

BAR METER

QFREB RESIDENTIAL MARKET

2nd QUARTER 2016



Montréal Metropolitan Area

Sales

+2%

Change in total residential sales compared to the 2nd quarter of 2015

Listings

-10%

Change in residential active listings compared to the 2nd quarter of 2015

Price

Single-Family	Condominium
+2%	+1%

Change in median price compared to the 2nd quarter of 2015



Highlights - Second Quarter 2016

Sales

- 12,767 residential sales were concluded in the second quarter of 2016, a 2 per cent increase compared to the second quarter of last year.
- This was the eighth consecutive quarterly increase in sales, the longest sales streak in more than fifteen years and the best second quarter sales result in four years.
- Sales of single-family homes and condominiums increased by 1 per cent and 4 per cent, respectively, while plex sales (two to five dwellings) fell by 3 per cent.
- Geographically, the South Shore, Laval and the Island of Montréal registered respective sales increases of 5 per cent, 4 per cent and 1 per cent, while sales on the North Shore remained unchanged (0 per cent). Vaudreuil-Soulanges registered an 8 per cent decrease in sales.
- The number of properties that sold for \$500,000 or more, all property categories combined, rose by 12 per cent across the CMA in the second quarter of the year.

Median price

- The median price of single-family homes (\$296,500) and condominiums (\$239,290) grew by 2 per cent and 1 per cent, respectively, in the second quarter of 2016, while plexes (\$460,000) registered a more sustained increase in median price, at 3 per cent.
- The median price of single-family homes increased by 5 per cent on the Island of Montréal (\$415,000), the largest gain among the five main areas of the Montréal CMA.
- Half of all condominiums in Laval were sold at a price higher than \$219,000. This represents a 4 per cent increase year over year and the largest increase in the Montréal CMA.

Active listing

- 32,390 properties displayed a "For Sale" sign in the Montréal CMA in the second quarter of 2016, which is 10 per cent less than in the second quarter of 2015. This was the third consecutive quarterly decrease in active listings.
- The supply of single-family homes and plexes fell by 13 per cent and 9 per cent, respectively, while that of condominiums fell by 6 per cent compared to the second quarter of last year. This was the first decrease in the number of active condo listings since the fourth quarter of 2010.
- Each of the five main geographic areas of the Montréal CMA registered a drop in the number of active listings in the Centris® system.

Selling times

- It took an average of 95 days (+1), 119 days (-3) and 88 days (-3), respectively, for a single-family home, a condominium and a plex to find a buyer in the second quarter of 2016.

Market conditions

- The increase in sales coupled with the decrease in supply led to tighter market conditions for single-family homes and plexes, which remain relatively balanced across the Montréal CMA.
- Condominium buyers continue to have the upper hand in negotiations, as the current inventory represents 14 months of sales on the Montréal market.

Economic Indicators - 2nd quarter 2016



MORTGAGE RATES

One-year fixed mortgage rates increased slightly in the second quarter of 2016, while those for five-year and three-year terms remained unchanged compared to the previous quarter.

	Level	Variation ⁽¹⁾	Annual change ⁽²⁾
1-year term	3.14%	↑ 0.00	↑ 0.25
3-year term	3.39%	↔ 0.00	↔ 0.00
5-year term	4.64%	↔ 0.00	↔ 0.00

Mortgage rate offered by Canada's main banks.



CONSUMER CONFIDENCE LEVEL

The proportion of Quebecers who feel the time is right to make a major purchase, such as a property, increased by 7 percentage points in the second quarter of 2016 as compared to the second quarter of 2015, to reach 38%. This result is higher than the average of the past five years.

	Level	Variation ⁽¹⁾	Annual change ⁽²⁾
Overall	116	↑ 21	↑ 12
Good time to make a major purchase ⁽³⁾	38%	↑ 7	↑ 1

Source: Conference Board of Canada



LABOUR MARKET - MONTRÉAL METROPOLITAN AREA

In the second quarter of 2016, the Montréal labour market gained 6,300 jobs as compared to the previous quarter. The unemployment rate stood at 7.8%, which is down 0.7 percentage points.

	Niveau	Variation ⁽¹⁾	Annual change ⁽²⁾
Employment (in thousands - seasonally adjusted)	2,054.3	↑ 6.3	↑ 19.2
Unemployment rate (seasonally adjusted)	7.8%	↑ -0.7	↑ -0.9

Source: Statistics Canada



HOUSING STARTS - MONTRÉAL METROPOLITAN AREA

The total number of housing starts in the Montréal CMA rose by 4% in the months of April to June. Single-family home and condominium housing starts increased by 20% and 7%, respectively, while rental property housing starts fell by 14%.

	Level	Variation ⁽¹⁾	Annual change ⁽²⁾
Total	4,719	N/A	↑ 4%
Single-Family	1,422	N/A	↑ 20%
Condominium	1,719	N/A	↑ 7%
Rental	1,485	N/A	↓ -14%

(1) Variation from previous quarter. (2) Variation from the same quarter one year ago. (3) Proportion of people who responded "yes" to this question.

Sociodemographic Profile of the Montréal CMA

Population in 2011 **3,824,221**

Population change between 2006 and 2011 **5.2%**

Number of households in 2011 **1,613,260**

Population density per square kilometre **898**

Proportion of owners **55%**

Proportion of renters **45%**

Source: Statistics Canada, 2011 Census



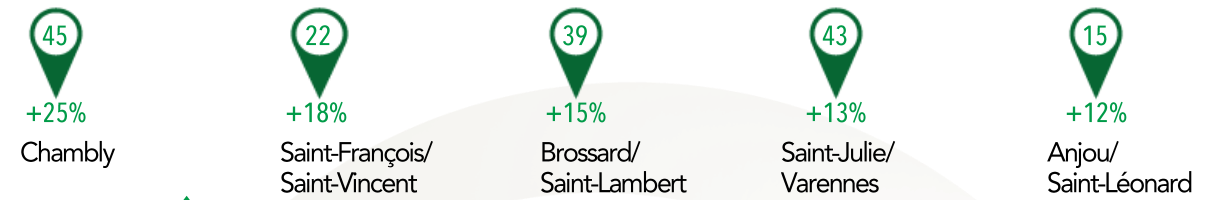
Total residential sales - 2nd quarter of 2016



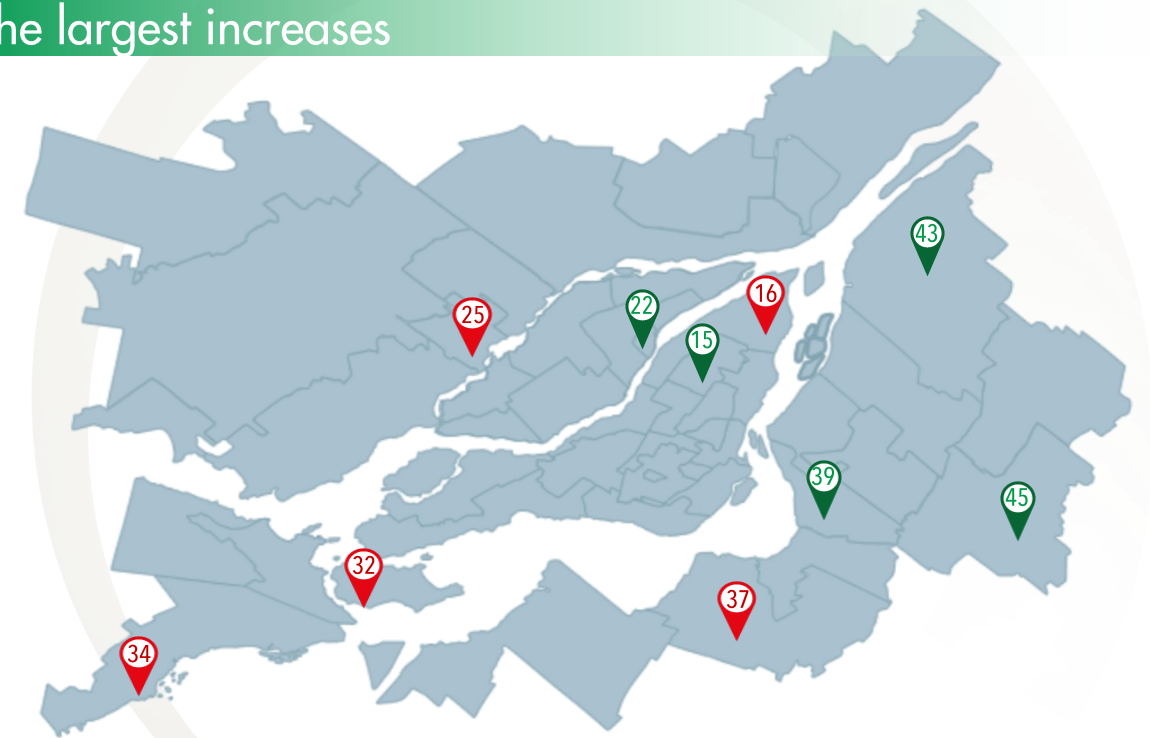
All variations are calculated in relation to the same quarter of the previous year.



Total residential sales - 2nd quarter of 2016



The largest increases



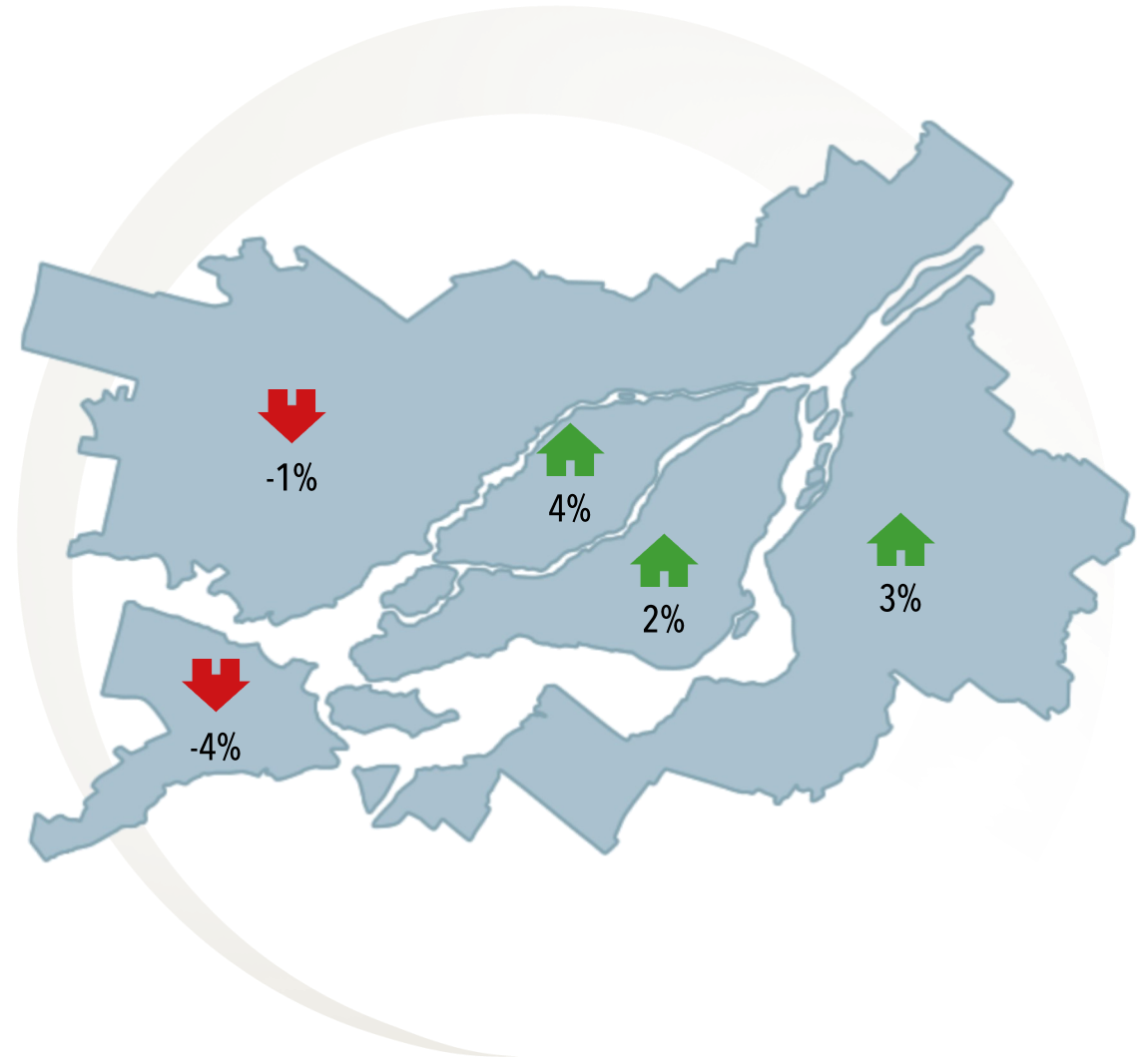
The largest decreases



Median price of single-family homes – 2nd quarter of 2016



Median price of condominiums – 2nd quarter of 2016



All variations are calculated in relation to the same quarter of the previous year.

List of Areas

(Click on the sector number in order to access the associated page)

ISLAND OF MONTRÉAL

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- [Area 4: South-West](#)
- [Area 5: Saint-Laurent](#)
- [Area 6: Ahuntsic-Cartierville](#)
- [Area 7: CDN/NDG/CSL](#)
- [Area 8: Centre](#)
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- [Area 15: Anjou/Saint-Léonard](#)
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LAVAL

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- [Area 21: Fabreville](#)
- [Area 22: Saint-François/Saint-Vincent](#)

NORTH SHORE

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- [Area 31: Saint-Jérôme](#)

VAUDREUIL-SOULANGES

- [Area 32: L'Île-Perrot](#)
- [Area 33: Vaudreuil-Dorion](#)
- [Area 34: Soulanges South](#)
- [Area 35: Saint-Lazare/Hudson](#)

SOUTH SHORE

- [Area 36: Châteauguay](#)
- [Area 37: South-West of the South Shore](#)
- [Area 38: Candiac/La Prairie](#)
- [Area 39: Brossard/Saint-Lambert](#)
- [Area 40: Vieux-Longueuil](#)
- [Area 41: Saint-Hubert](#)
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Definition of Areas

(Click on the sector number in order to access the associated page)

ISLAND OF MONTRÉAL

Area 1: West Island South

Baie-d'Urfé, Beaconsfield, Dorval, L'Île-Dorval, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville

Area 2: West Island North

Kirkland, L'Île-Bizard/Sainte-Geneviève, Pierrefonds-Roxboro, Dollard-des-Ormeaux

Area 3: Lachine/Lasalle

Lachine (Montréal), LaSalle (Montréal)

Area 4: South West

Le Sud-Ouest (Montréal), Verdun (Montréal)

Area 5: Saint-Laurent

Saint-Laurent (Montréal)

Area 6: Ahuntsic-Cartierville

Ahuntsic-Cartierville (Montréal)

Area 7: CDN/NDG/CSL

Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), Côte-Saint-Luc

Area 8: Centre

Hampstead, Montréal-Ouest, Mont-Royal, Outremont (Montréal), Westmount

Area 9: Nun's Island

L'Île-des-Sœurs (Montréal)

Area 10: Ville-Marie

Ville-Marie (Montréal)

Area 11: Le Plateau-Mont-Royal

Le Plateau-Mont-Royal (Montréal)

Area 12: Rosemont

Rosemont/La Petite-Patrie (Montréal)

Area 13: Villeray

Villeray/Saint-Michel/Parc-Extension (Montréal)

Area 14: Mercier/Hochelaga-Maisonneuve

Mercier/Hochelaga-Maisonneuve (Montréal)

Area 15: Anjou/Saint-Léonard

Anjou (Montréal), Saint-Léonard (Montréal)

Area 16: Eastern Tip of the Island

Montréal-Est, Montréal-Nord (Montréal), Rivière-des-Prairies/Pointe-aux-Trembles (Montréal)

LAVAL

Area 17: Downtown Laval

Chomedey, Laval-des-Rapides, Pont-Viau

Area 18: Sainte-Dorothée

Sainte-Dorothée, Laval-sur-le-Lac

Area 19: Sainte-Rose/Auteuil/Vimont

Auteuil, Vimont, Sainte-Rose

Area 20: Duvernay

Duvernay

Area 21: Fabreville

Laval-Ouest, Fabreville

Area 22: Saint-François/Saint-Vincent

Saint-François, Saint-Vincent-de-Paul

NORTH SHORE

Area 23: West of the North Shore

Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide

Area 24: Mirabel

Mirabel

Area 25: Boisbriand/Sainte-Thérèse

Boisbriand, Sainte-Thérèse

Area 26: Blainville

Blainville

Area 27: Terrebonne

Bois-des-Filion, Terrebonne, Lachenaie, Sainte-Anne-des-Plaines, La Plaine

Area 28: Mascouche

Mascouche

Area 29: Repentigny

Le Gardeur, Charlemagne, Repentigny

Area 30: East of the North Shore

L'Assomption, Lavaltrie, Saint-Sulpice, L'Épiphanie (Paroisse), L'Épiphanie (Ville)

Area 31: Saint-Jérôme

Gore, Saint-Colomban, Saint-Jérôme

VAUDREUIL-SOULANGES

Area 32: L'Île-Perrot

L'Île-Perrot, Notre-Dame-de-l'Île-Perrot, Pincourt, Terrasse-Vaudreuil

Area 33: Vaudreuil-Dorion

L'Île-Cadieux, Vaudreuil-Dorion (sans Vaudreuil-Ouest), Vaudreuil-sur-le-Lac

Area 34: Soulanges South

Côteau-du-Lac, Saint-Zotique, Les Cèdres, Les Coteaux, Pointe-des-Cascades

Area 35: Saint-Lazare/Hudson

Vaudreuil-Ouest, Saint-Lazare, Hudson

SOUTH SHORE

Area 36: Châteauguay

Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore, Kahnawake

Area 37: South-West of the South Shore

Delson, Saint-Constant, Sainte-Catherine, Saint-Mathieu, Saint-Philippe

Area 38: Candiac/La Prairie

Candiac/La Prairie

Area 39: Brossard/Saint-Lambert

Brossard, Saint-Lambert

Area 40: Vieux-Longueuil

Greenfield Park, Le Vieux-Longueuil

Area 41: Saint-Hubert

Saint-Hubert

Area 42: Boucherville/Saint-Bruno

Boucherville, Saint-Bruno-de-Montarville

Area 43: Sainte-Julie/Varennes

Saint-Amable, Sainte-Julie, Varennes, Verchères

Area 44: Beloeil/Mont-Saint-Hilaire

Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Mathieu-de-Beloeil

Area 45: Chambly

Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu

Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	12,767	↑	2%
New Listings	18,130	↓	-8%
Active Listings	32,390	↓	-10%
Volume (in thousands \$)	4,428,987	↑	4%
Last 12 Months			
Sales	38,998	↑	6%
New Listings	74,530	↓	-5%
Active Listings	32,741	↓	-4%
Volume (in thousands \$)	13,359,687	↑	8%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	1,249	226.8	5.5	Seller's
200 to 249	2,332	394.3	5.9	Seller's
250 to 299	2,817	403.7	7.0	Seller's
300 to 399	4,096	472.3	8.7	Balanced
400 to 499	2,135	195.0	10.9	Buyer's
500 and more	3,813	250.4	15.2	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

Single-Family							
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	7,722	↑	1%	23,308	↑	5%	
Active Listings	16,044	↓	-13%	16,442	↓	-7%	
Median Price	\$296,500	↑	2%	\$291,000	↑	2%	↑ 12%
Average Price	\$358,380	↑	3%	\$354,017	↑	2%	↑ 14%
Average Days (days)	95	↑	1	96	↔	0	
Condominium							
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	3,844	↑	4%	11,762	↑	6%	
Active Listings	13,336	↓	-6%	13,287	↔	0%	
Median Price	\$239,290	↑	1%	\$238,000	↑	1%	↑ 10%
Average Price	\$283,841	↑	4%	\$279,654	↑	2%	↑ 11%
Average Days (days)	119	↓	-3	123	↔	0	
Plex							
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	1,195	↓	-3%	3,888	↑	6%	
Active Listings	2,925	↓	-9%	2,925	↓	-5%	
Median Price	\$460,000	↑	3%	\$454,500	↑	3%	↑ 17%
Average Price	\$485,703	↑	4%	\$473,078	↑	2%	↑ 16%
Average Days (days)	88	↓	-3	93	↔	0	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

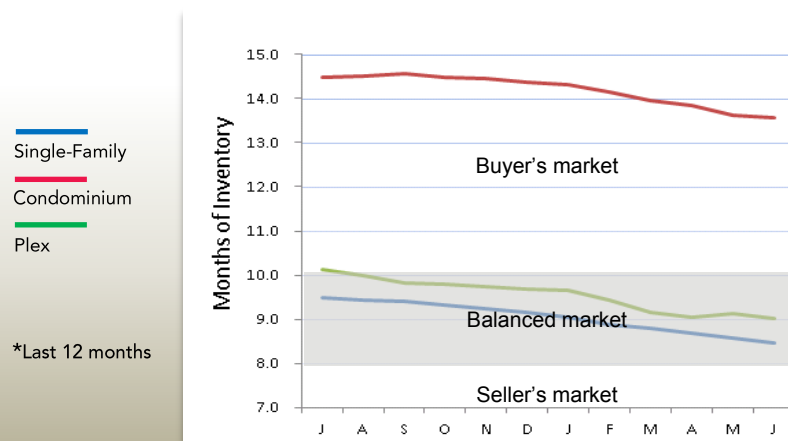




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	5,031	↑	1%	
New Listings	7,833	↓	-9%	
Active Listings	13,005	↓	-10%	
Volume (in thousands \$)	2,188,170	↑	5%	
Last 12 Months				
Sales	15,508	↑	6%	
New Listings	30,731	↓	-4%	
Active Listings	12,995	↓	-3%	
Volume (in thousands \$)	6,644,113	↑	8%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	1,132	99.6	11.4	Buyer's
200 to 249	1,458	124.2	11.7	Buyer's
250 to 299	1,335	114.3	11.7	Buyer's
300 to 399	1,707	142.1	12.0	Buyer's
400 to 499	773	57.2	13.5	Buyer's
500 and more	1,143	58.7	19.5	Buyer's

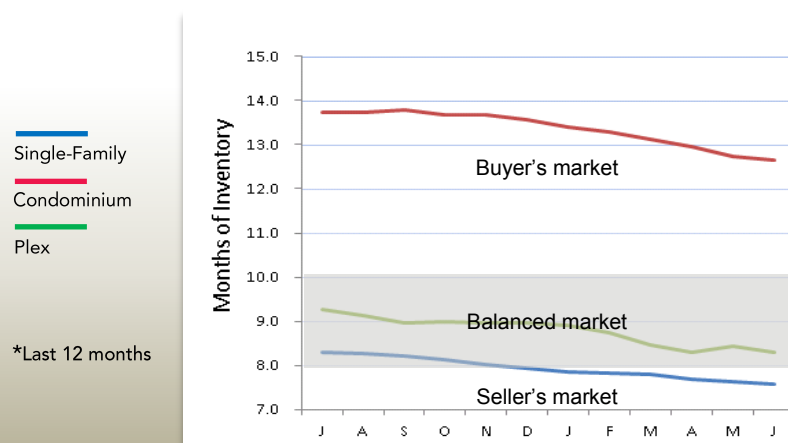
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	1,789 ↔ 0%	5,476 ↑ 6%		2,358 ↑ 5%	7,152 ↑ 6%		884 ↓ -4%	2,880 ↑ 4%			
Active Listings	3,485 ↓ -11%	3,459 ↓ -4%		7,569 ↓ -8%	7,547 ↓ -2%		1,951 ↓ -13%	1,988 ↓ -6%			
Median Price	\$415,000 ↑ 5%	\$404,500 ↑ 3%	↑ 16%	\$283,000 ↑ 2%	\$280,000 ↑ 2%	↑ 12%	\$490,000 ↑ 4%	\$478,000 ↑ 3%	↑ 15%		
Average Price	\$532,480 ↑ 3%	\$524,281 ↑ 2%	↑ 16%	\$329,247 ↑ 5%	\$324,601 ↑ 2%	↑ 12%	\$522,480 ↑ 4%	\$506,345 ↑ 2%	↑ 16%		
Average Days (days)	86 ↑ 3	88 ↓ -1		113 ↓ -3	118 ↓ -1		85 ↓ -1	88 ↔ 0			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

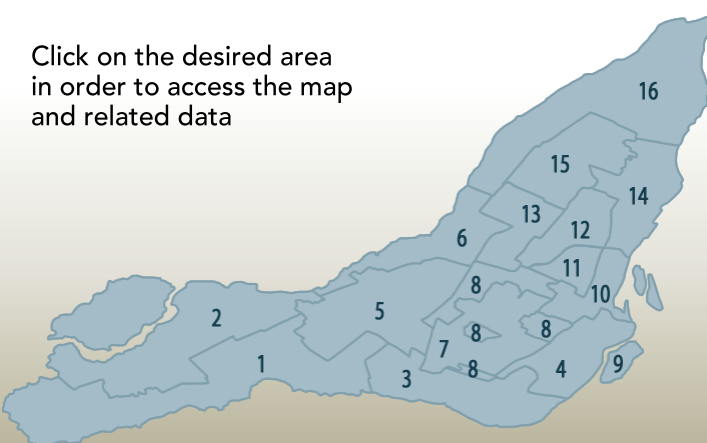




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	349	↑	9%
New Listings	461	↓	-3%
Active Listings	568	↓	-7%
Volume (in thousands \$)	165,690	↑	16%
Last 12 Months			
Sales	1,004	↑	6%
New Listings	1,664	↓	-2%
Active Listings	551	↓	-2%
Volume (in thousands \$)	471,791	↑	13%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 300	21	9.1	2.3	Seller's
300 to 349	41	12.3	3.3	Seller's
350 to 399	53	11.7	4.5	Seller's
400 to 499	87	15.6	5.6	Seller's
500 to 699	91	15.1	6.0	Seller's
700 and more	114	7.7	14.9	Buyer's

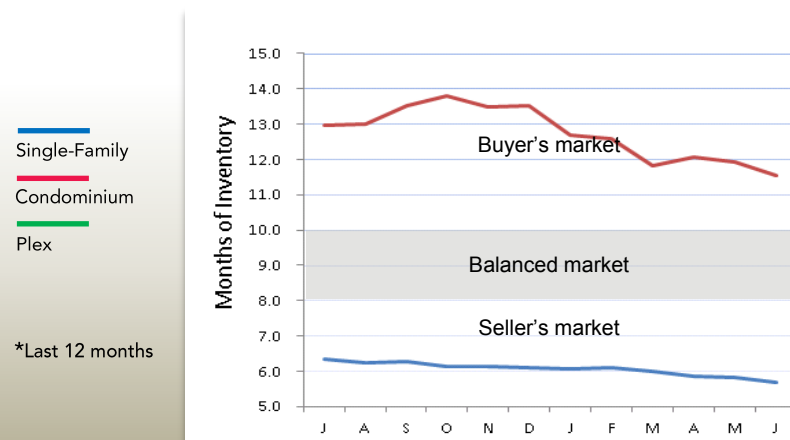
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	301	↑	10%	856	↑	6%	4	10			
Active Listings	421	↓	-7%	406	↓	-6%	10	11			
Median Price	\$423,000	↑	7%	\$418,900	↑	9%	**	**			
Average Price	\$500,591	↑	6%	\$499,801	↑	8%	**	**			
Average Days (days)	75	↑	9	70	↓	-1					

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	554	↑	2%
New Listings	755	↓	-22%
Active Listings	1,204	↓	-9%
Volume (in thousands \$)	214,468	↑	8%
Last 12 Months			
Sales	1,668	↑	9%
New Listings	3,135	↓	-4%
Active Listings	1,203	↑	3%
Volume (in thousands \$)	626,044	↑	12%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 300	98	24.2	4.1	Seller's
300 to 349	108	24.5	4.4	Seller's
350 to 399	127	18.5	6.9	Seller's
400 to 499	173	21.3	8.1	Balanced
500 to 699	135	13.8	9.8	Balanced
700 and more	165	6.8	24.1	Buyer's

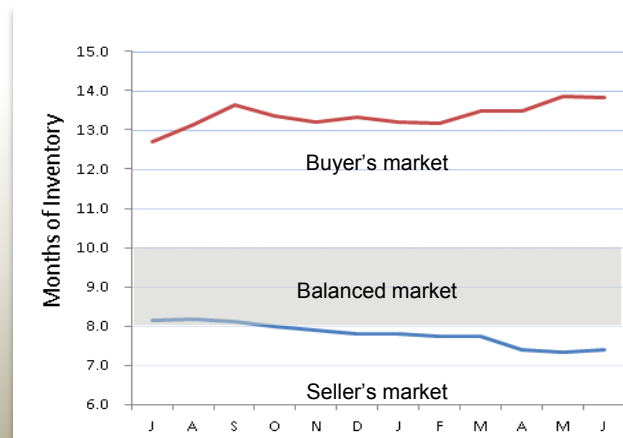
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years
Sales	435	↑	4%	1,309	↑	11%	11	35	↑	35%	
Active Listings	814	↓	-13%	806	↓	-1%	23	24			
Median Price	\$379,750	↑	5%	\$364,500	↑	1%	**	\$470,000	↓	-2%	
Average Price	\$422,311	↑	6%	\$409,157	↑	2%	**	\$468,154	↓	-4%	
Average Days (days)	79	↑	12	80	↑	5		66	↓	-17	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	299	↓	-1%	
New Listings	478	↑	1%	
Active Listings	777	↑	1%	
Volume (in thousands \$)	107,494	↓	-5%	
Last 12 Months				
Sales	893	↑	6%	
New Listings	1,906	↑	6%	
Active Listings	759	↑	3%	
Volume (in thousands \$)	320,330	↑	8%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	75	6.9	10.8	Buyer's
200 to 249	109	7.1	15.4	Buyer's
250 to 299	95	6.3	15.3	Buyer's
300 to 349	71	4.8	14.7	Buyer's
350 and more	68	3.0	22.5	Buyer's

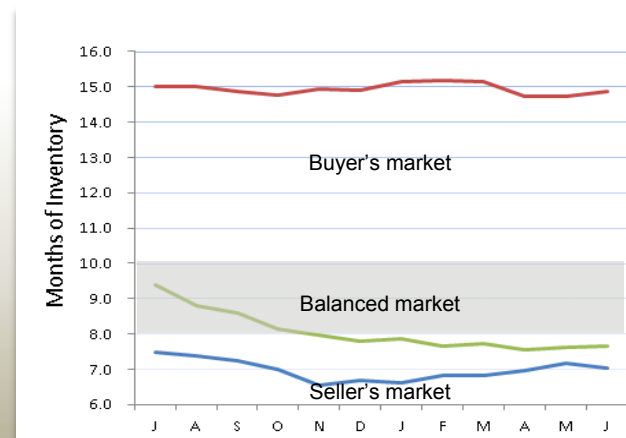
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Condominium			Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years
Sales	91 ↓ -13%	266 ↓ -2%		115 ↑ 15%	337 ↑ 12%		93 ↓ -5%	290 ↑ 8%	
Active Listings	160 ↓ -9%	156 ↓ -11%		428 ↑ 12%	418 ↑ 16%		189 ↓ -10%	185 ↓ -8%	
Median Price	\$370,000 ↓ -1%	\$370,000 ↔ 0%	↑ 10%	\$240,000 ↓ -9%	\$250,000 ↑ 2%	↑ 7%	\$462,000 ↑ 1%	\$450,000 ↑ 3%	↑ 11%
Average Price	\$394,156 ↔ 0%	\$391,077 ↑ 3%	↑ 12%	\$251,647 ↓ -9%	\$254,861 ↔ 0%	↑ 6%	\$458,989 ↔ 0%	\$449,707 ↑ 2%	↑ 11%
Average Days (days)	98 ↑ 17	90 ↑ 9		120 ↑ 7	116 ↓ -3		76 ↓ -27	87 ↓ -11	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	457	↑	3%
New Listings	623	↓	-13%
Active Listings	921	↓	-12%
Volume (in thousands \$)	173,353	↑	9%
Last 12 Months			
Sales	1,385	↑	10%
New Listings	2,498	↓	-1%
Active Listings	950	↓	-3%
Volume (in thousands \$)	522,792	↑	18%

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	61	7.3	8.4	Balanced
200 to 249	142	16.8	8.5	Balanced
250 to 299	168	16.5	10.2	Buyer's
300 to 399	189	20.3	9.3	Balanced
400 and more	144	11.3	12.8	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	56 ↓ -15%	192 ↑ 12%			
Active Listings	82 ↓ -18%	80 ↓ -13%			
Median Price	\$482,450 ↑ 13%	\$459,500 ↑ 10%	↑		37%
Average Price	\$499,775 ↑ 15%	\$460,243 ↑ 9%	↑		32%
Average Days (days)	56 ↓ -29	65 ↓ -28			
	Condominium				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	317 ↑ 15%	864 ↑ 13%			
Active Listings	676 ↓ -12%	704 ↓ -1%			
Median Price	\$290,000 ↑ 5%	\$285,000 ↑ 6%	↑		20%
Average Price	\$327,791 ↑ 7%	\$320,670 ↑ 8%	↑		26%
Average Days (days)	90 ↓ -2	103 ↑ 4			
	Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	84 ↓ -16%	329 ↑ 4%			
Active Listings	163 ↓ -11%	166 ↓ -7%			
Median Price	\$469,500 ↑ 7%	\$456,800 ↑ 5%	↑		27%
Average Price	\$493,518 ↑ 8%	\$478,319 ↑ 7%	↑		33%
Average Days (days)	68 ↓ -2	79 ↑ 2			

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

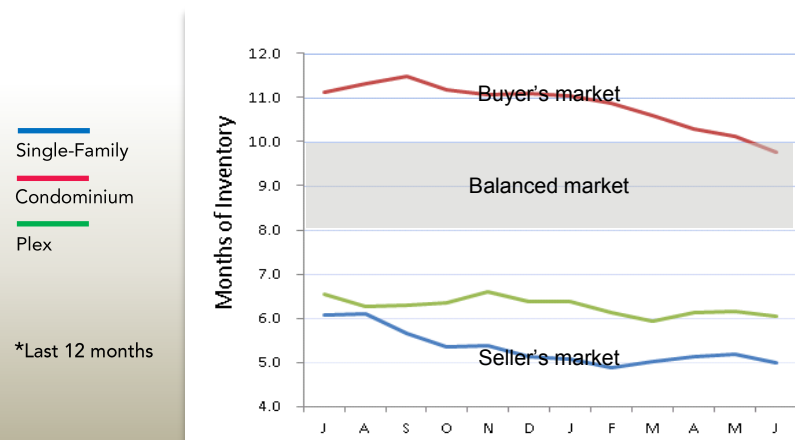




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	246	↓	-4%	
New Listings	411	↑	4%	
Active Listings	677	↓	-6%	
Volume (in thousands \$)	109,189	↑	4%	
Last 12 Months				
Sales	741	↓	-3%	
New Listings	1,506	↓	-11%	
Active Listings	632	↓	-5%	
Volume (in thousands \$)	312,123	↓	-3%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	114	10.2	11.2	Buyer's
250 to 299	75	5.8	12.8	Buyer's
300 to 349	70	7.3	9.5	Balanced
350 and more	118	4.6	25.8	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	108	↓	-4%	335	↓	-2%	
Active Listings	203	↓	-10%	190	↓	-17%	
Median Price	\$499,500	↑	8%	\$465,500	↑	1%	↑ 11%
Average Price	\$582,800	↑	9%	\$531,726	↔	0%	↑ 7%
Average Days (days)	73	↓	-34	85	↓	-23	
	Condominium						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	111	↓	-10%	335	↓	-6%	
Active Listings	405	↓	-2%	377	↑	2%	
Median Price	\$279,000	↔	0%	\$282,000	↑	2%	↑ 6%
Average Price	\$284,507	↓	-2%	\$288,882	↓	-1%	↑ 4%
Average Days (days)	116	↓	-4	111	↓	-5	
	Plex						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	27			71	↑	8%	
Active Listings	69	↓	-16%	64	↓	-2%	
Median Price	**			\$525,000	↑	3%	↑ 9%
Average Price	**			\$524,218	↔	0%	↑ 8%
Average Days (days)				101	↑	29	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

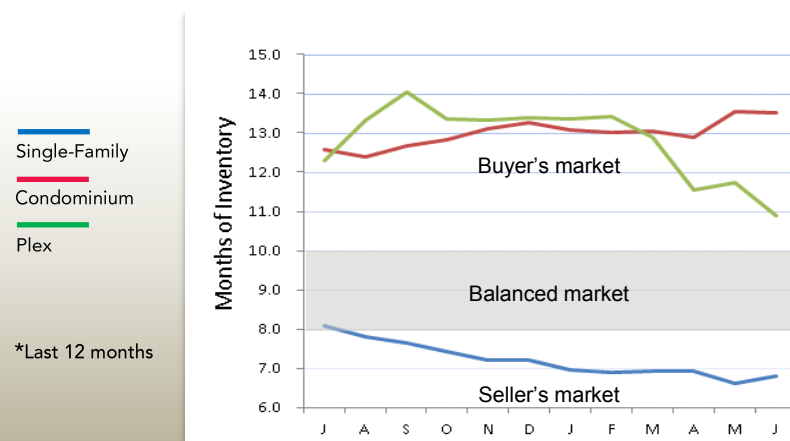




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	255	↑	9%
New Listings	348	↓	-14%
Active Listings	589	↓	-21%
Volume (in thousands \$)	101,330	↑	8%
Last 12 Months			
Sales	815	↑	8%
New Listings	1,459	↓	-11%
Active Listings	650	↓	-2%
Volume (in thousands \$)	327,515	↑	12%

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	73	8.1	9.0	Balanced
200 to 249	92	7.6	12.1	Buyer's
250 to 299	92	9.1	10.2	Buyer's
300 and more	68	4.5	15.0	Buyer's

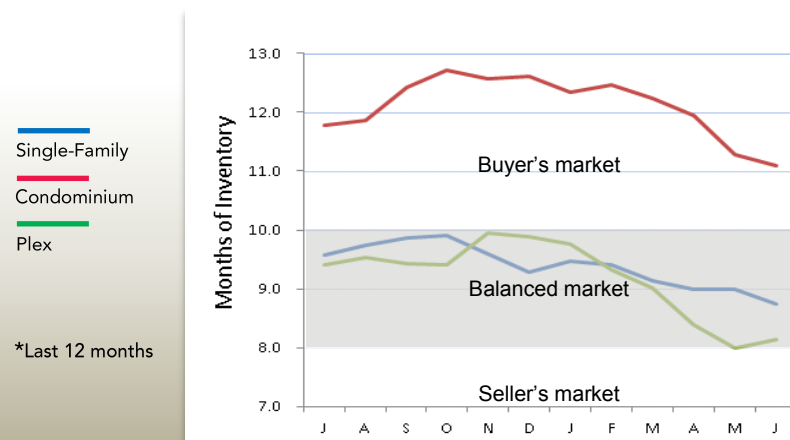
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years
Sales	65 ↓ -4%	214 ↑ 9%	↑ 12%	115 ↑ 17%	351 ↑ 7%	↑ 10%	75 ↑ 10%	250 ↑ 8%	↑ 9%		
Active Listings	149 ↓ -20%	156 ↓ -4%		289 ↓ -18%	324 ↑ 2%		151 ↓ -26%	170 ↓ -8%			
Median Price	\$480,000 ↑ 7%	\$458,000 ↑ 8%	↑ 12%	\$239,000 ⇄ 0%	\$242,000 ↑ 1%	↑ 10%	\$492,000 ⇄ 0%	\$501,700 ⇄ 0%	↑ 9%		
Average Price	\$546,630 ↑ 6%	\$527,358 ↑ 10%	↑ 13%	\$236,914 ↓ -1%	\$241,595 ↓ -2%	↑ 6%	\$514,045 ↓ -2%	\$520,910 ↑ 1%	↑ 10%		
Average Days (days)	118 ↑ 38	108 ↑ 19		116 ↑ 13	119 ↑ 19		91 ↓ -1	104 ↑ 7			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	348	↓	-2%
New Listings	591	↓	-16%
Active Listings	1,001	↓	-9%
Volume (in thousands \$)	174,047	↑	2%
Last 12 Months			
Sales	1,140	↑	11%
New Listings	2,292	↓	-3%
Active Listings	981	↑	2%
Volume (in thousands \$)	550,922	↑	13%

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	77	5.8	13.3	Buyer's
200 to 299	208	16.7	12.5	Buyer's
300 to 399	152	11.8	12.8	Buyer's
400 to 499	90	7.8	11.4	Buyer's
500 and more	124	9.1	13.6	Buyer's

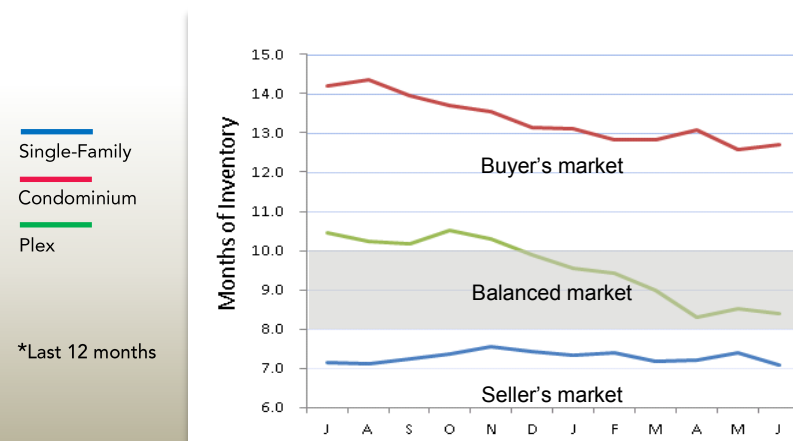
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years
Sales	104 ↓ -10%	339 ↑ 3%		185 ↓ -2%	614 ↑ 14%		59 ↑ 13%	187 ↑ 21%			
Active Listings	196 ↓ -16%	200 ↑ 1%		671 ↓ -6%	650 ↑ 3%		134 ↓ -11%	131 ↓ -1%			
Median Price	\$599,000 ↑ 4%	\$560,000 ↓ -5%	↑ 7%	\$333,000 ↑ 5%	\$314,550 ↑ 3%	↑ 8%	\$569,900 ↓ -3%	\$587,000 ↑ 9%	↑ 21%		
Average Price	\$656,315 ↑ 5%	\$628,831 ↓ -2%	↑ 13%	\$372,774 ↑ 6%	\$361,260 ↑ 5%	↑ 11%	\$630,507 ↑ 4%	\$623,837 ↑ 8%	↑ 18%		
Average Days (days)	81 ↓ -1	90 ↑ 3		116 ↓ -2	114 ↓ -4		57 ↓ -45	82 ↓ -22			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	246	↓	-5%
New Listings	390	↓	-12%
Active Listings	653	↓	-13%
Volume (in thousands \$)	246,629	↓	-1%

Last 12 Months			
Sales	825	↑	11%
New Listings	1,497	↓	-1%
Active Listings	667	↓	-3%
Volume (in thousands \$)	797,212	↑	10%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 800	55	10.4	5.3	Seller's
800 to 999	52	7.5	6.9	Seller's
1000 to 1499	105	14.4	7.3	Seller's
1500 and more	161	10.4	15.4	Buyer's

Source: QFREB by the Centris® system



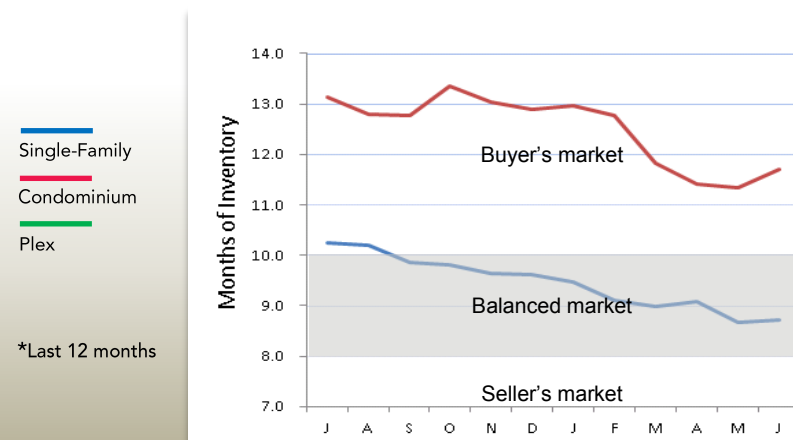
Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	155 ↑ 1%	513 ↑ 15%	↑ 13%	
Active Listings	362 ↓ -11%	373 ↔ 0%	↔ 13%	
Median Price	\$1,148,000 ↑ 8%	\$1,075,000 ↑ 2%	↑ 13%	
Average Price	\$1,258,862 ↑ 3%	\$1,206,877 ↔ 0%	↑ 13%	
Average Days (days)	119 ↑ 14	119 ↓ -3		

	Condominium			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	80 ↓ -12%	273 ↑ 7%	↔ 11%	
Active Listings	261 ↓ -17%	267 ↓ -5%	↑ 15%	
Median Price	\$419,500 ↓ -10%	\$440,000 ↓ -5%	↑ 15%	
Average Price	\$503,291 ↓ -4%	\$516,862 ↓ -8%	↑ 15%	
Average Days (days)	117 ↓ -8	99 ↓ -34		

	Plex			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	11	39 ↔ 0%	↔ 10%	
Active Listings	30 ↑ 6%	28	↑ 30%	
Median Price	**	\$812,500 ↓ -5%	↑ 10%	
Average Price	**	\$955,585 ↑ 8%	↑ 30%	
Average Days (days)		76 ↓ -51		

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

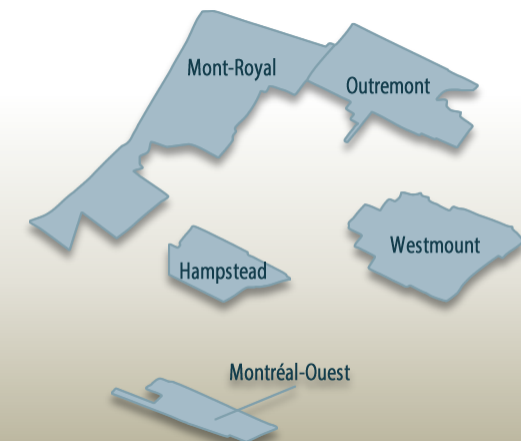




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	108	↑	7%	
New Listings	206	↓	-8%	
Active Listings	385	↓	-16%	
Volume (in thousands \$)	56,508	↑	9%	
Last 12 Months				
Sales	336	↑	12%	
New Listings	736	↓	-9%	
Active Listings	389	↓	-9%	
Volume (in thousands \$)	175,564	↑	13%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 350	120	10.7	11.2	Buyer's
350 to 499	114	6.4	17.7	Buyer's
500 and more	110	4.4	24.9	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016		Last 12 Months		Past 5 years	
Sales	22		78	↑	4%	
Active Listings	42	↓ -37%	46	↓	-32%	
Median Price	**		\$759,750	↑	1%	↑ 6%
Average Price	**		\$902,699	↑	7%	↑ 11%
Average Days (days)			134	↑	17	
	Condominium					
	Second Quarter 2016		Last 12 Months		Past 5 years	
Sales	86	↑ 21%	258	↑	14%	
Active Listings	343	↓ -13%	343	↓	-4%	
Median Price	\$370,000	↑ 11%	\$350,000	↑	1%	↓ -1%
Average Price	\$412,102	↑ 8%	\$407,570	↑	1%	↓ -1%
Average Days (days)	147	↑ 18	148	↑	4	
	Plex					
	Second Quarter 2016		Last 12 Months		Past 5 years	
Sales	0		0			
Active Listings	0		0			
Median Price	**		**			
Average Price	**		**			
Average Days (days)						

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

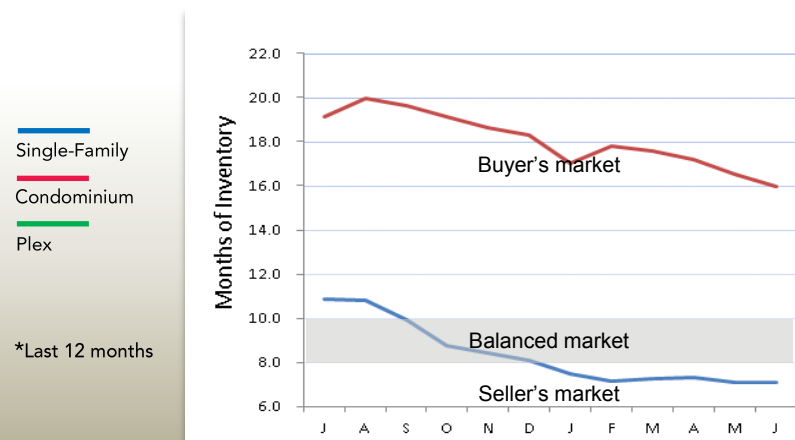




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	388	↑	11%	
New Listings	843	↓	-1%	
Active Listings	1,632	↓	-15%	
Volume (in thousands \$)	185,355	↑	21%	
Last 12 Months				
Sales	1,280	↑	8%	
New Listings	3,144	↓	-8%	
Active Listings	1,632	↓	-13%	
Volume (in thousands \$)	572,059	↑	8%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	262	24.0	10.9	Buyer's
250 to 299	191	15.4	12.4	Buyer's
300 to 349	172	15.3	11.3	Buyer's
350 to 399	174	11.8	14.7	Buyer's
400 to 499	191	10.9	17.5	Buyer's
500 to 699	230	9.7	23.8	Buyer's
700 and more	278	8.7	32.1	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

Single-Family						
	Second Quarter 2016			Last 12 Months		Past 5 years
Sales	19			62	↓	-5%
Active Listings	74	↓	-5%	71	↑	10%
Median Price	**			\$818,750	↓	-11%
Average Price	**			\$974,850	↓	-14%
Average Days (days)				110	↓	-21
						↑ 21%
						↑ 10%
Condominium						
	Second Quarter 2016			Last 12 Months		Past 5 years
Sales	342	↑	14%	1,149	↑	10%
Active Listings	1,487	↓	-16%	1,497	↓	-14%
Median Price	\$340,500	↔	0%	\$326,960	↑	2%
Average Price	\$449,569	↑	16%	\$413,350	↑	3%
Average Days (days)	129	↓	-17	149	↓	-6
						↑ 9%
						↑ 11%
Plex						
	Second Quarter 2016			Last 12 Months		Past 5 years
Sales	27			69	↓	-15%
Active Listings	71	↔	0%	64	↑	1%
Median Price	**			\$500,000	↑	8%
Average Price	**			\$549,554	↑	8%
Average Days (days)				85	↑	2
						↑ 21%
						↑ 22%

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

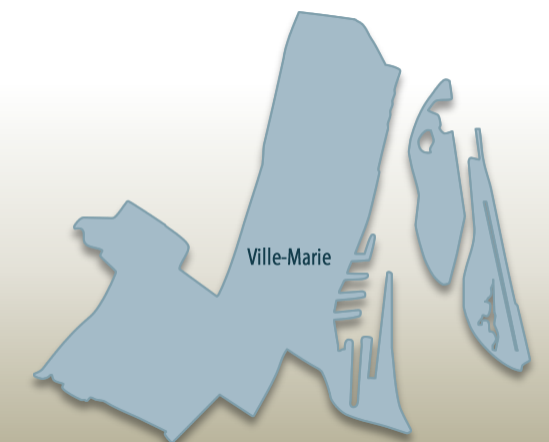
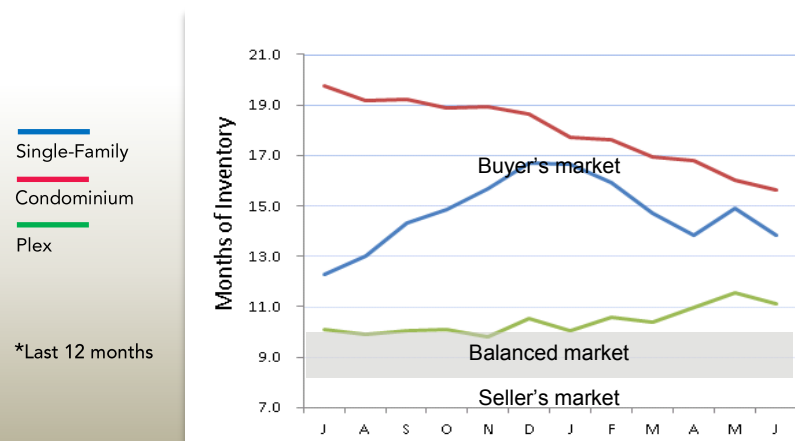




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	318	↑	3%	
New Listings	506	↓	-22%	
Active Listings	778	↓	-12%	
Volume (in thousands \$)	142,816	↓	-1%	
Last 12 Months				
Sales	905	↔	0%	
New Listings	1,972	↓	-5%	
Active Listings	784	↑	2%	
Volume (in thousands \$)	399,398	↓	-4%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	107	9.3	11.6	Buyer's
250 to 299	114	10.9	10.5	Buyer's
300 to 349	98	10.9	9.0	Balanced
350 to 399	95	8.5	11.1	Buyer's
400 to 499	107	10.7	10.0	Balanced
500 and more	75	6.8	11.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	24		66	↓ -23%	
Active Listings	56	↑ 2%	53	↑ 7%	
Median Price	**		\$712,750	↑ 1%	↑ 26%
Average Price	**		\$736,549	↔ 0%	↑ 22%
Average Days (days)			97	↑ 15	
	Condominium				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	245	↑ 10%	685	↑ 7%	
Active Listings	596	↓ -12%	596	↑ 5%	
Median Price	\$345,000	↓ -1%	\$335,000	↓ -1%	↑ 10%
Average Price	\$359,411	↓ -3%	\$358,212	↔ 0%	↑ 12%
Average Days (days)	88	↓ -16	96	↓ -1	
	Plex				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	49	↓ -13%	154	↓ -13%	
Active Listings	126	↓ -20%	135	↓ -11%	
Median Price	\$700,000	↑ 11%	\$645,000	↓ -3%	↑ 17%
Average Price	\$739,210	↑ 9%	\$688,237	↓ -2%	↑ 17%
Average Days (days)	116	↑ 15	98	↑ 4	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

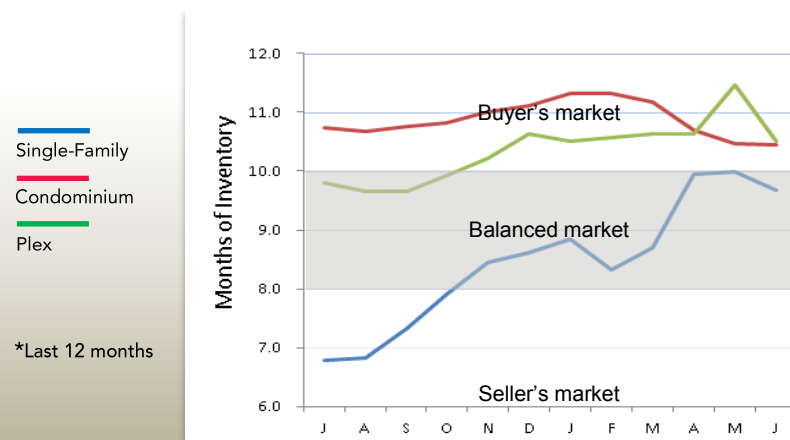




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	339	↑	2%	
New Listings	444	↓	-12%	
Active Listings	699	↓	-5%	
Volume (in thousands \$)	137,310	↑	2%	
Last 12 Months				
Sales	992	↓	-2%	
New Listings	1,793	↓	-8%	
Active Listings	680	↑	3%	
Volume (in thousands \$)	396,898	↓	-1%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	148	15.3	9.6	Balanced
250 to 299	98	11.8	8.3	Balanced
300 to 399	126	12.6	10.0	Balanced
400 and more	85	7.2	11.9	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	37	↑ 42%	96	↓ -1%	
Active Listings	51	↑ 23%	47	↑ 6%	
Median Price	\$456,000	↑ 18%	\$422,500	↔ 0%	↑ 18%
Average Price	\$522,457	↑ 17%	\$476,427	↔ 0%	↑ 22%
Average Days (days)	70	↓ -2	69	↓ -9	
	Condominium				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	204	↑ 6%	562	↓ -3%	
Active Listings	471	↓ -3%	457	↑ 8%	
Median Price	\$292,000	↓ -2%	\$282,500	↓ -2%	↑ 10%
Average Price	\$308,910	↓ -1%	\$306,490	↑ 1%	↑ 12%
Average Days (days)	92	↑ 19	95	↑ 15	
	Plex				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	98	↓ -14%	334	↓ -1%	
Active Listings	176	↓ -15%	176	↓ -8%	
Median Price	\$539,500	↑ 3%	\$515,500	↑ 2%	↑ 13%
Average Price	\$560,836	↑ 1%	\$535,669	↑ 2%	↑ 15%
Average Days (days)	76	↑ 2	72	↑ 6	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

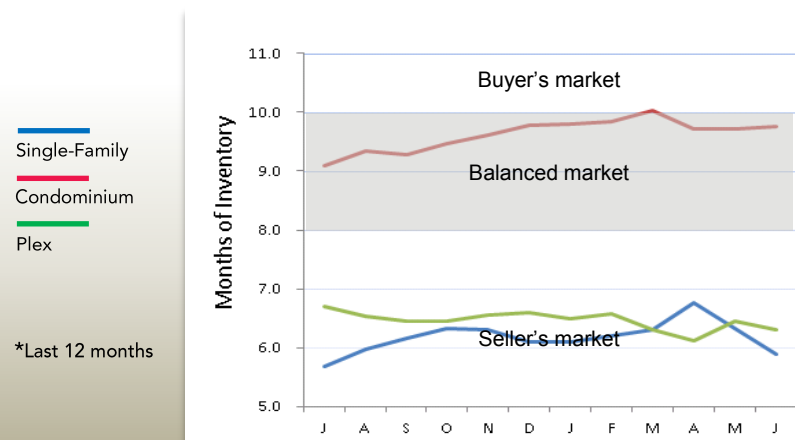




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	200	↓	-4%
New Listings	354	↓	-1%
Active Listings	527	↓	-17%
Volume (in thousands \$)	76,457	↔	0%
Last 12 Months			
Sales	665	↑	3%
New Listings	1,325	↓	-4%
Active Listings	549	↓	-8%
Volume (in thousands \$)	252,995	↑	5%

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	93	7.3	12.7	Buyer's
225 to 299	81	6.3	12.7	Buyer's
300 and more	89	7.8	11.4	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	29	106	15%		
Active Listings	61 ↓ -8%	59 ↑	5%		
Median Price	**	\$330,000 ↓ -1%	14%	↑	
Average Price	**	\$364,955 ↔	0%	↑	21%
Average Days (days)		76 ↓ -1			
	Condominium				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	80 ↑ 10%	257 ↔	0%		
Active Listings	240 ↓ -25%	262 ↓	-15%		
Median Price	\$251,950 ↑ 5%	\$260,000 ↑	1%	↑	14%
Average Price	\$274,165 ↑ 4%	\$292,334 ↑	4%	↑	16%
Average Days (days)	141 ↓ -1	130 ↓	-12		
	Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	91 ↓ -13%	302 ↑	2%		
Active Listings	226 ↓ -9%	227 ↓	-3%		
Median Price	\$445,000 ↑ 9%	\$436,500 ↔	0%	↑	14%
Average Price	\$485,663 ↑ 11%	\$461,779 ↑	1%	↑	16%
Average Days (days)	87 ↑ 2	76 ↓	-4		

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

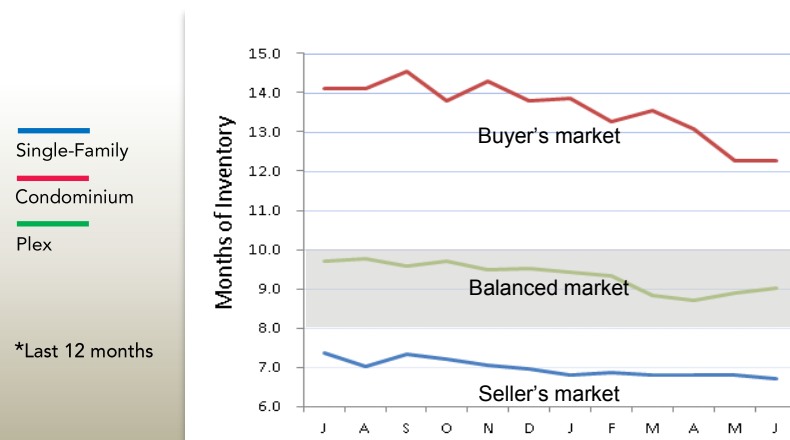




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	317	↓	-2%	
New Listings	504	↓	-2%	
Active Listings	847	↓	-5%	
Volume (in thousands \$)	104,798	↑	4%	
Last 12 Months				
Sales	1,058	↑	6%	
New Listings	2,079	↓	-2%	
Active Listings	848	↓	-11%	
Volume (in thousands \$)	350,820	↑	12%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	149	11.3	13.3	Buyer's
200 to 224	74	7.6	9.7	Balanced
225 to 249	104	6.8	15.5	Buyer's
250 to 274	50	4.6	11.0	Buyer's
275 and more	126	9.9	12.7	Buyer's

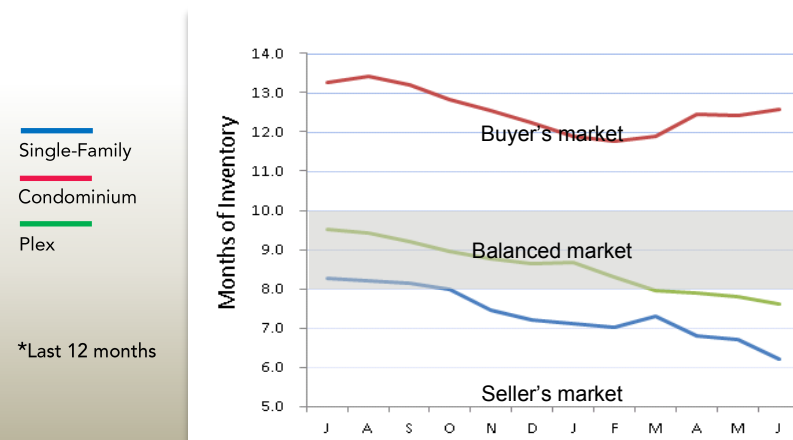
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	50 ↑ 22%	187 ↑ 25%	↑ 20%	148 ↓ -12%	481 ↓ -4%	↑ 13%	119 ↑ 3%	390 ↑ 12%	↑ 15%		
Active Listings	78 ↓ -37%	97 ↓ -12%		540 ↑ 6%	503 ↓ -10%	↑ 13%	229 ↓ -12%	248 ↓ -12%			
Median Price	\$322,000 ↑ 4%	\$330,750 ↑ 1%	↑ 20%	\$230,000 ↑ 5%	\$229,000 ↑ 5%	↑ 13%	\$430,000 ↔ 0%	\$430,000 ↑ 2%	↑ 15%		
Average Price	\$323,931 ↑ 2%	\$335,836 ↑ 3%	↑ 15%	\$239,492 ↑ 6%	\$239,440 ↑ 6%	↑ 13%	\$449,208 ↑ 4%	\$443,998 ↑ 2%	↑ 16%		
Average Days (days)	93 ↓ -8	88 ↓ -17		129 ↓ -21	123 ↓ -4		90 ↑ 14	87 ↓ -3			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	207	↑	12%	
New Listings	275	↑	8%	
Active Listings	467	↓	-2%	
Volume (in thousands \$)	78,925	↑	10%	
Last 12 Months				
Sales	591	↑	7%	
New Listings	1,060	↔	0%	
Active Listings	456	↑	1%	
Volume (in thousands \$)	224,843	↑	3%	

Table 3 - Market Conditions by Price Range

Condominium Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	76	9.6	8.0	Balanced
225 to 274	55	5.3	10.4	Buyer's
275 and more	78	5.4	14.3	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Condominium			Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years
Sales	52 ↓ -19%	150 ↓ -15%		85 ↑ 20%	243 ↑ 16%		70 ↑ 40%	198 ↑ 19%	
Active Listings	139 ↓ -2%	132 ↓ -4%		219 ↑ 13%	209 ↑ 13%		109 ↓ -22%	116 ↓ -12%	
Median Price	\$359,000 ↓ -7%	\$369,444 ↓ -4%	↑ 8%	\$225,000 ↓ -2%	\$227,000 ↓ -1%	↑ 4%	\$522,500 ↔ 0%	\$527,750 ↔ 0%	↑ 6%
Average Price	\$390,147 ↓ -9%	\$389,724 ↓ -7%	↑ 6%	\$250,673 ↑ 3%	\$243,144 ↔ 0%	↑ 5%	\$536,867 ↓ -1%	\$543,148 ↓ -3%	↑ 5%
Average Days (days)	105 ↑ 19	114 ↑ 18		106 ↓ -8	111 ↓ -1		85 ↓ -16	99 ↓ -1	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Area 16: Eastern Tip of the Island



Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	400	↓	-11%
New Listings	644	↓	-2%
Active Listings	1,280	↓	-3%
Volume (in thousands \$)	113,802	↓	-12%
Last 12 Months			
Sales	1,210	↓	-1%
New Listings	2,665	↓	-2%
Active Listings	1,266	↑	1%
Volume (in thousands \$)	342,808	↓	-2%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	96	18.2	5.3	Seller's
250 to 299	129	18.0	7.2	Seller's
300 to 399	214	17.8	12.0	Buyer's
400 and more	148	5.0	29.6	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Last 12 Months	Past 5 years			
	Second Quarter 2016							
Sales	241	↓	-1%	707	↑	5%		
Active Listings	596	↓	-5%	587	↓	-2%		
Median Price	\$283,000	↑	1%	\$280,000	↑	1%	↑	8%
Average Price	\$291,399	↓	-2%	\$290,991	↓	-1%	↑	7%
Average Days (days)	88	↓	-14	96	↓	-2		
	Condominium			Last 12 Months	Past 5 years			
	Second Quarter 2016							
Sales	93	↓	-23%	281	↓	-8%		
Active Listings	440	↔	0%	435	↑	9%		
Median Price	\$175,900	↓	-4%	\$175,000	↓	-3%	↑	3%
Average Price	\$183,931	↓	-4%	\$182,669	↓	-4%	↑	3%
Average Days (days)	121	↓	-9	131	↓	-1		
	Plex			Last 12 Months	Past 5 years			
	Second Quarter 2016							
Sales	66	↓	-24%	222	↓	-7%		
Active Listings	244	↓	-6%	244	↓	-2%		
Median Price	\$385,500	↑	1%	\$380,000	↑	1%	↑	6%
Average Price	\$403,519	↑	3%	\$386,983	↔	0%	↑	7%
Average Days (days)	111	↑	24	116	↑	21		

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

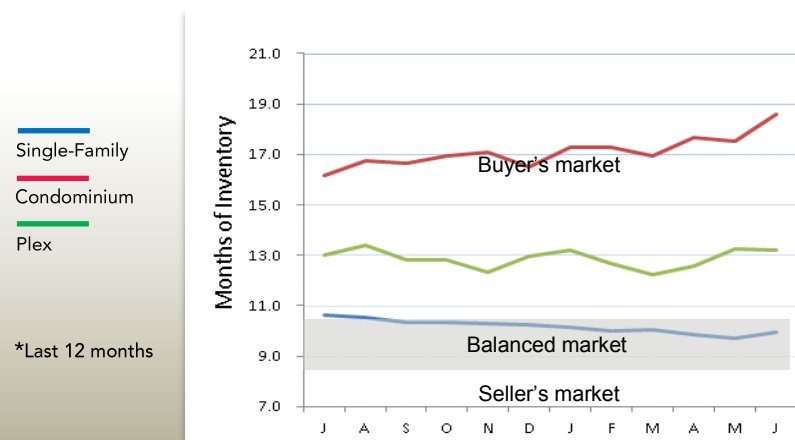




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	1,370	↑	4%
New Listings	1,958	↓	-5%
Active Listings	3,504	↓	-11%
Volume (in thousands \$)	428,894	↑	7%
Last 12 Months			
Sales	4,171	↑	5%
New Listings	8,086	↓	-7%
Active Listings	3,520	↓	-3%
Volume (in thousands \$)	1,301,505	↑	9%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	286	63.3	4.5	Seller's
250 to 299	374	66.6	5.6	Seller's
300 to 349	342	46.1	7.4	Seller's
350 to 499	604	54.8	11.0	Buyer's
500 and more	435	20.8	20.9	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex			
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years					
Sales	997	↑	3%	3,020	↑	5%	71	↑	20%	215	↑	17%
Active Listings	1,993	↓	-15%	2,041	↓	-8%	236	↓	-2%	227	↑	3%
Median Price	\$303,500	↑	3%	\$295,000	↑	2%	\$435,000	↑	2%	\$442,000	↑	4%
Average Price	\$329,857	↑	3%	\$328,633	↑	3%	\$440,702	↑	3%	\$439,593	↑	3%
Average Days (days)	88	↓	-5	90	↔	0	111	↑	25	105	↑	9

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

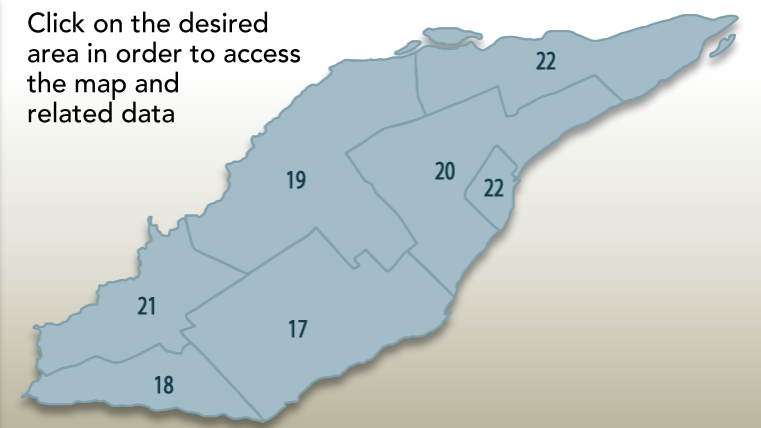




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	457	↑	5%
New Listings	744	↑	1%
Active Listings	1,347	↓	-10%
Volume (in thousands \$)	140,055	↑	8%
Last 12 Months			
Sales	1,431	↑	9%
New Listings	2,996	↓	-3%
Active Listings	1,334	↑	2%
Volume (in thousands \$)	434,183	↑	12%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	40	11.3	3.5	Seller's
250 to 274	29	8.9	3.2	Seller's
275 to 299	57	9.2	6.2	Seller's
300 to 349	104	15.5	6.7	Seller's
350 to 449	124	10.2	12.1	Buyer's
450 and more	101	5.9	17.0	Buyer's

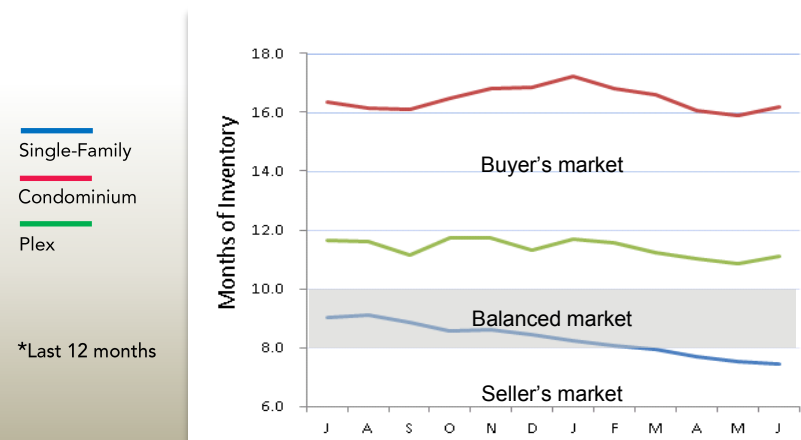
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex			
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years					
Sales	235	↑ 8%	732	↑ 14%	46	↓ -2%	146	↑ 4%	46	↓ -2%	146	↑ 4%
Active Listings	450	↓ -15%	453	↓ -5%	137	↓ -6%	135	↓ -1%	137	↓ -6%	135	↓ -1%
Median Price	\$307,500	↑ 6%	\$300,500	↑ 3%	\$431,000	↓ -2%	\$443,500	↑ 2%	\$431,000	↓ -2%	\$443,500	↑ 2%
Average Price	\$322,653	↔ 0%	\$324,456	↑ 3%	\$444,335	↑ 1%	\$441,528	↑ 1%	\$444,335	↑ 1%	\$441,528	↑ 1%
Average Days (days)	73	↓ -16	85	↓ -1	102	↑ 15	100	↑ 8	102	↑ 15	100	↑ 8

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

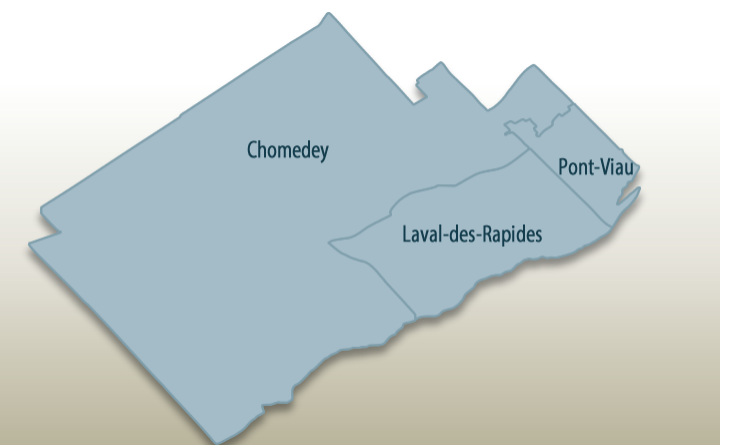




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	129	↑	8%	
New Listings	195	↓	-18%	
Active Listings	408	↓	-12%	
Volume (in thousands \$)	53,215	↑	20%	
Last 12 Months				
Sales	397	↑	6%	
New Listings	818	↓	-15%	
Active Listings	401	↓	-5%	
Volume (in thousands \$)	164,482	↑	14%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 275	17	5.3	3.2	Seller's
275 to 349	54	7.4	7.3	Seller's
350 to 449	84	7.9	10.6	Buyer's
450 and more	151	7.8	19.3	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	113	↑ 10%	342	↑ 6%		
Active Listings	312	↓ -14%	306	↓ -6%		
Median Price	\$362,000	↑ 5%	\$360,000	↓ -1%	↑	8%
Average Price	\$432,074	↑ 9%	\$427,421	↑ 5%	↑	15%
Average Days (days)	120	↑ 26	103	↑ 9		
Condominium						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	12	↓ -13%	45	↓ -13%		
Active Listings	87	↓ -7%	85	↓ -6%		
Median Price	**	↑ 2%	\$246,950	↑ 2%	↑	5%
Average Price	**	↑ 28%	\$318,659	↑ 28%	↑	34%
Average Days (days)		↑ 30	140	↑ 30		
Plex						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	4	10				
Active Listings	9	10				
Median Price	**	**				
Average Price	**	**				
Average Days (days)						

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

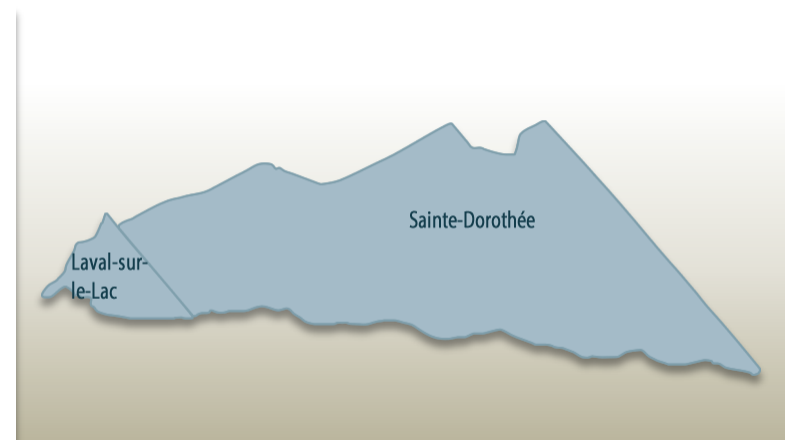
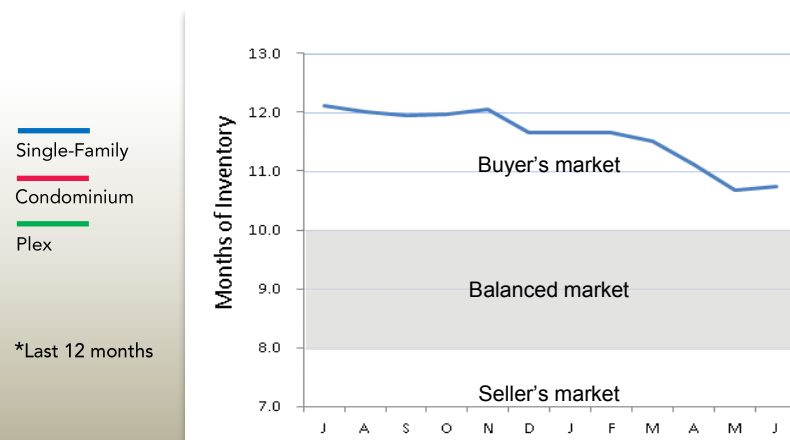




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	335	↑	1%	
New Listings	389	↓	-15%	
Active Listings	687	↓	-13%	
Volume (in thousands \$)	102,251	↓	-1%	
Last 12 Months				
Sales	1,001	↑	2%	
New Listings	1,725	↓	-11%	
Active Listings	707	↓	-7%	
Volume (in thousands \$)	310,385	↑	4%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	22	7.2	3.1	Seller's
225 to 249	29	7.6	3.8	Seller's
250 to 274	40	9.2	4.4	Seller's
275 to 299	65	9.2	7.1	Seller's
300 to 349	95	12.1	7.9	Seller's
350 to 449	109	14.6	7.5	Seller's
450 and more	130	8.3	15.7	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	268 ↓ -5%	816 ↔ 0%				
Active Listings	459 ↓ -20%	490 ↓ -12%				
Median Price	\$306,500 ↓ -1%	\$304,000 ↑ 1%	↑ 11%			
Average Price	\$326,017 ↔ 0%	\$326,216 ↑ 1%	↑ 12%			
Average Days (days)	90 ↓ -1	90 ↑ 7				
	Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	58 ↑ 23%	154 ↑ 6%				
Active Listings	188 ↑ 9%	181 ↑ 6%				
Median Price	\$192,000 ↓ -10%	\$192,250 ↓ -2%	↑ 4%			
Average Price	\$196,103 ↓ -6%	\$197,707 ↓ -3%	↑ 6%			
Average Days (days)	100 ↓ -8	109 ↓ -9				
	Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	9	30				
Active Listings	40 ↑ 3%	36 ↑ 6%				
Median Price	**	\$450,000 ↑ 8%	↑ 10%			
Average Price	**	\$459,985 ↓ -3%	↑ 11%			
Average Days (days)		126 ↓ -8				

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

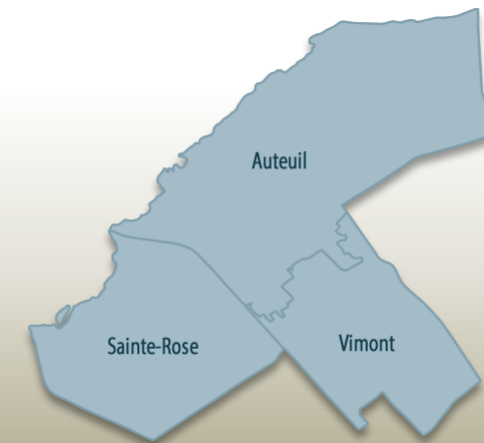
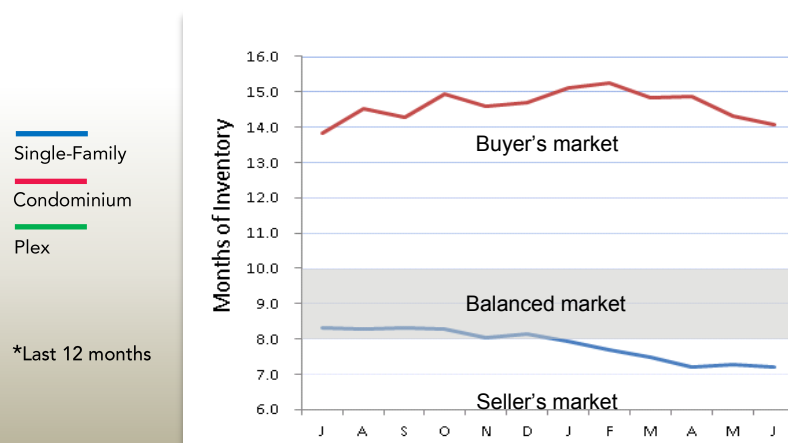




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	110	↑	1%	
New Listings	168	↓	-7%	
Active Listings	354	↓	-5%	
Volume (in thousands \$)	37,689	↑	3%	
Last 12 Months				
Sales	358	↑	3%	
New Listings	740	↓	-4%	
Active Listings	348	↓	-1%	
Volume (in thousands \$)	126,137	↑	7%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 300	41	7.8	5.2	Seller's
300 to 399	76	9.1	8.4	Balanced
400 and more	128	6.4	19.9	Buyer's

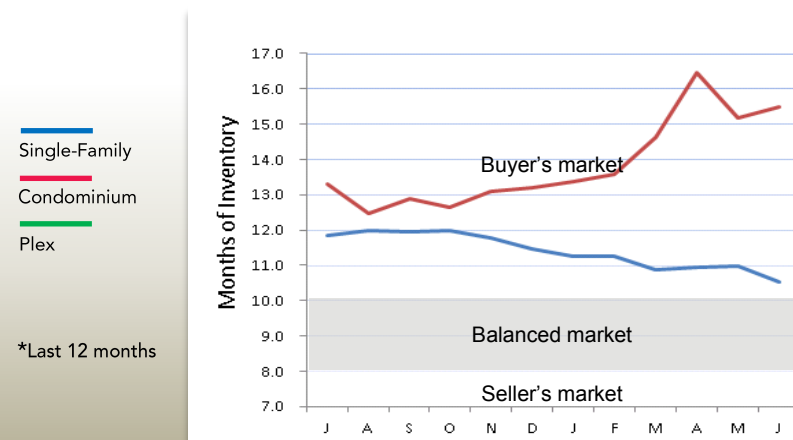
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Condominium			Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years
Sales	86 ↑ 4%	279 ↑ 3%		22	76 ↑ 1%		2	3	
Active Listings	247 ↓ -8%	244 ↓ -6%		102 ↑ 3%	98 ↑ 13%		4	5	
Median Price	\$335,000 ↓ -2%	\$338,000 ↔ 0%	↑ 7%	**	\$233,000 ↑ 1%	↑ 5%	**	**	
Average Price	\$362,419 ↓ -3%	\$380,425 ↑ 4%	↑ 5%	**	\$246,332 ↔ 0%	↑ 17%	**	**	
Average Days (days)	102 ↑ 5	96 ↓ -11			146 ↑ 28				

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	232	↓	-1%
New Listings	297	↓	-5%
Active Listings	444	↓	-13%
Volume (in thousands \$)	66,234	↑	5%
Last 12 Months			
Sales	680	↑	4%
New Listings	1,171	↓	-7%
Active Listings	458	↓	-5%
Volume (in thousands \$)	183,674	↑	7%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	44	7.8	5.6	Seller's
200 to 249	70	12.8	5.4	Seller's
250 to 299	75	12.6	6.0	Seller's
300 to 399	93	10.0	9.3	Balanced
400 and more	74	5.0	14.9	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Last 12 Months	Past 5 years
	Second Quarter 2016				
Sales	196	↓	-4%	579	↑ 1%
Active Listings	347	↓	-13%	356	↓ -7%
Median Price	\$277,000	↑	5%	\$262,000	↔ 0%
Average Price	\$297,334	↑	7%	\$281,238	↑ 3%
Average Days (days)	74	↓	-16	80	↓ -6
					↑ 11%
					↑ 14%
Condominium					
	Second Quarter 2016			Last 12 Months	Past 5 years
Sales	29			87	↑ 24%
Active Listings	78	↓	-20%	85	↓ -1%
Median Price	**			\$216,000	↑ 2%
Average Price	**			\$206,436	↑ 3%
Average Days (days)				118	↑ 20
					↑ 14%
					↑ 10%
Plex					
	Second Quarter 2016			Last 12 Months	Past 5 years
Sales	7			14	
Active Listings	18			17	
Median Price	**			**	
Average Price	**			**	
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

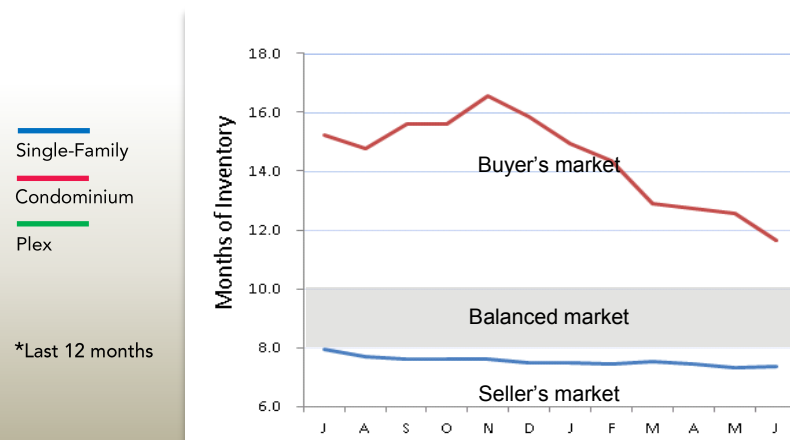




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	107	↑	18%
New Listings	165	↑	27%
Active Listings	264	↓	-8%
Volume (in thousands \$)	29,451	↑	23%
Last 12 Months			
Sales	304	↑	4%
New Listings	636	↑	2%
Active Listings	272	↓	-6%
Volume (in thousands \$)	82,644	↑	7%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	24	6.4	3.8	Seller's
225 to 249	34	4.6	7.4	Seller's
250 and more	134	11.7	11.5	Buyer's

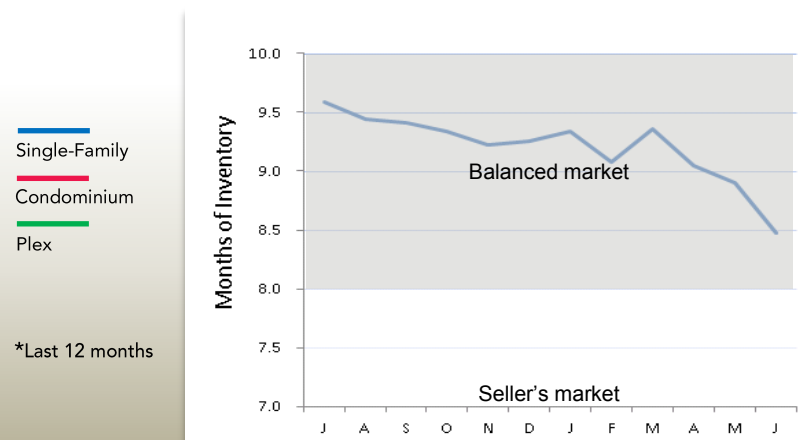
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	99	↑	19%	272	↑	8%	3	12			
Active Listings	178	↓	-14%	192	↓	-9%	28	23			
Median Price	\$259,000	↑	4%	\$250,000	↑	2%	**	**			
Average Price	\$274,406	↑	5%	\$268,226	↑	4%	**	**			
Average Days (days)	95	↓	-11	99	↔	0	**	**			

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	2,899	↔	0%
New Listings	3,811	↓	-7%
Active Listings	7,647	↓	-10%
Volume (in thousands \$)	770,669	↑	2%

Last 12 Months			
Sales	8,720	↑	5%
New Listings	16,526	↓	-6%
Active Listings	7,863	↓	-5%
Volume (in thousands \$)	2,269,044	↑	7%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	723	121.5	5.9	Seller's
200 to 249	1,188	175.7	6.8	Seller's
250 to 299	1,074	125.2	8.6	Balanced
300 to 399	1,336	111.4	12.0	Buyer's
400 to 499	576	27.9	20.6	Buyer's
500 and more	735	21.6	34.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	2,363	↔	0%	6,999	↑	5%	
Active Listings	5,406	↓	-13%	5,631	↓	-7%	
Median Price	\$253,200	↑	3%	\$248,000	↑	3%	↑ 11%
Average Price	\$277,154	↑	3%	\$270,795	↑	3%	↑ 12%
Average Days (days)	110	↑	7	106	↑	4	

	Condominium						
	Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	434	↑	1%	1,359	↑	7%	
Active Listings	1,864	↓	-2%	1,870	↑	2%	
Median Price	\$175,811	↓	-1%	\$176,000	↓	-1%	↑ 10%
Average Price	\$187,344	↓	-3%	\$187,042	↓	-3%	↑ 12%
Average Days (days)	151	↑	5	149	↑	9	

	Plex						
	Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	97	↓	-13%	337	↑	4%	
Active Listings	329	↑	5%	314	↓	-4%	
Median Price	\$345,000	↓	-2%	\$347,500	↓	-2%	↑ 14%
Average Price	\$349,629	↓	-1%	\$346,968	↓	-1%	↑ 13%
Average Days (days)	97	↓	-16	110	↓	-3	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

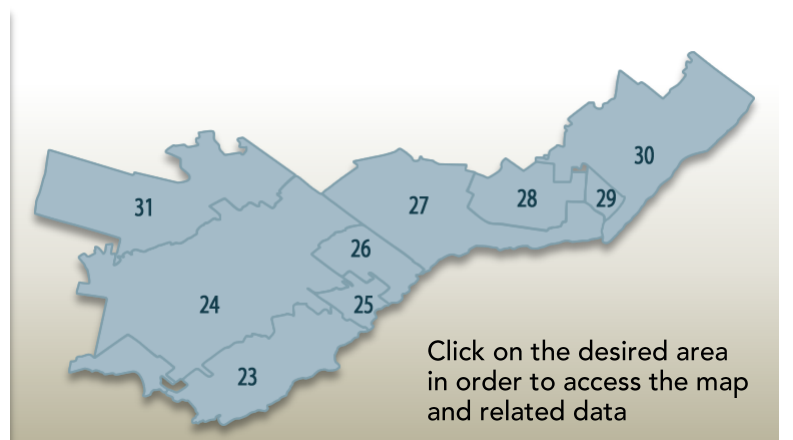




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	431	↑	1%	
New Listings	555	↑	1%	
Active Listings	963	↓	-1%	
Volume (in thousands \$)	106,669	↑	5%	
Last 12 Months				
Sales	1,265	↑	3%	
New Listings	2,264	↓	-2%	
Active Listings	919	↓	-1%	
Volume (in thousands \$)	306,779	↑	7%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 175	75	12.6	6.0	Seller's
175 to 199	54	9.4	5.8	Seller's
200 to 224	66	11.7	5.6	Seller's
225 to 249	89	14.9	5.9	Seller's
250 to 299	139	21.4	6.5	Seller's
300 and more	256	17.2	14.9	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	362 ↑ 4%	1,046 ↑ 3%				
Active Listings	711 ↓ -7%	678 ↓ -5%				
Median Price	\$246,750 ↑ 5%	\$240,000 ↑ 3%	↑ 15%			
Average Price	\$257,883 ↑ 5%	\$250,009 ↑ 3%	↑ 16%			
Average Days (days)	98 ↑ 19	93 ↑ 10				
	Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	61 ↓ -9%	185 ↑ 6%				
Active Listings	209 ↑ 20%	201 ↑ 12%				
Median Price	\$165,000 ↓ -8%	\$174,500 ⇄ 0%	↑ 6%			
Average Price	\$178,371 ↓ -4%	\$182,067 ↑ 2%	↑ 5%			
Average Days (days)	120 ↑ 22	113 ↑ 5				
	Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	8	30 ↑ 7%				
Active Listings	33 ↑ 20%	29				
Median Price	**	\$384,250 ↑ 17%	↑ 34%			
Average Price	**	\$376,915 ↑ 9%	↑ 24%			
Average Days (days)		131 ↑ 56				

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

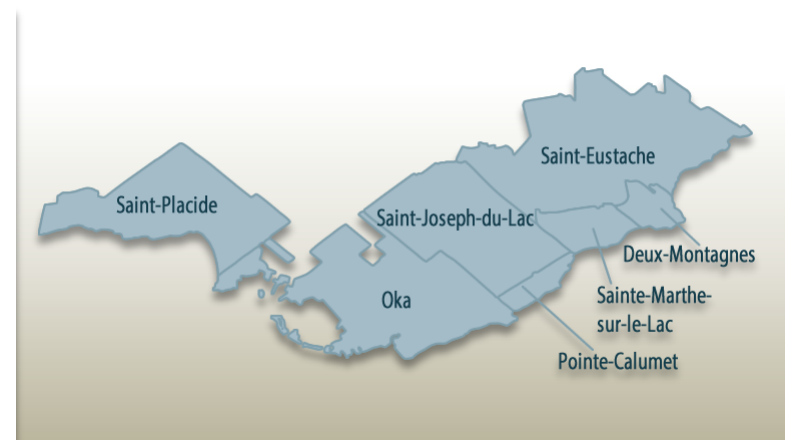
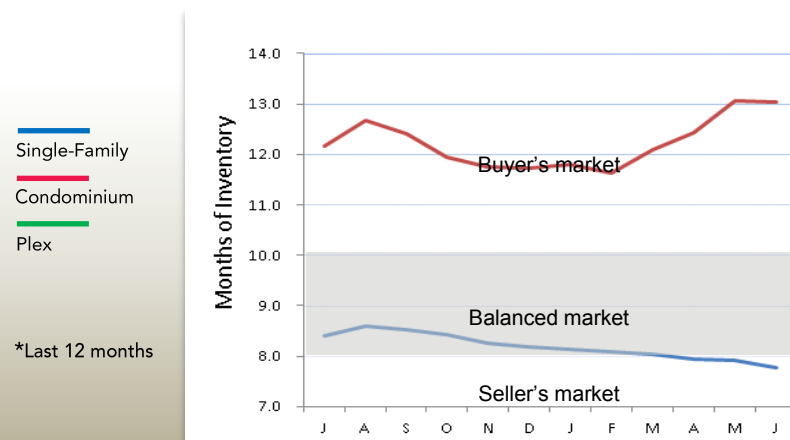




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	205	↑	11%
New Listings	236	↓	-14%
Active Listings	559	↓	-13%
Volume (in thousands \$)	57,123	↑	16%
Last 12 Months			
Sales	640	↑	22%
New Listings	1,108	↓	-11%
Active Listings	592	↓	-3%
Volume (in thousands \$)	174,020	↑	25%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	104	16.5	6.3	Seller's
250 to 299	96	8.8	10.9	Buyer's
300 and more	211	14.6	14.5	Buyer's

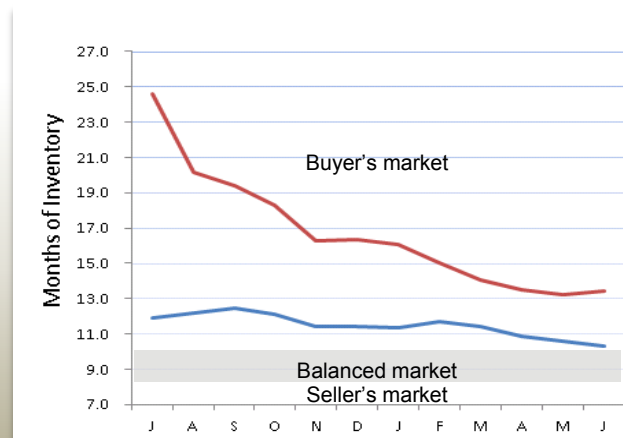
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	168	↑	16%	479	↑	14%	6	↑	38%		
Active Listings	366	↓	-20%	411	↓	-2%	35	↑	28%		
Median Price	\$269,000	↔	0%	\$267,500	↑	4%	**	↓	-2%	↑	
Average Price	\$283,753	↑	6%	\$279,428	↑	5%	**	↑	2%	↑	
Average Days (days)	121	↑	32	111	↑	18		74	↓	-26	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	159	↓	-21%
New Listings	239	↓	-13%
Active Listings	409	↓	-19%
Volume (in thousands \$)	43,491	↓	-20%
Last 12 Months			
Sales	560	↓	-4%
New Listings	968	↓	-13%
Active Listings	428	↓	-11%
Volume (in thousands \$)	151,771	↓	-3%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	46	12.4	3.7	Seller's
250 to 299	47	8.8	5.4	Seller's
300 and more	128	9.8	13.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	108	↓ -21%	372	↓ -1%	38	↓ -25%	140	↓ -8%	13	↓ -13%	48	↓ -13%	
Active Listings	205	↓ -21%	221	↓ -8%	174	↓ -19%	178	↓ -13%	31	↓ -1%	30	↓ -20%	
Median Price	\$274,500	↑ 3%	\$268,700	↑ 3%	\$178,000	↓ -17%	\$191,000	↓ -2%	**		\$402,500	↑ 3%	↑ 28%
Average Price	\$291,482	↑ 5%	\$281,731	↑ 2%	\$189,048	↓ -16%	\$201,161	↓ -5%	**		\$391,750	↑ 5%	↑ 24%
Average Days (days)	90	↓ -4	100	↑ 12	128	↑ 2	132	↓ -17			110	↑ 22	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

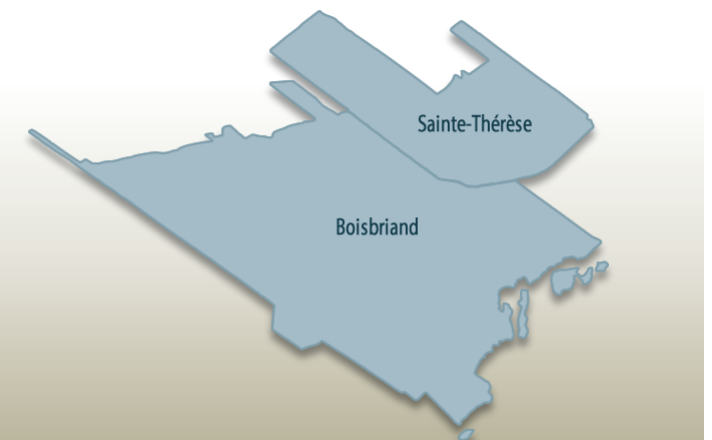
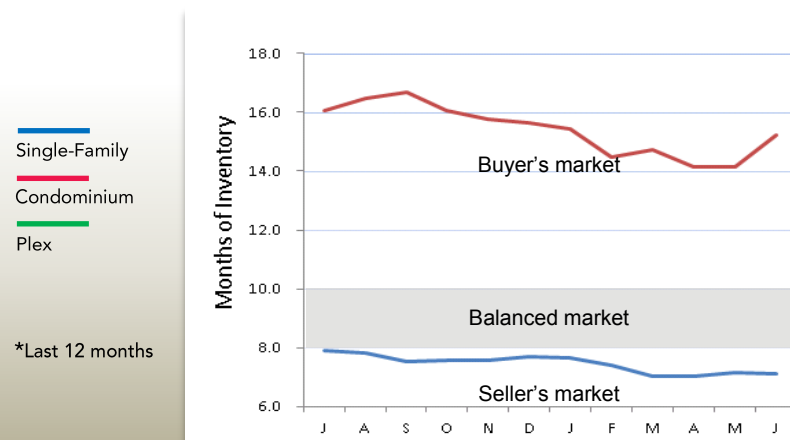




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	339	↑	1%	
New Listings	463	↑	1%	
Active Listings	960	↓	-10%	
Volume (in thousands \$)	123,337	↔	0%	
Last 12 Months				
Sales	972	↑	1%	
New Listings	1,884	↓	-10%	
Active Listings	974	↓	-6%	
Volume (in thousands \$)	351,594	↑	2%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	72	15.3	4.7	Seller's
250 to 299	91	15.2	6.0	Seller's
300 to 399	179	20.4	8.8	Balanced
400 to 499	125	9.0	13.9	Buyer's
500 and more	323	12.8	25.3	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	305 ↑ 2%	871 ↑ 4%	↑ 9%	
Active Listings	770 ↓ -12%	791 ↓ -7%		
Median Price	\$330,000 ↔ 0%	\$328,000 ↑ 1%	↑ 9%	
Average Price	\$374,196 ↔ 0%	\$372,811 ↑ 2%	↑ 10%	
Average Days (days)	114 ↓ -8	113 ↓ -3		
	Condominium			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	28	84 ↓ -21%		
Active Listings	179 ↑ 2%	171 ↔ 0%		
Median Price	**	\$220,750 ↓ -5%	↑ 9%	
Average Price	**	\$250,374 ↓ -10%	↑ 22%	
Average Days (days)		177 ↑ 49		
	Plex			Past 5 years
	Second Quarter 2016	Last 12 Months	Past 5 years	
Sales	6	17		
Active Listings	10	11		
Median Price	**	**		
Average Price	**	**		
Average Days (days)				

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

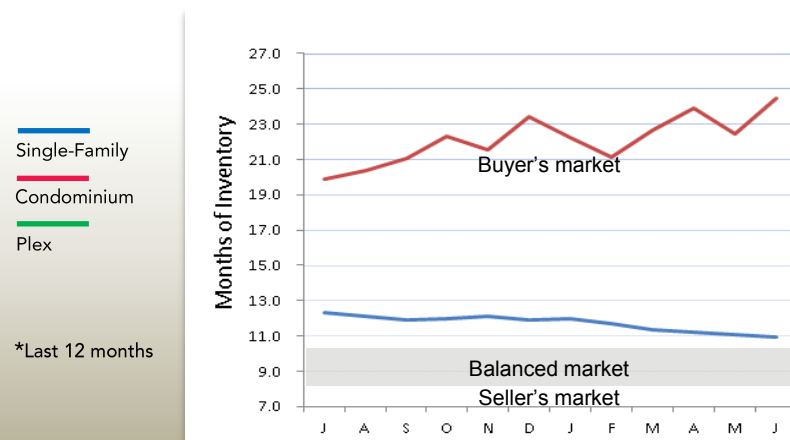




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	596	↔	0%
New Listings	761	↓	-4%
Active Listings	1,506	↓	-5%
Volume (in thousands \$)	155,740	↑	1%

Last 12 Months			
Sales	1,737	↑	4%
New Listings	3,313	↓	-3%
Active Listings	1,585	↑	2%
Volume (in thousands \$)	448,297	↑	6%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	156	23.9	6.5	Seller's
200 to 224	99	18.6	5.3	Seller's
225 to 249	150	19.1	7.9	Seller's
250 to 299	220	27.5	8.0	Balanced
300 to 399	277	23.7	11.7	Buyer's
400 and more	246	9.1	27.1	Buyer's

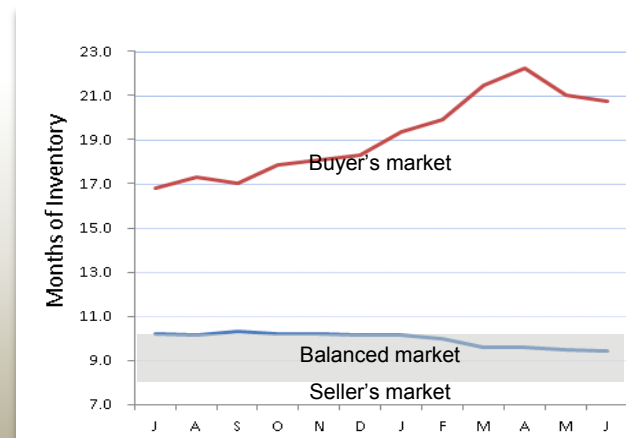
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	495 ↓ -1%	1,462 ↑ 6%		88 ↑ 11%	226 ↓ -5%		13	48 ↓ -9%			
Active Listings	1,109 ↓ -7%	1,149 ↓ -2%		355 ↑ 2%	390 ↑ 17%		35 ↓ -11%	40 ↓ -6%			
Median Price	\$258,000 ↑ 3%	\$249,000 ↑ 4%	↑ 12%	\$184,750 ↑ 2%	\$183,600 ↑ 3%	↑ 14%	**	\$349,000 ↓ -1%	↑ 10%		
Average Price	\$272,394 ↑ 2%	\$266,429 ↑ 3%	↑ 13%	\$188,571 ↑ 1%	\$189,456 ↑ 4%	↑ 14%	**	\$350,098 ↓ -5%	↑ 4%		
Average Days (days)	109 ↑ 9	105 ↑ 6		183 ↑ 1	172 ↑ 8			139 ↔ 0			

Evolution of Market Conditions by Property Category*



*Last 12 months

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	176	↓	-3%
New Listings	253	↓	-5%
Active Listings	514	↓	-5%
Volume (in thousands \$)	48,510	↔	0%
Last 12 Months			
Sales	591	↑	3%
New Listings	1,146	↓	-1%
Active Listings	513	↓	-6%
Volume (in thousands \$)	152,755	↑	5%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	22	4.3	5.2	Seller's
200 to 249	84	12.9	6.5	Seller's
250 to 299	63	9.3	6.8	Seller's
300 and more	171	9.9	17.2	Buyer's

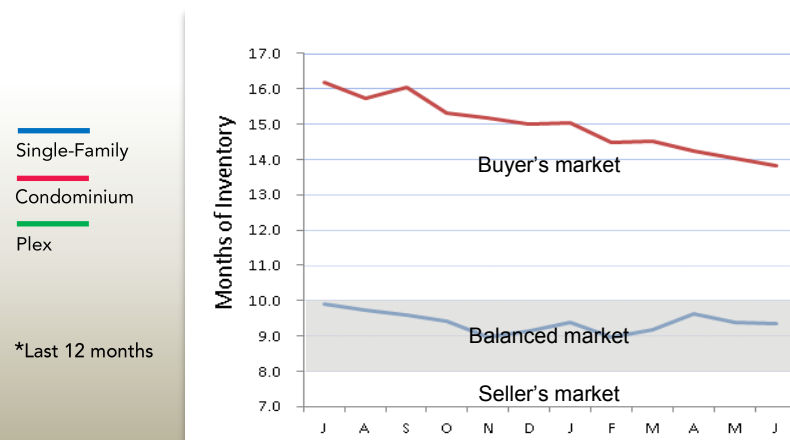
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	126 ↓ -13%	437 ↓ -1%			
Active Listings	334 ↓ -8%	340 ↓ -8%			
Median Price	\$268,000 ↑ 6%	\$254,000 ↑ 5%	↑ 13%		
Average Price	\$295,277 ↑ 5%	\$275,801 ↑ 3%	↑ 16%		
Average Days (days)	111 ↑ 10	99 ↓ -7			
Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	41 ↑ 21%	138 ↑ 12%			
Active Listings	164 ↔ 0%	159 ↓ -2%			
Median Price	\$175,000 ↑ 2%	\$177,500 ↑ 2%	↑ 4%		
Average Price	\$180,202 ↔ 0%	\$184,248 ↑ 3%	↑ 4%		
Average Days (days)	117 ↑ 21	119 ↓ -3			
Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	8	14			
Active Listings	12	11			
Median Price	**	**			
Average Price	**	**			
Average Days (days)					

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	386	↑	3%
New Listings	466	↓	-5%
Active Listings	928	↓	-10%
Volume (in thousands \$)	99,229	↑	5%
Last 12 Months			
Sales	1,137	↑	15%
New Listings	2,123	↔	0%
Active Listings	962	↓	-3%
Volume (in thousands \$)	285,397	↑	14%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	31	8.6	3.6	Seller's
200 to 224	38	11.5	3.3	Seller's
225 to 249	91	13.6	6.7	Seller's
250 to 299	143	16.8	8.5	Balanced
300 to 349	91	10.8	8.5	Balanced
350 and more	211	8.7	24.3	Buyer's

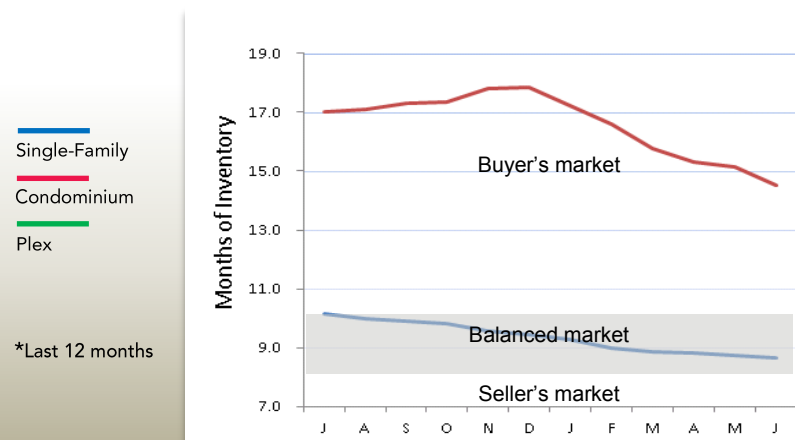
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	283 ↓ -3%	839 ↑ 11%			
Active Listings	572 ↓ -13%	605 ↓ -7%			
Median Price	\$260,000 ↑ 4%	\$251,500 ↑ 1%	↑ 9%		
Average Price	\$280,345 ↑ 5%	\$270,947 ↑ 1%	↑ 10%		
Average Days (days)	103 ↑ 4	99 ↓ -2			
	Condominium				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	96 ↑ 25%	278 ↑ 26%			
Active Listings	333 ↓ -5%	336 ↑ 7%			
Median Price	\$172,000 ↔ 0%	\$170,000 ↓ -5%	↑ 8%		
Average Price	\$185,754 ↔ 0%	\$180,881 ↓ -7%	↑ 9%		
Average Days (days)	155 ↑ 7	139 ↑ 3			
	Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	7	19			
Active Listings	23	20			
Median Price	**	**			
Average Price	**	**			
Average Days (days)					

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	215	↑	10%	
New Listings	255	↓	-15%	
Active Listings	579	↓	-23%	
Volume (in thousands \$)	49,322	↑	21%	
Last 12 Months				
Sales	666	↑	13%	
New Listings	1,248	↓	-12%	
Active Listings	645	↓	-15%	
Volume (in thousands \$)	147,032	↑	19%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 175	62	10.0	6.2	Seller's
175 to 199	72	10.8	6.6	Seller's
200 to 249	182	17.5	10.4	Buyer's
250 and more	224	11.9	18.8	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	199	↑ 12%	603	↑ 13%		
Active Listings	477	↓ -24%	539	↓ -16%		
Median Price	\$217,000	↑ 4%	\$210,000	↑ 2%	↑	14%
Average Price	\$228,375	↑ 10%	\$222,640	↑ 6%	↑	14%
Average Days (days)	135	↑ 3	134	↑ 7		
Condominium						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	7	39	↑ 5%			
Active Listings	54	61	↓ -37%			
Median Price	**	\$156,000	↓ -3%	↑		7%
Average Price	**	\$155,554	↓ -1%	↑		10%
Average Days (days)		111	↑ 6			
Plex						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	7	18				
Active Listings	42	39	↑ 16%	↑		17%
Median Price	**	**				
Average Price	**	**				
Average Days (days)						

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

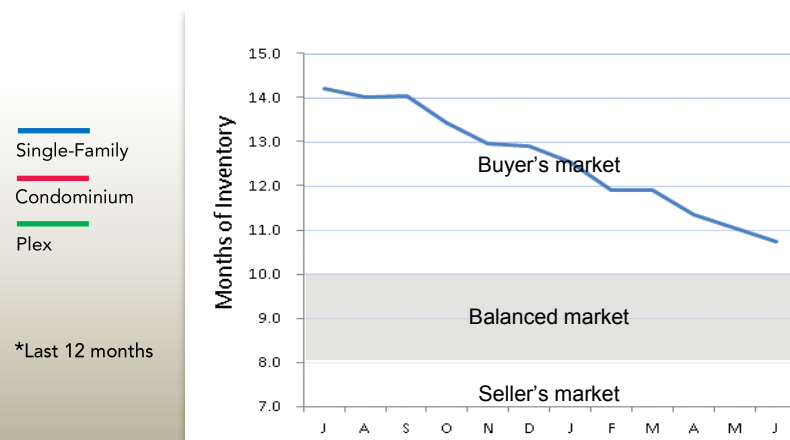




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	392	↓	-3%
New Listings	583	↓	-14%
Active Listings	1,230	↓	-10%
Volume (in thousands \$)	87,248	↓	-1%
Last 12 Months			
Sales	1,152	↓	-2%
New Listings	2,472	↓	-10%
Active Listings	1,246	↓	-7%
Volume (in thousands \$)	251,398	↑	1%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 175	84	16.2	5.2	Seller's
175 to 199	105	12.9	8.2	Balanced
200 to 249	229	24.5	9.3	Balanced
250 to 299	174	10.9	15.9	Buyer's
300 and more	304	9.7	31.4	Buyer's

Source: QFREB by the Centris® system

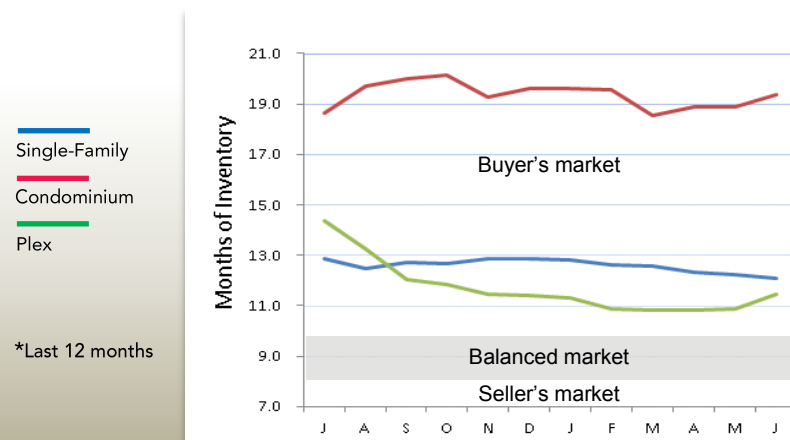


Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	317 ↔ 0%	890 ↓ -4%			
Active Listings	861 ↓ -14%	896 ↓ -9%			
Median Price	\$219,900 ↑ 5%	\$215,000 ↑ 3%	↑		11%
Average Price	\$225,926 ↑ 3%	\$223,486 ↑ 4%	↑		9%
Average Days (days)	110 ↑ 1	107 ↓ -1			
Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	45 ↓ -12%	148 ↑ 1%			
Active Listings	254 ↑ 1%	239 ↑ 4%			
Median Price	\$139,000 ↓ -8%	\$140,000 ↓ -4%	↔		0%
Average Price	\$142,286 ↓ -6%	\$143,855 ↓ -4%	↑		1%
Average Days (days)	105 ↓ -65	134 ↓ -13			
Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	29	110 ↑ 10%			
Active Listings	109 ↓ -2%	105 ↓ -11%			
Median Price	**	\$267,500 ↓ -8%	↑		12%
Average Price	**	\$275,779 ↓ -3%	↑		12%
Average Days (days)		99 ↓ -17			

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics



*Last 12 months





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	591	↓	-8%
New Listings	891	↓	-14%
Active Listings	1,764	↓	-7%
Volume (in thousands \$)	177,031	↓	-7%
Last 12 Months			
Sales	1,839	↑	2%
New Listings	3,730	↓	-4%
Active Listings	1,724	↓	-4%
Volume (in thousands \$)	550,765	↑	7%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	104	14.8	7.1	Seller's
200 to 249	231	27.3	8.4	Balanced
250 to 299	279	31.2	9.0	Balanced
300 to 349	190	19.8	9.6	Balanced
350 to 399	139	11.3	12.3	Buyer's
400 to 499	186	13.8	13.5	Buyer's
500 and more	243	10.0	24.3	Buyer's

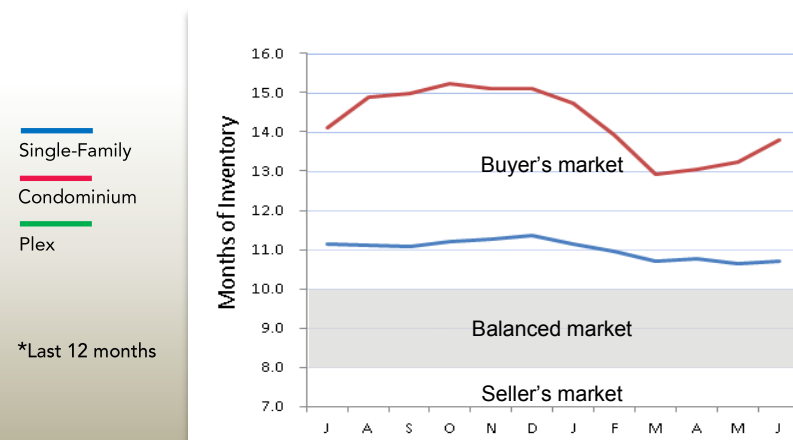
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family			Condominium			Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years	Second Quarter 2016	Last 12 Months	Past 5 years
Sales	509 ↓ -5%	1,538 ↑ 2%		63 ↓ -32%	254 ↑ 2%		18	40 ↑ 54%	
Active Listings	1,412 ↓ -7%	1,372 ↓ -5%		283 ↓ -15%	292 ↓ -3%		42 ↑ 15%	37 ↑ 11%	
Median Price	\$281,475 ↓ -2%	\$280,000 ↑ 2%	↑ 12%	\$170,000 ↓ -4%	\$177,000 ↓ -2%	↑ 1%	**	\$309,500 ↑ 15%	↑ 13%
Average Price	\$312,575 ↔ 0%	\$316,854 ↑ 5%	↑ 15%	\$187,426 ↓ -2%	\$190,320 ↑ 2%	↑ 3%	**	\$316,177 ↑ 10%	↑ 13%
Average Days (days)	107 ↑ 2	103 ↓ -2		140 ↑ 33	135 ↓ -1			121 ↑ 42	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	181	↓	-12%
New Listings	225	↓	-13%
Active Listings	377	↓	-13%
Volume (in thousands \$)	52,872	↓	-9%
Last 12 Months			
Sales	541	↓	-2%
New Listings	988	↓	-8%
Active Listings	373	↓	-11%
Volume (in thousands \$)	154,866	↔	0%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	61	13.2	4.6	Seller's
250 to 299	58	9.6	6.1	Seller's
300 to 399	66	8.3	7.9	Seller's
400 and more	98	5.8	17.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	148 ↓ -10%	442 ↓ -1%			
Active Listings	284 ↓ -13%	284 ↓ -12%			
Median Price	\$272,000 ↓ -3%	\$270,000 ↔ 0%	↑ 6%		
Average Price	\$304,473 ↑ 3%	\$302,058 ↑ 3%	↑ 10%		
Average Days (days)	86 ↓ -1	84 ↓ -6			
Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	22	78 ↓ -16%			
Active Listings	75 ↓ -16%	74 ↓ -11%			
Median Price	**	\$188,000 ↓ -4%	↓ -3%		
Average Price	**	\$196,235 ↓ -3%	↑ 2%		
Average Days (days)		87 ↓ -22			
Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	11	21			
Active Listings	18	15			
Median Price	**	**			
Average Price	**	**			
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

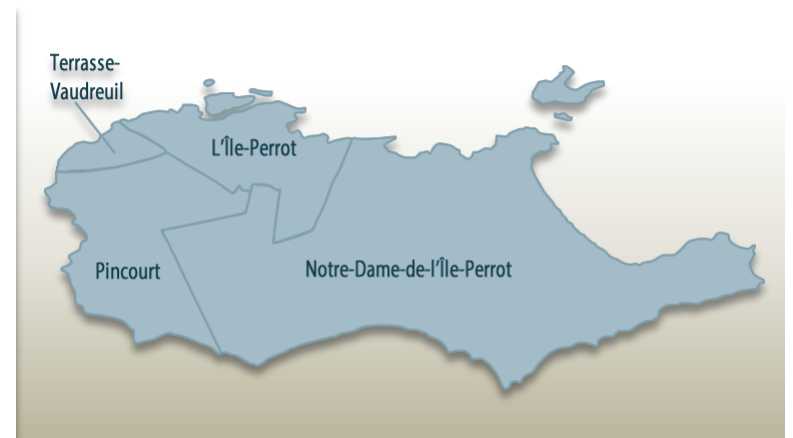
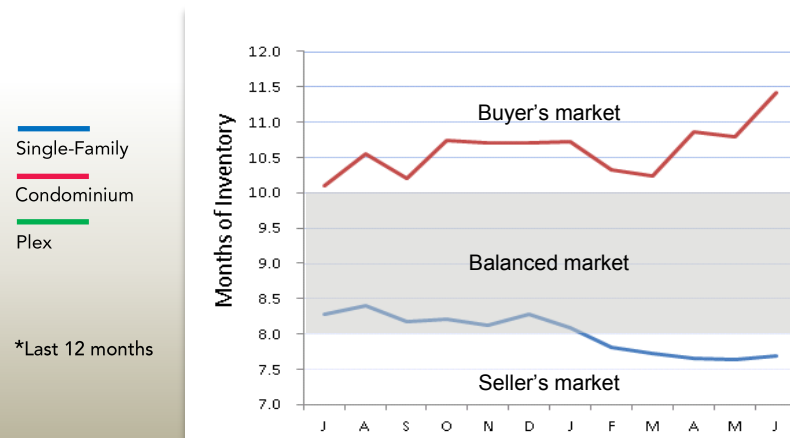




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	158	↓	-1%
New Listings	228	↓	-4%
Active Listings	329	↓	-8%
Volume (in thousands \$)	44,737	↑	5%
Last 12 Months			
Sales	498	↑	1%
New Listings	846	↓	-1%
Active Listings	319	↓	-4%
Volume (in thousands \$)	138,667	↑	6%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	36	7.9	4.5	Seller's
250 to 299	49	10.8	4.6	Seller's
300 and more	100	11.2	8.9	Balanced

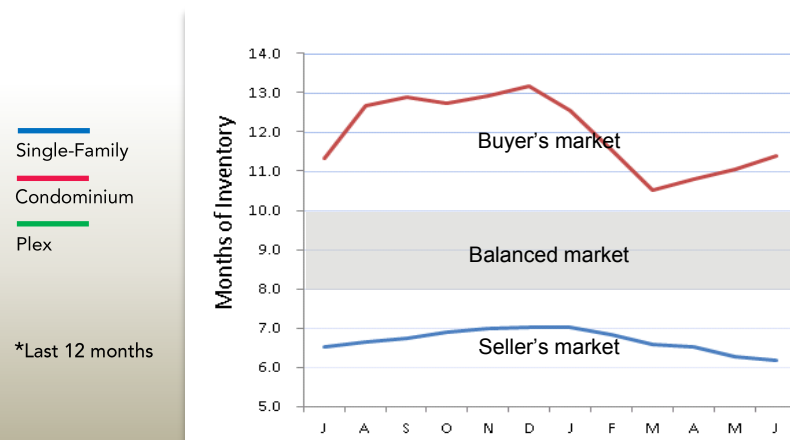
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex		
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years				
Sales	123 ↑ 8%	359 ↓ -4%		31 ↓ -28%	133 ↑ 17%		4	6			
Active Listings	195 ↓ -13%	184 ↓ -14%		124 ↓ -2%	126 ↑ 14%		10	8			
Median Price	\$276,000 ↔ 0%	\$275,000 ↑ 2%	↑ 11%	\$165,000 ↓ -1%	\$174,000 ↑ 3%	↑ 5%	**	**			
Average Price	\$306,088 ↑ 3%	\$309,811 ↑ 5%	↑ 12%	\$183,088 ↑ 2%	\$189,281 ↑ 9%	↑ 2%	**	**			
Average Days (days)	85 ↓ -16	84 ↓ -7		171 ↑ 55	142 ↓ -3						

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	98	↓	-13%
New Listings	180	↓	-23%
Active Listings	527	↓	-9%
Volume (in thousands \$)	22,488	↓	-13%
Last 12 Months			
Sales	324	↓	-1%
New Listings	847	↓	-8%
Active Listings	523	↓	-5%
Volume (in thousands \$)	75,712	↑	1%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	79	7.7	10.4	Buyer's
200 to 249	115	7.8	14.9	Buyer's
250 and more	254	7.9	32.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	90 ↓ -9%	280 ↓ -3%			
Active Listings	458 ↓ -5%	448 ↓ -2%			
Median Price	\$220,000 ↓ -4%	\$223,052 ↔ 0%	↑ 14%		
Average Price	\$232,028 ↑ 1%	\$238,403 ↑ 2%	↑ 14%		
Average Days (days)	131 ↓ -4	124 ↓ -13			
Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	6	32 ↑ 3%			
Active Listings	58 ↓ -31%	61 ↓ -24%			
Median Price	**	\$170,000 ↔ 0%	↑ 13%		
Average Price	**	\$172,229 ↓ -2%	↑ 9%		
Average Days (days)		214 ↑ 14			
Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	2	11			
Active Listings	10	12			
Median Price	**	**			
Average Price	**	**			
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

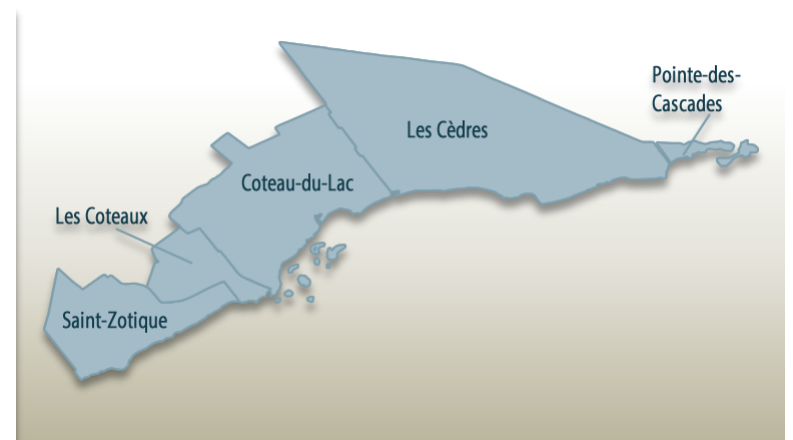
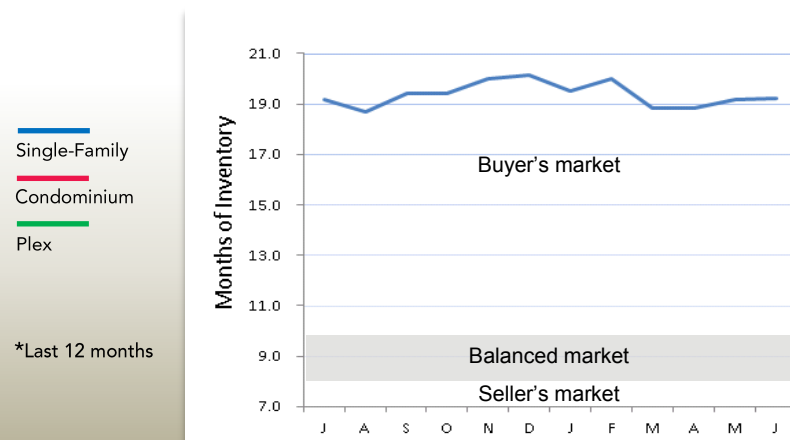




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	154	↓	-7%	
New Listings	258	↓	-16%	
Active Listings	532	↓	-1%	
Volume (in thousands \$)	56,934	↓	-10%	
Last 12 Months				
Sales	476	↑	13%	
New Listings	1,049	↔	0%	
Active Listings	509	↑	2%	
Volume (in thousands \$)	181,521	↑	17%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 300	108	12.4	8.7	Balanced
300 to 349	68	7.1	9.6	Balanced
350 to 499	140	12.6	11.2	Buyer's
500 and more	140	6.0	23.3	Buyer's

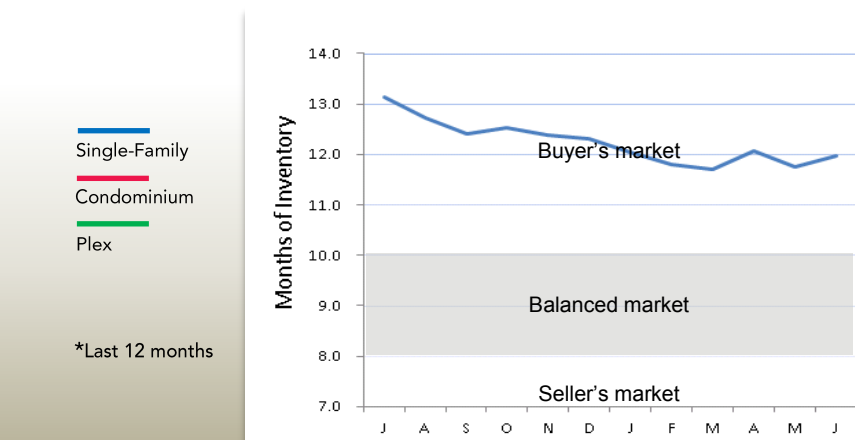
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	148	↓	-8%	457	↑	13%	
Active Listings	475	↓	-2%	456	↑	1%	
Median Price	\$340,000	↓	-3%	\$345,000	↑	1%	↑ 13%
Average Price	\$375,048	↓	-3%	\$384,846	↑	4%	↑ 15%
Average Days (days)	132	↑	25	125	↑	13	
	Condominium						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	4			11			
Active Listings	26			30	↑	7%	
Median Price	**			**			
Average Price	**			**			
Average Days (days)							
	Plex						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	1			2			
Active Listings	4			2			
Median Price	**			**			
Average Price	**			**			
Average Days (days)							

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

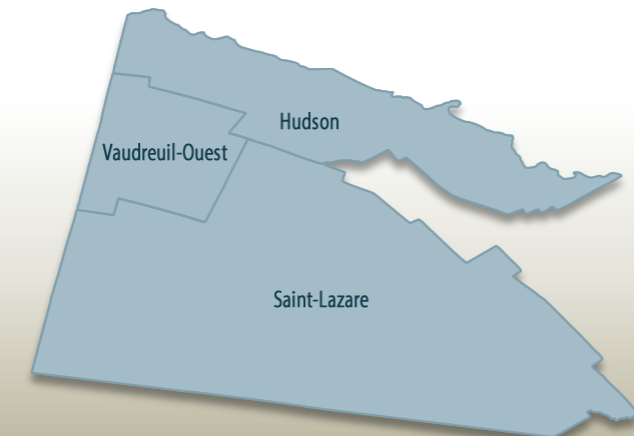




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	2,876	↑	5%	
New Listings	3,637	↓	-7%	
Active Listings	6,471	↓	-10%	
Volume (in thousands \$)	864,224	↑	6%	
Last 12 Months				
Sales	8,760	↑	7%	
New Listings	15,457	↓	-3%	
Active Listings	6,639	↓	-5%	
Volume (in thousands \$)	2,594,260	↑	8%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	296	61.6	4.8	Seller's
200 to 249	596	119.4	5.0	Seller's
250 to 299	818	126.8	6.5	Seller's
300 to 399	994	121.3	8.2	Balanced
400 to 499	466	48.8	9.6	Balanced
500 and more	768	45.1	17.0	Buyer's

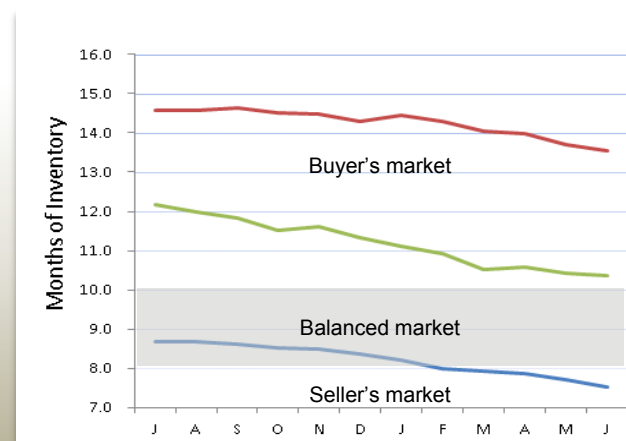
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				Condominium				Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		Second Quarter 2016	Last 12 Months	Past 5 years							
Sales	2,064	↑	4%	6,275	↑	6%		125	↔	0%	416	↑	13%	
Active Listings	3,749	↓	-15%	3,938	↓	-8%		367	↓	-5%	359	↓	-7%	
Median Price	\$285,000	↑	2%	\$280,000	↑	2%	↑	\$385,000	↑	7%	\$375,000	↑	10%	↑
Average Price	\$325,087	↑	2%	\$318,952	↑	1%	↑	\$380,410	↑	2%	\$377,096	↑	7%	↑
Average Days (days)	88	↓	-6	92	↓	-2		91	↓	-25	106	↓	-4	

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

Click on the desired area in order to access the map and related data

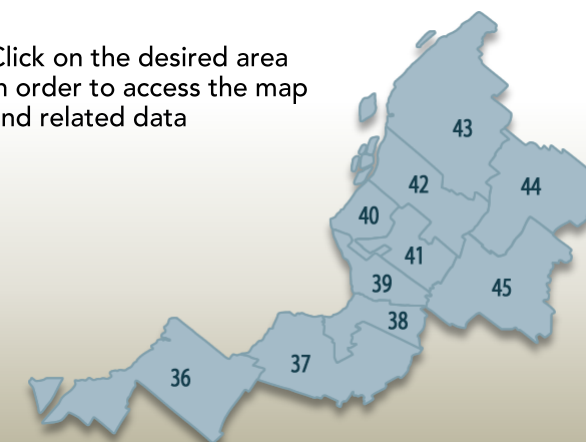




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	278	↓	-1%	
New Listings	341	↓	-16%	
Active Listings	748	↓	-13%	
Volume (in thousands \$)	65,489	↑	3%	
Last 12 Months				
Sales	868	↑	4%	
New Listings	1,611	↓	-2%	
Active Listings	782	↓	-5%	
Volume (in thousands \$)	197,401	↑	5%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	127	23.5	5.4	Seller's
200 to 249	166	20.0	8.3	Balanced
250 to 299	121	9.3	12.9	Buyer's
300 and more	204	9.7	21.1	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	251 ↑ 6%	750 ↑ 4%			
Active Listings	596 ↓ -9%	617 ↓ -1%			
Median Price	\$230,000 ↑ 5%	\$218,000 ↔ 0%	↑ 6%		
Average Price	\$239,262 ↑ 3%	\$234,144 ↑ 1%	↑ 8%		
Average Days (days)	92 ↓ -13	98 ↓ -6			
Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	17	87 ↑ 4%			
Active Listings	116 ↓ -27%	128 ↓ -17%			
Median Price	**	\$162,250 ↓ -7%	↑ 2%		
Average Price	**	\$169,429 ↔ 0%	↑ 5%		
Average Days (days)		206 ↓ -5			
Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	10	30 ↓ -6%			
Active Listings	33 ↓ -18%	35 ↓ -23%			
Median Price	**	\$227,500 ↓ -5%	↑ 8%		
Average Price	**	\$265,173 ↑ 4%	↑ 18%		
Average Days (days)		102 ↓ -42			

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

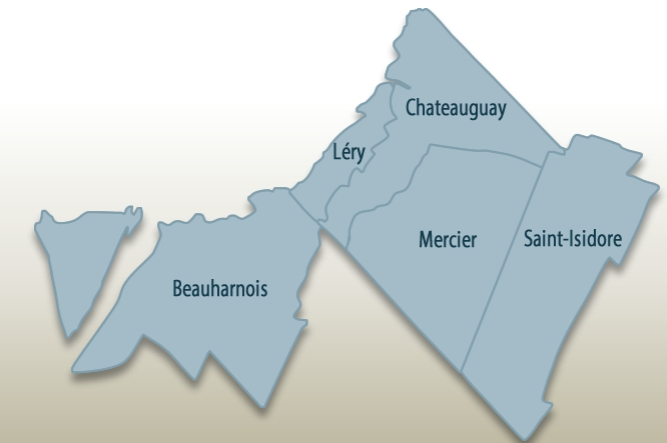
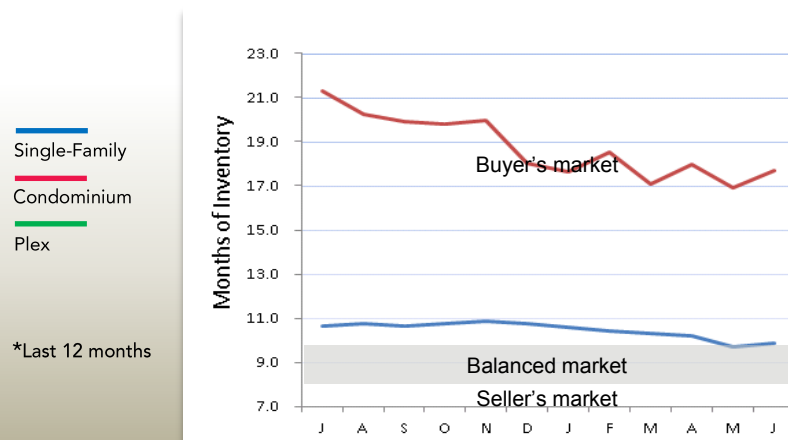




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	256	↓	-7%	
New Listings	301	↓	-14%	
Active Listings	518	↓	-11%	
Volume (in thousands \$)	62,797	↓	-10%	
Last 12 Months				
Sales	806	↑	3%	
New Listings	1,286	↓	-3%	
Active Listings	553	↓	-8%	
Volume (in thousands \$)	203,340	↑	5%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	39	6.3	6.1	Seller's
200 to 249	125	20.9	6.0	Seller's
250 to 299	101	13.3	7.6	Seller's
300 and more	136	12.9	10.5	Buyer's

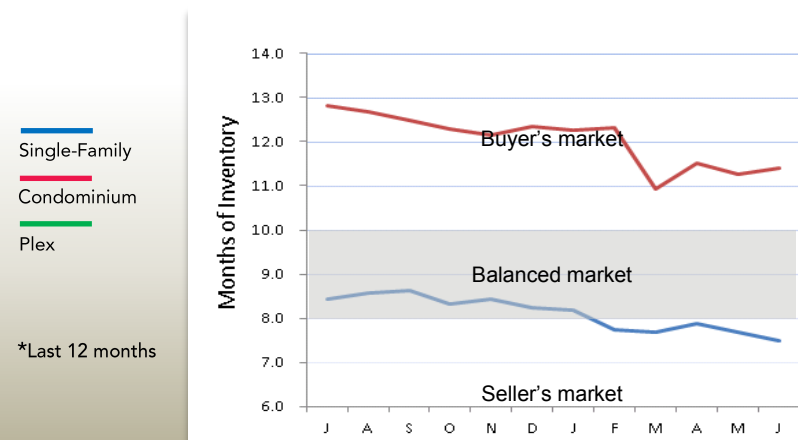
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	202	↓	-10%	642	↓	-1%	
Active Listings	354	↓	-22%	400	↓	-12%	
Median Price	\$252,250	↓	-1%	\$249,800	↔	0%	↑ 8%
Average Price	\$263,530	↓	-1%	\$266,538	↑	2%	↑ 9%
Average Days (days)	111	↑	13	104	↓	-1	
	Condominium						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	46	↑	5%	136	↑	17%	
Active Listings	143	↑	25%	129	↑	6%	
Median Price	\$175,825	↑	1%	\$172,053	↑	1%	↑ 8%
Average Price	\$174,907	↓	-3%	\$172,830	↑	1%	↑ 7%
Average Days (days)	130	↓	-42	127	↓	-41	
	Plex						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	8			27			
Active Listings	21			22			
Median Price	**			**			
Average Price	**			**			
Average Days (days)							

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	177	↓	-1%	
New Listings	264	↑	2%	
Active Listings	510	↓	-5%	
Volume (in thousands \$)	66,248	↑	6%	
Last 12 Months				
Sales	575	↑	15%	
New Listings	1,091	↑	3%	
Active Listings	493	↑	2%	
Volume (in thousands \$)	207,457	↑	20%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 275	35	8.2	4.3	Seller's
275 to 349	62	8.6	7.2	Seller's
350 to 499	82	11.7	7.1	Seller's
500 and more	108	7.2	15.1	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	128	↓ -7%	427	↑ 14%	
Active Listings	285	↓ -15%	288	↓ -6%	
Median Price	\$385,750	↑ 9%	\$361,000	↑ 5%	↑ 15%
Average Price	\$438,253	↑ 11%	\$411,627	↑ 4%	↑ 11%
Average Days (days)	96	↓ -10	99	↓ -10	
	Condominium				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	45	↑ 18%	130	↑ 14%	
Active Listings	206	↑ 9%	187	↑ 14%	
Median Price	\$203,150	↑ 15%	\$195,000	↑ 9%	↑ 8%
Average Price	\$195,116	↑ 2%	\$193,581	↔ 0%	↑ 8%
Average Days (days)	139	↑ 16	125	↑ 11	
	Plex				
	Second Quarter 2016		Last 12 Months		Past 5 years
Sales	4		18		
Active Listings	18		17		
Median Price	**		**		
Average Price	**		**		
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

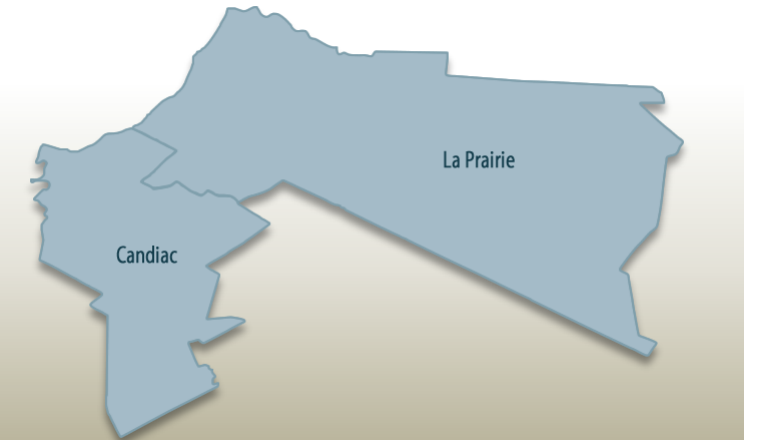
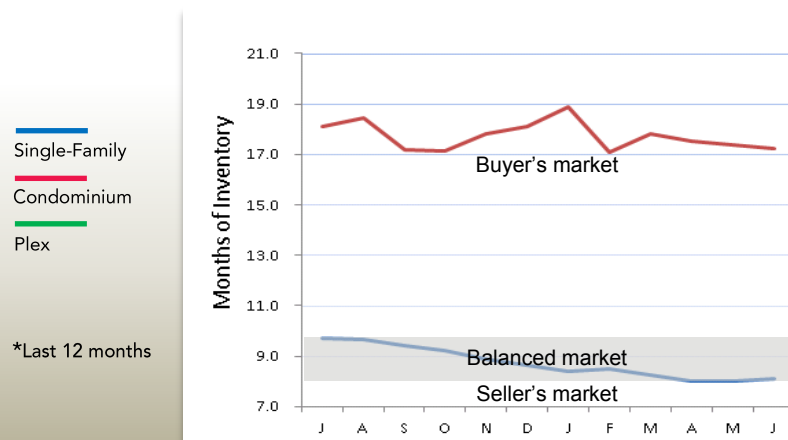




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	446	↑	15%	
New Listings	590	↓	-5%	
Active Listings	1,014	↓	-9%	
Volume (in thousands \$)	157,406	↑	20%	
Last 12 Months				
Sales	1,301	↑	6%	
New Listings	2,363	↓	-7%	
Active Listings	1,023	↓	-6%	
Volume (in thousands \$)	445,584	↑	7%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 250	33	9.3	3.5	Seller's
250 to 299	54	12.0	4.5	Seller's
300 to 399	106	16.3	6.5	Seller's
400 to 499	65	10.1	6.5	Seller's
500 and more	159	15.2	10.5	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	267	↑ 18%	755	↑ 8%	
Active Listings	405	↓ -17%	418	↓ -15%	
Median Price	\$363,000	↓ -1%	\$360,000	↑ 1%	↑ 13%
Average Price	\$426,176	↑ 4%	\$414,111	↑ 1%	↑ 13%
Average Days (days)	85	↓ -4	87	↓ -2	
	Condominium				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	171	↑ 11%	519	↑ 2%	
Active Listings	571	↓ -3%	571	↑ 1%	
Median Price	\$220,000	↑ 5%	\$219,000	↑ 2%	↑ 6%
Average Price	\$237,270	↑ 6%	\$233,560	↑ 2%	↑ 8%
Average Days (days)	124	↑ 5	119	↓ -1	
	Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	8		27		
Active Listings	38	↑ 15%	35	↑ 17%	
Median Price	**		**		
Average Price	**		**		
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

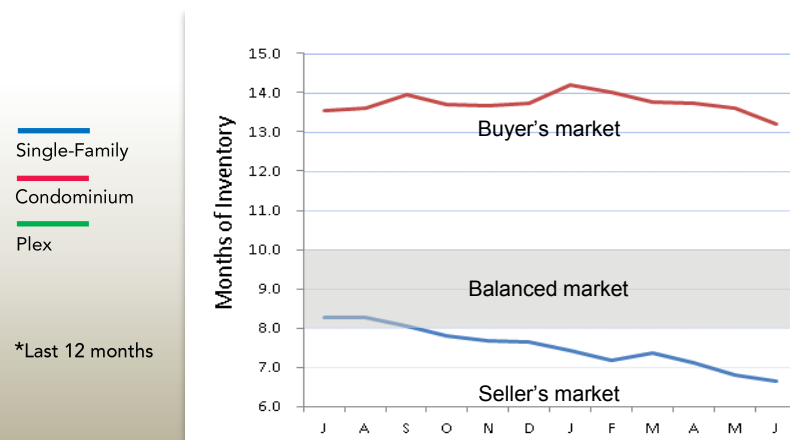




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	400	↓	-4%
New Listings	522	↓	-20%
Active Listings	980	↓	-11%
Volume (in thousands \$)	113,450	↓	-4%
Last 12 Months			
Sales	1,265	↑	4%
New Listings	2,321	↓	-7%
Active Listings	1,017	↔	0%
Volume (in thousands \$)	366,787	↑	8%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	30	11.7	2.6	Seller's
225 to 249	44	9.3	4.7	Seller's
250 to 299	98	14.2	6.9	Seller's
300 to 399	109	13.7	8.0	Balanced
400 and more	90	8.5	10.6	Buyer's

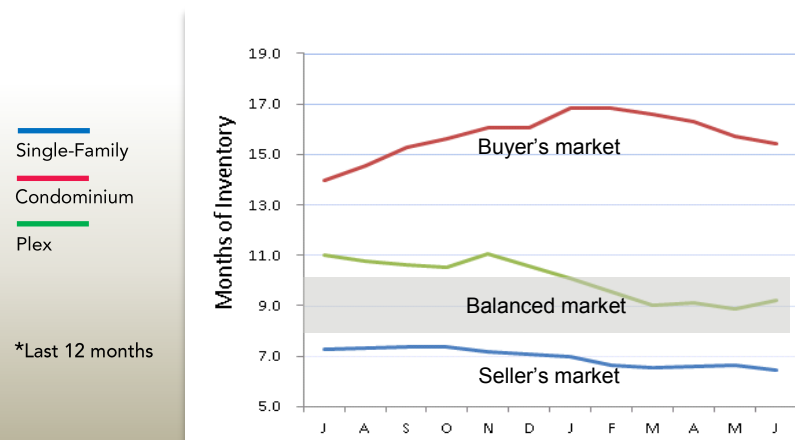
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	203 ↓ -15%	688 ↑ 5%				
Active Listings	336 ↓ -23%	371 ↓ -9%				
Median Price	\$279,500 ↑ 4%	\$271,000 ↔ 0%	↑ 5%			
Average Price	\$305,595 ↑ 3%	\$306,071 ↑ 2%	↑ 8%			
Average Days (days)	84 ↓ -3	89 ↑ 7				
	Condominium					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	146 ↑ 24%	394 ↓ -2%				
Active Listings	493 ↔ 0%	506 ↑ 11%				
Median Price	\$190,000 ↓ -4%	\$193,500 ↑ 2%	↑ 8%			
Average Price	\$207,236 ↓ -5%	\$213,802 ↑ 3%	↑ 11%			
Average Days (days)	136 ↑ 11	123 ↓ -1				
	Plex					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	51 ↓ -15%	183 ↑ 11%				
Active Listings	151 ↓ -10%	140 ↓ -13%				
Median Price	\$411,500 ↑ 7%	\$405,000 ↑ 15%	↑ 23%			
Average Price	\$414,851 ↑ 10%	\$393,290 ↑ 9%	↑ 22%			
Average Days (days)	71 ↓ -32	98 ↓ -10				

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics

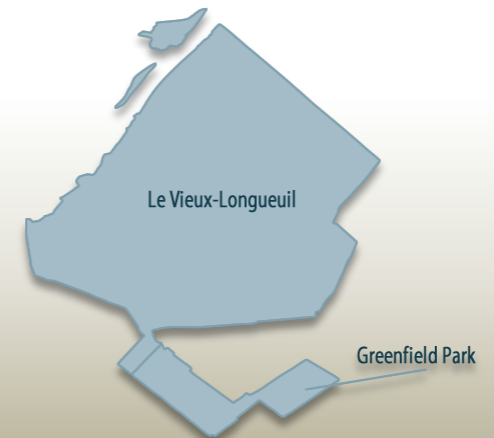




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	326	↑	11%
New Listings	368	↓	-9%
Active Listings	606	↓	-15%
Volume (in thousands \$)	88,622	↑	17%
Last 12 Months			
Sales	988	↑	14%
New Listings	1,693	↓	-4%
Active Listings	636	↓	-7%
Volume (in thousands \$)	256,312	↑	18%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	50	14.6	3.4	Seller's
225 to 249	38	9.1	4.1	Seller's
250 to 274	46	11.0	4.1	Seller's
275 to 349	116	16.1	7.2	Seller's
350 and more	103	8.1	12.8	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	241	↑	14%	706	↑	15%	
Active Listings	306	↓	-27%	352	↓	-12%	
Median Price	\$275,000	↑	4%	\$262,500	↑	2%	↑ 12%
Average Price	\$288,633	↑	4%	\$278,291	↑	3%	↑ 14%
Average Days (days)	77	↑	3	82	↑	2	
	Condominium						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	65	↓	-6%	224	↑	14%	
Active Listings	247	↑	3%	235	↑	4%	
Median Price	\$193,000	↑	10%	\$185,000	↑	5%	↑ 7%
Average Price	\$193,715	↑	7%	\$186,375	↑	4%	↑ 10%
Average Days (days)	118	↓	-4	105	↓	-3	
	Plex						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	20			58	↑	4%	
Active Listings	53	↑	6%	50	↓	-18%	
Median Price	**			\$380,000	↑	12%	↑ 20%
Average Price	**			\$395,969	↑	10%	↑ 26%
Average Days (days)				110	↓	-1	

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics

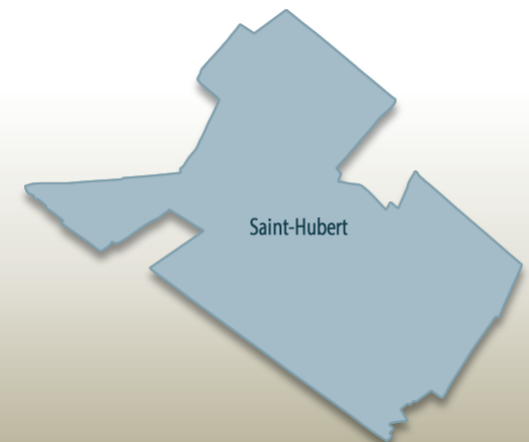
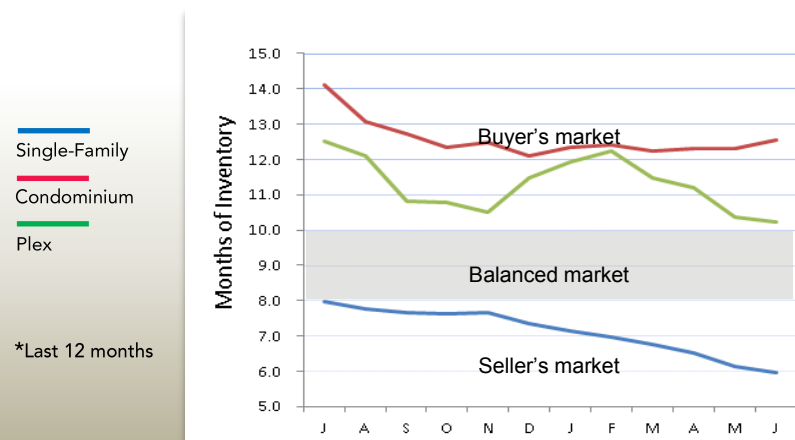




Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	260	↑	6%	
New Listings	293	↑	7%	
Active Listings	412	↓	-16%	
Volume (in thousands \$)	99,882	↑	4%	
Last 12 Months				
Sales	835	↑	13%	
New Listings	1,200	↓	-2%	
Active Listings	425	↓	-17%	
Volume (in thousands \$)	310,615	↑	8%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 300	40	16.3	2.5	Seller's
300 to 399	69	17.2	4.0	Seller's
400 to 499	41	8.6	4.8	Seller's
500 and more	115	8.8	13.0	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	189	↑	10%	610	↑	17%	
Active Listings	256	↓	-18%	265	↓	-17%	
Median Price	\$370,000	↔	0%	\$344,500	↓	-3%	↑ 7%
Average Price	\$406,365	↓	-6%	\$395,610	↓	-8%	↑ 5%
Average Days (days)	76	↓	-28	79	↓	-20	
	Condominium						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	69	↓	-3%	219	↑	4%	
Active Listings	151	↓	-14%	155	↓	-18%	
Median Price	\$268,000	↔	0%	\$263,500	↓	-3%	↑ 13%
Average Price	\$319,759	↑	9%	\$304,796	↑	3%	↑ 29%
Average Days (days)	108	↑	2	116	↑	2	
	Plex						
	Second Quarter 2016			Last 12 Months			Past 5 years
Sales	2			6			
Active Listings	5			5			
Median Price	**			**			
Average Price	**			**			
Average Days (days)							

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	239	↑	13%
New Listings	247	↓	-13%
Active Listings	392	↓	-21%
Volume (in thousands \$)	66,210	↑	6%

Last 12 Months			
Sales	717	↑	11%
New Listings	1,117	↓	-5%
Active Listings	449	↓	-7%
Volume (in thousands \$)	199,084	↑	12%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	28	7.3	3.8	Seller's
225 to 274	76	18.0	4.2	Seller's
275 to 349	86	13.2	6.6	Seller's
350 and more	111	9.2	12.1	Buyer's

Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	187 ↑ 2%	572 ↑ 3%			
Active Listings	280 ↓ -12%	301 ↓ -7%			
Median Price	\$279,000 ↓ -4%	\$270,000 ↑ 1%	↑ 11%		
Average Price	\$296,264 ↓ -4%	\$293,747 ↑ 2%	↑ 10%		
Average Days (days)	64 ↓ -27	75 ↓ -8			

	Condominium				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	46 ↑ 77%	124 ↑ 57%			
Active Listings	103 ↓ -36%	134 ↓ -9%			
Median Price	\$175,000 ↓ -2%	\$175,000 ↑ 3%	↑ 1%		
Average Price	\$186,769 ↑ 2%	\$184,363 ↑ 3%	↑ 3%		
Average Days (days)	111 ↓ -11	122 ↓ -3			

	Plex				
	Second Quarter 2016	Last 12 Months	Past 5 years		
Sales	6	18			
Active Listings	5	11			
Median Price	**	**			
Average Price	**	**			
Average Days (days)					

Evolution of Market Conditions by Property Category*

**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016			
Sales	293	↑	1%
New Listings	415	↑	10%
Active Listings	737	↓	-3%
Volume (in thousands \$)	84,284	↓	-3%
Last 12 Months			
Sales	866	↔	0%
New Listings	1,679	↑	4%
Active Listings	734	↓	-3%
Volume (in thousands \$)	246,046	↓	-2%

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 200	19	4.2	4.6	Seller's
200 to 249	58	13.6	4.3	Seller's
250 to 349	182	26.2	7.0	Seller's
350 and more	278	12.8	21.6	Buyer's

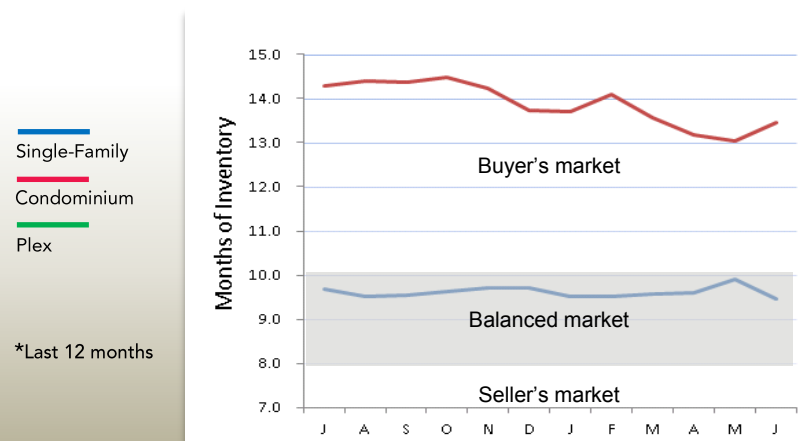
Source: QFREB by the Centris® system



Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	231 ↔ 0%	681 ↓ -2%				
Active Listings	531 ↓ -5%	537 ↓ -5%				
Median Price	\$278,250 ↓ -1%	\$276,000 ↔ 0%	↑ 6%			
Average Price	\$306,960 ↓ -3%	\$301,329 ↓ -3%	↑ 3%			
Average Days (days)	97 ↑ 3	101 ↑ 2				
Condominium						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	56 ↑ 10%	158 ↑ 7%				
Active Listings	191 ↑ 9%	177 ↑ 2%				
Median Price	\$202,500 ↑ 11%	\$195,000 ↑ 5%	↑ 8%			
Average Price	\$208,157 ↑ 7%	\$205,057 ↑ 3%	↑ 13%			
Average Days (days)	104 ↓ -30	113 ↓ -14				
Plex						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	6	27				
Active Listings	15	19				
Median Price	**	**				
Average Price	**	**				
Average Days (days)						

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics





Table 1 - Summary of Centris® Activity

Total Residential Second Quarter 2016				
Sales	201	↑	25%	
New Listings	296	↑	6%	
Active Listings	554	↑	2%	
Volume (in thousands \$)	59,836	↑	30%	
Last 12 Months				
Sales	539	↑	1%	
New Listings	1,096	↓	-5%	
Active Listings	528	↔	0%	
Volume (in thousands \$)	161,634	↑	4%	

Table 3 - Market Conditions by Price Range

Single-Family Last 12 Months				
Price Range (\$ thousands)	Inventory (average of the 12 months)	Sales (average of the 12 months)	Months of Inventory	Market Conditions
	(I)	(S)	(I)/(S)	
Less than 225	44	8.3	5.4	Seller's
225 to 274	58	8.2	7.1	Seller's
275 to 349	91	9.2	9.9	Balanced
350 and more	198	11.4	17.3	Buyer's

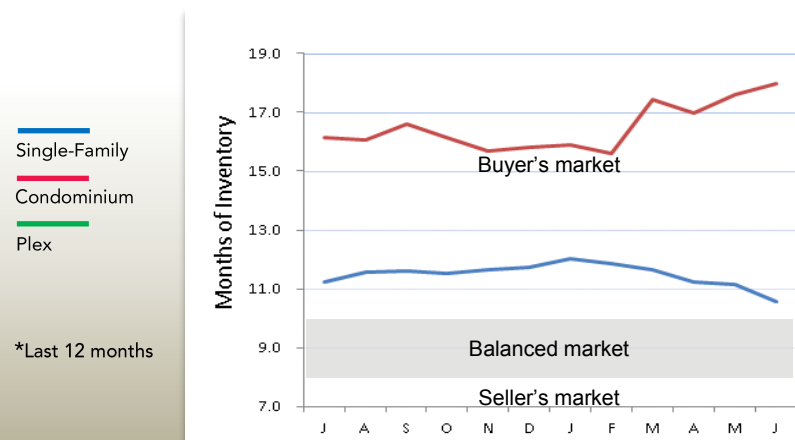
Source: QFREB by the Centris® system



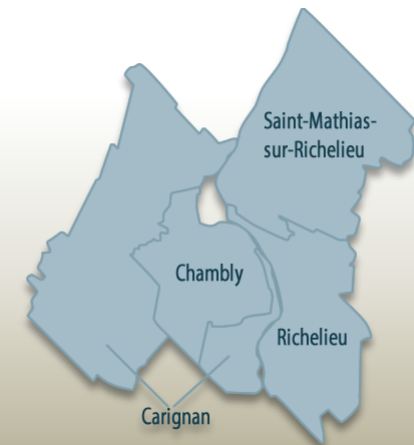
Table 2 - Detailed Centris® Statistics per Property Category

	Single-Family					
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	165	↑ 30%	444	↑ 3%		
Active Listings	399	↓ -3%	391	↓ -4%		
Median Price	\$290,000	↑ 3%	\$290,000	↑ 4%	↑	13%
Average Price	\$316,455	↑ 3%	\$319,307	↑ 3%	↑	12%
Average Days (days)	104	↓ -2	112	↑ 14		
Condominium						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	26	↓ -7%	71	↓ -7%		
Active Listings	124	↑ 24%	106	↑ 14%		
Median Price	**	↔ 0%	\$190,000	↔ 0%	↑	16%
Average Price	**	↔ 0%	\$197,593	↔ 0%	↑	16%
Average Days (days)		↑ 22	135	↑ 22		
Plex						
	Second Quarter 2016	Last 12 Months	Past 5 years			
Sales	10	22				
Active Listings	28	27				
Median Price	**	**				
Average Price	**	**				
Average Days (days)						

Evolution of Market Conditions by Property Category*



**Insufficient number of transactions to produce reliable statistics



Centris® System

The Centris® system is the most extensive and current computerized database of real estate transactions. It is governed by very specific rules that all real estate brokers in Québec must adhere to. Only real estate brokers who are members of a real estate board have access to it.

Residential

Includes the following property categories: single-family homes, condominiums, plexes (revenue properties with 2 to 5 dwellings), and hobby farms.

New 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.

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 concluded 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

Amount of all sales concluded during the targeted period, in dollars (\$).

Average Selling Time

Average number of days between the date the brokerage contract was signed and the date of sale.

Variation

Due to the seasonal nature of real estate indicators, quarterly variations are calculated in relation to the same quarter of the previous year.

Average Sale Price

Average value of sales concluded during the targeted period. Some transactions may be excluded from the calculation in order to obtain a more significant average price.

Median Sale Price

Median value of sales concluded during the targeted period. The median price divides all transactions into two equal parts: 50 per cent of transactions were at a lower price than the median price and the other 50 per cent were at a higher price. Some transactions may be excluded from the calculation in order to obtain a more significant median price.

Caution

The average and median property prices indicated in this brochure are based on transactions concluded via the Centris® 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.

Inventory

Corresponds to the average number of active listings in the past 12 months.

Number of Months of Inventory

The number of months needed to sell the entire inventory of properties for sale, calculated according to the pace of sales of the past 12 months. It is obtained by dividing the inventory by the average number of sales in the past 12 months. This calculation eliminates fluctuations due to the seasonal nature of listings and sales.

For example, if the number of months of inventory is six, this means that it would take six months to sell the entire inventory of properties for sale. We can also say that the inventory corresponds to six months of sales. It is important to note that this measure is different than the average selling time.

Market Conditions

Market conditions are based on the number of months of inventory. Due to the way the number of months of inventory is calculated (see above), market conditions reflect the situation of the past 12 months.

If the number of months of inventory is between 8 and 10, the market is considered balanced, meaning that it does not favour buyers or sellers. In such a context, price growth is generally moderate.

If the number of months of inventory is less than 8, the market favours sellers (seller's market). In such a context, price growth is generally high.

If the number of months of inventory is greater than 10, the market favours buyers (buyer's market). In such a context, price growth is generally low and may even be negative.

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.

Information and Subscription

This publication is produced by the Market Analysis Department of the QFREB.

- ▶ To subscribe to the Barometers, [click here](#).
- ▶ Contact us at: stats@fcqi.ca

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