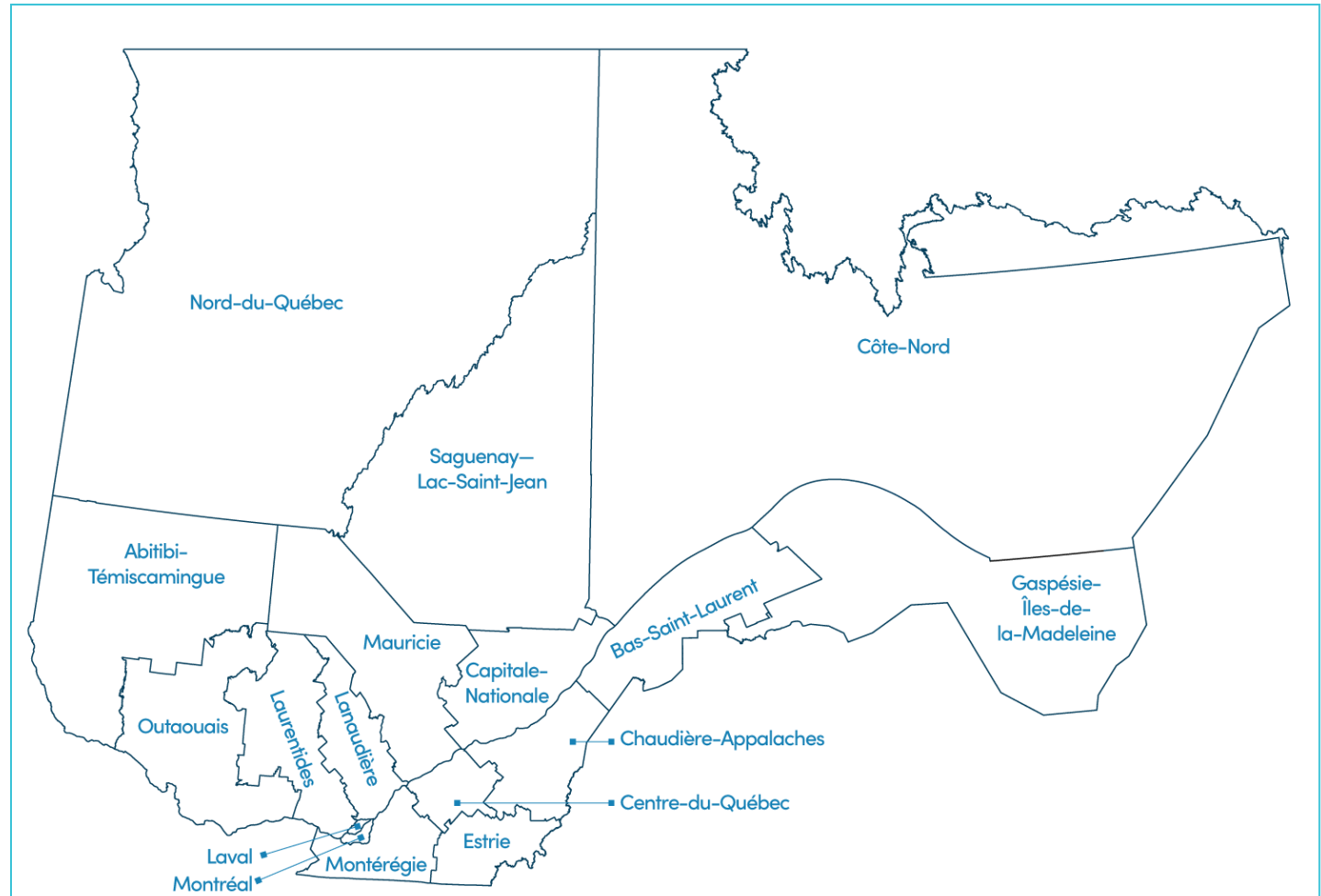


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Province of Québec

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	7,458	9,607	↓ -22%	25,806	35,287	↓ -27%
Active listings	32,626	21,793	↑ 50%	31,442	21,423	↑ 47%
New listings	10,485	11,363	↓ -8%	41,088	44,713	↓ -8%
Sales volume	\$3,451,952,548	\$4,718,915,044	↓ -27%	\$11,504,073,757	\$16,577,094,021	↓ -31%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	4,861	5,879	↓ -17%	16,812	21,611	↓ -22%
Active listings	19,107	12,064	↑ 58%	18,421	11,832	↑ 56%
Median price	\$425,000	\$449,600	↓ -5%	\$410,000	\$425,000	↓ -4%
Average selling time (days)	54	36	↑ 18	59	44	↑ 15
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	1,943	2,687	↓ -28%	6,854	9,859	↓ -30%
Active listings	8,733	5,819	↑ 50%	8,431	5,828	↑ 45%
Median price	\$360,000	\$384,000	↓ -6%	\$350,000	\$370,000	↓ -5%
Average selling time (days)	56	37	↑ 19	60	46	↑ 14
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	632	1,010	↓ -37%	2,044	3,687	↓ -45%
Active listings	4,389	3,693	↑ 19%	4,224	3,555	↑ 19%
Median price	\$544,500	\$520,000	↑ 5%	\$480,000	\$520,000	↓ -8%
Average selling time (days)	78	56	↑ 22	81	66	↑ 15

MONTÉAL CMA

Island of Montreal

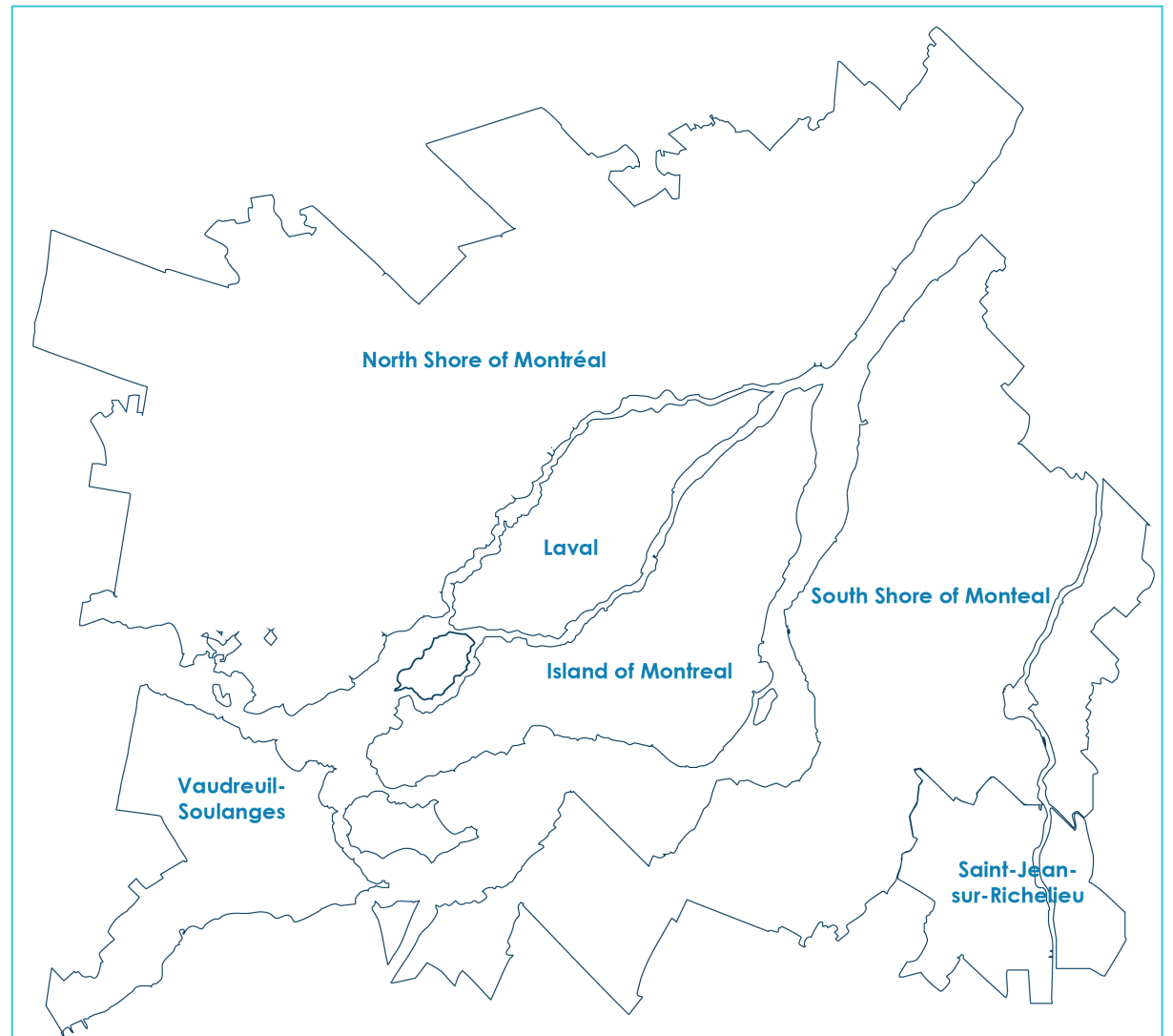
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	3,755	5,081	↓ -26%	12,460	17,735	↓ -30%
Active listings	16,456	10,207	↑ 61%	15,728	9,818	↑ 60%
New listings	5,464	6,137	↓ -11%	21,740	23,783	↓ -9%
Sales volume	\$2,124,526,500	\$3,088,759,013	↓ -31%	\$6,833,813,779	\$10,421,695,961	↓ -34%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	1,974	2,510	↓ -21%	6,519	8,564	↓ -24%
Active listings	7,174	4,106	↑ 75%	6,882	3,872	↑ 78%
Median price	\$540,000	\$579,000	↓ -7%	\$528,000	\$561,000	↓ -6%
Average selling time (days)	50	25	↑ 25	54	29	↑ 25
Condominium						
Sales	1,448	2,051	↓ -29%	4,938	7,361	↓ -33%
Active listings	6,797	4,335	↑ 57%	6,484	4,275	↑ 52%
Median price	\$390,000	\$410,000	↓ -5%	\$382,000	\$400,000	↓ -5%
Average selling time (days)	54	32	↑ 22	60	39	↑ 21
Plex (2-5 units)						
Sales	331	516	↓ -36%	993	1,795	↓ -45%
Active listings	2,435	1,736	↑ 40%	2,317	1,643	↑ 41%
Median price	\$720,000	\$780,000	↓ -8%	\$710,000	\$765,000	↓ -7%
Average selling time (days)	72	44	↑ 28	76	53	↑ 23

Island of Montreal

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	1,360	1,955	↓ -30%	4,374	6,748	↓ -35%
Active listings	8,229	5,480	↑ 50%	7,689	5,207	↑ 48%
New listings	2,385	2,677	↓ -11%	9,116	9,963	↓ -9%
Sales volume	\$880,837,775	\$1,374,282,802	↓ -36%	\$2,789,664,581	\$4,567,370,627	↓ -39%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	370	493	↓ -25%	1,175	1,593	↓ -26%
Active listings	2,017	1,174	↑ 72%	1,858	1,049	↑ 77%
Median price	\$683,000	\$769,000	↓ -11%	\$686,750	\$745,000	↓ -8%
Average selling time (days)	63	28	↑ 35	66	35	↑ 31
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	766	1,138	↓ -33%	2,547	4,038	↓ -37%
Active listings	4,683	3,148	↑ 49%	4,357	3,064	↑ 42%
Median price	\$440,000	\$460,000	↓ -4%	\$435,000	\$450,000	↓ -3%
Average selling time (days)	59	38	↑ 21	66	48	↑ 18
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	224	324	↓ -31%	652	1,117	↓ -42%
Active listings	1,529	1,158	↑ 32%	1,474	1,095	↑ 35%
Median price	\$765,000	\$846,500	↓ -10%	\$755,500	\$817,000	↓ -8%
Average selling time (days)	73	46	↑ 27	78	54	↑ 24

Laval

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	325	474	↓ -31%	1,180	1,645	↓ -28%
Active listings	1,327	824	↑ 61%	1,283	800	↑ 60%
New listings	473	558	↓ -15%	1,877	2,128	↓ -12%
Sales volume	\$174,909,967	\$282,821,288	↓ -38%	\$613,024,730	\$932,641,787	↓ -34%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	191	286	↓ -33%	721	975	↓ -26%
Active listings	701	463	↑ 51%	686	452	↑ 52%
Median price	\$545,450	\$600,000	↓ -9%	\$529,000	\$570,000	↓ -7%
Average selling time (days)	55	26	↑ 29	56	31	↑ 25
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	119	153	↓ -22%	410	565	↓ -27%
Active listings	443	259	↑ 71%	424	250	↑ 70%
Median price	\$375,000	\$408,000	↓ -8%	\$380,000	\$395,000	↓ -4%
Average selling time (days)	54	32	↑ 22	57	40	↑ 17
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	15	35	-	48	105	↓ -54%
Active listings	182	100	↑ 82%	171	98	↑ 75%
Median price	**	\$800,000	-	\$643,250	\$793,000	↓ -19%
Average selling time (days)	**	47	-	61	60	↑ 1

North Shore of Montreal

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	878	1,122	↓ -22%	3,009	4,014	↓ -25%
Active listings	2,713	1,582	↑ 71%	2,683	1,572	↑ 71%
New listings	1,113	1,203	↓ -7%	4,470	4,945	↓ -10%
Sales volume	\$443,173,792	\$573,864,505	↓ -23%	\$1,441,250,319	\$2,006,251,664	↓ -28%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	637	767	↓ -17%	2,119	2,746	↓ -23%
Active listings	1,761	1,029	↑ 71%	1,750	1,026	↑ 71%
Median price	\$495,000	\$513,500	↓ -4%	\$482,500	\$500,000	↓ -4%
Average selling time (days)	45	24	↑ 21	49	28	↑ 21
Condominium						
Sales	196	284	↓ -31%	752	1,011	↓ -26%
Active listings	596	329	↑ 81%	611	338	↑ 81%
Median price	\$325,000	\$355,100	↓ -8%	\$321,000	\$339,950	↓ -6%
Average selling time (days)	49	18	↑ 31	49	24	↑ 25
Plex (2-5 units)						
Sales	44	69	↓ -36%	134	248	↓ -46%
Active listings	329	211	↑ 56%	299	193	↑ 55%
Median price	\$553,500	\$599,450	↓ -8%	\$516,750	\$586,000	↓ -12%
Average selling time (days)	76	42	↑ 34	81	48	↑ 33

South Shore of Montreal

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	906	1,158	↓ -22%	2,947	4,075	↓ -28%
Active listings	3,166	1,715	↑ 85%	3,049	1,643	↑ 86%
New listings	1,144	1,328	↓ -14%	4,765	5,166	↓ -8%
Sales volume	\$477,946,970	\$657,590,549	↓ -27%	\$1,513,018,466	\$2,243,008,703	↓ -33%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	563	698	↓ -19%	1,800	2,353	↓ -24%
Active listings	2,002	1,051	↑ 90%	1,892	955	↑ 98%
Median price	\$533,750	\$576,000	↓ -7%	\$525,000	\$565,000	↓ -7%
Average selling time (days)	46	23	↑ 23	52	27	↑ 25
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	307	393	↓ -22%	1,026	1,457	↓ -30%
Active listings	859	463	↑ 86%	865	492	↑ 76%
Median price	\$355,900	\$380,000	↓ -6%	\$350,000	\$370,000	↓ -5%
Average selling time (days)	47	24	↑ 23	53	27	↑ 26
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	36	65	↓ -45%	119	262	↓ -55%
Active listings	297	192	↑ 55%	286	188	↑ 52%
Median price	\$659,000	\$651,500	↑ 1%	\$635,000	\$700,000	↓ -9%
Average selling time (days)	78	41	↑ 37	70	52	↑ 18

Vaudreuil-Soulanges

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	177	229	↓ -23%	580	789	↓ -26%
Active listings	620	379	↑ 64%	641	373	↑ 72%
New listings	204	225	↓ -9%	925	998	↓ -7%
Sales volume	\$95,374,665	\$126,688,761	↓ -25%	\$306,666,609	\$442,887,392	↓ -31%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	134	160	↓ -16%	431	560	↓ -23%
Active listings	440	251	↑ 75%	449	251	↑ 79%
Median price	\$545,000	\$575,000	↓ -5%	\$535,000	\$575,000	↓ -7%
Average selling time (days)	49	26	↑ 23	54	27	↑ 27
Condominium						
Sales	39	64	↓ -39%	138	211	↓ -35%
Active listings	143	89	↑ 61%	159	92	↑ 73%
Median price	\$380,000	\$374,750	↑ 1%	\$355,500	\$362,500	↓ -2%
Average selling time (days)	45	25	↑ 20	73	33	↑ 40
Plex (2-5 units)						
Sales	3	5	-	9	15	-
Active listings	25	34	-	23	26	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

Saint-Jean-sur-Richelieu

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	109	143	↓ -24%	370	464	↓ -20%
Active listings	401	227	↑ 77%	383	223	↑ 72%
New listings	145	146	↓ -1%	587	583	↑ 1%
Sales volume	\$52,283,331	\$73,511,108	↓ -29%	\$170,189,074	\$229,535,788	↓ -26%

Detailed Statistics by Property Category

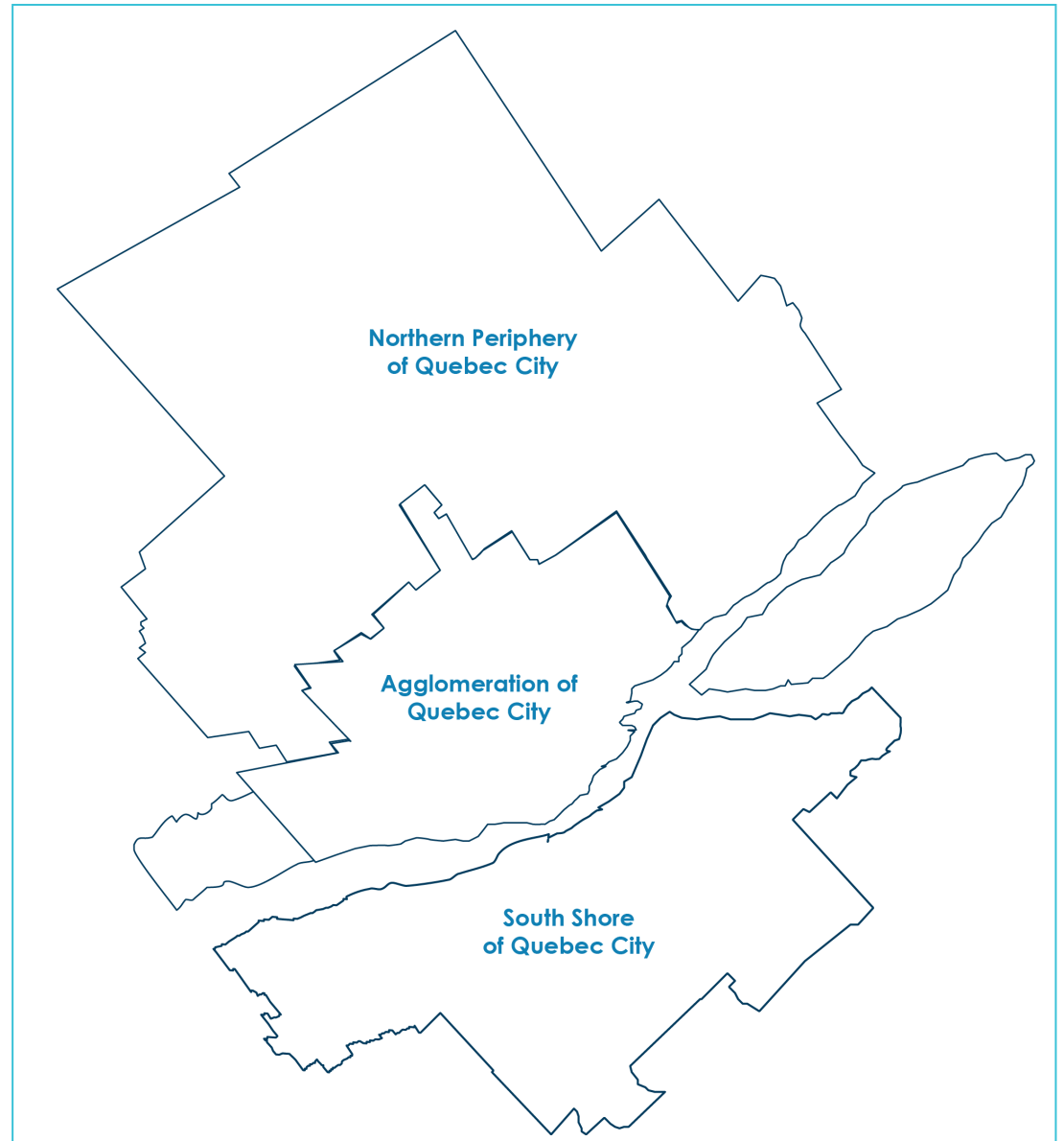
	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	79	106	↓ -25%	273	337	↓ -19%
Active listings	253	138	↑ 83%	248	140	↑ 78%
Median price	\$489,000	\$515,000	↓ -5%	\$472,000	\$500,000	↓ -6%
Average selling time (days)	53	29	↑ 24	53	32	↑ 21
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	21	19	-	65	79	↓ -18%
Active listings	73	47	↑ 55%	69	39	↑ 76%
Median price	**	**	-	\$329,500	\$335,000	↓ -2%
Average selling time (days)	**	**	-	35	19	↑ 16
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	9	18	-	31	48	↓ -35%
Active listings	73	41	↑ 78%	64	44	↑ 46%
Median price	**	**	-	\$420,000	\$447,000	↓ -6%
Average selling time (days)	**	**	-	58	49	↑ 9

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	833	973	↓ -14%	2,996	3,857	↓ -22%
Active listings	3,031	2,318	↑ 31%	3,058	2,436	↑ 26%
New listings	903	1,003	↓ -10%	3,930	4,325	↓ -9%
Sales volume	\$303,711,533	\$342,400,531	↓ -11%	\$1,056,925,337	\$1,328,253,132	↓ -20%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	534	599	↓ -11%	1,858	2,304	↓ -19%
Active listings	1,864	1,253	↑ 49%	1,859	1,283	↑ 45%
Median price	\$350,000	\$343,000	↑ 2%	\$340,000	\$339,000	↔ 0%
Average selling time (days)	45	35	↑ 10	50	50	↔ 0
Condominium						
Sales	242	286	↓ -15%	927	1,241	↓ -25%
Active listings	823	717	↑ 15%	857	820	↑ 5%
Median price	\$232,750	\$235,000	↓ -1%	\$235,000	\$225,000	↑ 4%
Average selling time (days)	57	68	↓ -11	59	82	↓ -23
Plex (2-5 units)						
Sales	56	88	↓ -36%	207	310	↓ -33%
Active listings	333	342	↓ -3%	332	329	↑ 1%
Median price	\$410,000	\$377,500	↑ 9%	\$390,000	\$388,500	↔ 0%
Average selling time (days)	73	61	↑ 12	75	70	↑ 5

Agglomeration of Quebec City

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	578	661	↓ -13%	2,092	2,621	↓ -20%
Active listings	1,766	1,480	↑ 19%	1,794	1,570	↑ 14%
New listings	629	700	↓ -10%	2,632	2,901	↓ -9%
Sales volume	\$211,272,702	\$228,296,874	↓ -7%	\$734,412,019	\$886,099,343	↓ -17%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	328	345	↓ -5%	1,121	1,312	↓ -15%
Active listings	802	611	↑ 31%	801	618	↑ 30%
Median price	\$355,500	\$349,500	↑ 2%	\$345,000	\$336,600	↑ 2%
Average selling time (days)	42	30	↑ 12	46	45	↑ 1
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	208	251	↓ -17%	813	1,073	↓ -24%
Active listings	712	613	↑ 16%	747	710	↑ 5%
Median price	\$240,000	\$240,000	↔ 0%	\$240,000	\$233,535	↑ 3%
Average selling time (days)	55	72	↓ -17	59	82	↓ -23
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	42	65	↓ -35%	158	236	↓ -33%
Active listings	251	256	↓ -2%	246	243	↑ 1%
Median price	\$428,750	\$400,500	↑ 7%	\$407,500	\$408,500	↔ 0%
Average selling time (days)	79	55	↑ 24	70	69	↑ 1

Northern Periphery of Québec City

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	99	128	↓ -23%	320	473	↓ -32%
Active listings	608	325	↑ 87%	589	319	↑ 85%
New listings	105	137	↓ -23%	515	589	↓ -13%
Sales volume	\$40,511,480	\$54,114,668	↓ -25%	\$128,679,021	\$191,582,102	↓ -33%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home						
Sales	86	111	↓ -23%	281	404	↓ -30%
Active listings	557	267	↑ 109%	535	262	↑ 104%
Median price	\$375,000	\$366,000	↑ 2%	\$355,000	\$390,000	↓ -9%
Average selling time (days)	49	37	↑ 12	57	50	↑ 7
Condominium						
Sales	12	13	-	33	53	↓ -38%
Active listings	31	41	↓ -24%	36	41	↓ -14%
Median price	**	**	-	\$197,000	\$190,500	↑ 3%
Average selling time (days)	**	**	-	94	78	↑ 16
Plex (2-5 units)						
Sales	1	4	-	6	16	-
Active listings	14	14	-	14	14	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

South Shore of Quebec City

April 2023

Residential: Summary of Centris Activity

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Total sales	156	184	↓ -15%	584	763	↓ -23%
Active listings	657	513	↑ 28%	674	547	↑ 23%
New listings	169	166	↑ 2%	783	835	↓ -6%
Sales volume	\$51,927,351	\$59,988,989	↓ -13%	\$193,834,297	\$250,571,687	↓ -23%

Detailed Statistics by Property Category

	April			Year-to-date		
	2023	2022	Variation	2023	2022	Variation
Single-family home	2023	2022	Variation	2023	2022	Variation
Sales	120	143	↓ -16%	456	588	↓ -22%
Active listings	505	375	↑ 35%	522	403	↑ 30%
Median price	\$329,500	\$317,250	↑ 4%	\$324,900	\$312,500	↑ 4%
Average selling time (days)	49	46	↑ 3	58	63	↓ -5
Condominium	2023	2022	Variation	2023	2022	Variation
Sales	22	22	-	81	115	↓ -30%
Active listings	80	63	↑ 27%	75	69	↑ 8%
Median price	**	**	-	\$215,000	\$201,950	↑ 6%
Average selling time (days)	**	**	-	53	80	↓ -27
Plex (2-5 units)	2023	2022	Variation	2023	2022	Variation
Sales	13	19	-	43	58	↓ -26%
Active listings	68	72	↓ -6%	73	72	↑ 1%
Median price	**	**	-	\$335,000	\$318,250	↑ 5%
Average selling time (days)	**	**	-	92	77	↑ 15

About the Quebec Professional Association of Real Estate Brokers

The Quebec Professional Association of Real Estate Brokers (QPAREB) is a non-profit association that brings together more than 14,000 real estate brokers and agencies. It is responsible for promoting and defending their interests while taking into account the issues facing the profession and the various professional and regional realities of its members. The QPAREB is also an important player in many real estate dossiers, including the implementation of measures that promote homeownership. The Association reports on Quebec's residential real estate market statistics, provides training, tools and services relating to real estate, and facilitates the collection, dissemination and exchange of information. The QPAREB is headquartered in Quebec City, has its administrative offices in Montreal and a regional office in Ville de Saguenay. It has two subsidiaries: Centris Inc. and the Collège de l'immobilier du Québec. Follow its activities at qpareb.ca or via its social media pages: [Facebook](#), [LinkedIn](#), [Twitter](#) and [Instagram](#).

Information

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

Contact us at: stats@qpareb.ca

Copyright, terms and conditions

© 2022 Quebec Professional Association of Real Estate Brokers. All rights reserved.

The content of this publication is protected by copyright laws and is owned by the Quebec Professional Association of Real Estate Brokers. Any reproduction of the information contained in this publication, in whole or in part, directly or indirectly, is specifically forbidden except with the prior written permission of the owner of the copyright.

