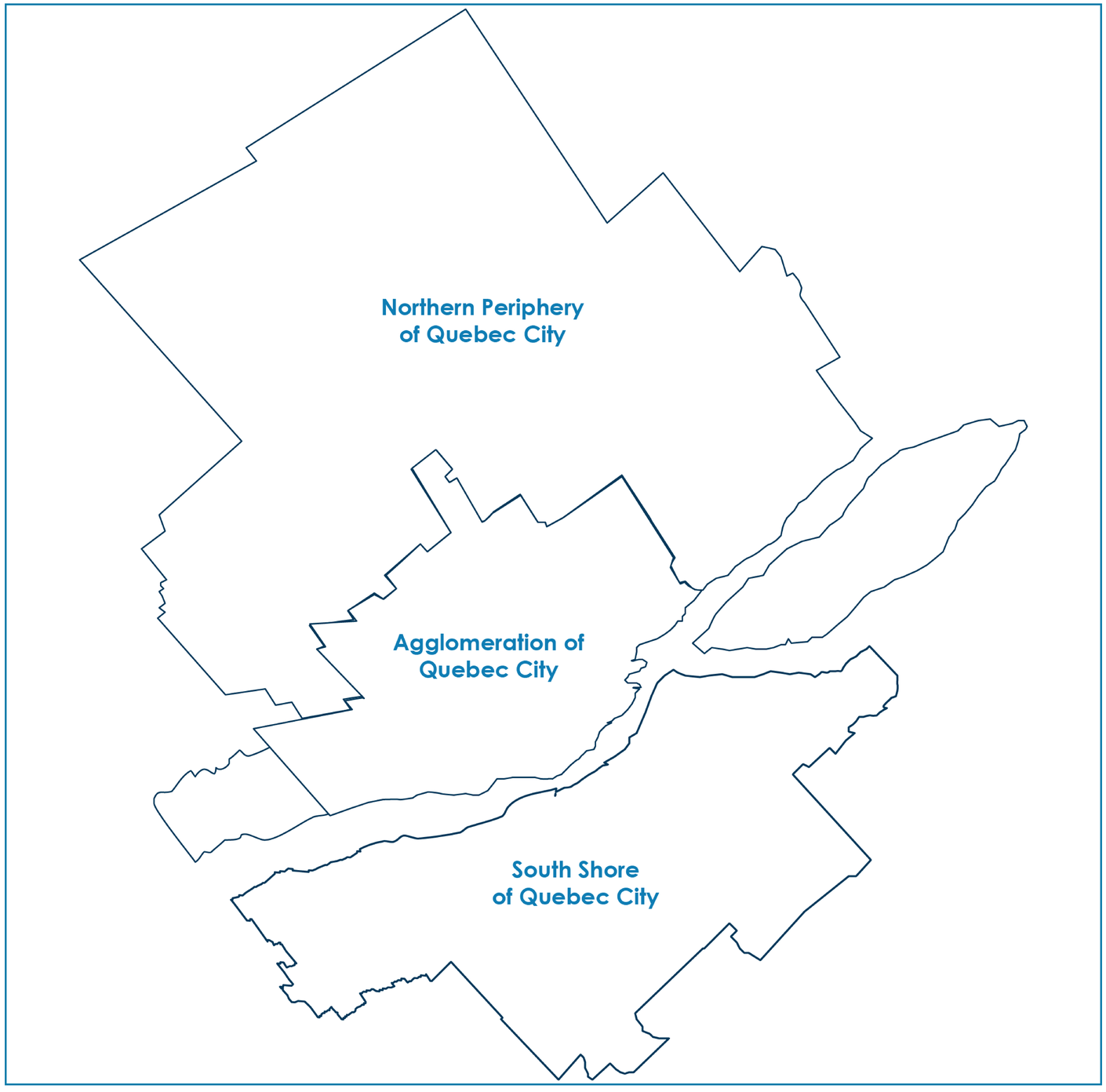
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**522**	**635**	↓ -18%	**522**	**635**	↓ -18%
Active listings	**1,800**	**2,017**	↓ -11%	**1,800**	**2,017**	↓ -11%
New listings	**1,167**	**1,108**	↑ 5%	**1,167**	**1,108**	↑ 5%
Sales volume	**$240,659,532**	**$279,381,376**	↓ -14%	**$240,659,532**	**$279,381,376**	↓ -14%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	283	357	↓ -21%	283	357	↓ -21%
Active listings	1,088	1,318	↓ -17%	1,088	1,318	↓ -17%
Median price	$455,000	$405,000	↑ 12%	$455,000	$405,000	↑ 12%
Avg. days on market (days)	40	47	↓ -7	40	47	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	190	220	↓ -14%	190	220	↓ -14%
Active listings	506	483	↑ 5%	506	483	↑ 5%
Median price	$339,000	$294,950	↑ 15%	$339,000	$294,950	↑ 15%
Avg. days on market (days)	41	76	↓ -35	41	76	↓ -35
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	48	58	↓ -17%	48	58	↓ -17%
Active listings	197	210	↓ -6%	197	210	↓ -6%
Median price	$545,000	$497,750	↑ 9%	$545,000	$497,750	↑ 9%
Avg. days on market (days)	59	45	↑ 14	59	45	↑ 14

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Agglomeration of Quebec City

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**336**	**393**	↓ -15%	**336**	**393**	↓ -15%
Active listings	**1,098**	**1,064**	↑ 3%	**1,098**	**1,064**	↑ 3%
New listings	**792**	**693**	↑ 14%	**792**	**693**	↑ 14%
Sales volume	**$154,114,600**	**$172,688,117**	↓ -11%	**$154,114,600**	**$172,688,117**	↓ -11%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	138	167	↓ -17%	138	167	↓ -17%
Active listings	534	536	↔ 0%	534	536	↔ 0%
Median price	$478,500	$415,000	↑ 15%	$478,500	$415,000	↑ 15%
Avg. days on market (days)	31	43	↓ -12	31	43	↓ -12
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	160	179	↓ -11%	160	179	↓ -11%
Active listings	410	396	↑ 4%	410	396	↑ 4%
Median price	$333,500	$305,000	↑ 9%	$333,500	$305,000	↑ 9%
Avg. days on market (days)	39	88	↓ -49	39	88	↓ -49
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	38	47	↓ -19%	38	47	↓ -19%
Active listings	153	132	↑ 16%	153	132	↑ 16%
Median price	$562,500	$520,000	↑ 8%	$562,500	$520,000	↑ 8%
Avg. days on market (days)	62	46	↑ 16	62	46	↑ 16

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Northern Periphery of Quebec City

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**75**	**81**	↓ -7%	**75**	**81**	↓ -7%
Active listings	**299**	**463**	↓ -35%	**299**	**463**	↓ -35%
New listings	**131**	**150**	↓ -13%	**131**	**150**	↓ -13%
Sales volume	**$39,748,449**	**$43,486,100**	↓ -9%	**$39,748,449**	**$43,486,100**	↓ -9%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	63	67	↓ -6%	63	67	↓ -6%
Active listings	259	415	↓ -38%	259	415	↓ -38%
Median price	$482,000	$470,000	↑ 3%	$482,000	$470,000	↑ 3%
Avg. days on market (days)	55	54	↑ 1	55	54	↑ 1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	10	13	**	10	13	**
Active listings	25	27	**	25	27	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1	1	**	1	1	**
Active listings	8	16	**	8	16	**
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

January 2026

Residential : Summary of Centris Activity

	January			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**111**	**161**	↓ -31%	**111**	**161**	↓ -31%
Active listings	**403**	**490**	↓ -18%	**403**	**490**	↓ -18%
New listings	**244**	**265**	↓ -8%	**244**	**265**	↓ -8%
Sales volume	**$46,796,483**	**$63,207,159**	↓ -26%	**$46,796,483**	**$63,207,159**	↓ -26%

Detailed Statistics by Property Category

	January			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	82	123	↓ -33%	82	123	↓ -33%
Active listings	295	367	↓ -20%	295	367	↓ -20%
Median price	$425,000	$379,000	↑ 12%	$425,000	$379,000	↑ 12%
Avg. days on market (days)	43	48	↓ -5	43	48	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	20	28	**	20	28	**
Active listings	71	60	↑ 18%	71	60	↑ 18%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	9	10	**	9	10	**
Active listings	36	62	↓ -42%	36	62	↓ -42%
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source : QPAREB by the Centris system

Definitions and explanatory notes

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About the Quebec Professional Association of Real Estate brokers

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 15,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also a major player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB has its head office in Quebec City, administrative offices in Montreal and a regional office in Saguenay. It has two subsidiaries : Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: Facebook, LinkedIn et Instagram.

Information

This publication is produced by the Market Analysis Department of the QPAREB
Contact us at: **stats@qpareb.ca**

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Quebec Professional Association of Real Estate Brokers

600, chemin du Golf, L'Île-des-Soeurs (Québec) H3E 1B7
990, avenue Holland, Québec (Québec) G1S 3T1
72, rue Jacques-Cartier O, bureau 20, Chicoutimi (Québec) G7J 1G2

1-888-762-2440
stats@qpareb.ca
www.qpareb.ca