

MLS® Residential Statistics

April 2010

Province

Province of Québec

Census Metropolitan
Areas

Gatineau
Montréal
Québec
Saguenay
Sherbrooke
Trois-Rivières

Definitions and Explanatory Notes



Province of Québec

Summary of MLS® Activity

Total Residential						
	April 2010			2010 Cumulative		
Sales	9,770	↑	12 %	33,639	↑	29 %
New Listings	14,064	↑	6 %	59,226	↑	6 %
Active Listing	54,323	↓	-12 %	52,571	↓	-13 %
Volume	\$2,374,324,770	↑	23 %	\$7,961,993,566	↑	42 %

Detailed Statistics per Property Category

Single-Family						
	April 2010			2010 Cumulative		
Sales	6,651	↑	9 %	23,310	↑	27 %
Active Listings	39,127	↓	-10 %	37,747	↓	-11 %
Median Price	\$213,500	↑	10 %	\$209,000	↑	10 %
Average Days (days)	77	↓	-13	81	↓	-6

Condominium						
	April 2010			2010 Cumulative		
Sales	2,080	↑	19 %	7,084	↑	39 %
Active Listings	9,949	↓	-14 %	9,815	↓	-14 %
Median Price	\$195,000	↑	8 %	\$190,000	↑	9 %
Average Days (days)	79	↓	-9	83	↓	-7

Plex (2 to 5 units)						
	April 2010			2010 Cumulative		
Sales	990	↑	22 %	3,088	↑	27 %
Active Listings	4,594	↓	-20 %	4,397	↓	-25 %
Median Price	\$319,000	↑	13 %	\$315,000	↑	18 %
Average Days (days)	62	↓	-27	68	↓	-16

** Insufficient number of transactions to produce reliable statistics.

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Note: The rates of change are calculated in relation to the same quarter of the previous year.

[Definitions and Explanatory Notes](#)

The QFREB offers more detailed statistics and in-depth analyses in its [MLS® Barometer - Residential Market](#) publications.

Source: QFREB by Centris®



Gatineau Metropolitan Area

Summary of MLS® Activity

	Total Residential					
	April 2010			2010 Cumulative		
Sales	543	↑	11 %	1,672	↑	23 %
New Listings	777	↔	0 %	2,811	↓	-8 %
Active Listing	2,013	↓	-23 %	1,885	↓	-24 %
Volume	\$119,627,335	↑	17 %	\$355,711,233	↑	30 %

Detailed Statistics per Property Category

	Single-Family					
	April 2010			2010 Cumulative		
Sales	420	↑	5 %	1,322	↑	20 %
Active Listings	1,596	↓	-21 %	1,481	↓	-22 %
Median Price	\$210,000	↑	8 %	\$205,750	↑	8 %
Average Days (days)	53	↓	-9	60	↓	-8

	Condominium					
	April 2010			2010 Cumulative		
Sales	69	↑	15 %	225	↑	31 %
Active Listings	281	↓	-24 %	269	↓	-27 %
Median Price	\$155,000	↑	12 %	\$153,000	↑	9 %
Average Days (days)	61	↓	-21	77	↔	0

	Plex (2 to 5 units)					
	April 2010			2010 Cumulative		
Sales	53	↑	83 %	122	↑	37 %
Active Listings	131	↓	-36 %	130	↓	-32 %
Median Price	\$242,500	↓	-5 %	\$215,000	↓	-5 %
Average Days (days)	34	↓	-28	42	↓	-15

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Source: QFREB by Centris®

Montréal Metropolitan Area

Summary of MLS® Activity

Total Residential						
	April 2010			2010 Cumulative		
Sales	5,513	↑	16 %	18,681	↑	35 %
New Listings	6,808	↑	4 %	29,776	↑	4 %
Active Listing	22,241	↓	-20 %	22,146	↓	-20 %
Volume	\$1,593,880,400	↑	28 %	\$5,264,848,847	↑	49 %

Detailed Statistics per Property Category

Single-Family						
	April 2010			2010 Cumulative		
Sales	3,223	↑	12 %	11,219	↑	32 %
Active Listings	12,947	↓	-20 %	13,046	↓	-18 %
Median Price	\$250,000	↑	9 %	\$245,000	↑	8 %
Average Days (days)	65	↓	-15	68	↓	-10

Condominium						
	April 2010			2010 Cumulative		
Sales	1,654	↑	18 %	5,508	↑	41 %
Active Listings	6,924	↓	-16 %	6,845	↓	-16 %
Median Price	\$210,000	↑	10 %	\$204,000	↑	10 %
Average Days (days)	77	↓	-10	80	↓	-8

Plex (2 to 5 units)						
	April 2010			2010 Cumulative		
Sales	632	↑	28 %	1,941	↑	39 %
Active Listings	2,309	↓	-29 %	2,202	↓	-34 %
Median Price	\$375,000	↑	9 %	\$375,000	↑	10 %
Average Days (days)	55	↓	-27	60	↓	-21

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Source: QFREB by Centris®

Québec Metropolitan Area

Summary of MLS® Activity

Total Residential						
	April 2010			2010 Cumulative		
Sales	774	↓	-8 %	2,950	↑	4 %
New Listings	999	↑	2 %	4,301	↓	-2 %
Active Listing	3,008	↓	-21 %	2,895	↓	-26 %
Volume	\$177,381,648	↑	2 %	\$667,828,578	↑	17 %

Detailed Statistics per Property Category

Single-Family						
	April 2010			2010 Cumulative		
Sales	510	↓	-15 %	1,935	↓	-1 %
Active Listings	2,102	↓	-21 %	1,957	↓	-28 %
Median Price	\$217,750	↑	15 %	\$215,000	↑	14 %
Average Days (days)	58	↓	-17	61	↓	-11

Condominium						
	April 2010			2010 Cumulative		
Sales	199	↑	6 %	785	↑	21 %
Active Listings	669	↓	-23 %	716	↓	-17 %
Median Price	\$176,000	↑	15 %	\$174,000	↑	14 %
Average Days (days)	70	↓	-6	75	↓	-7

Plex (2 to 5 units)						
	April 2010			2010 Cumulative		
Sales	65	↑	14 %	230	↓	-1 %
Active Listings	231	↓	-25 %	216	↓	-34 %
Median Price	\$240,000	↑	14 %	\$240,000	↑	17 %
Average Days (days)	48	↓	-50	54	↓	-26

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Source: QFREB by Centris®

Saguenay Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	April 2010					
Sales	162	↓	-10 %	612	↑	19 %
New Listings	251	↔	0 %	990	↑	5 %
Active Listing	790	↓	-9 %	756	↓	-9 %
Volume	\$27,023,286	↓	-3 %	\$100,650,289	↑	32 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	April 2010					
Sales	139	↓	-10 %	512	↑	20 %
Active Listings	638	↓	-12 %	603	↓	-12 %
Median Price	\$164,000	↑	9 %	\$156,000	↑	8 %
Average Days (days)	84	↓	-3	88	↓	-1

	Condominium			2010 Cumulative		
	April 2010					
Sales	7		**	28		**
Active Listings	61	↑	33 %	59	↑	48 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)			2010 Cumulative		
	April 2010					
Sales	16		**	72	↓	-6 %
Active Listings	87	↓	-3 %	90	↓	-6 %
Median Price	**		**	\$147,500	↑	5 %
Average Days (days)	**		**	95	↑	19

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Source: QFREB by Centris®



Sherbrooke Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	April 2010					
Sales	207	↑	4 %	768	↑	13 %
New Listings	304	↑	15 %	1,342	↑	11 %
Active Listing	1,367	↓	-6 %	1,341	↓	-10 %
Volume	\$41,864,607	↑	9 %	\$145,720,967	↑	21 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	April 2010					
Sales	151	↓	-4 %	585	↑	5 %
Active Listings	906	↓	-12 %	888	↓	-17 %
Median Price	\$177,000	↑	6 %	\$173,400	↑	7 %
Average Days (days)	78	↓	-22	85	↓	-6

	Condominium			2010 Cumulative		
	April 2010					
Sales	29		**	99	↑	71 %
Active Listings	307	↑	16 %	310	↑	22 %
Median Price	**		**	\$142,000	↑	2 %
Average Days (days)	**		**	122	↓	-1

	Plex (2 to 5 units)			2010 Cumulative		
	April 2010					
Sales	26		**	80	↑	29 %
Active Listings	141	↓	-8 %	131	↓	-17 %
Median Price	**		**	\$201,500	↓	-2 %
Average Days (days)	**		**	81	↓	-10

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Source: QFREB by Centris®



Trois-Rivières Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	April 2010					
Sales	103	↓	-1 %	391	↓	-3 %
New Listings	153	↑	8 %	647	↑	13 %
Active Listing	528	↓	-1 %	485	↓	-11 %
Volume	\$14,720,208	↓	-1 %	\$57,245,140	↑	2 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	April 2010					
Sales	83	↑	5 %	317	↑	2 %
Active Listings	407	↑	3 %	361	↓	-12 %
Median Price	\$139,500	↑	3 %	\$140,000	↑	4 %
Average Days (days)	61	↓	-51	67	↓	-23

	Condominium			2010 Cumulative		
	April 2010					
Sales	7		**	20		**
Active Listings	38	↓	-21 %	40	↓	-10 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)			2010 Cumulative		
	April 2010					
Sales	12		**	50	↓	-6 %
Active Listings	73	↓	-9 %	72	↓	-11 %
Median Price	**		**	\$150,250	↑	16 %
Average Days (days)	**		**	76	↓	-5

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Source: QFREB by Centris®

MLS[®] System

The MLS[®] system is the most extensive and current computerized database of real estate transactions. Only real estate agents and brokers who are members of a real estate board have access to it. The MLS[®] system is a collaboration system that follows very specific rules that all real estate agents and brokers adhere to.

Residentiel

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

New Listings

The number of new brokerage contracts with a signature date that falls within 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 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

Total value of sales, in dollars (\$), with a date corresponding to the targeted period.

Average Sale Price

Average number of days between the sale date and the date the brokerage contract is signed, for a given listing.

Average Sale Price

Average value of sales, in dollars (\$), for the targeted period. To obtain a more significant average sale price, some transactions may have been excluded from the calculation.

Median Sale Price

Median value of sales, in dollars (\$), for the targeted period. The median price is that which divides all transactions into two equal parts: 50% of transactions were at a lower price than the median price and the other 50% were at a higher price. In order to obtain a more significant median price, some transactions may have been excluded from the calculation.

Caution

The average and median property prices indicated in this brochure are based on transactions concluded via the MLS[®] 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.

About Centris[®]

Centris[®] is a leading-edge technology company that provides Québec's 12 real estate boards and their 14,000 agents and brokers with the latest industry-approved technological resources. Our mission is to provide and manage real estate information and technology solutions so that members can successfully meet their business objectives and maintain their predominance in the real estate industry.

About the QFREB

The Québec Federation of Real Estate Boards (QFREB) is a non-profit organization that oversees the twelve provincial real estate boards. Its mission is to promote and protect the interests of Québec's real estate industry so that the boards and their members can successfully meet their business objectives.