

MLS® Residential Statistics

February 2010

Province

Province of Québec

Census Metropolitan
Areas

Gatineau
Montréal

Montréal's Island

Laval

North-Shore

South-Shore

Vaudreuil-Soulanges

Québec

North-Shore

South-Shore

Saguenay

Sherbrooke

Trois-Rivières

Definitions and Explanatory Notes



Province of Québec

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	8,074	↑	38 %	13,284	↑	44 %
New Listings	14,772	↑	5 %	28,155	↑	3 %
Active Listing	52,379	↓	-13 %	50,697	↓	-13 %
Volume (in thousand \$)	\$1,894,099,749	↑	53 %	\$3,082,378,106	↑	59 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	5,661	↑	35 %	9,257	↑	41 %
Active Listings	37,487	↓	-12 %	36,316	↓	-11 %
Median Price	\$206,000	↑	10 %	\$204,900	↑	10 %
Average Days (days)	83	↓	-1	84	↓	-1

	Condominium					
	February 2010			2010 Cumulative		
Sales	1,707	↑	49 %	2,825	↑	60 %
Active Listings	9,922	↓	-14 %	9,607	↓	-13 %
Median Price	\$188,000	↑	8 %	\$189,000	↑	10 %
Average Days (days)	84	↓	-9	87	↓	-7

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	674	↑	32 %	1,140	↑	34 %
Active Listings	4,371	↓	-27 %	4,196	↓	-28 %
Median Price	\$305,000	↑	17 %	\$303,000	↑	21 %
Average Days (days)	69	↓	-12	71	↓	-10

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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Gatineau Metropolitan Area

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	376	↑	26 %	622	↑	31 %
New Listings	654	↓	-9 %	1,190	↓	-15 %
Active Listing	1,837	↓	-24 %	1,763	↓	-24 %
Volume (in thousand \$)	\$77,538,050	↑	29 %	\$128,078,241	↑	38 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	291	↑	24 %	495	↑	31 %
Active Listings	1,442	↓	-23 %	1,378	↓	-22 %
Median Price	\$195,000	↑	3 %	\$195,250	↑	5 %
Average Days (days)	70	↑	0	66	↓	-8

	Condominium					
	February 2010			2010 Cumulative		
Sales	55	↑	34 %	83	↑	24 %
Active Listings	263	↓	-30 %	257	↓	-29 %
Median Price	\$154,500	↑	7 %	\$153,000	↑	10 %
Average Days (days)	114	↑	31	97	↑	18

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	30	↑	36 %	44	↑	42 %
Active Listings	126	↓	-32 %	123	↓	-32 %
Median Price	\$194,550	↓	-5 %	\$194,550	↓	-8 %
Average Days (days)	36	↓	-25	43	↓	-20

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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Montréal Metropolitan Area

Summary of MLS® Activity

	Total Residential		
	February 2010		2010 Cumulative
Sales	4,465	↑ 45 %	7,226 ↑ 53 %
New Listings	7,694	↑ 6 %	14,592 ↑ 4 %
Active Listing	22,528	↓ -19 %	21,682 ↓ -19 %
Volume (in thousand \$)	\$1,243,420,119	↑ 60 %	\$2,002,473,352 ↑ 69 %

Detailed Statistics per Property Category

	Single-Family		
	February 2010		2010 Cumulative
Sales	2,731	↑ 41 %	4,357 ↑ 47 %
Active Listings	13,337	↓ -18 %	12,858 ↓ -17 %
Median Price	\$245,000	↑ 9 %	\$240,000 ↑ 7 %
Average Days (days)	69	↓ -9	72 ↓ -6

	Condominium		
	February 2010		2010 Cumulative
Sales	1,325	↑ 55 %	2,184 ↑ 69 %
Active Listings	6,937	↓ -16 %	6,670 ↓ -15 %
Median Price	\$197,000	↑ 5 %	\$199,250 ↑ 8 %
Average Days (days)	80	↓ -11	84 ↓ -8

	Plex (2 to 5 units)		
	February 2010		2010 Cumulative
Sales	406	↑ 41 %	679 ↑ 46 %
Active Listings	2,201	↓ -36 %	2,105 ↓ -36 %
Median Price	\$378,500	↑ 15 %	\$370,000 ↑ 11 %
Average Days (days)	63	↓ -21	65 ↓ -15

** Insufficient number of transactions to produce reliable statistics.

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

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Montréal's Island

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	1,639	↑	49 %	2,632	↑	53 %
New Listings	2,926	↑	6 %	5,405	↑	2 %
Active Listing	7,832	↓	-25 %	7,483	↓	-25 %
Volume (in thousand \$)	\$554,257,884	↑	67 %	\$884,986,529	↑	71 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	551	↑	53 %	858	↑	47 %
Active Listings	2,326	↓	-26 %	2,230	↓	-26 %
Median Price	\$324,500	↑	15 %	\$318,000	↑	14 %
Average Days (days)	63	↓	-5	66	↓	-7

	Condominium					
	February 2010			2010 Cumulative		
Sales	798	↑	53 %	1,295	↑	66 %
Active Listings	3,972	↓	-18 %	3,799	↓	-17 %
Median Price	\$227,000	↑	4 %	\$227,000	↑	6 %
Average Days (days)	79	↓	-15	82	↓	-11

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	290	↑	32 %	479	↑	34 %
Active Listings	1,534	↓	-37 %	1,455	↓	-38 %
Median Price	\$395,000	↑	14 %	\$390,000	↑	12 %
Average Days (days)	63	↓	-19	64	↓	-13

** Insufficient number of transactions to produce reliable statistics.

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

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Laval

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	506	↑	35 %	822	↑	53 %
New Listings	873	↑	13 %	1,720	↑	7 %
Active Listing	2,643	↓	-19 %	2,545	↓	-20 %
Volume (in thousand \$)	\$136,838,130	↑	58 %	\$218,115,343	↑	76 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	371	↑	29 %	589	↑	43 %
Active Listings	1,767	↓	-19 %	1,693	↓	-21 %
Median Price	\$255,000	↑	9 %	\$255,000	↑	11 %
Average Days (days)	63	↓	-16	65	↓	-14

	Condominium					
	February 2010			2010 Cumulative		
Sales	101	↑	35 %	180	↑	67 %
Active Listings	684	↓	-12 %	661	↓	-14 %
Median Price	\$175,000	↑	7 %	\$181,500	↑	10 %
Average Days (days)	72	↓	-12	82	↓	-2

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	34	↑	209 %	53	↑	231 %
Active Listings	188	↓	-32 %	187	↓	-28 %
Median Price	\$382,500	↑	28 %	\$369,000	↑	20 %
Average Days (days)	55	↓	-6	72	↑	11

** Insufficient number of transactions to produce reliable statistics.

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North-Shore of Montréal

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	1,009	↑	48 %	1,637	↑	54 %
New Listings	1,797	↑	9 %	3,434	↑	5 %
Active Listing	6,039	↓	-12 %	5,844	↓	-11 %
Volume (in thousand \$)	\$225,325,578	↑	59 %	\$362,676,643	↑	65 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	850	↑	48 %	1,364	↑	53 %
Active Listings	4,965	↓	-10 %	4,810	↓	-9 %
Median Price	\$214,900	↑	9 %	\$212,000	↑	8 %
Average Days (days)	82	↓	-3	84	↑	1

	Condominium					
	February 2010			2010 Cumulative		
Sales	123	↑	45 %	204	↑	53 %
Active Listings	828	↓	-15 %	796	↓	-15 %
Median Price	\$145,000	↑	7 %	\$148,700	↑	3 %
Average Days (days)	88	↓	-11	94	↓	-9

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	34	↑	48 %	65	↑	71 %
Active Listings	216	↓	-30 %	210	↓	-31 %
Median Price	\$282,000	↑	22 %	\$306,000	↑	17 %
Average Days (days)	55	↓	-48	60	↓	-36

** Insufficient number of transactions to produce reliable statistics.

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South-Shore of Montréal

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	February 2010					
Sales	1,107	↑	44 %	1,805	↑	54 %
New Listings	1,697	↑	2 %	3,263	↑	3 %
Active Listing	4,720	↓	-20 %	4,579	↓	-19 %
Volume (in thousand \$)	\$273,975,427	↑	54 %	\$452,956,450	↑	65 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	February 2010					
Sales	782	↑	36 %	1,261	↑	45 %
Active Listings	3,188	↓	-21 %	3,085	↓	-20 %
Median Price	\$237,500	↑	8 %	\$237,000	↑	7 %
Average Days (days)	63	↓	-12	66	↓	-10

	Condominium			2010 Cumulative		
	February 2010					
Sales	280	↑	72 %	464	↑	82 %
Active Listings	1,286	↓	-15 %	1,257	↓	-13 %
Median Price	\$170,000	↑	3 %	\$174,700	↑	7 %
Average Days (days)	84	↑	2	88	↑	2

	Plex (2 to 5 units)			2010 Cumulative		
	February 2010					
Sales	45	↑	45 %	79	↑	72 %
Active Listings	237	↓	-37 %	228	↓	-38 %
Median Price	\$330,000	↑	16 %	\$330,000	↑	21 %
Average Days (days)	77	↓	-21	68	↓	-21

** Insufficient number of transactions to produce reliable statistics.

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

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Vaudreuil-Soulanges

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	204	↑	33 %	330	↑	47 %
New Listings	401	↑	4 %	770	↑	1 %
Active Listing	1,294	↓	-15 %	1,231	↓	-15 %
Volume (in thousand \$)	\$53,023,100	↑	50 %	\$83,738,387	↑	60 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	177	↑	26 %	285	↑	42 %
Active Listings	1,091	↓	-18 %	1,040	↓	-19 %
Median Price	\$245,000	↑	13 %	\$240,000	↑	9 %
Average Days (days)	67	↓	-14	73	↓	-6

	Condominium					
	February 2010			2010 Cumulative		
Sales	23		**	41	↑	128 %
Active Listings	167	↑	20 %	157	↑	26 %
Median Price	**		**	\$165,000	↑	2 %
Average Days (days)	**		**	64	↓	-6

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	3		**	3		**
Active Listings	26	↓	-13 %	25	↓	-15 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

** Insufficient number of transactions to produce reliable statistics.

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

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Québec Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	February 2010					
Sales	748	↑	11 %	1,291	↑	15 %
New Listings	1,083	↓	-3 %	2,049	↓	-6 %
Active Listing	2,844	↓	-28 %	2,769	↓	-28 %
Volume (in thousand \$)	\$169,661,221	↑	26 %	\$289,417,041	↑	29 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	February 2010					
Sales	479	↑	6 %	845	↑	13 %
Active Listings	1,896	↓	-31 %	1,818	↓	-32 %
Median Price	\$210,000	↑	14 %	\$209,450	↑	13 %
Average Days (days)	66	↓	-5	65	↓	-4

	Condominium			2010 Cumulative		
	February 2010					
Sales	202	↑	21 %	341	↑	31 %
Active Listings	737	↓	-15 %	749	↓	-10 %
Median Price	\$176,000	↑	14 %	\$175,000	↑	17 %
Average Days (days)	83	↔	0	80	↓	-4

	Plex (2 to 5 units)			2010 Cumulative		
	February 2010					
Sales	67	↑	16 %	105	↓	-5 %
Active Listings	204	↓	-39 %	195	↓	-42 %
Median Price	\$247,000	↑	26 %	\$250,000	↑	25 %
Average Days (days)	51	↓	-13	54	↓	-27

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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North-Shore of Québec

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	628	↑	12 %	1,074	↑	16 %
New Listings	910	↑	2 %	1,725	↓	-1 %
Active Listing	2,331	↓	-26 %	2,267	↓	-26 %
Volume (in thousand \$)	\$144,338,771	↑	27 %	\$244,504,283	↑	31 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	385	↑	7 %	671	↑	15 %
Active Listings	1,471	↓	-30 %	1,402	↓	-32 %
Median Price	\$213,000	↑	15 %	\$212,250	↑	14 %
Average Days (days)	63	↓	-7	63	↓	-6

	Condominium					
	February 2010			2010 Cumulative		
Sales	183	↑	17 %	309	↑	27 %
Active Listings	682	↓	-11 %	695	↓	-6 %
Median Price	\$179,950	↑	16 %	\$175,000	↑	17 %
Average Days (days)	83	↓	-1	81	↓	-5

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	60	↑	25 %	94	↓	-1 %
Active Listings	175	↓	-37 %	168	↓	-40 %
Median Price	\$248,500	↑	23 %	\$251,000	↑	18 %
Average Days (days)	53	↓	-9	56	↓	-23

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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South-Shore of Québec

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	120	↑	6 %	217	↑	11 %
New Listings	173	↓	-22 %	324	↓	-23 %
Active Listing	513	↓	-37 %	503	↓	-36 %
Volume (in thousand \$)	\$25,322,450	↑	21 %	\$44,912,758	↑	20 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	94	↑	3 %	174	↑	7 %
Active Listings	425	↓	-36 %	417	↓	-34 %
Median Price	\$196,250	↑	7 %	\$197,500	↑	7 %
Average Days (days)	78	↑	3	75	↑	6

	Condominium					
	February 2010			2010 Cumulative		
Sales	19		**	32	↑	88 %
Active Listings	55	↓	-43 %	54	↓	-43 %
Median Price	**		**	\$163,500	↑	10 %
Average Days (days)	**		**	76	↑	14

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	7		**	11		**
Active Listings	29	↓	-52 %	27	↓	-54 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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Saguenay Metropolitan Area

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	151	↑	37 %	253	↑	48 %
New Listings	251	↑	3 %	474	↑	8 %
Active Listing	756	↓	-9 %	730	↓	-8 %
Volume (in thousand \$)	\$24,388,373	↑	53 %	\$40,771,125	↑	62 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	129	↑	50 %	214	↑	61 %
Active Listings	591	↓	-15 %	572	↓	-13 %
Median Price	\$155,000	↑	14 %	\$150,000	↑	5 %
Average Days (days)	79	↓	-13	91	↓	-1

	Condominium					
	February 2010			2010 Cumulative		
Sales	4		**	9		**
Active Listings	63	↑	80 %	61	↑	68 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	18		**	30	↓	-6 %
Active Listings	98	↑	2 %	93	↓	-5 %
Median Price	**		**	\$140,400	↑	1 %
Average Days (days)	**		**	90	↑	3

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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Sherbrooke Metropolitan Area

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	210	↑	22 %	319	↑	18 %
New Listings	362	↑	12 %	668	↑	7 %
Active Listing	1,349	↓	-11 %	1,316	↓	-12 %
Volume (in thousand \$)	\$38,339,150	↑	30 %	\$57,863,122	↑	27 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	169	↑	15 %	249	↑	10 %
Active Listings	892	↓	-19 %	876	↓	-19 %
Median Price	\$165,000	↑	6 %	\$166,500	↑	6 %
Average Days (days)	94	↑	3	91	↑	3

	Condominium					
	February 2010			2010 Cumulative		
Sales	21		**	31	↑	29 %
Active Listings	317	↑	24 %	307	↑	24 %
Median Price	**		**	\$136,000	↑	8 %
Average Days (days)	**		**	120	↓	-11

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	17		**	36	↑	89 %
Active Listings	127	↓	-22 %	122	↓	-23 %
Median Price	**		**	\$202,000	↓	-4 %
Average Days (days)	**		**	80	↓	-10

** Insufficient number of transactions to produce reliable statistics.

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

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Source: QFREB by Centris®

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Trois-Rivières Metropolitan Area

Summary of MLS® Activity

	Total Residential					
	February 2010			2010 Cumulative		
Sales	96	↓	-4 %	161	↓	-6 %
New Listings	150	↑	4 %	294	↑	7 %
Active Listing	463	↓	-16 %	446	↓	-19 %
Volume (in thousand \$)	\$15,364,558	↑	15 %	\$25,124,632	↑	12 %

Detailed Statistics per Property Category

	Single-Family					
	February 2010			2010 Cumulative		
Sales	80	↑	4 %	134	↓	-1 %
Active Listings	338	↓	-20 %	324	↓	-23 %
Median Price	\$150,000	↑	14 %	\$147,950	↑	14 %
Average Days (days)	65	↓	-17	70	↓	-13

	Condominium					
	February 2010			2010 Cumulative		
Sales	4		**	5		**
Active Listings	41	↓	-5 %	41	↓	-5 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)					
	February 2010			2010 Cumulative		
Sales	11		**	21		**
Active Listings	72	↓	-8 %	71	↓	-12 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

** Insufficient number of transactions to produce reliable statistics.

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

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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.