



Number of
Residential Sales

8,454

(+6.1% YoY)



Average Home
Price

\$567,475

(+8.5% YOY)



Sales-to-
Listing Ratio

69 %

(-1 YOY)



Unemployment

5.3%

(-0.4 point MoM)

SOURCE : Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

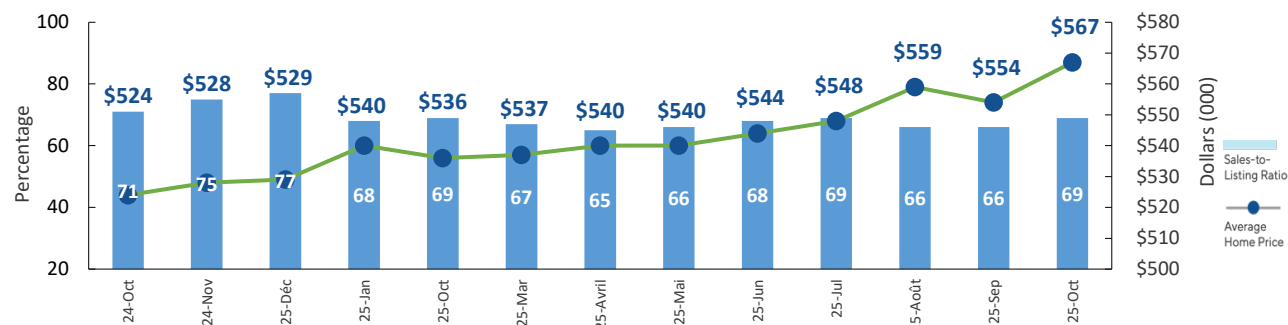
* Ottawa-Gatineau

The Quebec residential real estate market maintained its strong momentum in October. The 8,454 sales recorded last month represent a 6.1% increase over the same month last year and the 22nd consecutive monthly increase. Prices also continued to rise; the average price of all property categories combined, rose 8.5% year-over-year, slightly higher than in September (6.9%).

For the fifth consecutive month, the number of active listings remained virtually unchanged, so market conditions generally remained favorable for sellers. In the Eastern Metropolitan areas of the province, namely Trois-Rivières, Saguenay, Quebec City and, to a lesser extent, Sherbrooke, the balance of power in negotiations still favors sellers, as evidenced by sales-to-new listings ratios ranging from 74% to 98%. In the Montreal market, this seller advantage is more tenuous, while in Gatineau, the resale market can be described as relatively balanced.

Finally, there is good news on the economic front: the unemployment rate in Quebec fell again in October to 5.3% (-0.4 percentage points compared to September), well below the Canadian average of 6.9%, which nevertheless also fell by 0.2 percentage points.

Quebec Sales-to-Listing Ratio & Average Home Price Trend



	Numbers Sold	% YoY	Average Price	% YoY	New Listings	% YoY	Sales to Listing Ratio	Market	UE %
Montréal	4,015	+2.4	676 962	+8.3	6,135	+7.2	65	Seller	6.3
Québec	974	+14.3	472 033	+9.6	1,081	+11.6	90	Seller	4.4
Gatineau	381	-3.8	518 838	+6.6	686	+7.9	56	Balanced	7.4*
Sherbrooke	218	+13.0	555 832	+9.0	293	+14.9	74	Seller	5.5
Saguenay	130	-1.5	366 862	+5.5	143	+3.6	91	Seller	4.7
Trois-Rivières	149	+20.2	441 901	+19.5	152	+1.3	98	Seller	4.2