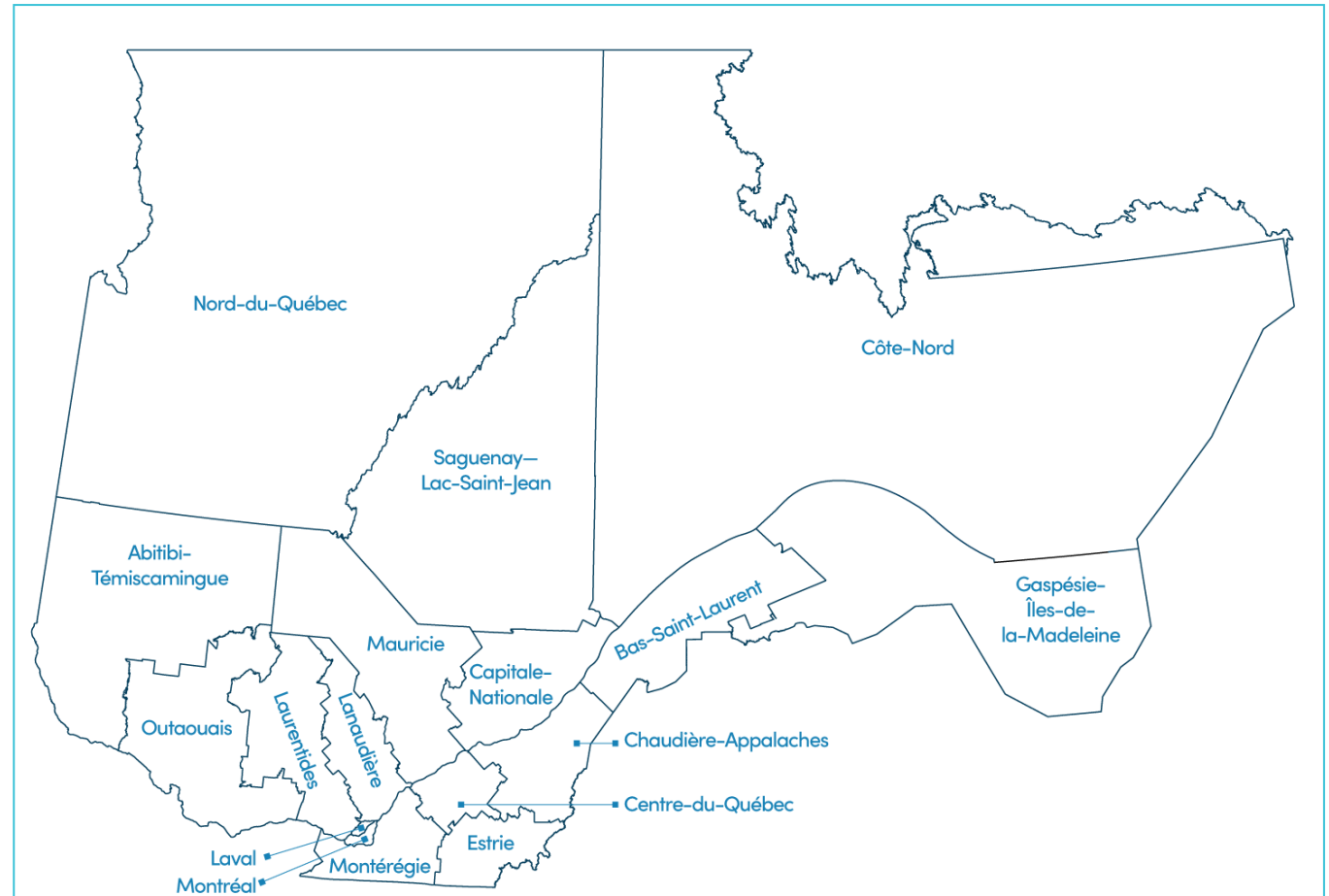


PROVINCE OF QUEBEC

MONTREAL CMA

QUEBEC CITY CMA



Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active listing to find a buyer.

The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.

Province of Quebec

April 2025

Residential: Summary of Centris Activity

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	10,185	9,263	↑ 10%	34,158	30,436	↑ 12%
Active listings	37,214	37,364	↔ 0%	35,017	36,291	↓ -4%
New listings	14,642	13,179	↑ 11%	53,638	48,984	↑ 10%
Sales volume	\$5,496,508,851	\$4,606,843,273	↑ 19%	\$17,957,678,011	\$14,742,083,409	↑ 22%

Detailed Statistics by Property Category

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	6,664	6,045	↑ 10%	22,049	19,768	↑ 12%
Active listings	21,973	22,207	↓ -1%	20,886	21,680	↓ -4%
Median price	\$500,000	\$452,000	↑ 11%	\$490,000	\$442,500	↑ 11%
Avg. days on market (days)	46	54	↑ -8	53	58	↑ -5
Condominium						
Sales	2,641	2,392	↑ 10%	9,117	8,036	↑ 13%
Active listings	10,686	10,213	↑ 5%	9,905	9,801	↑ 1%
Median price	\$395,000	\$375,000	↑ 5%	\$391,000	\$368,000	↑ 6%
Avg. days on market (days)	42	55	↓ -13	52	58	↓ -6
Plex (2-5 units)						
Sales	856	801	↑ 7%	2,912	2,543	↑ 15%
Active listings	4,052	4,633	↓ -13%	3,782	4,502	↓ -16%
Median price	\$680,000	\$591,000	↑ 15%	\$636,000	\$545,000	↑ 17%
Avg. days on market (days)	57	76	↓ -19	70	78	↓ -8

MONTÉAL CMA

Island of Montreal

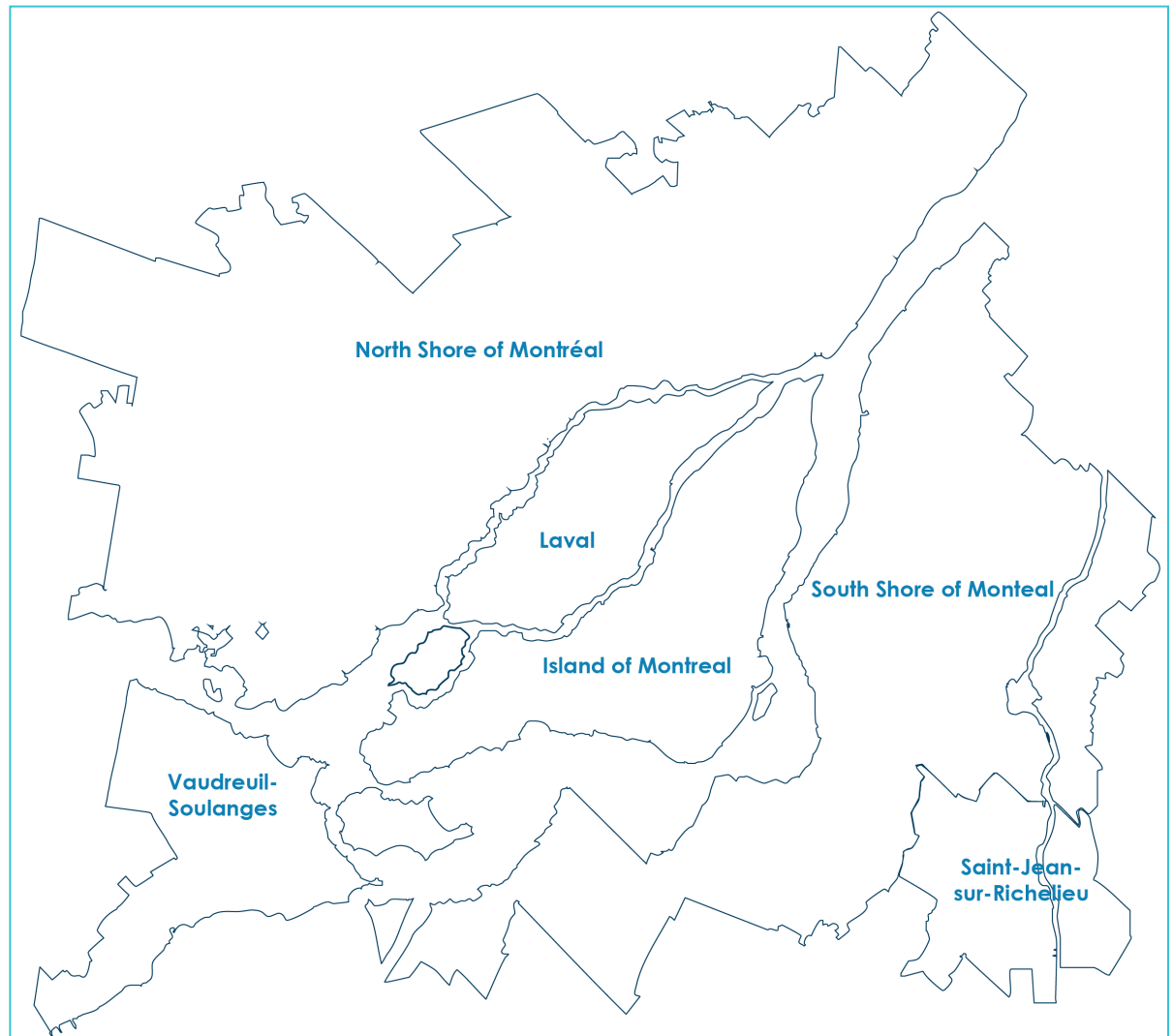
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	5,126	4,645	↑ 10%		16,914	14,969	↑ 13%	
Active listings	18,731	18,318	↑ 2%		17,194	17,595	↓ -2%	
New listings	7,721	6,886	↑ 12%		28,404	25,499	↑ 11%	
Sales volume	\$3,310,716,141	\$2,783,607,479	↑ 19%		\$10,630,538,262	\$8,817,110,792	↑ 21%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	2,686	2,406	↑ 12%		8,672	7,818	↑ 11%	
Active listings	7,823	7,842	↔ 0%		7,226	7,633	↓ -5%	
Median price	\$625,000	\$575,000	↑ 9%		\$610,000	\$560,000	↑ 9%	
Avg. days on market (days)	37	46	↓ -9		44	51	↓ -7	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	1,961	1,807	↑ 9%		6,717	5,887	↑ 14%	
Active listings	8,547	7,905	↑ 8%		7,840	7,502	↑ 5%	
Median price	\$424,500	\$400,000	↑ 6%		\$420,000	\$398,000	↑ 6%	
Avg. days on market (days)	44	56	↓ -12		53	59	↓ -6	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	478	429	↑ 11%		1,517	1,255	↑ 21%	
Active listings	2,286	2,534	↓ -10%		2,061	2,423	↓ -15%	
Median price	\$830,500	\$755,000	↑ 10%		\$810,000	\$750,000	↑ 8%	
Avg. days on market (days)	51	71	↓ -20		65	74	↑ -9	

Island of Montreal

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	1,859	1,695	↑ 10%		5,995	5,284	↑ 13%	
Active listings	9,693	9,075	↑ 7%		8,687	8,455	↑ 3%	
New listings	3,364	3,022	↑ 11%		12,158	10,711	↑ 14%	
Sales volume	\$1,363,646,875	\$1,163,381,038	↑ 17%		\$4,282,269,506	\$3,598,968,909	↑ 19%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	515	470	↑ 10%		1,587	1,486	↑ 7%	
Active listings	2,251	2,052	↑ 10%		1,958	1,894	↑ 3%	
Median price	\$800,000	\$702,500	↑ 14%		\$775,000	\$730,000	↑ 6%	
Avg. days on market (days)	43	51	↓ -8		51	60	↓ -9	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	1,051	965	↑ 9%		3,498	3,017	↑ 16%	
Active listings	5,974	5,403	↑ 11%		5,407	5,033	↑ 7%	
Median price	\$475,000	\$460,000	↑ 3%		\$475,000	\$456,750	↑ 4%	
Avg. days on market (days)	51	60	↓ -9		60	64	↓ -4	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	293	260	↑ 13%		910	781	↑ 17%	
Active listings	1,468	1,620	↓ -9%		1,323	1,529	↓ -13%	
Median price	\$860,000	\$807,350	↑ 7%		\$860,000	\$795,000	↑ 8%	
Avg. days on market (days)	54	69	↓ -15		65	73	↓ -8	

Laval

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	468	437	↑ 7%		1,575	1,376	↑ 14%	
Active listings	1,487	1,511	↓ -2%		1,372	1,446	↓ -5%	
New listings	675	614	↑ 10%		2,495	2,250	↑ 11%	
Sales volume	\$283,419,084	\$252,641,236	↑ 12%		\$946,855,605	\$767,388,820	↑ 23%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	301	268	↑ 12%		995	831	↑ 20%	
Active listings	763	843	↓ -9%		710	821	↓ -14%	
Median price	\$600,000	\$585,000	↑ 3%		\$597,500	\$562,500	↑ 6%	
Avg. days on market (days)	32	49	↓ -17		39	50	↓ -11	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	136	142	↓ -4%		488	462	↑ 6%	
Active listings	585	517	↑ 13%		533	480	↑ 11%	
Median price	\$410,000	\$390,500	↑ 5%		\$410,000	\$385,000	↑ 6%	
Avg. days on market (days)	42	62	↓ -20		56	66	↓ -10	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	31	27	**		92	83	↑ 11%	
Active listings	135	150	↓ -10%		127	145	↓ -12%	
Median price	\$874,000	**	↑ 4%		\$850,000	\$815,000	↑ 4%	
Avg. days on market (days)	40	**	**		69	91	↓ -22	

North Shore of Montreal

April 2025

Residential: Summary of Centris Activity

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,204	1,084	↑ 11%	4,116	3,562	↑ 16%
Active listings	2,979	3,097	↓ -4%	2,845	3,132	↓ -9%
New listings	1,559	1,357	↑ 15%	5,792	5,183	↑ 12%
Sales volume	\$675,066,937	\$564,205,451	↑ 20%	\$2,291,679,868	\$1,814,513,637	↑ 26%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	853	735	↑ 16%	2,828	2,472	↑ 14%
Active listings	1,965	2,028	↓ -3%	1,892	2,056	↓ -8%
Median price	\$561,900	\$518,000	↑ 8%	\$559,650	\$505,000	↑ 11%
Avg. days on market (days)	34	45	↓ -11	43	49	↓ -6
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	285	277	↑ 3%	1,035	917	↑ 13%
Active listings	636	682	↓ -7%	617	693	↓ -11%
Median price	\$370,000	\$344,500	↑ 7%	\$365,000	\$337,000	↑ 8%
Avg. days on market (days)	32	46	↓ -14	40	53	↓ -13
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	66	70	↓ -6%	249	165	↑ 51%
Active listings	336	364	↓ -8%	297	361	↓ -18%
Median price	\$703,250	\$643,750	↑ 9%	\$694,000	\$649,000	↑ 7%
Avg. days on market (days)	47	68	↓ -21	65	73	↓ -8

South Shore of Montreal

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	1,223	1,098	↑ 11%		4,002	3,704	↑ 8%	
Active listings	3,262	3,306	↓ -1%		3,044	3,280	↓ -7%	
New listings	1,602	1,429	↑ 12%		5,980	5,539	↑ 8%	
Sales volume	\$763,082,593	\$623,027,245	↑ 22%		\$2,404,229,260	\$2,076,592,618	↑ 16%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	744	692	↑ 8%		2,375	2,274	↑ 4%	
Active listings	1,934	2,001	↓ -3%		1,805	1,989	↓ -9%	
Median price	\$633,500	\$576,000	↑ 10%		\$615,000	\$565,000	↑ 9%	
Avg. days on market (days)	35	43	↓ -8		41	46	↓ -5	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	407	351	↑ 16%		1,414	1,248	↑ 13%	
Active listings	1,055	995	↑ 6%		995	995	↔ 0%	
Median price	\$395,000	\$367,500	↑ 7%		\$395,000	\$370,000	↑ 7%	
Avg. days on market (days)	33	48	↓ -15		43	48	↓ -5	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	72	55	↑ 31%		211	182	↑ 16%	
Active listings	262	304	↓ -14%		233	291	↓ -20%	
Median price	\$788,250	\$600,000	↑ 31%		\$740,000	\$647,500	↑ 14%	
Avg. days on market (days)	36	61	↓ -25		56	69	↓ -13	

Vaudreuil-Soulanges

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	239	198	↑ 21%		776	635	↑ 22%	
Active listings	897	929	↓ -3%		867	877	↓ -1%	
New listings	333	311	↑ 7%		1,283	1,210	↑ 6%	
Sales volume	\$151,573,485	\$111,516,059	↑ 36%		\$464,550,396	\$356,153,165	↑ 30%	

Detailed Statistics by Property Category

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Single-family home								
Sales	176	136	↑ 29%		549	446	↑ 23%	
Active listings	615	636	↓ -3%		586	585	↔ 0%	
Median price	\$629,750	\$585,000	↑ 8%		\$601,000	\$574,700	↑ 5%	
Avg. days on market (days)	49	50	↓ -1		54	56	↓ -2	
Condominium								
Sales	57	56	↑ 2%		205	178	↑ 15%	
Active listings	243	254	↓ -4%		244	252	↓ -3%	
Median price	\$389,000	\$323,500	↑ 20%		\$363,000	\$336,500	↑ 8%	
Avg. days on market (days)	68	69	↓ -1		67	59	↑ 8	
Plex (2-5 units)								
Sales	5	6	**		20	11	**	
Active listings	26	34	**		26	34	**	
Median price	**	**	**		**	**	**	
Avg. days on market (days)	**	**	**		**	**	**	

Saint-Jean-sur-Richelieu

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	133	133	↔ 0%		450	408	↑ 10%	
Active listings	413	400	↑ 3%		380	405	↓ -6%	
New listings	188	153	↑ 23%		696	606	↑ 15%	
Sales volume	\$73,927,167	\$68,836,450	↑ 7%		\$240,953,627	\$203,493,643	↑ 18%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	97	105	↓ -8%		338	309	↑ 9%	
Active listings	295	282	↑ 5%		276	288	↓ -4%	
Median price	\$581,500	\$504,000	↑ 15%		\$545,000	\$490,000	↑ 11%	
Avg. days on market (days)	29	44	↓ -15		41	51	↓ -10	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	25	16	**		77	65	↑ 18%	
Active listings	54	54	↔ 0%		45	51	↓ -13%	
Median price	**	**	**		\$351,000	\$315,000	↑ 11%	
Avg. days on market (days)	**	**	**		37	39	↓ -2	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	11	11	**		35	33	↑ 6%	
Active listings	59	62	↓ -5%		56	64	↓ -13%	
Median price	**	**	**		\$555,000	\$505,225	↑ 10%	
Avg. days on market (days)	**	**	**		99	63	↑ 36	

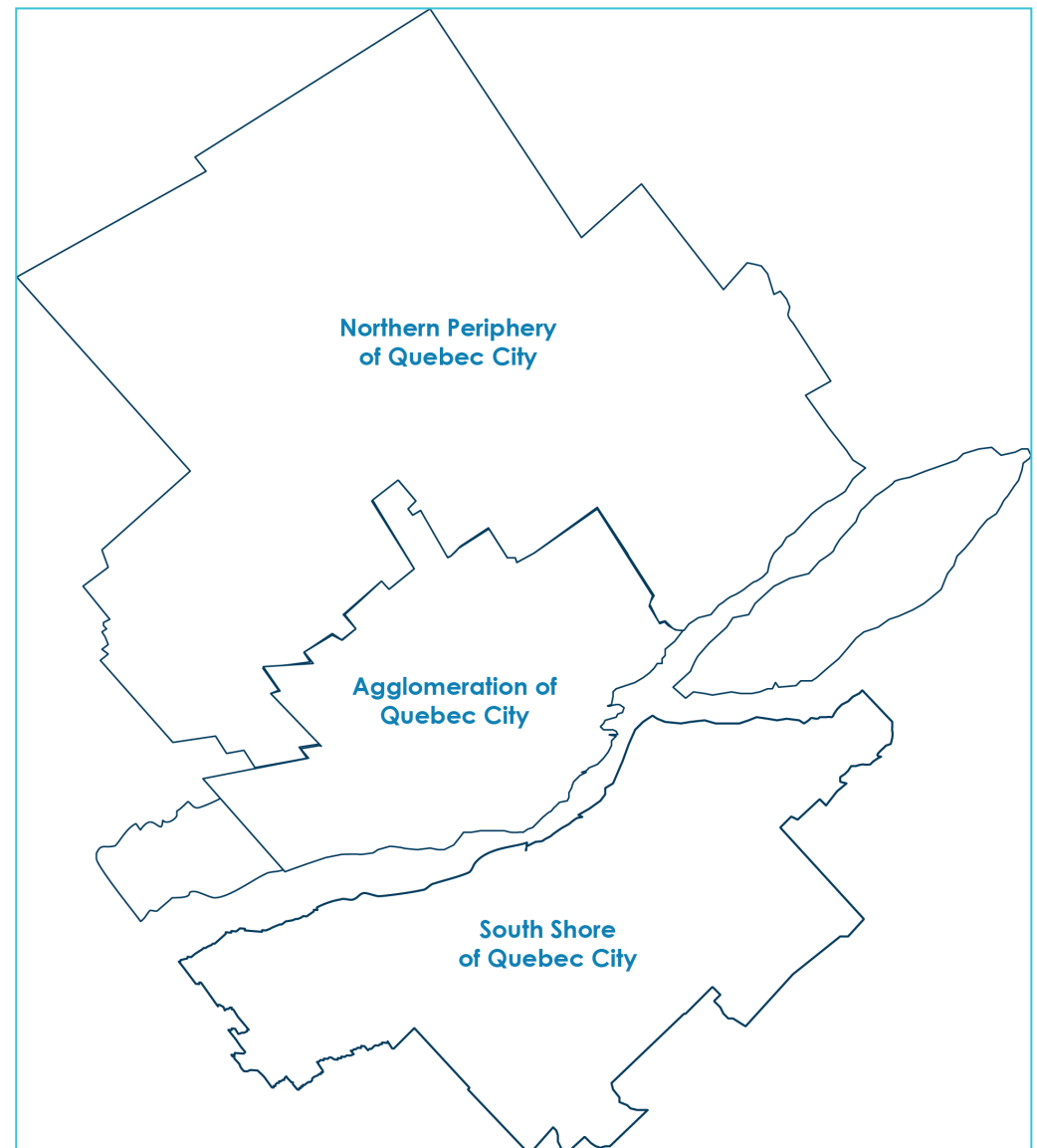
April 2025

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	1,091	973	↑ 12%		3,794	3,553	↑ 7%	
Active listings	1,864	2,591	↓ -28%		1,957	2,807	↓ -30%	
New listings	1,130	1,010	↑ 12%		4,546	4,156	↑ 9%	
Sales volume	\$497,111,175	\$385,724,329	↑ 29%		\$1,697,381,544	\$1,359,805,422	↑ 25%	

Detailed Statistics by Property Category

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Single-family home								
Sales	684	627	↑ 9%		2,330	2,210	↑ 5%	
Active listings	1,143	1,579	↓ -28%		1,241	1,727	↓ -28%	
Median price	\$450,000	\$380,750	↑ 18%		\$440,000	\$370,000	↑ 19%	
Avg. days on market (days)	25	49	↓ -24		32	52	↓ -20	
Condominium								
Sales	327	271	↑ 21%		1,177	1,072	↑ 10%	
Active listings	479	735	↓ -35%		483	771	↓ -37%	
Median price	\$310,000	\$275,250	↑ 13%		\$305,000	\$260,050	↑ 17%	
Avg. days on market (days)	17	49	↓ -32		35	50	↓ -15	
Plex (2-5 units)								
Sales	80	75	↑ 7%		286	270	↑ 6%	
Active listings	235	275	↓ -15%		227	307	↓ -26%	
Median price	\$500,875	\$425,000	↑ 18%		\$506,000	\$400,000	↑ 27%	
Avg. days on market (days)	55	60	↓ -5		53	75	↓ -22	

Agglomeration of Quebec City

April 2025

Residential: Summary of Centris Activity

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	719	615	↑ 17%	2,508	2,361	↑ 6%
Active listings	1,074	1,396	↓ -23%	1,079	1,541	↓ -30%
New listings	759	630	↑ 20%	3,012	2,639	↑ 14%
Sales volume	\$322,646,879	\$236,505,525	↑ 36%	\$1,114,445,308	\$883,971,407	↑ 26%

Detailed Statistics by Property Category

	April			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	376	334	↑ 13%	1,293	1,238	↑ 4%
Active listings	510	591	↓ -14%	523	672	↓ -22%
Median price	\$450,000	\$380,500	↑ 18%	\$445,000	\$374,000	↑ 19%
Avg. days on market (days)	14	40	↓ -26	22	41	↓ -19
Condominium						
Sales	282	224	↑ 26%	1,001	905	↑ 11%
Active listings	401	612	↓ -34%	404	647	↓ -38%
Median price	\$315,000	\$280,000	↑ 13%	\$312,500	\$267,100	↑ 17%
Avg. days on market (days)	14	46	↓ -32	35	50	↓ -15
Plex (2-5 units)						
Sales	61	57	↑ 7%	214	217	↓ -1%
Active listings	163	193	↓ -16%	152	222	↓ -31%
Median price	\$520,000	\$470,000	↑ 11%	\$534,250	\$405,000	↑ 32%
Avg. days on market (days)	41	63	↓ -22	43	77	↓ -34

Northern Periphery of Quebec City

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	153	140	↑ 9%		503	439	↑ 15%	
Active listings	404	579	↓ -30%		444	604	↓ -27%	
New listings	151	154	↓ -2%		608	602	↑ 1%	
Sales volume	\$80,474,293	\$66,185,679	↑ 22%		\$258,610,210	\$201,564,003	↑ 28%	

Detailed Statistics by Property Category

	April				Year-to-date			
Single-family home	2025	2024	Variation		2025	2024	Variation	
Sales	137	121	↑ 13%		436	382	↑ 14%	
Active listings	365	525	↓ -30%		402	552	↓ -27%	
Median price	\$501,000	\$452,500	↑ 11%		\$469,888	\$425,000	↑ 11%	
Avg. days on market (days)	41	56	↓ -15		50	64	↓ -14	
Condominium	2025	2024	Variation		2025	2024	Variation	
Sales	13	16	**		52	47	↑ 11%	
Active listings	22	38	**		26	35	**	
Median price	**	**	**		\$285,000	\$245,000	↑ 16%	
Avg. days on market (days)	**	**	**		54	38	↑ 16	
Plex (2-5 units)	2025	2024	Variation		2025	2024	Variation	
Sales	3	3	**		14	10	**	
Active listings	12	14	**		12	17	**	
Median price	**	**	**		**	**	**	
Avg. days on market (days)	**	**	**		**	**	**	

South Shore of Quebec City

April 2025

Residential: Summary of Centris Activity

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Total sales	219	218	↔ 0%		783	753	↑ 4%	
Active listings	386	616	↓ -37%		434	662	↓ -34%	
New listings	220	226	↓ -3%		926	915	↑ 1%	
Sales volume	\$93,990,003	\$83,033,125	↑ 13%		\$324,326,026	\$274,270,012	↑ 18%	

Detailed Statistics by Property Category

	April				Year-to-date			
	2025	2024	Variation		2025	2024	Variation	
Single-family home								
Sales	171	172	↓ -1%		601	590	↑ 2%	
Active listings	268	463	↓ -42%		316	503	↓ -37%	
Median price	\$400,000	\$348,000	↑ 15%		\$399,000	\$345,000	↑ 16%	
Avg. days on market (days)	37	64	↓ -27		40	66	↓ -26	
Condominium								
Sales	32	31	↑ 3%		124	120	↑ 3%	
Active listings	56	85	↓ -34%		53	90	↓ -41%	
Median price	\$276,389	\$260,000	↑ 6%		\$265,028	\$235,000	↑ 13%	
Avg. days on market (days)	30	73	↓ -43		24	55	↓ -31	
Plex (2-5 units)								
Sales	16	15	**		58	43	↑ 35%	
Active listings	60	68	↓ -12%		64	69	↓ -8%	
Median price	**	**	**		\$438,000	\$350,000	↑ 25%	
Avg. days on market (days)	**	**	**		70	54	↑ 16	

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 or via its social media pages: [Facebook](#), [LinkedIn](#), [X](#), and [Instagram](#).

Information

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