FSMI
FENÊTRE SUR LE MARCHÉ IMMOBILIER

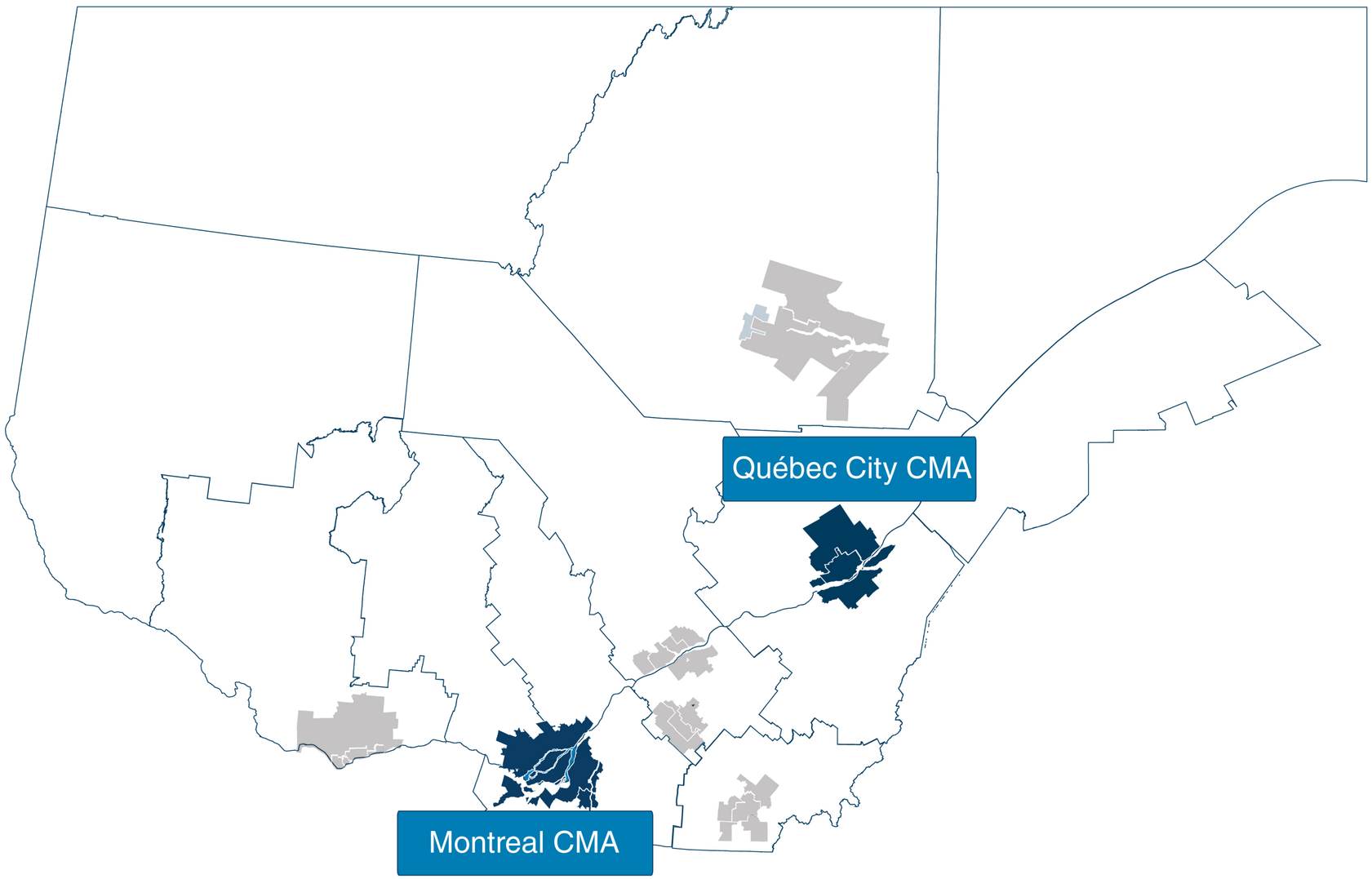
monthly statistics

July 2026

PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



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

Province of Quebec

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**7,407**	**7,912**	↓ -6%	**57,906**	**60,677**	↓ -5%
Active listings	**41,166**	**34,682**	↑ 19%	**38,794**	**35,220**	↑ 10%
New listings	**11,303**	**10,369**	↑ 9%	**98,466**	**90,115**	↑ 9%
Sales volume	**$4,199,015,063**	**$4,277,742,001**	↓ -2%	**$32,500,104,404**	**$32,420,893,931**	↔ 0%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	5,141	5,207	↓ -1%	38,134	39,428	↓ -3%
Active listings	23,963	20,417	↑ 17%	22,461	20,915	↑ 7%
Median price	$505,000	$490,000	↑ 3%	$516,500	$492,000	↑ 5%
Avg. days on market (days)	41	40	↑ 1	41	48	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,580	1,886	↓ -16%	14,299	15,646	↓ -9%
Active listings	12,417	10,196	↑ 22%	11,907	10,149	↑ 17%
Median price	$396,504	$399,900	↓ -1%	$401,000	$395,000	↑ 2%
Avg. days on market (days)	52	48	↑ 4	49	48	↑ 1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	663	796	↓ -17%	5,294	5,447	↓ -3%
Active listings	4,298	3,670	↑ 17%	4,017	3,765	↑ 7%
Median price	$690,000	$640,000	↑ 8%	$685,000	$650,000	↑ 5%
Avg. days on market (days)	41	55	↓ -14	46	62	↓ -16

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

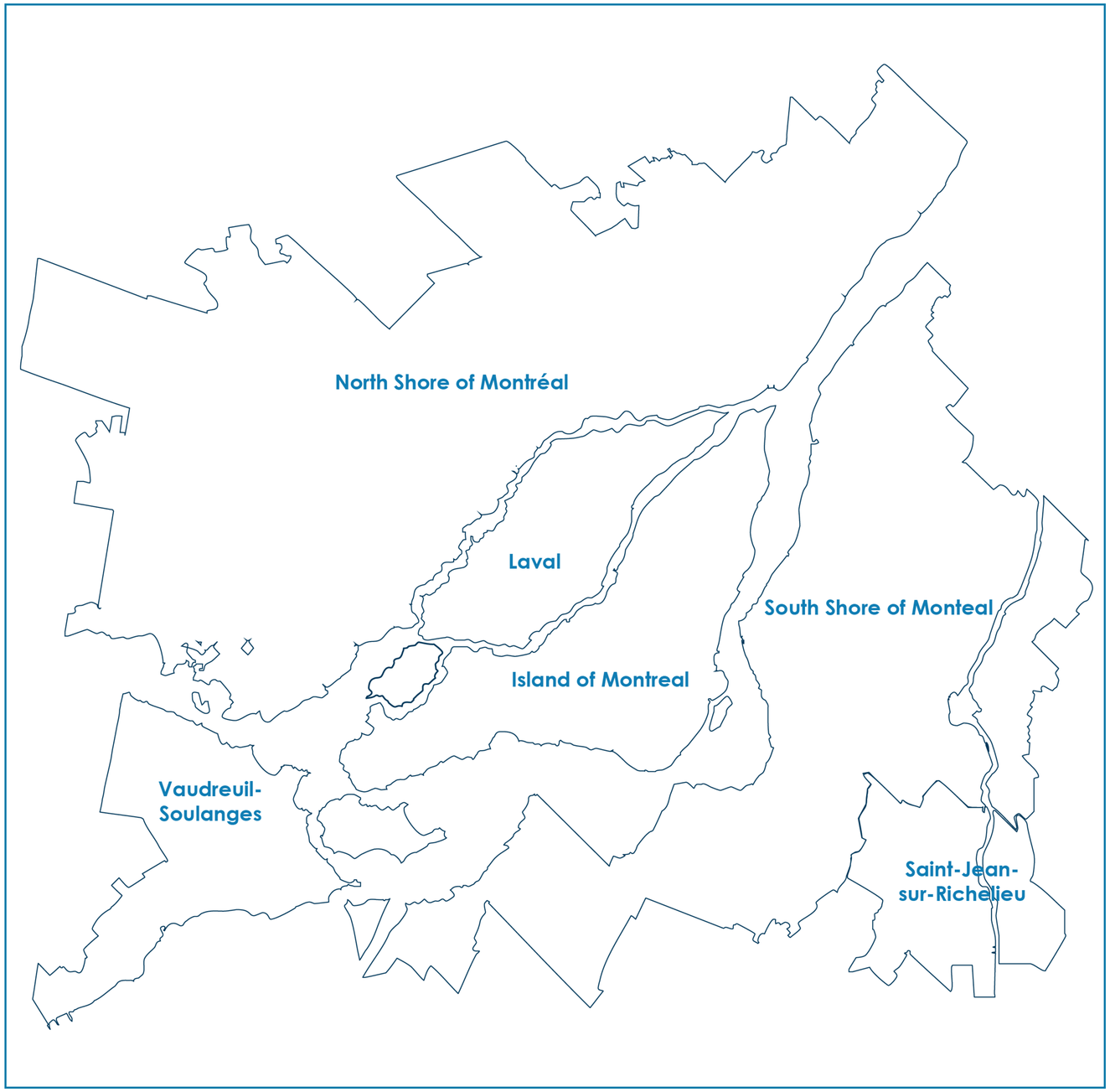
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**3,338**	**3,709**	↓ -10%	**27,975**	**29,909**	↓ -6%
Active listings	**19,790**	**16,977**	↑ 17%	**19,363**	**17,344**	↑ 12%
New listings	**5,260**	**5,053**	↑ 4%	**49,891**	**46,571**	↑ 7%
Sales volume	**$2,315,524,509**	**$2,440,336,285**	↓ -5%	**$18,751,334,305**	**$19,177,692,924**	↓ -2%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,852	1,924	↓ -4%	14,627	15,404	↓ -5%
Active listings	7,491	6,620	↑ 13%	7,529	7,110	↑ 6%
Median price	$650,000	$625,000	↑ 4%	$645,000	$617,500	↑ 4%
Avg. days on market (days)	38	35	↑ 3	35	40	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	1,142	1,379	↓ -17%	10,581	11,637	↓ -9%
Active listings	9,916	8,250	↑ 20%	9,578	8,099	↑ 18%
Median price	$431,500	$425,000	↑ 2%	$429,000	$424,900	↑ 1%
Avg. days on market (days)	55	46	↑ 9	51	49	↑ 2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	340	405	↓ -16%	2,740	2,852	↓ -4%
Active listings	2,322	2,042	↑ 14%	2,203	2,075	↑ 6%
Median price	$865,000	$815,000	↑ 6%	$870,000	$819,500	↑ 6%
Avg. days on market (days)	46	54	↓ -8	47	58	↓ -11

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Island of Montreal

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**1,198**	**1,422**	↓ -16%	**10,050**	**10,955**	↓ -8%
Active listings	**10,493**	**9,161**	↑ 15%	**10,095**	**8,994**	↑ 12%
New listings	**2,299**	**2,226**	↑ 3%	**21,587**	**20,291**	↑ 6%
Sales volume	**$969,025,945**	**$1,047,009,799**	↓ -7%	**$7,654,976,863**	**$7,992,649,655**	↓ -4%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	387	407	↓ -5%	2,809	3,027	↓ -7%
Active listings	2,115	1,991	↑ 6%	2,062	2,008	↑ 3%
Median price	$817,500	$761,750	↑ 7%	$825,000	$780,000	↑ 6%
Avg. days on market (days)	45	41	↑ 4	46	46	↔ 0
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	582	749	↓ -22%	5,532	6,172	↓ -10%
Active listings	6,800	5,833	↑ 17%	6,524	5,635	↑ 16%
Median price	$480,000	$470,000	↑ 2%	$480,000	$479,000	↔ 0%
Avg. days on market (days)	60	53	↑ 7	57	55	↑ 2
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	229	266	↓ -14%	1,709	1,756	↓ -3%
Active listings	1,578	1,337	↑ 18%	1,509	1,351	↑ 12%
Median price	$910,000	$835,500	↑ 9%	$910,000	$864,250	↑ 5%
Avg. days on market (days)	48	57	↓ -9	50	58	↓ -8

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Laval

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**307**	**339**	↓ -9%	**2,592**	**2,803**	↓ -8%
Active listings	**1,469**	**1,371**	↑ 7%	**1,464**	**1,397**	↑ 5%
New listings	**476**	**446**	↑ 7%	**4,270**	**4,197**	↑ 2%
Sales volume	**$199,902,736**	**$207,850,500**	↓ -4%	**$1,674,227,317**	**$1,700,277,668**	↓ -2%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	200	201	↔ 0%	1,588	1,740	↓ -9%
Active listings	741	658	↑ 13%	745	710	↑ 5%
Median price	$615,625	$599,000	↑ 3%	$630,000	$600,000	↑ 5%
Avg. days on market (days)	27	33	↓ -6	34	35	↓ -1
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	83	112	↓ -26%	816	888	↓ -8%
Active listings	601	584	↑ 3%	596	560	↑ 6%
Median price	$435,000	$427,000	↑ 2%	$428,000	$415,000	↑ 3%
Avg. days on market (days)	54	55	↓ -1	54	53	↑ 1
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	24	26	**	188	175	↑ 7%
Active listings	124	124	↔ 0%	121	124	↓ -3%
Median price	**	**	**	$887,000	$850,000	↑ 4%
Avg. days on market (days)	**	**	**	46	62	↓ -16

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Definitions and explanatory notes

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North Shore of Montreal

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**843**	**865**	↓ -3%	**6,661**	**7,097**	↓ -6%
Active listings	**2,996**	**2,367**	↑ 27%	**3,033**	**2,702**	↑ 12%
New listings	**1,013**	**912**	↑ 11%	**9,929**	**9,118**	↑ 9%
Sales volume	**$510,439,748**	**$504,107,349**	↑ 1%	**$3,943,649,430**	**$3,985,685,499**	↓ -1%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	607	608	↔ 0%	4,710	4,901	↓ -4%
Active listings	1,942	1,533	↑ 27%	1,980	1,786	↑ 11%
Median price	$605,000	$565,000	↑ 7%	$594,000	$560,000	↑ 6%
Avg. days on market (days)	36	31	↑ 5	31	38	↓ -7
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	192	191	↑ 1%	1,563	1,742	↓ -10%
Active listings	782	532	↑ 47%	800	599	↑ 34%
Median price	$366,000	$372,000	↓ -2%	$369,000	$364,000	↑ 1%
Avg. days on market (days)	47	32	↑ 15	41	37	↑ 4
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	43	66	↓ -35%	379	445	↓ -15%
Active listings	238	270	↓ -12%	226	285	↓ -21%
Median price	$740,000	$730,000	↑ 1%	$749,000	$705,000	↑ 6%
Avg. days on market (days)	34	48	↓ -14	40	60	↓ -20

Source : QPAREB by the Centris system

Definitions and explanatory notes

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South Shore of Montreal

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**747**	**781**	↓ -4%	**6,697**	**6,858**	↓ -2%
Active listings	**3,588**	**2,902**	↑ 24%	**3,540**	**3,010**	↑ 18%
New listings	**1,096**	**1,099**	↔ 0%	**10,807**	**9,667**	↑ 12%
Sales volume	**$482,928,593**	**$497,781,582**	↓ -3%	**$4,275,489,392**	**$4,219,728,005**	↑ 1%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	470	486	↓ -3%	4,087	4,166	↓ -2%
Active listings	1,824	1,623	↑ 12%	1,882	1,746	↑ 8%
Median price	$643,000	$630,000	↑ 2%	$644,500	$621,000	↑ 4%
Avg. days on market (days)	34	33	↑ 1	33	37	↓ -4
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	239	257	↓ -7%	2,219	2,316	↓ -4%
Active listings	1,447	1,044	↑ 39%	1,370	1,020	↑ 34%
Median price	$410,650	$399,900	↑ 3%	$405,000	$395,011	↑ 3%
Avg. days on market (days)	49	34	↑ 15	43	38	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	36	38	↓ -5%	383	374	↑ 2%
Active listings	306	223	↑ 37%	280	233	↑ 20%
Median price	$810,000	$709,000	↑ 14%	$815,000	$750,000	↑ 9%
Avg. days on market (days)	49	47	↑ 2	39	49	↓ -10

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Definitions and explanatory notes

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Vaudreuil-Soulanges

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**163**	**199**	↓ -18%	**1,232**	**1,376**	↓ -10%
Active listings	**880**	**848**	↑ 4%	**865**	**873**	↓ -1%
New listings	**253**	**256**	↓ -1%	**2,177**	**2,171**	↔ 0%
Sales volume	**$103,440,634**	**$127,317,369**	↓ -19%	**$764,598,309**	**$836,479,214**	↓ -9%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	125	141	↓ -11%	878	971	↓ -10%
Active listings	613	578	↑ 6%	592	591	↔ 0%
Median price	$640,000	$637,442	↔ 0%	$625,000	$615,500	↑ 2%
Avg. days on market (days)	42	45	↓ -3	39	50	↓ -11
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	35	53	↓ -34%	315	366	↓ -14%
Active listings	227	221	↑ 3%	238	241	↓ -1%
Median price	$393,000	$375,000	↑ 5%	$384,900	$370,000	↑ 4%
Avg. days on market (days)	62	47	↑ 15	70	59	↑ 11
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	4	**	31	34	↓ -9%
Active listings	31	38	↓ -18%	26	30	**
Median price	**	**	**	$687,000	$600,000	↑ 15%
Avg. days on market (days)	**	**	**	95	58	↑ 37

Source : QPAREB by the Centris system

Definitions and explanatory notes

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Saint-Jean-sur-Richelieu

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**80**	**103**	↓ -22%	**743**	**820**	↓ -9%
Active listings	**364**	**328**	↑ 11%	**367**	**369**	↓ -1%
New listings	**123**	**114**	↑ 8%	**1,121**	**1,127**	↓ -1%
Sales volume	**$49,786,853**	**$56,269,686**	↓ -12%	**$438,392,994**	**$442,872,883**	↓ -1%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	63	81	↓ -22%	555	599	↓ -7%
Active listings	256	237	↑ 8%	268	269	↔ 0%
Median price	$595,000	$538,000	↑ 11%	$583,125	$550,000	↑ 6%
Avg. days on market (days)	51	37	↑ 14	35	40	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	11	17	**	136	153	↓ -11%
Active listings	59	36	↑ 64%	51	44	↑ 15%
Median price	**	**	**	$378,750	$370,000	↑ 2%
Avg. days on market (days)	**	**	**	27	31	↓ -4
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	6	5	**	50	68	↓ -26%
Active listings	45	50	↓ -10%	42	52	↓ -18%
Median price	**	**	**	$650,000	$582,750	↑ 12%
Avg. days on market (days)	**	**	**	52	81	↓ -29

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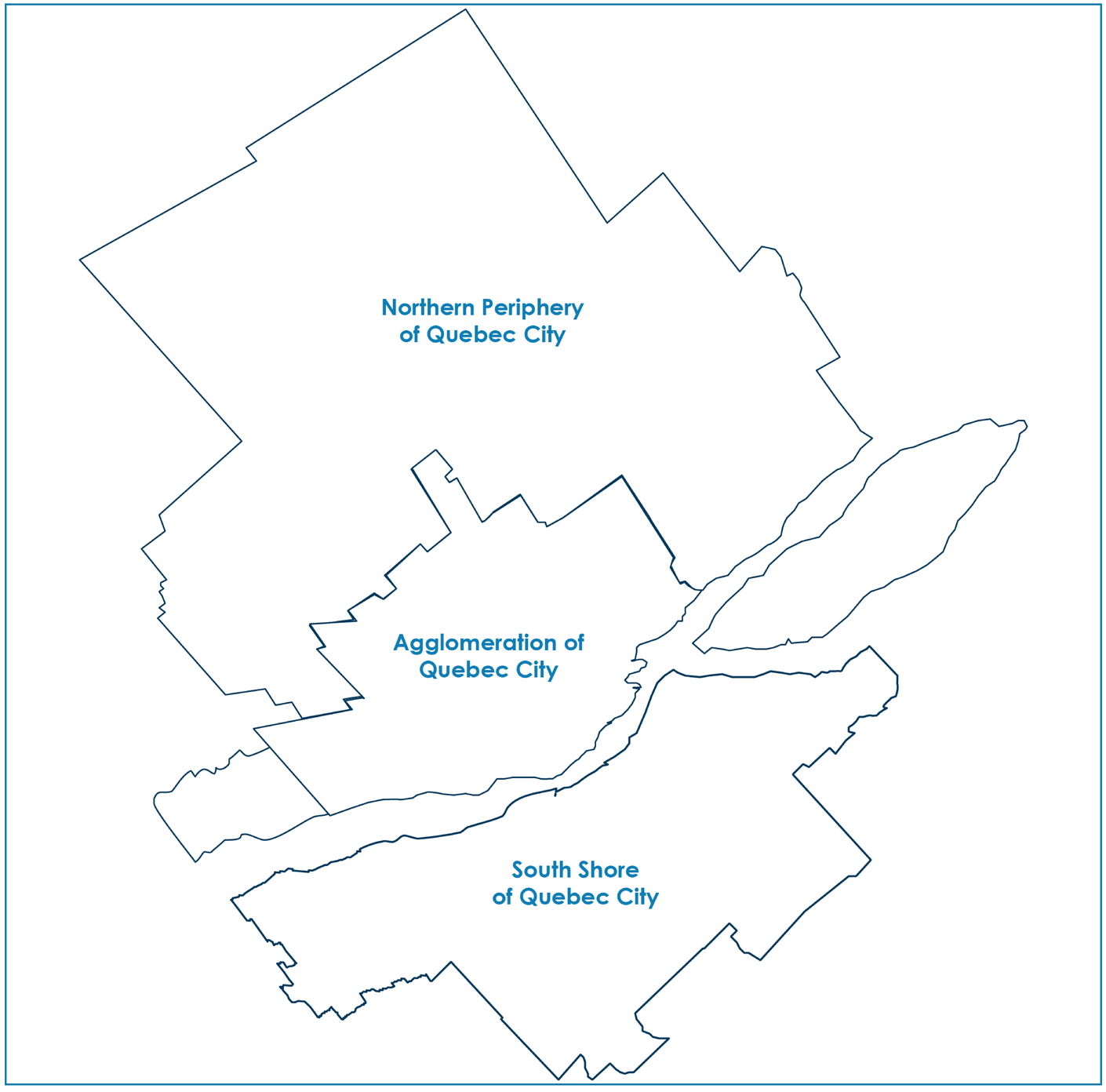
QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**709**	**741**	↓ -4%	**6,239**	**6,247**	↔ 0%
Active listings	**1,993**	**1,608**	↑ 24%	**2,013**	**1,858**	↑ 8%
New listings	**783**	**727**	↑ 8%	**8,227**	**7,211**	↑ 14%
Sales volume	**$348,864,307**	**$352,264,268**	↓ -1%	**$3,073,904,788**	**$2,845,523,042**	↑ 8%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	452	455	↓ -1%	3,839	3,833	↔ 0%
Active listings	1,147	1,005	↑ 14%	1,209	1,168	↑ 4%
Median price	$460,000	$453,500	↑ 1%	$475,000	$445,000	↑ 7%
Avg. days on market (days)	26	26	↔ 0	21	29	↓ -8
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	194	225	↓ -14%	1,860	1,912	↓ -3%
Active listings	604	389	↑ 55%	575	469	↑ 23%
Median price	$324,750	$310,000	↑ 5%	$330,000	$310,000	↑ 6%
Avg. days on market (days)	33	43	↓ -10	25	36	↓ -11
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	62	60	↑ 3%	536	500	↑ 7%
Active listings	225	207	↑ 9%	218	215	↑ 2%
Median price	$606,750	$498,500	↑ 22%	$570,000	$508,000	↑ 12%
Avg. days on market (days)	22	41	↓ -19	29	43	↓ -14

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Agglomeration of Quebec City

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**476**	**507**	↓ -6%	**4,196**	**4,186**	↔ 0%
Active listings	**1,202**	**861**	↑ 40%	**1,232**	**1,032**	↑ 19%
New listings	**507**	**463**	↑ 10%	**5,428**	**4,730**	↑ 15%
Sales volume	**$231,450,025**	**$236,640,738**	↓ -2%	**$2,058,121,971**	**$1,890,835,121**	↑ 9%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	272	270	↑ 1%	2,213	2,192	↑ 1%
Active listings	528	376	↑ 40%	587	487	↑ 20%
Median price	$461,500	$465,000	↓ -1%	$485,000	$450,000	↑ 8%
Avg. days on market (days)	22	19	↑ 3	17	22	↓ -5
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	157	194	↓ -19%	1,564	1,628	↓ -4%
Active listings	505	324	↑ 56%	477	392	↑ 22%
Median price	$330,000	$315,000	↑ 5%	$335,000	$315,000	↑ 6%
Avg. days on market (days)	34	45	↓ -11	25	37	↓ -12
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	47	43	↑ 9%	419	366	↑ 14%
Active listings	167	161	↑ 4%	167	152	↑ 10%
Median price	$615,000	$560,000	↑ 10%	$580,000	$540,000	↑ 7%
Avg. days on market (days)	21	37	↓ -16	30	38	↓ -8

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Northern Periphery of Quebec City

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**79**	**95**	↓ -17%	**722**	**784**	↓ -8%
Active listings	**346**	**384**	↓ -10%	**329**	**422**	↓ -22%
New listings	**106**	**102**	↑ 4%	**1,042**	**974**	↑ 7%
Sales volume	**$45,133,898**	**$56,865,241**	↓ -21%	**$404,806,585**	**$418,003,188**	↓ -3%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	63	83	↓ -24%	610	683	↓ -11%
Active listings	306	349	↓ -12%	288	382	↓ -25%
Median price	$517,500	$540,000	↓ -4%	$533,500	$477,000	↑ 12%
Avg. days on market (days)	31	52	↓ -21	30	45	↓ -15
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	14	10	**	93	81	↑ 15%
Active listings	27	23	**	29	26	**
Median price	**	**	**	$315,000	$275,000	↑ 15%
Avg. days on market (days)	**	**	**	22	55	↓ -33
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	2	2	**	17	19	**
Active listings	11	7	**	9	10	**
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

July 2026

Residential : Summary of Centris Activity

	July			Year-to-date		
	2026	2025	Variation	2026	2025	Variation
Total sales	**154**	**139**	↑ 11%	**1,321**	**1,277**	↑ 3%
Active listings	**445**	**363**	↑ 23%	**452**	**404**	↑ 12%
New listings	**170**	**162**	↑ 5%	**1,757**	**1,507**	↑ 17%
Sales volume	**$72,280,384**	**$58,758,289**	↑ 23%	**$610,976,232**	**$536,684,733**	↑ 14%

Detailed Statistics by Property Category

	July			Year-to-date		
Single-family home	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	117	102	↑ 15%	1,016	958	↑ 6%
Active listings	313	280	↑ 12%	335	299	↑ 12%
Median price	$445,000	$410,000	↑ 9%	$436,000	$405,000	↑ 8%
Avg. days on market (days)	32	24	↑ 8	27	35	↓ -8
Condominium	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	23	21	**	203	203	↔ 0%
Active listings	72	42	↑ 71%	70	51	↑ 38%
Median price	**	**	**	$295,000	$270,200	↑ 9%
Avg. days on market (days)	**	**	**	29	24	↑ 5
Plex (2-5 units)	**2026**	**2025**	**Variation**	**2026**	**2025**	**Variation**
Sales	13	15	**	100	115	↓ -13%
Active listings	47	39	↑ 21%	42	53	↓ -20%
Median price	**	**	**	$471,500	$431,000	↑ 9%
Avg. days on market (days)	**	**	**	24	52	↓ -28

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
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