

Province

Province of Québec

Census Metropolitan
Area

Gatineau
Montréal
Québec
Saguenay
Sherbrooke
Trois-Rivières

Definitions and Explanatory notes



Province of Québec

Summary of MLS® Activity

Total Residential						
	May 2010			2010 Cumulative		
Sales	8 014	↓	-8%	41 598	↑	20%
New Listings	12 596	↑	5%	71 814	↑	6%
Active Listing	54 398	↓	-8%	52 960	↓	-12%
Volume	\$1 993 055 331	↑	1%	\$9 941 880 859	↑	31%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	5 657	↓	-8%	28 926	↑	18%
Active Listings	39 059	↓	-7%	38 028	↓	-10%
Median Price	\$215 000	↑	8%	\$210 000	↑	9%
Average Days (days)	74	↓	-15	79	↓	-8

Condominium						
	May 2010			2010 Cumulative		
Sales	1 589	↓	-7%	8 664	↑	27%
Active Listings	10 072	↓	-9%	9 864	↓	-13%
Median Price	\$198 699	↑	10%	\$192 000	↑	9%
Average Days (days)	73	↓	-17	81	↓	-9

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	722	↓	-12%	3 805	↑	17%
Active Listings	4 602	↓	-16%	4 444	↓	-23%
Median Price	\$325 000	↑	14%	\$317 000	↑	15%
Average Days (days)	62	↓	-30	67	↓	-19

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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						
	May 2010			2010 Cumulative		
Sales	464	↓	-3%	2 135	↑	16%
New Listings	651	↓	-12%	3 462	↓	-9%
Active Listing	1 974	↓	-23%	1 904	↓	-23%
Volume	\$104 463 246	↑	4%	\$459 971 979	↑	23%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	377	↓	-3%	1 699	↑	14%
Active Listings	1 582	↓	-21%	1 502	↓	-22%
Median Price	\$212 000	↑	5%	\$207 250	↑	8%
Average Days (days)	54	↓	-8	59	↓	-8

Condominium						
	May 2010			2010 Cumulative		
Sales	53	↓	-9%	277	↑	20%
Active Listings	264	↓	-25%	268	↓	-27%
Median Price	\$155 000	↑	10%	\$154 500	↑	10%
Average Days (days)	57	↓	-2	73	↑	1

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	34	↔	0%	156	↑	27%
Active Listings	122	↓	-35%	129	↓	-32%
Median Price	\$237 500	↑	1%	\$218 750	↓	-5%
Average Days (days)	44	↓	-21	43	↓	-17

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

Montréal Metropolitan Area

Summary of MLS® Activity

Total Residential						
	May 2010			2010 Cumulative		
Sales	4 403	↓	-8%	23 054	↑	24%
New Listings	5 863	↑	4%	35 638	↑	4%
Active Listing	21 692	↓	-16%	22 064	↓	-19%
Volume	\$1 311 971 644	↑	1%	\$6 568 564 113	↑	36%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	2 663	↓	-9%	13 861	↑	21%
Active Listings	12 415	↓	-18%	12 931	↓	-18%
Median Price	\$257 000	↑	8%	\$247 500	↑	8%
Average Days (days)	63	↓	-17	67	↓	-11

Condominium						
	May 2010			2010 Cumulative		
Sales	1 269	↓	-6%	6 773	↑	29%
Active Listings	6 935	↓	-11%	6 857	↓	-15%
Median Price	\$207 000	↑	7%	\$205 000	↑	9%
Average Days (days)	71	↓	-17	78	↓	-10

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	470	↓	-10%	2 406	↑	25%
Active Listings	2 275	↓	-24%	2 220	↓	-32%
Median Price	\$390 000	↑	11%	\$378 000	↑	10%
Average Days (days)	53	↓	-39	59	↓	-25

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

Québec Metropolitan Area

Summary of MLS® Activity

Total Residential						
	#VALEUR!			2010 Cumulative		
Sales	628	↓	-18%	3 571	↓	-1%
New Listings	994	↑	8%	5 299	↔	0%
Active Listing	3 148	↓	-14%	2 950	↓	-23%
Volume	\$147 732 608	↓	-9%	\$814 191 986	↑	11%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	434	↓	-21%	2 364	↓	-5%
Active Listings	2 132	↓	-14%	1 995	↓	-25%
Median Price	\$229 000	↑	18%	\$217 000	↑	14%
Average Days (days)	55	↓	-18	60	↓	-12

Condominium						
	May 2010			2010 Cumulative		
Sales	146	↓	-8%	929	↑	15%
Active Listings	769	↓	-13%	728	↓	-16%
Median Price	\$185 000	↑	18%	\$175 000	↑	13%
Average Days (days)	60	↓	-12	73	↓	-7

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	48	↓	-17%	278	↓	-4%
Active Listings	241	↓	-20%	221	↓	-31%
Median Price	\$247 500	↑	14%	\$240 000	↑	15%
Average Days (days)	58	↓	-6	55	↓	-22

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

Saguenay Metropolitan Area

Summary of MLS® Activity

Total Residential						
	May 2010			2010 Cumulative		
Sales	144	↓	-23%	755	↑	7%
New Listings	201	↓	-10%	1 191	↑	2%
Active Listing	767	↓	-9%	759	↓	-9%
Volume	\$25 106 586	↓	-12%	\$125 577 875	↑	20%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	121	↓	-22%	632	↑	9%
Active Listings	612	↓	-14%	605	↓	-13%
Median Price	\$161 000	↑	7%	\$157 000	↑	8%
Average Days (days)	79	↓	-12	86	↓	-4

Condominium						
	May 2010			2010 Cumulative		
Sales	8		**	36	↑	89%
Active Listings	53	↑	26%	58	↑	44%
Median Price	**		**	\$130 500	↑	1%
Average Days (days)	**		**	87	↓	-12

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	15		**	87	↓	-14%
Active Listings	100	↑	19%	92	↓	-1%
Median Price	**		**	\$149 000	↑	6%
Average Days (days)	**		**	90	↑	12

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

Sherbrooke Metropolitan Area

Summary of MLS® Activity

Total Residential						
	May 2010			2010 Cumulative		
Sales	150	↓	-25%	917	↑	5%
New Listings	263	↑	5%	1 605	↑	10%
Active Listing	1 375	↓	-1%	1 348	↓	-8%
Volume	\$33 132 179	↓	-9%	\$178 613 146	↑	14%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	100	↓	-37%	684	↓	-4%
Active Listings	926	↓	-5%	896	↓	-15%
Median Price	\$186 250	↑	13%	\$174 700	↑	7%
Average Days (days)	79	↓	-9	84	↓	-6

Condominium						
	May 2010			2010 Cumulative		
Sales	31	↑	55%	130	↑	67%
Active Listings	297	↑	16%	307	↑	21%
Median Price	\$141 000	↑	7%	\$141 500	↑	4%
Average Days (days)	117	↑	29	121	↑	7

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	18		**	98	↑	18%
Active Listings	139	↓	-3%	133	↓	-14%
Median Price	**		**	\$199 500	↑	1%
Average Days (days)	**		**	77	↓	-23

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

Trois-Rivières Metropolitan Area

Summary of MLS® Activity

Total Residential						
	May 2010			2010 Cumulative		
Sales	87	↓	-30%	478	↓	-9%
New Listings	142	↑	33%	788	↑	16%
Active Listing	544	↑	15%	496	↓	-6%
Volume	\$13 717 300	↓	-22%	\$70 962 440	↓	-4%

Detailed Statistics per Property Category

Single-Family						
	May 2010			2010 Cumulative		
Sales	70	↓	-26%	387	↓	-5%
Active Listings	413	↑	16%	371	↓	-7%
Median Price	\$146 000	↑	6%	\$144 000	↑	7%
Average Days (days)	60	↓	-27	66	↓	-24

Condominium						
	May 2010			2010 Cumulative		
Sales	4		**	24		**
Active Listings	37	↓	-14%	40	↓	-10%
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

Plex (2 to 5 units)						
	May 2010			2010 Cumulative		
Sales	13		**	63	↓	-10%
Active Listings	83	↑	22%	75	↓	-5%
Median Price	**		**	\$150 500	↑	18%
Average Days (days)	**		**	82	↑	2

** Insufficient number of transactions to produce reliable statistics.

[Back](#)

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®

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.