



Number of
Residential Sales

7,602

(-6.6% YoY)



Average Home
Price

\$562,847

(+4.6% YoY)



Sales-to-Listing
Ratio

57%

(-11 points YoY)



Unemployment

5.4%

(-0.2 points MoM)

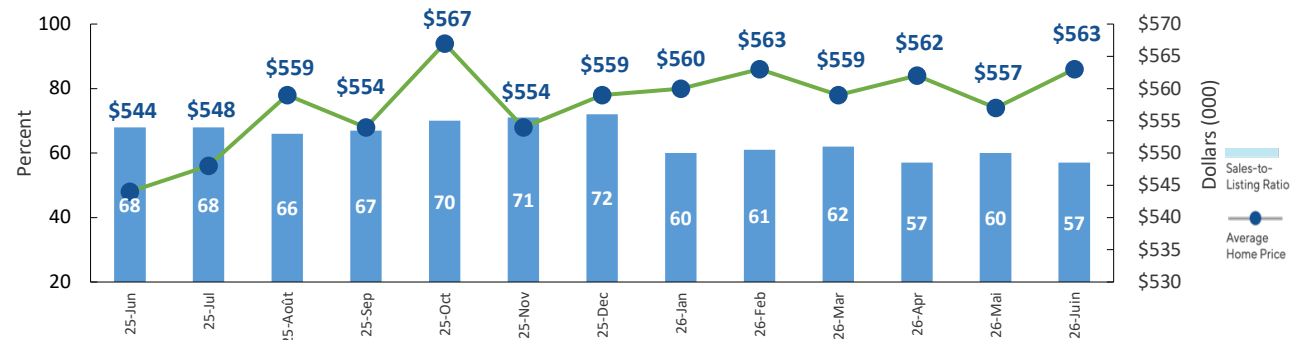
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Quebec's resale market recorded another month of moderate activity. The number of residential sales completed through real estate brokers in June was down 6%, marking the seventh drop in the last eight months.

Concurrently, the number of residential properties listed jumped 12% compared to June of last year. This represents the sixth consecutive monthly increase and the highest in almost a year. As a result, market conditions continue to ease. Sales-to-new-listing ratios decreased to 57%, sign of a balanced market overall. There are however major regional differences. While the two westernmost metropolitan areas – Montreal and Gatineau – are well and truly balanced, this isn't the case for the easternmost metro areas, where Saguenay, Quebec City, Trois-Rivieres, Drummondville and Sherbrooke are still seller's markets.

The pace of price growth, which had started to dwindle has remained steady in June. The average price of a residential property in Quebec (all categories combined) was \$562,847, 4,6% more than a year earlier. Saguenay posted the largest year-over-year price increase at a little over 10%.

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



	Number sold	% YoY	Average Price \$	% YoY	New Listings	% YoY	Sales-to-Listing Ratio	Market	UE %
Montreal	3,556	-9.8	675,739	+4.1	6,563	+7.8	54	Balanced	6.7
Quebec	893	+8.6	493,096	+7.6	1,168	+15.8	76	Sellers	4.3
Gatineau	319	-21.6	505,867	-1.8	759	+16.1	42	Balanced	6,3*
Sherbrooke	191	-9.5	568,826	+7.8	301	+15.3	63	Sellers	4.7
Saguenay	136	+2.3	380,147	+10.5	184	+38.3	74	Sellers	3.4
Trois-Rivieres	124	+6.9	430,986	-1.2	196	+28.1	63	Sellers	5.6
Drummondville	71	-25.3	475,019	+9.1	119	+27.0	60	Sellers	6.9