

MLS® Residential Statistics

March 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					
	March 2010			2010 Cumulative		
Sales	10,687	↑	32 %	23,924	↑	38 %
New Listings	17,093	↑	10 %	45,236	↑	6 %
Active Listing	54,387	↓	-13 %	51,976	↓	-13 %
Volume	\$2,529,137,880	↑	46 %	\$5,599,942,556	↑	53 %

Detailed Statistics per Property Category

	Single-Family					
	March 2010			2010 Cumulative		
Sales	7,460	↑	30 %	16,688	↑	36 %
Active Listings	39,074	↓	-11 %	37,276	↓	-11 %
Median Price	\$210,000	↑	11 %	\$206,000	↑	9 %
Average Days (days)	79	↓	-5	82	↓	-3

	Condominium					
	March 2010			2010 Cumulative		
Sales	2,203	↑	38 %	5,017	↑	49 %
Active Listings	10,078	↓	-15 %	9,769	↓	-14 %
Median Price	\$188,000	↑	9 %	\$189,000	↑	10 %
Average Days (days)	81	↓	-5	84	↓	-6

	Plex (2 to 5 units)					
	March 2010			2010 Cumulative		
Sales	975	↑	28 %	2,109	↑	31 %
Active Listings	4,605	↓	-23 %	4,334	↓	-26 %
Median Price	\$315,000	↑	17 %	\$310,000	↑	19 %
Average Days (days)	71	↓	-10	71	↓	-10

** 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					
	March 2010			2010 Cumulative		
Sales	513	↑	30 %	1,132	↑	30 %
New Listings	849	↓	-2 %	2,034	↓	-10 %
Active Listing	1,982	↓	-24 %	1,838	↓	-24 %
Volume	\$109,524,557	↑	41 %	\$236,600,798	↑	39 %

Detailed Statistics per Property Category

	Single-Family					
	March 2010			2010 Cumulative		
Sales	410	↑	27 %	904	↑	29 %
Active Listings	1,555	↓	-23 %	1,439	↓	-23 %
Median Price	\$215,000	↑	13 %	\$204,000	↑	9 %
Average Days (days)	59	↓	-9	63	↓	-8

	Condominium					
	March 2010			2010 Cumulative		
Sales	74	↑	64 %	157	↑	40 %
Active Listings	277	↓	-27 %	264	↓	-28 %
Median Price	\$150,500	↑	4 %	\$152,500	↑	7 %
Average Days (days)	69	↑	2	84	↑	9

	Plex (2 to 5 units)					
	March 2010			2010 Cumulative		
Sales	27		**	69	↑	15 %
Active Listings	146	↓	-26 %	130	↓	-30 %
Median Price	**		**	\$194,000	↓	-12 %
Average Days (days)	**		**	49	↓	-6

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Source: QFREB by Centris®



Montréal Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	6,003	↑	38 %	13,199	↑	46 %
New Listings	8,429	↑	7 %	23,023	↑	5 %
Active Listing	22,944	↓	-20 %	22,126	↓	-19 %
Volume	\$1,684,284,482	↑	53 %	\$3,679,349,957	↑	60 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	3,671	↑	37 %	8,011	↑	42 %
Active Listings	13,479	↓	-20 %	13,083	↓	-18 %
Median Price	\$245,000	↑	9 %	\$243,000	↑	8 %
Average Days (days)	66	↓	-9	69	↓	-8

	Condominium			2010 Cumulative		
	March 2010					
Sales	1,692	↑	39 %	3,865	↑	54 %
Active Listings	7,113	↓	-17 %	6,822	↓	-16 %
Median Price	\$202,500	↑	10 %	\$200,000	↑	8 %
Average Days (days)	78	↓	-5	81	↓	-7

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	637	↑	44 %	1,314	↑	45 %
Active Listings	2,298	↓	-33 %	2,171	↓	-35 %
Median Price	\$375,000	↑	10 %	\$371,000	↑	10 %
Average Days (days)	59	↓	-21	62	↓	-18

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Source: QFREB by Centris®

Montréal's Island

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010			2010 Cumulative		
Sales	2,175	↑	32 %	4,797	↑	43 %
New Listings	3,219	↑	4 %	8,629	↑	3 %
Active Listing	8,153	↓	-24 %	7,716	↓	-24 %
Volume	\$746,830,954	↑	49 %	\$1,628,844,756	↑	60 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010			2010 Cumulative		
Sales	724	↑	27 %	1,581	↑	37 %
Active Listings	2,414	↓	-27 %	2,294	↓	-26 %
Median Price	\$320,000	↑	11 %	\$320,000	↑	12 %
Average Days (days)	56	↓	-15	61	↓	-10

	Condominium			2010 Cumulative		
	March 2010			2010 Cumulative		
Sales	995	↑	34 %	2,282	↑	50 %
Active Listings	4,142	↓	-18 %	3,919	↓	-17 %
Median Price	\$237,500	↑	12 %	\$232,000	↑	8 %
Average Days (days)	76	↓	-9	79	↓	-10

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010			2010 Cumulative		
Sales	456	↑	39 %	934	↑	36 %
Active Listings	1,597	↓	-34 %	1,503	↓	-37 %
Median Price	\$395,000	↑	13 %	\$395,000	↑	13 %
Average Days (days)	53	↓	-27	59	↓	-20

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Source: QFREB by Centris®



Laval

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	742	↑	47 %	1,562	↑	50 %
New Listings	1,008	↑	12 %	2,727	↑	9 %
Active Listing	2,670	↓	-20 %	2,589	↓	-20 %
Volume	\$198,533,797	↑	64 %	\$416,109,140	↑	70 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	556	↑	45 %	1,143	↑	43 %
Active Listings	1,766	↓	-21 %	1,721	↓	-21 %
Median Price	\$255,000	↑	10 %	\$255,000	↑	11 %
Average Days (days)	57	↓	-17	61	↓	-16

	Condominium			2010 Cumulative		
	March 2010					
Sales	142	↑	45 %	322	↑	56 %
Active Listings	714	↓	-12 %	678	↓	-13 %
Median Price	\$187,500	↑	7 %	\$184,950	↑	11 %
Average Days (days)	74	↓	-22	78	↓	-11

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	44	↑	91 %	97	↑	149 %
Active Listings	186	↓	-34 %	186	↓	-30 %
Median Price	\$371,000	↑	1 %	\$370,000	↑	1 %
Average Days (days)	62	↓	-25	68	↓	-9

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Source: QFREB by Centris®

North-Shore of Montréal

Summary of MLS® Activity

Total Residential						
	March 2010			2010 Cumulative		
Sales	1,362	↑	36 %	2,986	↑	45 %
New Listings	1,954	↑	9 %	5,390	↑	7 %
Active Listing	6,106	↓	-13 %	5,938	↓	-12 %
Volume	\$308,237,978	↑	48 %	\$668,402,121	↑	56 %

Detailed Statistics per Property Category

Single-Family						
	March 2010			2010 Cumulative		
Sales	1,108	↑	33 %	2,462	↑	43 %
Active Listings	5,007	↓	-12 %	4,880	↓	-10 %
Median Price	\$215,000	↑	7 %	\$214,000	↑	8 %
Average Days (days)	77	↓	-4	81	↓	-1

Condominium						
	March 2010			2010 Cumulative		
Sales	192	↑	49 %	393	↑	50 %
Active Listings	843	↓	-16 %	814	↓	-15 %
Median Price	\$154,000	↑	7 %	\$152,000	↑	5 %
Average Days (days)	96	↑	11	94	↑	0

Plex (2 to 5 units)						
	March 2010			2010 Cumulative		
Sales	59	↑	64 %	124	↑	68 %
Active Listings	228	↓	-24 %	216	↓	-28 %
Median Price	\$320,000	↓	-2 %	\$310,000	↑	4 %
Average Days (days)	71	↓	-7	65	↓	-22

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Source: QFREB by Centris®

South-Shore of Montréal

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	1,423	↑	41 %	3,224	↑	48 %
New Listings	1,802	↑	3 %	5,060	↑	3 %
Active Listing	4,685	↓	-23 %	4,617	↓	-21 %
Volume	\$358,908,513	↑	54 %	\$810,837,213	↑	60 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	1,017	↑	39 %	2,275	↑	42 %
Active Listings	3,164	↓	-24 %	3,116	↓	-21 %
Median Price	\$238,000	↑	6 %	\$237,500	↑	6 %
Average Days (days)	64	↓	-12	65	↓	-11

	Condominium			2010 Cumulative		
	March 2010					
Sales	330	↑	44 %	794	↑	64 %
Active Listings	1,256	↓	-18 %	1,254	↓	-15 %
Median Price	\$178,250	↑	13 %	\$175,000	↑	8 %
Average Days (days)	77	↑	3	83	↑	3

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	76	↑	55 %	154	↑	62 %
Active Listings	255	↓	-35 %	238	↓	-37 %
Median Price	\$293,000	↑	1 %	\$320,000	↑	11 %
Average Days (days)	79	↓	-3	73	↓	-12

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Source: QFREB by Centris®



Vaudreuil-Soulanges

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	301	↑	69 %	630	↑	56 %
New Listings	446	↑	17 %	1,217	↑	6 %
Active Listing	1,330	↓	-15 %	1,266	↓	-15 %
Volume	\$71,773,240	↑	74 %	\$155,156,727	↑	66 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	266	↑	76 %	550	↑	56 %
Active Listings	1,128	↓	-18 %	1,072	↓	-18 %
Median Price	\$226,500	↑	5 %	\$234,000	↑	8 %
Average Days (days)	79	↑	6	76	↓	0

	Condominium			2010 Cumulative		
	March 2010					
Sales	33	↑	43 %	74	↑	80 %
Active Listings	158	↑	5 %	157	↑	18 %
Median Price	\$166,500	↑	13 %	\$165,750	↑	7 %
Average Days (days)	85	↓	-7	73	↓	-9

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	2		**	5		**
Active Listings	32	↑	19 %	27		**
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

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Source: QFREB by Centris®

Québec Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	892	↑	3 %	2,181	↑	10 %
New Listings	1,254	↑	1 %	3,303	↓	-3 %
Active Listing	3,000	↓	-25 %	2,851	↓	-27 %
Volume	\$203,149,639	↑	16 %	\$491,362,780	↑	23 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	584	↓	-3 %	1,427	↑	6 %
Active Listings	2,070	↓	-26 %	1,906	↓	-30 %
Median Price	\$219,750	↑	17 %	\$213,750	↑	14 %
Average Days (days)	58	↓	-15	62	↓	-9

	Condominium			2010 Cumulative		
	March 2010					
Sales	246	↑	23 %	587	↑	28 %
Active Listings	687	↓	-23 %	728	↓	-15 %
Median Price	\$166,000	↑	6 %	\$171,000	↑	11 %
Average Days (days)	72	↓	-13	77	↓	-8

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	62	↓	-6 %	167	↓	-5 %
Active Listings	238	↓	-25 %	210	↓	-36 %
Median Price	\$231,000	↑	6 %	\$240,000	↑	19 %
Average Days (days)	60	↓	-2	56	↓	-18

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Source: QFREB by Centris®



North-Shore of Québec

Summary of MLS® Activity

Total Residential						
	March 2010			2010 Cumulative		
Sales	737	↑	3 %	1,810	↑	11 %
New Listings	1,030	↑	1 %	2,755	↔	0 %
Active Listing	2,464	↓	-22 %	2,337	↓	-25 %
Volume	\$169,397,114	↑	16 %	\$413,249,497	↑	24 %

Detailed Statistics per Property Category

Single-Family						
	March 2010			2010 Cumulative		
Sales	468	↓	-1 %	1,138	↑	8 %
Active Listings	1,614	↓	-25 %	1,476	↓	-29 %
Median Price	\$224,000	↑	17 %	\$215,075	↑	14 %
Average Days (days)	52	↓	-15	58	↓	-10

Condominium						
	March 2010			2010 Cumulative		
Sales	219	↑	20 %	528	↑	24 %
Active Listings	646	↓	-17 %	678	↓	-10 %
Median Price	\$167,375	↑	6 %	\$172,500	↑	11 %
Average Days (days)	70	↓	-11	76	↓	-8

Plex (2 to 5 units)						
	March 2010			2010 Cumulative		
Sales	50	↓	-12 %	144	↓	-5 %
Active Listings	203	↓	-20 %	180	↓	-33 %
Median Price	\$237,000	↑	5 %	\$247,250	↑	12 %
Average Days (days)	56	↓	-10	56	↓	-18

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Source: QFREB by Centris®

South-Shore of Québec

Summary of MLS® Activity

	Total Residential					
	March 2010			2010 Cumulative		
Sales	155	↑	1 %	371	↑	6 %
New Listings	224	↓	-3 %	548	↓	-16 %
Active Listing	536	↓	-36 %	514	↓	-36 %
Volume	\$33,752,525	↑	16 %	\$78,113,283	↑	17 %

Detailed Statistics per Property Category

	Single-Family					
	March 2010			2010 Cumulative		
Sales	116	↓	-9 %	289	↔	0 %
Active Listings	456	↓	-31 %	430	↓	-33 %
Median Price	\$205,000	↑	17 %	\$200,000	↑	11 %
Average Days (days)	80	↓	-10	77	↓	-1

	Condominium					
	March 2010			2010 Cumulative		
Sales	27		**	59	↑	74 %
Active Listings	41	↓	-64 %	50	↓	-51 %
Median Price	**		**	\$165,000	↑	17 %
Average Days (days)	**		**	79	↓	-9

	Plex (2 to 5 units)					
	March 2010			2010 Cumulative		
Sales	12		**	23		**
Active Listings	35	↓	-45 %	30	↓	-51 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

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Source: QFREB by Centris®

Saguenay Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	199	↑	21 %	450	↑	34 %
New Listings	266	↑	4 %	740	↑	7 %
Active Listing	760	↓	-12 %	743	↓	-9 %
Volume	\$33,167,878	↑	44 %	\$73,627,003	↑	53 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	160	↑	16 %	373	↑	38 %
Active Listings	615	↓	-14 %	589	↓	-13 %
Median Price	\$155,000	↑	9 %	\$153,000	↑	8 %
Average Days (days)	87	↓	-3	89	↓	-1

	Condominium			2010 Cumulative		
	March 2010					
Sales	12		**	21		**
Active Listings	53	↑	29 %	58	↑	54 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	27		**	56	↓	-2 %
Active Listings	88	↓	-10 %	92	↓	-6 %
Median Price	**		**	\$148,000	↑	6 %
Average Days (days)	**		**	106	↑	27

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Source: QFREB by Centris®



Sherbrooke Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	242	↑	16 %	561	↑	17 %
New Listings	373	↑	18 %	1,038	↑	10 %
Active Listing	1,377	↓	-9 %	1,332	↓	-11 %
Volume	\$46,029,238	↑	25 %	\$103,863,360	↑	26 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	185	↑	8 %	434	↑	9 %
Active Listings	904	↓	-17 %	881	↓	-18 %
Median Price	\$178,000	↑	7 %	\$169,700	↑	6 %
Average Days (days)	81	↓	-4	87	↑	0

	Condominium			2010 Cumulative		
	March 2010					
Sales	39	↑	129 %	70	↑	71 %
Active Listings	319	↑	23 %	311	↑	23 %
Median Price	\$145,000	↑	5 %	\$142,000	↑	8 %
Average Days (days)	109	↓	-17	114	↓	-15

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	18		**	54	↑	42 %
Active Listings	140	↓	-13 %	128	↓	-20 %
Median Price	**		**	\$184,750	↓	-9 %
Average Days (days)	**		**	87	↓	-2

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Source: QFREB by Centris®



Trois-Rivières Metropolitan Area

Summary of MLS® Activity

	Total Residential			2010 Cumulative		
	March 2010					
Sales	128	↑	1 %	289	↓	-3 %
New Listings	200	↑	28 %	494	↑	14 %
Active Listing	509	↓	-6 %	468	↓	-14 %
Volume	\$17,525,300	↓	-7 %	\$42,649,932	↑	3 %

Detailed Statistics per Property Category

	Single-Family			2010 Cumulative		
	March 2010					
Sales	100	↑	2 %	234	↔	0 %
Active Listings	386	↓	-4 %	345	↓	-17 %
Median Price	\$136,000	↓	-2 %	\$142,900	↑	6 %
Average Days (days)	68	↓	-14	69	↓	-14

	Condominium			2010 Cumulative		
	March 2010					
Sales	8		**	13		**
Active Listings	41	↓	-9 %	41	↓	-5 %
Median Price	**		**	**		**
Average Days (days)	**		**	**		**

	Plex (2 to 5 units)			2010 Cumulative		
	March 2010					
Sales	18		**	39	↑	8 %
Active Listings	72	↓	-14 %	71	↓	-13 %
Median Price	**		**	\$154,000	↑	20 %
Average Days (days)	**		**	79		**

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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.