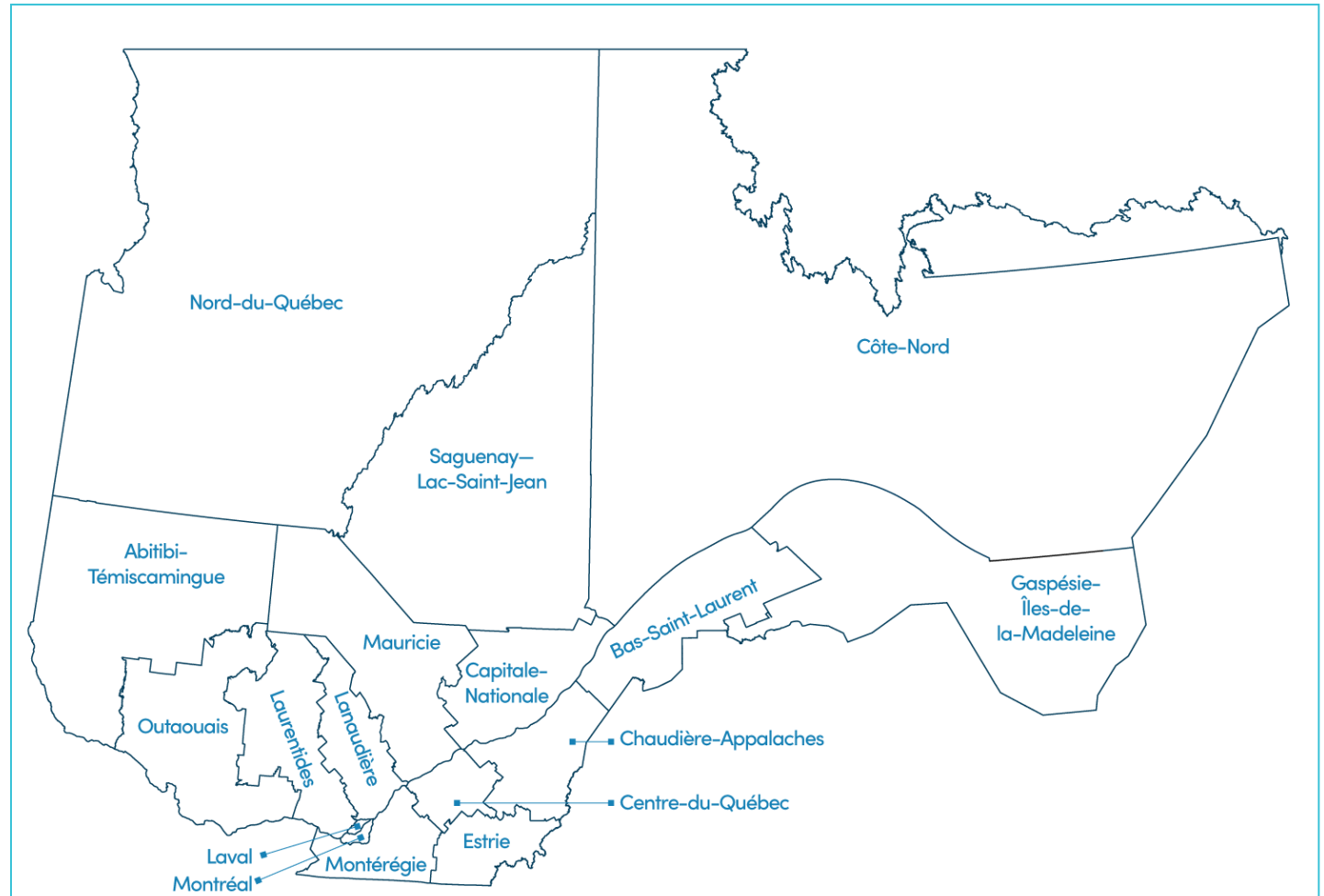


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



**Province of Quebec**
**March 2025**
**Residential: Summary of Centris Activity**

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	9 741	8 923	↑ 9%	24 070	21 175	↑ 14%
<b>Active listings</b>	36 363	37 119	↓ -2%	34 479	35 938	↓ -4%
<b>New listings</b>	14 658	13 100	↑ 12%	39 329	35 810	↑ 10%
<b>Sales volume</b>	\$5 158 306 807	\$4 375 345 490	↑ 18%	\$12 518 085 445	\$10 137 095 136	↑ 23%

**Detailed Statistics by Property Category**

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	6 232	5 770	↑ 8%	15 444	13 725	↑ 13%
Active listings	21 599	22 246	↓ -3%	20 606	21 508	↓ -4%
Median price	\$499 900	\$451 000	↑ 11%	\$485 000	\$439 000	↑ 10%
Average selling time (days)	54	59	↑ -5	62	63	↑ -1
<b>Condominium</b>						
Sales	2 653	2 364	↑ 12%	6 492	5 644	↑ 15%
Active listings	10 369	10 024	↑ 3%	9 699	9 663	↔ 0%
Median price	\$395 000	\$369 900	↑ 7%	\$390 000	\$365 000	↑ 7%
Average selling time (days)	53	58	↓ -5	60	62	↓ -2
<b>Plex (2-5 units)</b>						
Sales	841	756	↑ 11%	2 076	1 742	↑ 19%
Active listings	3 910	4 537	↓ -14%	3 733	4 458	↓ -16%
Median price	\$635 000	\$531 500	↑ 19%	\$625 000	\$520 000	↑ 20%
Average selling time (days)	74	81	↓ -7	81	82	↓ -1

## MONTÉAL CMA

Island of Montreal

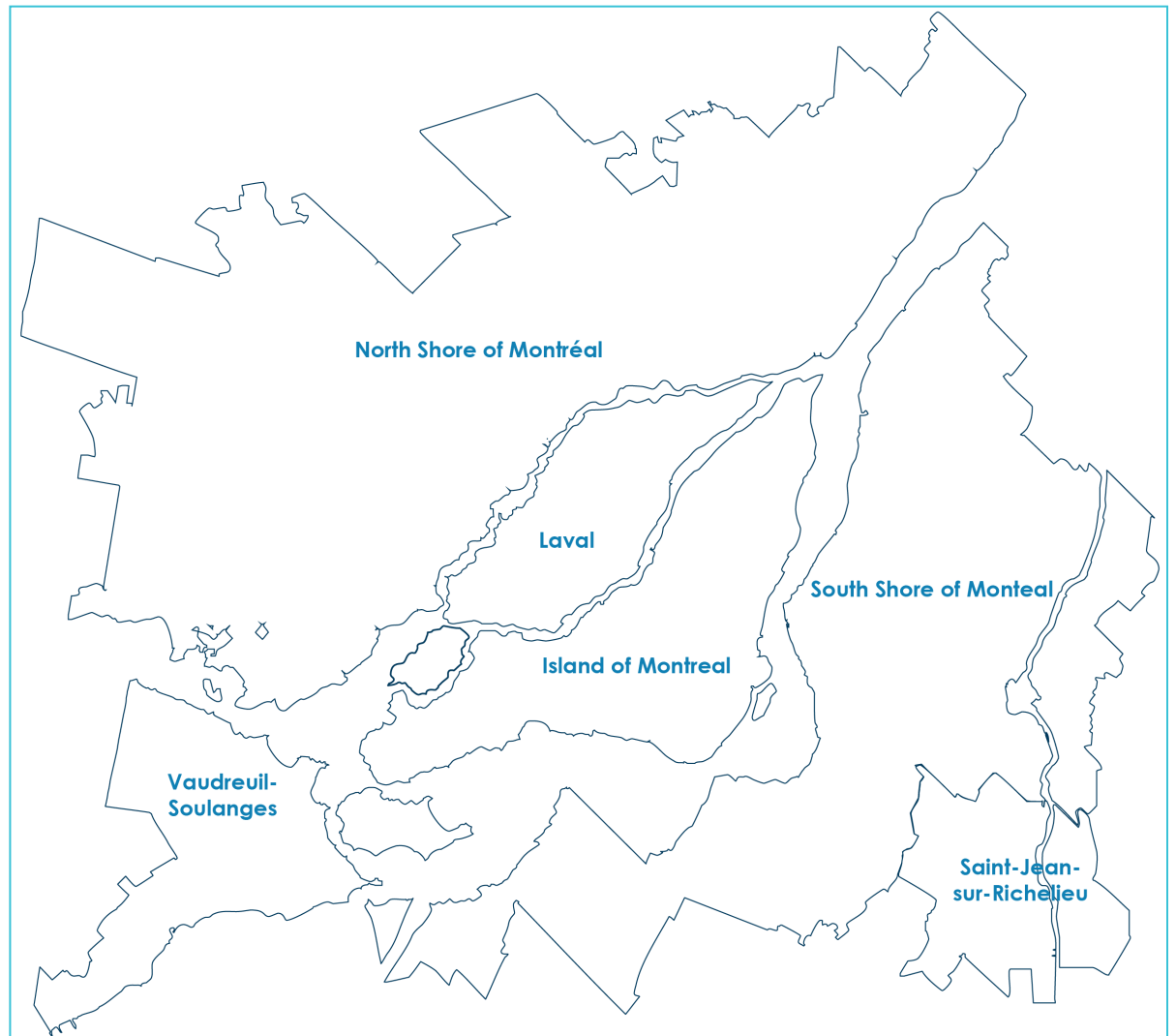
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



## Montreal CMA

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	4 975	4 455	↑ 12%	11 847	10 325	↑ 15%
<b>Active listings</b>	18 116	18 068	↔ 0%	16 787	17 356	↓ -3%
<b>New listings</b>	7 851	6 784	↑ 16%	20 881	18 615	↑ 12%
<b>Sales volume</b>	\$3 109 506 330	\$2 652 406 150	↑ 17%	\$7 357 929 345	\$6 034 791 313	↑ 22%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	2 546	2 353	↑ 8%	6 023	5 413	↑ 11%
Active listings	7 642	7 862	↓ -3%	7 072	7 565	↓ -7%
Median price	\$610 000	\$565 000	↑ 8%	\$600 500	\$555 000	↑ 8%
Average selling time (days)	48	52	↓ -4	53	57	↓ -4
<b>Condominium</b>						
Sales	1 994	1 729	↑ 15%	4 771	4 080	↑ 17%
Active listings	8 252	7 718	↑ 7%	7 650	7 368	↑ 4%
Median price	\$420 000	\$400 000	↑ 5%	\$420 000	\$395 000	↑ 6%
Average selling time (days)	55	59	↓ -4	61	63	↓ -2
<b>Plex (2-5 units)</b>						
Sales	433	370	↑ 17%	1 046	826	↑ 27%
Active listings	2 150	2 453	↓ -12%	1 998	2 386	↓ -16%
Median price	\$830 000	\$750 000	↑ 11%	\$800 000	\$744 315	↑ 7%
Average selling time (days)	72	74	↓ -1	77	79	↑ -2

## Island of Montreal

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	1 737	1 533	↑ 13%	4 160	3 589	↑ 16%
<b>Active listings</b>	9 222	8 736	↑ 6%	8 411	8 249	↑ 2%
<b>New listings</b>	3 377	2 845	↑ 19%	8 842	7 689	↑ 15%
<b>Sales volume</b>	\$1 233 718 249	\$1 069 955 315	↑ 15%	\$2 938 888 717	\$2 435 587 871	↑ 21%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	466	452	↑ 3%	1 087	1 016	↑ 7%
Active listings	2 107	1 981	↑ 6%	1 875	1 841	↑ 2%
Median price	\$780 000	\$740 000	↑ 5%	\$765 000	\$740 000	↑ 3%
Average selling time (days)	56	61	↓ -5	62	69	↓ -7
<b>Condominium</b>						
Sales	1 013	848	↑ 19%	2 453	2 052	↑ 20%
Active listings	5 735	5 208	↑ 10%	5 259	4 909	↑ 7%
Median price	\$482 500	\$455 000	↑ 6%	\$477 000	\$455 000	↑ 5%
Average selling time (days)	61	65	↓ -4	68	70	↓ -2
<b>Plex (2-5 units)</b>						
Sales	258	233	↑ 11%	620	521	↑ 19%
Active listings	1 380	1 547	↓ -11%	1 277	1 499	↓ -15%
Median price	\$900 000	\$795 000	↑ 13%	\$860 000	\$780 000	↑ 10%
Average selling time (days)	76	76	↔ 0	76	79	↓ -3

**Laval**
**March 2025**
**Residential: Summary of Centris Activity**

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>469</b>	<b>407</b>	<b>↑ 15%</b>	<b>1 112</b>	<b>939</b>	<b>↑ 18%</b>
<b>Active listings</b>	<b>1 435</b>	<b>1 490</b>	<b>↓ -4%</b>	<b>1 332</b>	<b>1 425</b>	<b>↓ -6%</b>
<b>New listings</b>	<b>692</b>	<b>590</b>	<b>↑ 17%</b>	<b>1 830</b>	<b>1 636</b>	<b>↑ 12%</b>
<b>Sales volume</b>	<b>\$275 231 255</b>	<b>\$225 011 239</b>	<b>↑ 22%</b>	<b>\$665 128 151</b>	<b>\$514 747 584</b>	<b>↑ 29%</b>

**Detailed Statistics by Property Category**

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	293	245	↑ 20%	696	563	↑ 24%
Active listings	740	841	↓ -12%	692	814	↓ -15%
Median price	\$586 000	\$551 000	↑ 6%	\$595 000	\$545 000	↑ 9%
Average selling time (days)	42	48	↓ -6	46	54	↓ -8
<b>Condominium</b>						
Sales	151	136	↑ 11%	355	320	↑ 11%
Active listings	556	513	↑ 8%	515	467	↑ 10%
Median price	\$400 000	\$380 000	↑ 5%	\$410 000	\$381 000	↑ 8%
Average selling time (days)	53	72	↓ -19	66	71	↓ -5
<b>Plex (2-5 units)</b>						
Sales	25	26	**	61	56	↑ 9%
Active listings	136	135	↑ 1%	124	143	↓ -13%
Median price	**	**	**	\$835 000	\$805 000	↑ 4%
Average selling time (days)	**	**	**	90	82	↑ 8

## North Shore of Montreal

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>1 259</b>	<b>1 054</b>	↑ 19%	<b>2 926</b>	<b>2 478</b>	↑ 18%
<b>Active listings</b>	<b>2 938</b>	<b>3 172</b>	↓ -7%	<b>2 822</b>	<b>3 145</b>	↓ -10%
<b>New listings</b>	<b>1 605</b>	<b>1 371</b>	↑ 17%	<b>4 311</b>	<b>3 828</b>	↑ 13%
<b>Sales volume</b>	<b>\$700 844 793</b>	<b>\$538 110 659</b>	↑ 30%	<b>\$1 623 962 299</b>	<b>\$1 250 308 186</b>	↑ 30%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	841	737	↑ 14%	1 983	1 737	↑ 14%
Active listings	1 980	2 083	↓ -5%	1 880	2 067	↓ -9%
Median price	\$560 000	\$505 000	↑ 11%	\$553 950	\$500 000	↑ 11%
Average selling time (days)	48	50	↓ -2	52	54	↓ -2
<b>Condominium</b>						
Sales	335	265	↑ 26%	753	640	↑ 18%
Active listings	616	699	↓ -12%	611	696	↓ -12%
Median price	\$364 000	\$330 000	↑ 10%	\$365 000	\$335 000	↑ 9%
Average selling time (days)	44	52	↓ -8	47	58	↓ -11
<b>Plex (2-5 units)</b>						
Sales	82	49	↑ 67%	186	95	↑ 96%
Active listings	300	369	↓ -19%	291	360	↓ -19%
Median price	\$679 500	\$630 000	↑ 8%	\$685 000	\$650 000	↑ 5%
Average selling time (days)	62	76	↓ -14	76	81	↓ -5

## South Shore of Montreal

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>1 154</b>	<b>1 128</b>	<b>↑ 2%</b>	<b>2 793</b>	<b>2 607</b>	<b>↑ 7%</b>
<b>Active listings</b>	<b>3 209</b>	<b>3 335</b>	<b>↓ -4%</b>	<b>2 985</b>	<b>3 271</b>	<b>↓ -9%</b>
<b>New listings</b>	<b>1 627</b>	<b>1 482</b>	<b>↑ 10%</b>	<b>4 425</b>	<b>4 110</b>	<b>↑ 8%</b>
<b>Sales volume</b>	<b>\$695 729 787</b>	<b>\$641 655 762</b>	<b>↑ 8%</b>	<b>\$1 648 818 423</b>	<b>\$1 454 853 373</b>	<b>↑ 13%</b>

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	692	682	↑ 1%	1 641	1 583	↑ 4%
Active listings	1 905	2 039	↓ -7%	1 772	1 985	↓ -11%
Median price	\$619 250	\$580 000	↑ 7%	\$606 500	\$560 000	↑ 8%
Average selling time (days)	43	48	↓ -5	49	52	↓ -3
<b>Condominium</b>						
Sales	406	395	↑ 3%	1 010	897	↑ 13%
Active listings	1 048	994	↑ 5%	978	994	↓ -2%
Median price	\$400 000	\$379 900	↑ 5%	\$395 011	\$375 000	↑ 5%
Average selling time (days)	45	46	↓ -1	51	52	↓ -1
<b>Plex (2-5 units)</b>						
Sales	55	51	↑ 8%	140	127	↑ 10%
Active listings	246	297	↓ -17%	224	287	↓ -22%
Median price	\$740 000	\$710 000	↑ 4%	\$709 500	\$685 000	↑ 4%
Average selling time (days)	57	63	↓ -6	72	77	↓ -5



## Vaudreuil-Soulanges

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>242</b>	<b>212</b>	<b>↑ 14%</b>	<b>538</b>	<b>437</b>	<b>↑ 23%</b>
<b>Active listings</b>	<b>908</b>	<b>907</b>	<b>↔ 0%</b>	<b>862</b>	<b>860</b>	<b>↔ 0%</b>
<b>New listings</b>	<b>355</b>	<b>328</b>	<b>↑ 8%</b>	<b>959</b>	<b>899</b>	<b>↑ 7%</b>
<b>Sales volume</b>	<b>\$143 350 222</b>	<b>\$117 949 925</b>	<b>↑ 22%</b>	<b>\$313 587 911</b>	<b>\$244 637 106</b>	<b>↑ 28%</b>

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	170	148	↑ 15%	374	310	↑ 21%
Active listings	620	616	↑ 1%	580	569	↑ 2%
Median price	\$591 250	\$564 500	↑ 5%	\$590 000	\$567 000	↑ 4%
Average selling time (days)	52	53	↓ -1	62	63	↓ -1
<b>Condominium</b>						
Sales	68	63	↑ 8%	148	122	↑ 21%
Active listings	249	251	↓ -1%	246	251	↓ -2%
Median price	\$355 000	\$360 000	↓ -1%	\$356 000	\$343 500	↑ 4%
Average selling time (days)	75	54	↑ 21	74	58	↑ 16
<b>Plex (2-5 units)</b>						
Sales	4	1	**	15	5	**
Active listings	26	35	**	26	34	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## Saint-Jean-sur-Richelieu

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	114	121	↓ -6%	318	275	↑ 16%
<b>Active listings</b>	404	428	↓ -6%	374	406	↓ -8%
<b>New listings</b>	195	168	↑ 16%	514	453	↑ 13%
<b>Sales volume</b>	\$60 632 024	\$59 723 250	↑ 2%	\$167 543 844	\$134 657 193	↑ 24%

### Detailed Statistics by Property Category

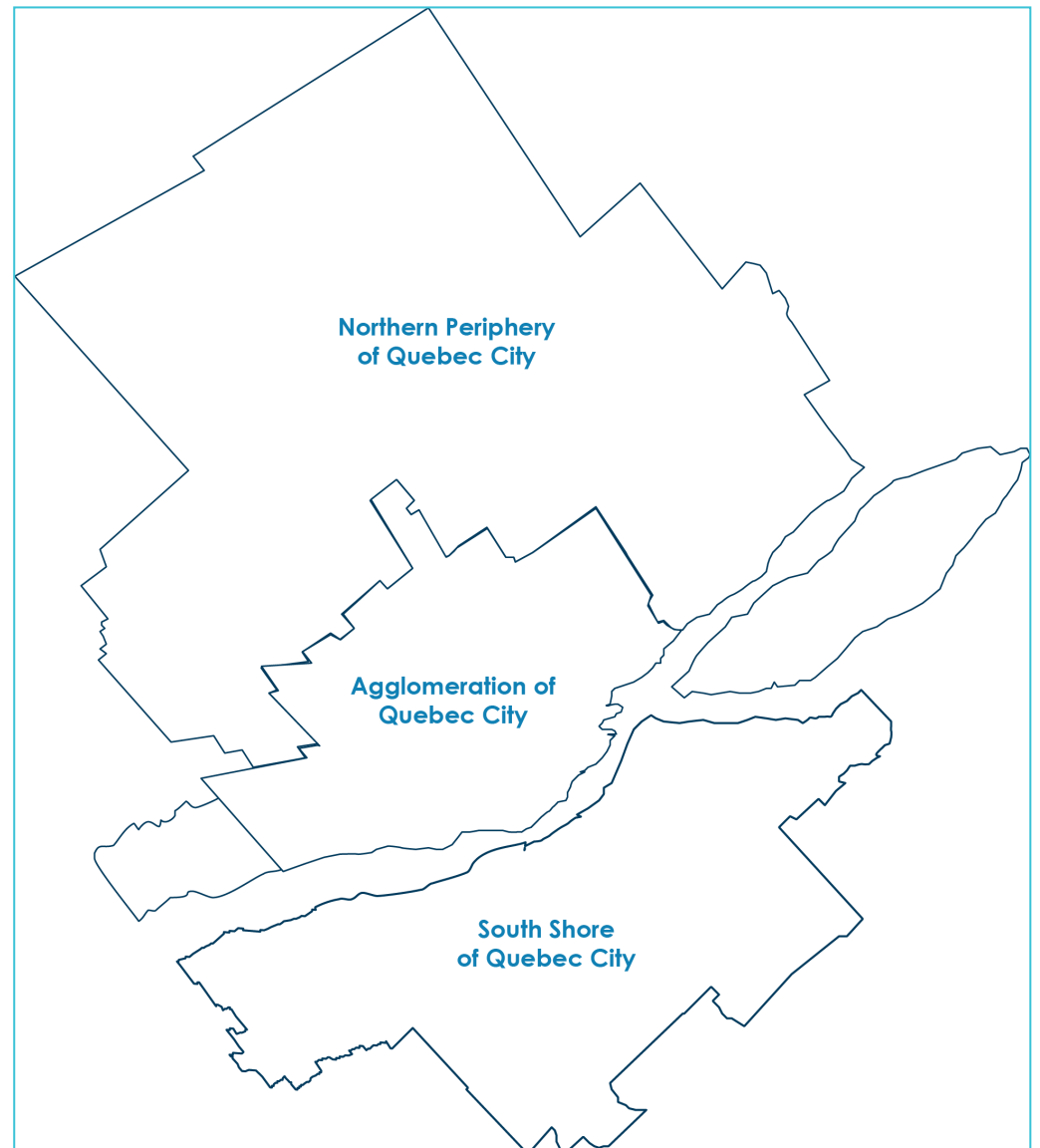
	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	84	89	↓ -6%	242	204	↑ 19%
Active listings	290	302	↓ -4%	273	289	↓ -6%
Median price	\$545 000	\$497 500	↑ 10%	\$533 418	\$489 000	↑ 9%
Average selling time (days)	40	64	↓ -24	50	58	↓ -8
<b>Condominium</b>						
Sales	21	22	**	52	49	↑ 6%
Active listings	48	53	↓ -9%	42	50	↓ -17%
Median price	**	**	**	\$347 500	\$313 000	↑ 11%
Average selling time (days)	**	**	**	44	43	↑ 1
<b>Plex (2-5 units)</b>						
Sales	9	10	**	24	22	**
Active listings	62	70	↓ -11%	56	64	↓ -13%
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

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	<b>1 027</b>	<b>1 021</b>	<b>↑ 1%</b>	<b>2 711</b>	<b>2 580</b>	<b>↑ 5%</b>
<b>Active listings</b>	<b>2 012</b>	<b>2 741</b>	<b>↓ -27%</b>	<b>1 996</b>	<b>2 880</b>	<b>↓ -31%</b>
<b>New listings</b>	<b>1 223</b>	<b>1 068</b>	<b>↑ 15%</b>	<b>3 456</b>	<b>3 146</b>	<b>↑ 10%</b>
<b>Sales volume</b>	<b>\$456 511 524</b>	<b>\$397 081 946</b>	<b>↑ 15%</b>	<b>\$1 203 855 855</b>	<b>\$974 081 093</b>	<b>↑ 24%</b>

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	638	630	↑ 1%	1 650	1 583	↑ 4%
Active listings	1 261	1 686	↓ -25%	1 279	1 776	↓ -28%
Median price	\$440 500	\$370 000	↑ 19%	\$435 000	\$365 000	↑ 19%
Average selling time (days)	32	53	↓ -21	40	56	↓ -16
<b>Condominium</b>						
Sales	323	307	↑ 5%	851	801	↑ 6%
Active listings	502	754	↓ -33%	484	783	↓ -38%
Median price	\$320 500	\$270 000	↑ 19%	\$305 000	\$259 900	↑ 17%
Average selling time (days)	35	46	↓ -11	48	53	↓ -5
<b>Plex (2-5 units)</b>						
Sales	66	84	↓ -21%	209	195	↑ 7%
Active listings	241	298	↓ -19%	226	318	↓ -29%
Median price	\$524 000	\$401 000	↑ 31%	\$507 500	\$391 000	↑ 30%
Average selling time (days)	45	76	↓ -31	58	85	↓ -27

## Agglomeration of Quebec City

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	713	686	↑ 4%	1 793	1 746	↑ 3%
<b>Active listings</b>	1 120	1 481	↓ -24%	1 083	1 589	↓ -32%
<b>New listings</b>	828	680	↑ 22%	2 280	2 009	↑ 13%
<b>Sales volume</b>	\$314 820 589	\$259 783 104	↑ 21%	\$793 575 983	\$647 465 882	↑ 23%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	381	350	↑ 9%	920	904	↑ 2%
Active listings	534	650	↓ -18%	530	699	↓ -24%
Median price	\$449 000	\$378 375	↑ 19%	\$441 000	\$370 000	↑ 19%
Average selling time (days)	26	42	↓ -16	32	46	↓ -14
<b>Condominium</b>						
Sales	279	267	↑ 4%	720	681	↑ 6%
Active listings	421	623	↓ -32%	404	658	↓ -39%
Median price	\$325 000	\$275 000	↑ 18%	\$311 000	\$265 000	↑ 17%
Average selling time (days)	34	48	↓ -14	50	54	↓ -4
<b>Plex (2-5 units)</b>						
Sales	53	69	↓ -23%	153	160	↓ -4%
Active listings	165	208	↓ -21%	149	231	↓ -36%
Median price	\$550 000	\$402 000	↑ 37%	\$540 000	\$400 000	↑ 35%
Average selling time (days)	45	74	↓ -29	50	86	↓ -36

## Northern Periphery of Quebec City

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	135	121	↑ 12%	352	299	↑ 18%
<b>Active listings</b>	456	604	↓ -25%	458	613	↓ -25%
<b>New listings</b>	158	160	↓ -1%	461	448	↑ 3%
<b>Sales volume</b>	\$69 480 027	\$62 949 243	↑ 10%	\$179 108 039	\$135 378 324	↑ 32%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	118	112	↑ 5%	300	261	↑ 15%
Active listings	413	540	↓ -24%	415	560	↓ -26%
Median price	\$455 000	\$424 500	↑ 7%	\$460 100	\$399 950	↑ 15%
Average selling time (days)	43	79	↓ -36	58	71	↓ -13
<b>Condominium</b>						
Sales	15	6	**	39	31	↑ 26%
Active listings	27	43	**	27	34	**
Median price	**	**	**	\$290 000	\$245 000	↑ 18%
Average selling time (days)	**	**	**	61	45	↑ 16
<b>Plex (2-5 units)</b>						
Sales	2	3	**	12	7	**
Active listings	11	19	**	12	17	**
Median price	**	**	**	**	**	**
Average selling time (days)	**	**	**	**	**	**

## South Shore of Quebec City

March 2025

### Residential: Summary of Centris Activity

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Total sales</b>	179	214	↓ -16%	566	535	↑ 6%
<b>Active listings</b>	436	656	↓ -34%	454	679	↓ -33%
<b>New listings</b>	237	228	↑ 4%	715	689	↑ 4%
<b>Sales volume</b>	\$72 210 908	\$74 349 599	↓ -3%	\$231 171 833	\$191 236 887	↑ 21%

### Detailed Statistics by Property Category

	March			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
<b>Single-family home</b>						
Sales	139	168	↓ -17%	430	418	↑ 3%
Active listings	314	496	↓ -37%	334	517	↓ -35%
Median price	\$398 000	\$339 500	↑ 17%	\$397 250	\$342 500	↑ 16%
Average selling time (days)	43	58	↓ -15	46	70	↓ -24
<b>Condominium</b>						
Sales	29	34	**	92	89	↑ 3%
Active listings	54	88	↓ -39%	53	91	↓ -42%
Median price	**	\$235 000	**	\$259 000	\$231 000	↑ 12%
Average selling time (days)	**	33	**	27	51	↓ -24
<b>Plex (2-5 units)</b>						
Sales	11	12	**	44	28	**
Active listings	65	71	↓ -8%	65	69	↓ -6%
Median price	**	**	**	\$440 000	**	**
Average selling time (days)	**	**	**	62	**	**

## 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 15,000 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 a major 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 has its head office in Quebec City, administrative offices in Montreal and regional offices in Saguenay and Rouyn-Noranda. It has two subsidiaries: Société Centris inc. and the Collège de l'immobilier du Québec. Follow its activities at [qpareb.ca](http://qpareb.ca) or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

## Information

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

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