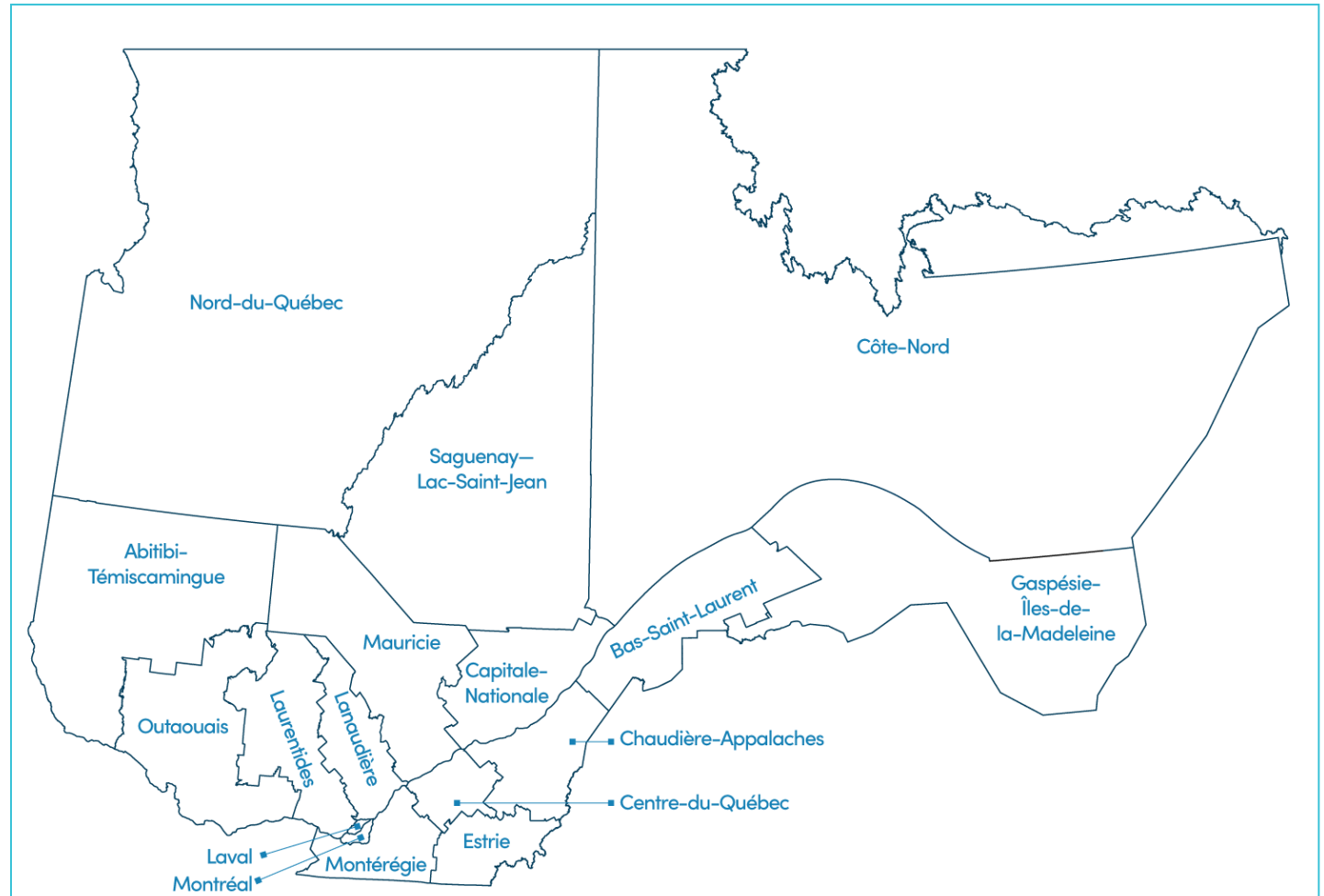


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Québec**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	7 715	6 144	↑ 26%	12 350	10 184	↑ 21%
<b>Active listings</b>	37 355	30 729	↑ 22%	36 070	30 125	↑ 20%
<b>New listings</b>	12 918	9 735	↑ 33%	23 319	18 075	↑ 29%
<b>Sales volume</b>	\$3 699 305 169	\$2 677 482 190	↑ 38%	\$5 810 766 369	\$4 360 583 247	↑ 33%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	4 991	4 005	↑ 25%	8 018	6 646	↑ 21%
Active listings	22 330	18 038	↑ 24%	21 579	17 702	↑ 22%
Median price	\$438 000	\$401 500	↑ 9%	\$429 000	\$390 000	↑ 10%
Average selling time (days)	65	61	↑ 4	67	62	↑ 5
<b>Condominium</b>						
Sales	2 080	1 669	↑ 25%	3 285	2 712	↑ 21%
Active listings	9 846	8 331	↑ 18%	9 487	8 155	↑ 16%
Median price	\$365 000	\$345 000	↑ 6%	\$360 000	\$343 350	↑ 5%
Average selling time (days)	61	60	↑ 1	65	64	↑ 1
<b>Plex (2-5 units)</b>						
Sales	624	447	↑ 40%	1 010	788	↑ 28%
Active listings	4 738	4 078	↑ 16%	4 582	3 997	↑ 15%
Median price	\$526 500	\$430 000	↑ 22%	\$505 225	\$422 125	↑ 20%
Average selling time (days)	80	78	↑ 2	84	80	↑ 4

## MONTÉAL CMA

Island of Montreal

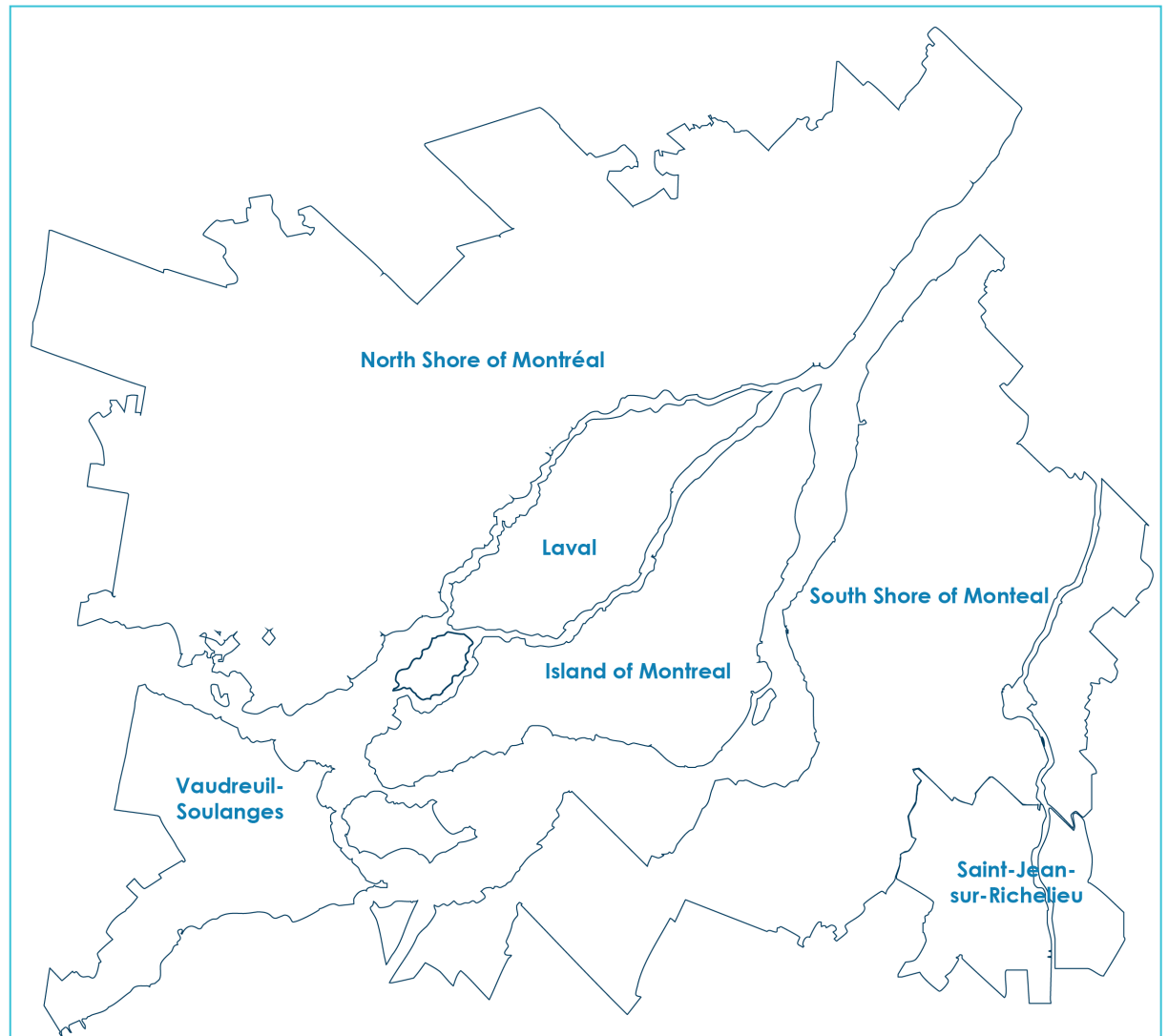
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



**Montreal CMA**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	3 843	2 955	↑ 30%	5 920	4 721	↑ 25%
<b>Active listings</b>	18 110	15 324	↑ 18%	17 357	14 903	↑ 16%
<b>New listings</b>	6 769	5 139	↑ 32%	12 179	9 576	↑ 27%
<b>Sales volume</b>	\$2 227 868 549	\$1 578 231 019	↑ 41%	\$3 412 214 509	\$2 511 344 460	↑ 36%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	2 014	1 573	↑ 28%	3 090	2 455	↑ 26%
Active listings	8 041	6 693	↑ 20%	7 680	6 521	↑ 18%
Median price	\$550 000	\$515 000	↑ 7%	\$545 500	\$510 000	↑ 7%
Average selling time (days)	58	58	↔ 0	61	58	↑ 3
<b>Condominium</b>						
Sales	1 517	1 182	↑ 28%	2 352	1 910	↑ 23%
Active listings	7 505	6 362	↑ 18%	7 196	6 195	↑ 16%
Median price	\$395 000	\$380 000	↑ 4%	\$393 000	\$375 375	↑ 5%
Average selling time (days)	61	60	↑ 1	67	66	↑ 1
<b>Plex (2-5 units)</b>						
Sales	308	197	↑ 56%	472	351	↑ 34%
Active listings	2 496	2 234	↑ 12%	2 418	2 154	↑ 12%
Median price	\$739 500	\$710 000	↑ 4%	\$731 000	\$695 000	↑ 8%
Average selling time (days)	82	81	↑ 1	84	79	↑ 5

**Island of Montreal**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	1 382	986	↑ 40%	2 061	1 616	↑ 28%
<b>Active listings</b>	8 485	7 401	↑ 15%	8 107	7 165	↑ 13%
<b>New listings</b>	2 741	2 152	↑ 27%	4 956	3 937	↑ 26%
<b>Sales volume</b>	\$925 129 889	\$621 216 370	↑ 49%	\$1 366 662 156	\$1 017 640 554	↑ 34%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	391	263	↑ 49%	571	430	↑ 33%
Active listings	2 008	1 742	↑ 15%	1 883	1 685	↑ 12%
Median price	\$737 000	\$700 000	↑ 5%	\$737 000	\$670 000	↑ 10%
Average selling time (days)	71	75	↓ -4	76	73	↑ 3
<b>Condominium</b>						
Sales	800	597	↑ 34%	1 202	960	↑ 25%
Active listings	4 956	4 213	↑ 18%	4 756	4 092	↑ 16%
Median price	\$455 000	\$439 000	↑ 4%	\$454 500	\$430 000	↑ 6%
Average selling time (days)	67	67	↔ 0	73	74	↓ -1
<b>Plex (2-5 units)</b>						
Sales	191	126	↑ 52%	288	226	↑ 27%
Active listings	1 521	1 446	↑ 5%	1 469	1 388	↑ 6%
Median price	\$795 000	\$762 500	↑ 4%	\$765 000	\$752 400	↑ 2%
Average selling time (days)	76	86	↓ -10	81	82	↓ -1

**Laval**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	338	296	↑ 14%	538	466	↑ 15%
<b>Active listings</b>	1 485	1 278	↑ 16%	1 412	1 243	↑ 14%
<b>New listings</b>	613	442	↑ 39%	1 062	830	↑ 28%
<b>Sales volume</b>	\$184 247 554	\$149 267 682	↑ 23%	\$294 147 345	\$235 291 567	↑ 25%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	209	185	↑ 13%	322	281	↑ 15%
Active listings	846	696	↑ 22%	812	681	↑ 19%
Median price	\$545 000	\$520 000	↑ 5%	\$536 500	\$522 000	↑ 3%
Average selling time (days)	56	58	↓ -2	59	58	↑ 1
<b>Condominium</b>						
Sales	110	105	↑ 5%	185	172	↑ 8%
Active listings	480	411	↑ 17%	444	405	↑ 10%
Median price	\$378 500	\$372 500	↑ 2%	\$385 000	\$378 250	↑ 2%
Average selling time (days)	63	50	↑ 13	70	55	↑ 15
<b>Plex (2-5 units)</b>						
Sales	19	6	**	31	13	**
Active listings	157	170	↓ -8%	155	156	↓ -1%
Median price	**	**	**	\$787 000	**	**
Average selling time (days)	**	**	**	89	**	**

## North Shore of Montreal

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	930	719	↑ 29%	1 449	1 156	↑ 25%
<b>Active listings</b>	3 343	2 676	↑ 25%	3 258	2 617	↑ 24%
<b>New listings</b>	1 390	1 046	↑ 33%	2 568	2 003	↑ 28%
<b>Sales volume</b>	\$469 505 054	\$330 297 753	↑ 42%	\$729 110 367	\$526 566 771	↑ 38%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	655	493	↑ 33%	1 008	794	↑ 27%
Active listings	2 173	1 758	↑ 24%	2 120	1 713	↑ 24%
Median price	\$499 990	\$474 500	↑ 5%	\$498 950	\$469 000	↑ 6%
Average selling time (days)	55	51	↑ 4	57	52	↑ 5
<b>Condominium</b>						
Sales	234	197	↑ 19%	377	313	↑ 20%
Active listings	717	626	↑ 15%	695	620	↑ 12%
Median price	\$335 000	\$320 000	↑ 5%	\$336 000	\$316 000	↑ 6%
Average selling time (days)	57	45	↑ 12	62	47	↑ 15
<b>Plex (2-5 units)</b>						
Sales	38	29	**	59	47	↑ 26%
Active listings	412	273	↑ 51%	404	267	↑ 52%
Median price	\$663 750	**	**	\$662 500	\$475 000	↑ 39%
Average selling time (days)	89	**	**	90	83	↑ 7

## South Shore of Montreal

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	950	745	↑ 28%	1 491	1 144	↑ 30%
<b>Active listings</b>	3 467	2 936	↑ 18%	3 318	2 880	↑ 15%
<b>New listings</b>	1 531	1 131	↑ 35%	2 708	2 113	↑ 28%
<b>Sales volume</b>	\$521 057 366	\$377 981 585	↑ 38%	\$819 727 017	\$571 805 833	↑ 43%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	582	477	↑ 22%	910	700	↑ 30%
Active listings	2 114	1 790	↑ 18%	2 016	1 760	↑ 15%
Median price	\$550 000	\$505 000	↑ 9%	\$545 000	\$505 000	↑ 8%
Average selling time (days)	53	58	↓ -5	55	58	↓ -3
<b>Condominium</b>						
Sales	316	238	↑ 33%	502	393	↑ 28%
Active listings	1 041	870	↑ 20%	1 002	848	↑ 18%
Median price	\$368 000	\$343 500	↑ 7%	\$369 950	\$343 000	↑ 8%
Average selling time (days)	51	60	↓ -9	56	61	↓ -5
<b>Plex (2-5 units)</b>						
Sales	51	28	**	78	49	↑ 59%
Active listings	303	269	↑ 13%	291	266	↑ 10%
Median price	\$615 000	**	**	\$650 000	\$611 000	↑ 6%
Average selling time (days)	87	**	**	87	72	↑ 15



## Vaudreuil-Soulanges

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	146	122	↑ 20%	226	201	↑ 12%
<b>Active listings</b>	910	653	↑ 39%	856	633	↑ 35%
<b>New listings</b>	327	217	↑ 51%	591	424	↑ 39%
<b>Sales volume</b>	\$79 330 468	\$59 841 989	↑ 33%	\$127 126 181	\$99 031 295	↑ 28%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	106	90	↑ 18%	163	148	↑ 10%
Active listings	598	459	↑ 30%	561	440	↑ 28%
Median price	\$567 500	\$510 000	↑ 11%	\$575 000	\$520 000	↑ 11%
Average selling time (days)	72	52	↑ 20	71	57	↑ 14
<b>Condominium</b>						
Sales	38	31	↑ 23%	59	51	↑ 16%
Active listings	264	165	↑ 60%	251	165	↑ 52%
Median price	\$320 000	\$345 000	↓ -7%	\$320 000	\$340 000	↓ -6%
Average selling time (days)	60	62	↓ -2	63	109	↓ -46
<b>Plex (2-5 units)</b>						
Sales	2	1	**	4	2	**
Active listings	37	22	**	35	22	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

**Saint-Jean-sur-Richelieu**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	97	87	↑ 11%	155	138	↑ 12%
<b>Active listings</b>	420	380	↑ 11%	407	366	↑ 11%
<b>New listings</b>	167	151	↑ 11%	294	269	↑ 9%
<b>Sales volume</b>	\$48 598 218	\$39 625 640	↑ 23%	\$75 441 443	\$61 008 440	↑ 24%

**Detailed Statistics by Property Category**

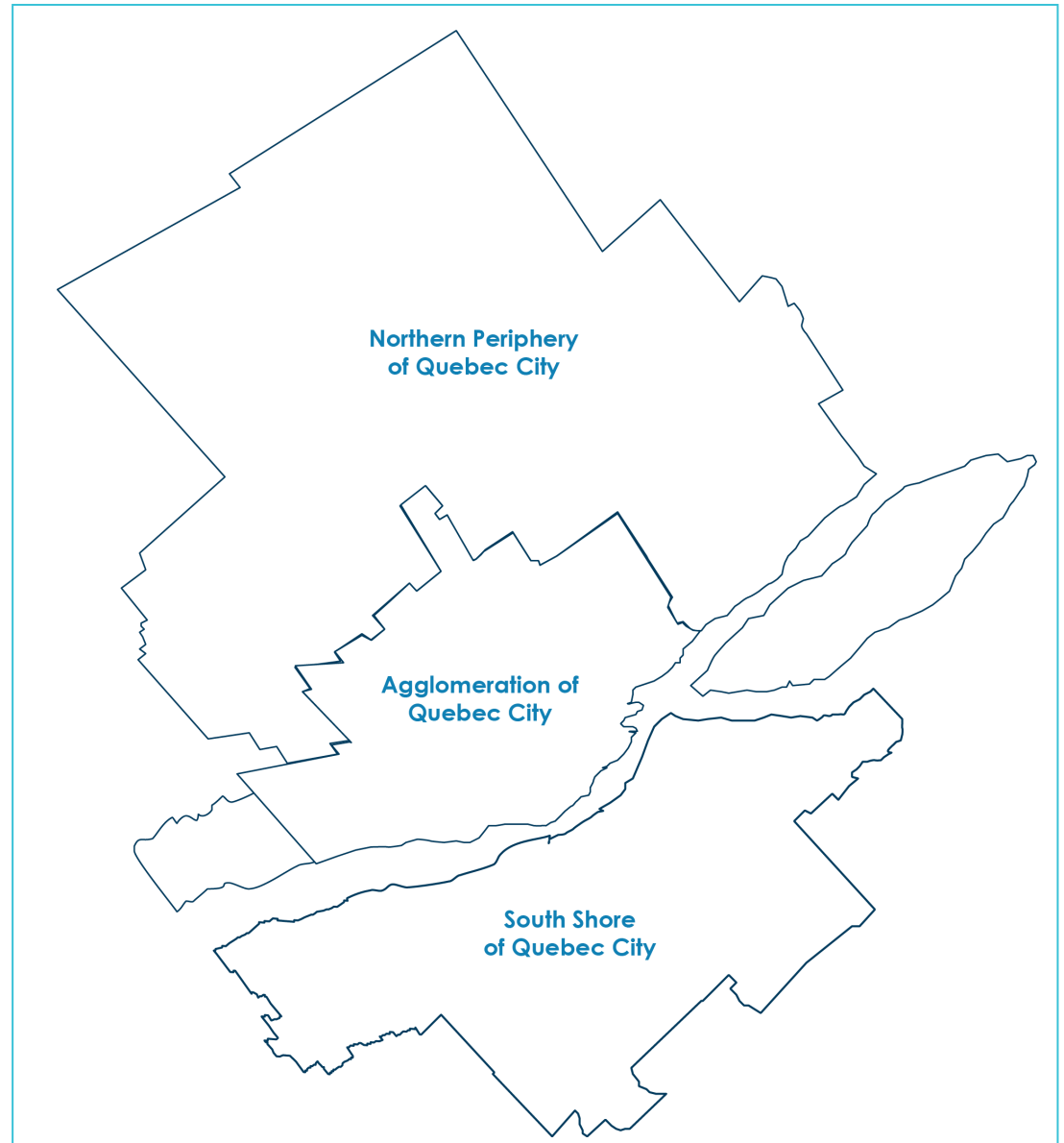
	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	71	65	↑ 9%	116	102	↑ 14%
Active listings	302	248	↑ 22%	289	243	↑ 19%
Median price	\$510 000	\$485 000	↑ 5%	\$487 000	\$440 000	↑ 11%
Average selling time (days)	52	50	↑ 2	53	50	↑ 3
<b>Condominium</b>						
Sales	19	14	**	27	21	**
Active listings	47	77	↓ -39%	49	66	↓ -25%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	7	7	**	12	14	**
Active listings	66	54	↑ 22%	65	56	↑ 16%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## QUEBEC CITY CMA

[Agglomeration of Quebec City](#)

[Northern Periphery of Québec City](#)

[South Shore of Québec City](#)



## Quebec City CMA

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>967</b>	<b>725</b>	<b>↑ 33%</b>	<b>1 571</b>	<b>1 246</b>	<b>↑ 26%</b>
<b>Active listings</b>	<b>2 984</b>	<b>3 043</b>	<b>↓ -2%</b>	<b>2 995</b>	<b>3 000</b>	<b>↔ 0%</b>
<b>New listings</b>	<b>1 156</b>	<b>992</b>	<b>↑ 17%</b>	<b>2 138</b>	<b>1 802</b>	<b>↑ 19%</b>
<b>Sales volume</b>	<b>\$367 817 144</b>	<b>\$247 354 335</b>	<b>↑ 49%</b>	<b>\$580 940 905</b>	<b>\$424 788 729</b>	<b>↑ 37%</b>

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	616	428	↑ 44%	961	755	↑ 27%
Active listings	1 837	1 833	↔ 0%	1 848	1 796	↑ 3%
Median price	\$362 500	\$331 520	↑ 9%	\$361 000	\$329 500	↑ 10%
Average selling time (days)	54	52	↑ 2	59	57	↑ 2
<b>Condominium</b>						
Sales	288	247	↑ 17%	495	405	↑ 22%
Active listings	797	877	↓ -9%	798	872	↓ -9%
Median price	\$268 000	\$232 000	↑ 16%	\$255 000	\$234 000	↑ 9%
Average selling time (days)	56	60	↓ -4	58	62	↓ -4
<b>Plex (2-5 units)</b>						
Sales	62	50	↑ 24%	114	84	↑ 36%
Active listings	344	328	↑ 5%	342	328	↑ 4%
Median price	\$382 500	\$382 500	↔ 0%	\$383 500	\$355 500	↑ 8%
Average selling time (days)	74	78	↓ -4	91	77	↑ 14

## Agglomeration of Quebec City

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	<b>669</b>	<b>529</b>	<b>↑ 26%</b>	<b>1 066</b>	<b>894</b>	<b>↑ 19%</b>
<b>Active listings</b>	<b>1 654</b>	<b>1 784</b>	<b>↓ -7%</b>	<b>1 672</b>	<b>1 773</b>	<b>↓ -6%</b>
<b>New listings</b>	<b>732</b>	<b>666</b>	<b>↑ 10%</b>	<b>1 369</b>	<b>1 208</b>	<b>↑ 13%</b>
<b>Sales volume</b>	<b>\$253 660 698</b>	<b>\$180 376 996</b>	<b>↑ 41%</b>	<b>\$389 618 106</b>	<b>\$303 164 347</b>	<b>↑ 29%</b>

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	363	260	↑ 40%	558	463	↑ 21%
Active listings	739	779	↓ -5%	748	770	↓ -3%
Median price	\$373 750	\$340 000	↑ 10%	\$365 000	\$337 000	↑ 8%
Average selling time (days)	46	49	↓ -3	49	55	↓ -6
<b>Condominium</b>						
Sales	252	230	↑ 10%	415	368	↑ 13%
Active listings	666	763	↓ -13%	675	764	↓ -12%
Median price	\$269 001	\$235 000	↑ 14%	\$259 900	\$236 500	↑ 10%
Average selling time (days)	57	60	↓ -3	58	62	↓ -4
<b>Plex (2-5 units)</b>						
Sales	53	39	↑ 36%	92	63	↑ 46%
Active listings	249	241	↑ 3%	249	239	↑ 4%
Median price	\$400 000	\$395 000	↑ 1%	\$398 250	\$380 000	↑ 5%
Average selling time (days)	77	81	↓ -4	96	73	↑ 23

## Northern Periphery of Québec City

February 2024

### Residential: Summary of Centris Activity

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	108	62	↑ 74%	178	121	↑ 47%
<b>Active listings</b>	621	577	↑ 8%	622	556	↑ 12%
<b>New listings</b>	159	130	↑ 22%	294	230	↑ 28%
<b>Sales volume</b>	\$43 739 649	\$22 692 500	↑ 93%	\$72 446 181	\$45 420 955	↑ 59%

### Detailed Statistics by Property Category

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	97	56	↑ 73%	149	106	↑ 41%
Active listings	569	524	↑ 9%	572	507	↑ 13%
Median price	\$377 000	\$330 000	↑ 14%	\$379 000	\$342 000	↑ 11%
Average selling time (days)	49	54	↓ -5	65	59	↑ 6
<b>Condominium</b>						
Sales	9	5	**	25	12	**
Active listings	32	39	↓ -18%	30	36	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**
<b>Plex (2-5 units)</b>						
Sales	2	1	**	4	3	**
Active listings	17	14	**	18	13	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

**South Shore of Quebec City**

February 2024

**Residential: Summary of Centris Activity**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Total sales</b>	190	134	↑ 42%	327	231	↑ 42%
<b>Active listings</b>	709	682	↑ 4%	701	672	↑ 4%
<b>New listings</b>	265	196	↑ 35%	475	364	↑ 30%
<b>Sales volume</b>	\$70 416 797	\$44 284 839	↑ 59%	\$118 876 618	\$76 203 427	↑ 56%

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2024	2023	Variation	2024	2023	Variation
<b>Single-family home</b>						
Sales	156	112	↑ 39%	254	186	↑ 37%
Active listings	529	530	↔ 0%	528	520	↑ 2%
Median price	\$339 195	\$309 250	↑ 10%	\$345 500	\$309 250	↑ 12%
Average selling time (days)	76	60	↑ 16	78	60	↑ 18
<b>Condominium</b>						
Sales	27	12	**	55	25	**
Active listings	99	75	↑ 32%	94	72	↑ 30%
Median price	**	**	**	\$230 000	**	**
Average selling time (days)	**	**	**	63	**	**
<b>Plex (2-5 units)</b>						
Sales	7	10	**	18	18	**
Active listings	78	73	↑ 7%	76	76	↓ -1%
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## About the Quebec Professional Association of Real Estate Brokers

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## Information

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

Contact us at: [stats@qpareb.ca](mailto:stats@qpareb.ca)

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