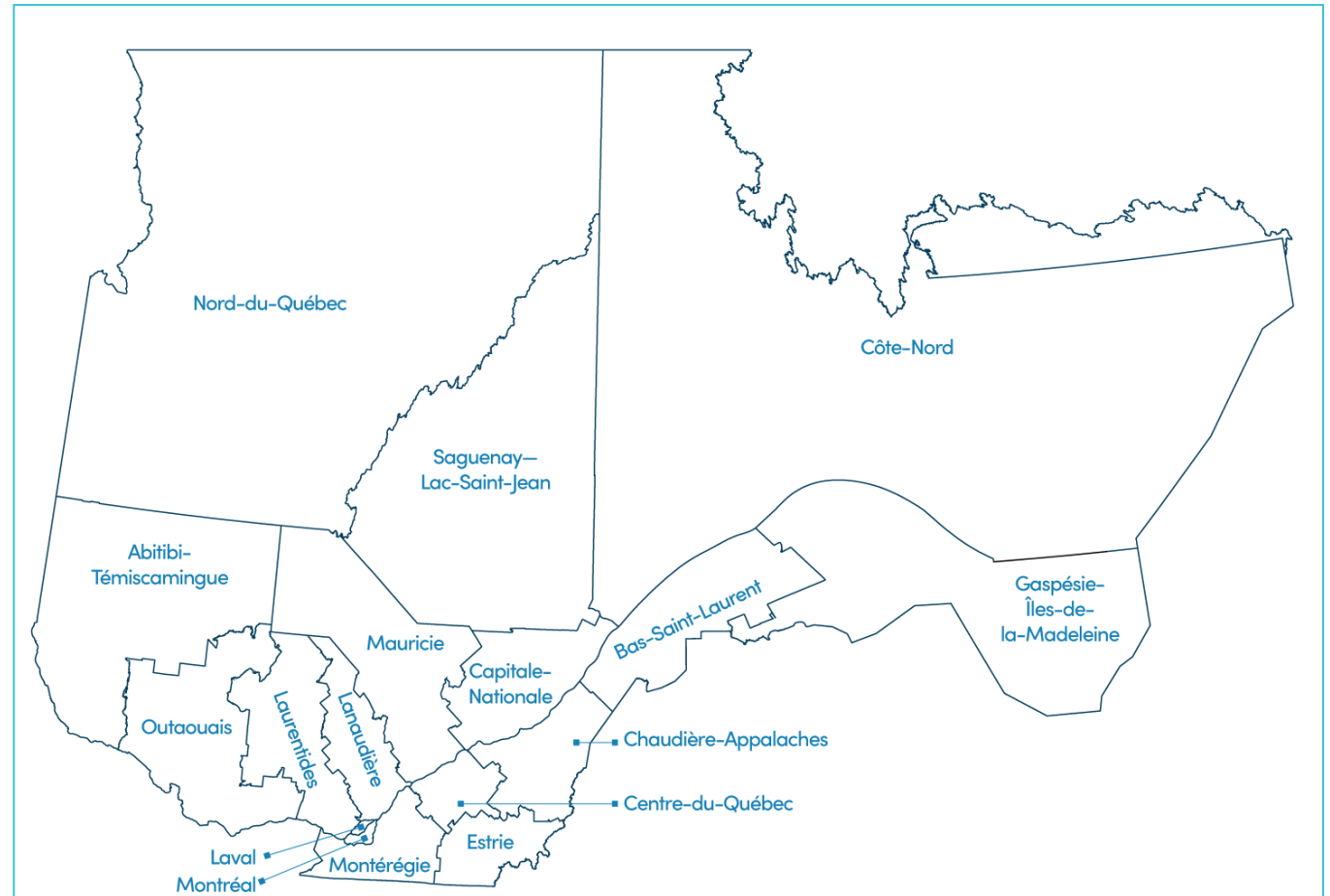


PROVINCE OF QUEBEC

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Note : Since May 1, 2025, average selling time has been replaced by average days on market in our reports, a measure comparable to those of other Canadian real estate boards and still reflecting the time it takes for an active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

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	9,926	9,049	↑ 10%	44,077	39,485	↑ 12%
Active listings	37,996	38,045	↔ 0%	35,466	36,640	↓ -3%
New listings	14,994	13,632	↑ 10%	68,600	62,616	↑ 10%
Sales volume	\$5,439,302,288	\$4,551,715,312	↑ 20%	\$23,392,824,487	\$19,293,798,721	↑ 21%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	6,459	5,874	↑ 10%	28,503	25,642	↑ 11%
Active listings	22,462	22,460	↔ 0%	21,123	21,835	↓ -3%
Median price	\$500,000	\$455,000	↑ 10%	\$491,000	\$445,000	↑ 10%
Avg. days on market (days)	42	55	↑ -13	51	57	↑ -6
Condominium						
Sales	2,469	2,318	↑ 7%	11,584	10,354	↑ 12%
Active listings	10,942	10,443	↑ 5%	10,090	9,929	↑ 2%
Median price	\$399,900	\$380,000	↑ 5%	\$395,000	\$370,000	↑ 7%
Avg. days on market (days)	41	51	↓ -10	50	56	↓ -6
Plex (2-5 units)						
Sales	972	831	↑ 17%	3,884	3,374	↑ 15%
Active listings	4,088	4,809	↓ -15%	3,812	4,563	↓ -16%
Median price	\$665,000	\$599,000	↑ 11%	\$642,500	\$555,000	↑ 16%
Avg. days on market (days)	50	77	↓ -27	65	78	↓ -13

MONTÉAL CMA

Island of Montreal

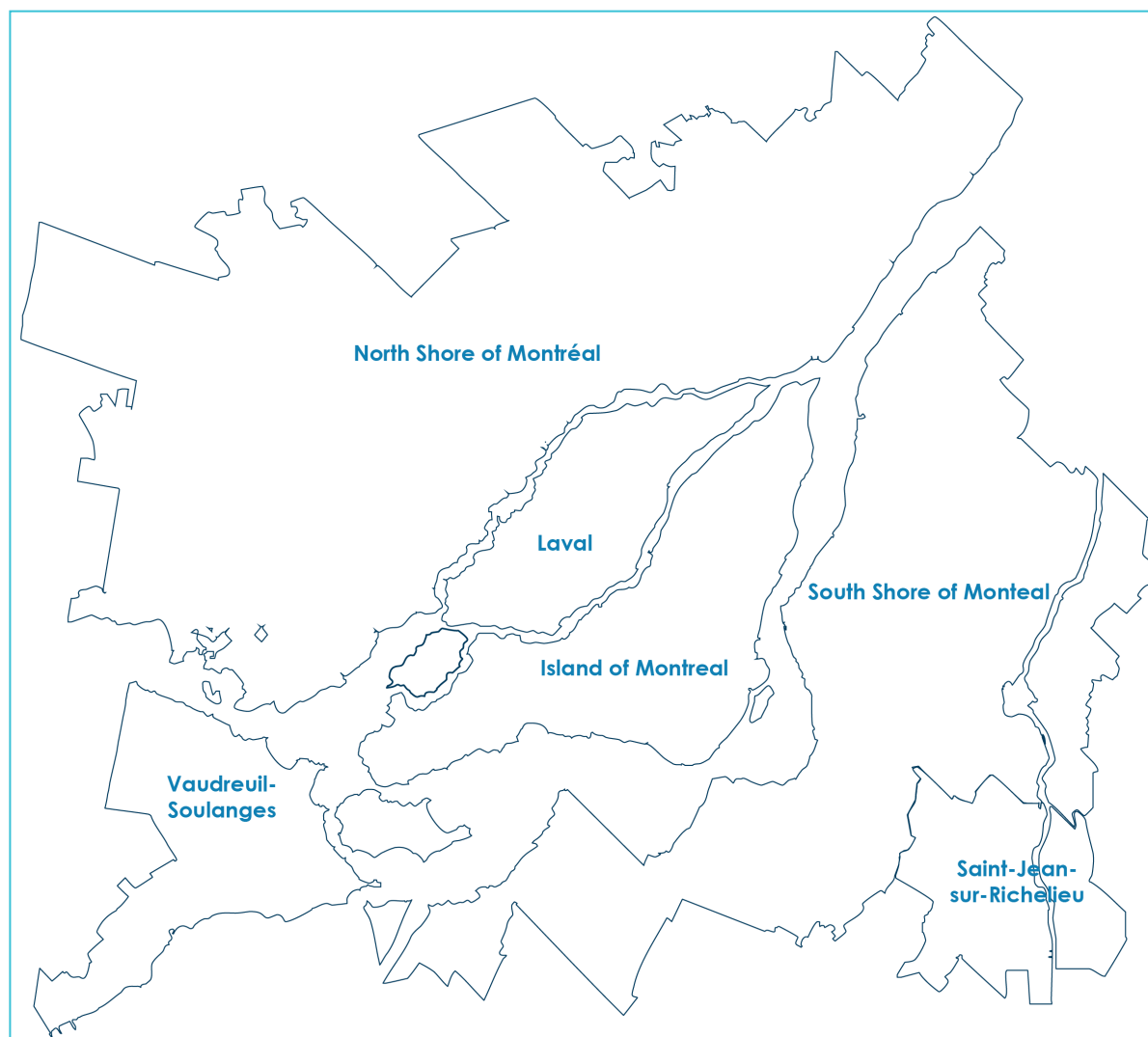
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	4,992	4,532	↑ 10%	21,901	19,501	↑ 12%
Active listings	18,920	18,474	↑ 2%	17,461	17,771	↓ -2%
New listings	7,596	6,829	↑ 11%	35,982	32,328	↑ 11%
Sales volume	\$3,285,268,333	\$2,754,747,776	↑ 19%	\$13,912,480,595	\$11,571,858,568	↑ 20%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	2,602	2,314	↑ 12%	11,271	10,132	↑ 11%
Active listings	7,787	7,723	↑ 1%	7,301	7,651	↓ -5%
Median price	\$625,000	\$575,000	↑ 9%	\$615,000	\$565,000	↑ 9%
Avg. days on market (days)	34	46	↓ -12	42	50	↓ -8
Condominium						
Sales	1,869	1,780	↑ 5%	8,584	7,667	↑ 12%
Active listings	8,792	8,043	↑ 9%	8,009	7,610	↑ 5%
Median price	\$427,500	\$410,000	↑ 4%	\$422,000	\$399,900	↑ 6%
Avg. days on market (days)	40	51	↓ -11	50	57	↓ -7
Plex (2-5 units)						
Sales	516	435	↑ 19%	2,033	1,690	↑ 20%
Active listings	2,271	2,676	↓ -15%	2,087	2,474	↓ -16%
Median price	\$825,000	\$785,000	↑ 5%	\$815,000	\$754,000	↑ 8%
Avg. days on market (days)	47	71	↓ -24	60	73	↑ -13

Island of Montreal

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,902	1,733	↑ 10%	7,897	7,017	↑ 13%
Active listings	9,935	9,377	↑ 6%	8,901	8,640	↑ 3%
New listings	3,362	3,110	↑ 8%	15,518	13,821	↑ 12%
Sales volume	\$1,438,968,889	\$1,222,439,130	↑ 18%	\$5,721,238,395	\$4,821,408,039	↑ 19%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	561	490	↑ 14%	2,148	1,976	↑ 9%
Active listings	2,311	2,058	↑ 12%	2,015	1,926	↑ 5%
Median price	\$797,500	\$727,500	↑ 10%	\$780,000	\$730,000	↑ 7%
Avg. days on market (days)	38	49	↓ -11	48	58	↓ -10
Condominium						
Sales	1,007	960	↑ 5%	4,505	3,977	↑ 13%
Active listings	6,160	5,606	↑ 10%	5,542	5,147	↑ 8%
Median price	\$487,531	\$460,000	↑ 6%	\$480,000	\$458,800	↑ 5%
Avg. days on market (days)	45	57	↓ -12	57	63	↓ -6
Plex (2-5 units)						
Sales	334	283	↑ 18%	1,244	1,064	↑ 17%
Active listings	1,464	1,713	↓ -15%	1,345	1,566	↓ -14%
Median price	\$873,750	\$830,000	↑ 5%	\$861,500	\$800,000	↑ 8%
Avg. days on market (days)	47	70	↓ -23	60	72	↓ -12

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

** Number of transactions too low to produce reliable statistics.

Variations are calculated in relation to the same period of the previous year.

Laval

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	486	442	↑ 10%	2,059	1,818	↑ 13%
Active listings	1,521	1,456	↑ 4%	1,396	1,448	↓ -4%
New listings	721	556	↑ 30%	3,214	2,806	↑ 15%
Sales volume	\$301,054,818	\$246,707,992	↑ 22%	\$1,246,116,423	\$1,014,096,812	↑ 23%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	296	263	↑ 13%	1,290	1,094	↑ 18%
Active listings	778	810	↓ -4%	721	819	↓ -12%
Median price	\$624,000	\$585,000	↑ 7%	\$600,000	\$567,000	↑ 6%
Avg. days on market (days)	31	44	↓ -13	37	49	↓ -12
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	158	159	↓ -1%	645	621	↑ 4%
Active listings	612	474	↑ 29%	547	479	↑ 14%
Median price	\$418,000	\$395,000	↑ 6%	\$410,750	\$385,000	↑ 7%
Avg. days on market (days)	45	41	↑ 4	54	60	↓ -6
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	32	20	**	124	103	↑ 20%
Active listings	127	172	↓ -26%	126	150	↓ -16%
Median price	\$913,250	**	↑ 31%	\$858,750	\$790,000	↑ 9%
Avg. days on market (days)	45	**	**	63	89	↓ -26

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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North Shore of Montreal

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,135	1,050	↑ 8%	5,250	4,612	↑ 14%
Active listings	2,874	3,009	↓ -4%	2,830	3,108	↓ -9%
New listings	1,433	1,329	↑ 8%	7,217	6,512	↑ 11%
Sales volume	\$634,923,714	\$548,383,199	↑ 16%	\$2,926,246,582	\$2,362,896,836	↑ 24%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	796	711	↑ 12%	3,624	3,183	↑ 14%
Active listings	1,884	1,989	↓ -5%	1,878	2,043	↓ -8%
Median price	\$558,250	\$515,000	↑ 8%	\$559,000	\$507,750	↑ 10%
Avg. days on market (days)	29	43	↓ -14	40	47	↓ -7
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	271	268	↑ 1%	1,305	1,185	↑ 10%
Active listings	622	626	↓ -1%	619	679	↓ -9%
Median price	\$355,000	\$344,950	↑ 3%	\$365,000	\$340,000	↑ 7%
Avg. days on market (days)	36	45	↓ -9	39	51	↓ -12
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	65	68	↓ -4%	314	233	↑ 35%
Active listings	330	376	↓ -12%	297	364	↓ -18%
Median price	\$740,000	\$638,750	↑ 16%	\$700,000	\$645,000	↑ 9%
Avg. days on market (days)	56	76	↓ -20	63	74	↓ -11

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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South Shore of Montreal

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,117	971	↑ 15%	5,118	4,675	↑ 9%
Active listings	3,246	3,358	↓ -3%	3,070	3,295	↓ -7%
New listings	1,513	1,410	↑ 7%	7,488	6,949	↑ 8%
Sales volume	\$710,473,954	\$556,699,176	↑ 28%	\$3,114,113,214	\$2,633,291,794	↑ 18%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	713	604	↑ 18%	3,087	2,878	↑ 7%
Active listings	1,876	2,010	↓ -7%	1,811	1,993	↓ -9%
Median price	\$635,000	\$569,950	↑ 11%	\$619,000	\$566,000	↑ 9%
Avg. days on market (days)	34	44	↓ -10	39	46	↓ -7
Condominium						
Sales	342	320	↑ 7%	1,756	1,568	↑ 12%
Active listings	1,094	1,025	↑ 7%	1,010	1,001	↑ 1%
Median price	\$392,444	\$369,500	↑ 6%	\$395,000	\$370,000	↑ 7%
Avg. days on market (days)	28	42	↓ -14	40	47	↓ -7
Plex (2-5 units)						
Sales	62	47	↑ 32%	273	229	↑ 19%
Active listings	263	317	↓ -17%	238	296	↓ -20%
Median price	\$775,000	\$704,024	↑ 10%	\$745,000	\$670,000	↑ 11%
Avg. days on market (days)	39	71	↓ -32	52	70	↓ -18

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Vaudreuil-Soulanges

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	206	220	↓ -6%	981	855	↑ 15%
Active listings	939	875	↑ 7%	880	876	↔ 0%
New listings	374	277	↑ 35%	1,656	1,487	↑ 11%
Sales volume	\$119,504,891	\$122,385,330	↓ -2%	\$583,470,287	\$478,538,495	↑ 22%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	138	161	↓ -14%	686	607	↑ 13%
Active listings	642	584	↑ 10%	597	585	↑ 2%
Median price	\$600,000	\$570,000	↑ 5%	\$600,000	\$571,500	↑ 5%
Avg. days on market (days)	41	54	↓ -13	51	56	↓ -5
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	62	54	↑ 15%	267	232	↑ 15%
Active listings	248	249	↔ 0%	244	251	↓ -3%
Median price	\$357,933	\$367,500	↓ -3%	\$361,000	\$346,500	↑ 4%
Avg. days on market (days)	52	53	↓ -1	63	58	↑ 5
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	4	5	**	24	16	**
Active listings	39	36	↑ 8%	28	34	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Variations are calculated in relation to the same period of the previous year.

Saint-Jean-sur-Richelieu

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	146	116	↑ 26%	596	524	↑ 14%
Active listings	405	399	↑ 2%	384	404	↓ -5%
New listings	193	147	↑ 31%	889	753	↑ 18%
Sales volume	\$80,342,067	\$58,132,949	↑ 38%	\$321,295,694	\$261,626,592	↑ 23%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	98	85	↑ 15%	436	394	↑ 11%
Active listings	296	272	↑ 9%	279	284	↓ -2%
Median price	\$569,500	\$515,000	↑ 11%	\$556,000	\$500,000	↑ 11%
Avg. days on market (days)	43	55	↓ -12	42	52	↓ -10
Condominium						
Sales	29	19	**	106	84	↑ 26%
Active listings	56	63	↓ -11%	47	53	↓ -12%
Median price	**	**	**	\$356,000	\$318,950	↑ 12%
Avg. days on market (days)	**	**	**	32	41	↓ -9
Plex (2-5 units)						
Sales	19	12	**	54	45	↑ 20%
Active listings	48	62	↓ -23%	54	63	↓ -15%
Median price	**	**	**	\$567,500	\$499,900	↑ 14%
Avg. days on market (days)	**	**	**	84	65	↑ 19

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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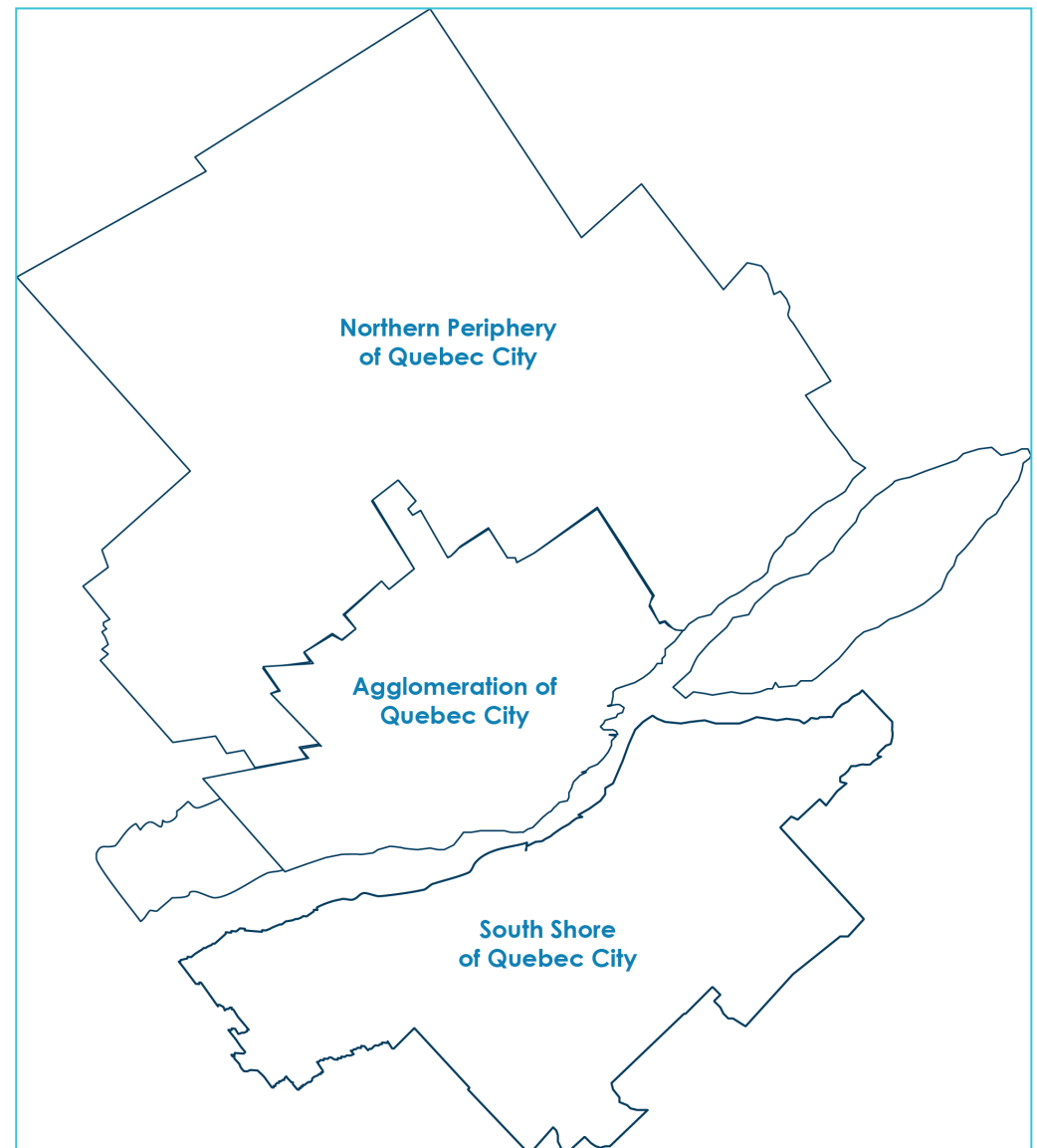
May 2025

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Québec City

South Shore of Québec City



Quebec City CMA

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	926	870	↑ 6%	4,720	4,423	↑ 7%
Active listings	1,904	2,560	↓ -26%	1,939	2,757	↓ -30%
New listings	1,149	1,084	↑ 6%	5,692	5,240	↑ 9%
Sales volume	\$427,648,550	\$352,967,738	↑ 21%	\$2,125,039,782	\$1,712,773,160	↑ 24%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	562	544	↑ 3%	2,892	2,754	↑ 5%
Active listings	1,175	1,519	↓ -23%	1,225	1,685	↓ -27%
Median price	\$453,379	\$376,910	↑ 20%	\$441,000	\$371,000	↑ 19%
Avg. days on market (days)	27	49	↓ -22	31	51	↓ -20
Condominium						
Sales	276	250	↑ 10%	1,453	1,322	↑ 10%
Active listings	487	745	↓ -35%	483	766	↓ -37%
Median price	\$311,500	\$265,000	↑ 18%	\$306,500	\$263,500	↑ 16%
Avg. days on market (days)	38	41	↓ -3	36	48	↓ -12
Plex (2-5 units)						
Sales	88	76	↑ 16%	374	346	↑ 8%
Active listings	232	293	↓ -21%	223	304	↓ -27%
Median price	\$505,500	\$455,000	↑ 11%	\$506,000	\$410,000	↑ 23%
Avg. days on market (days)	33	64	↓ -31	48	73	↓ -25

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Agglomeration of Quebec City

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	618	582	↑ 6%	3,126	2,943	↑ 6%
Active listings	1,101	1,411	↓ -22%	1,079	1,514	↓ -29%
New listings	749	703	↑ 7%	3,759	3,342	↑ 12%
Sales volume	\$281,910,377	\$231,698,225	↑ 22%	\$1,396,362,873	\$1,115,669,632	↑ 25%

Detailed Statistics by Property Category

	May			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	323	308	↑ 5%	1,616	1,546	↑ 5%
Active listings	523	585	↓ -11%	522	655	↓ -20%
Median price	\$456,000	\$380,000	↑ 20%	\$447,000	\$375,000	↑ 19%
Avg. days on market (days)	23	41	↓ -18	22	41	↓ -19
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	233	214	↑ 9%	1,234	1,119	↑ 10%
Active listings	410	617	↓ -34%	405	641	↓ -37%
Median price	\$315,000	\$270,000	↑ 17%	\$314,500	\$268,000	↑ 17%
Avg. days on market (days)	38	43	↓ -5	36	48	↓ -12
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	62	60	↑ 3%	276	277	↔ 0%
Active listings	168	209	↓ -20%	152	219	↓ -31%
Median price	\$538,500	\$452,500	↑ 19%	\$536,750	\$415,000	↑ 29%
Avg. days on market (days)	37	63	↓ -26	42	74	↓ -32

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Northern Periphery of Quebec City

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	104	114	↓ -9%	607	553	↑ 10%
Active listings	419	549	↓ -24%	438	593	↓ -26%
New listings	155	162	↓ -4%	762	764	↔ 0%
Sales volume	\$55,454,407	\$56,350,824	↓ -2%	\$314,067,117	\$257,914,827	↑ 22%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	93	103	↓ -10%	529	485	↑ 9%
Active listings	376	484	↓ -22%	396	538	↓ -26%
Median price	\$484,500	\$408,369	↑ 19%	\$470,000	\$423,000	↑ 11%
Avg. days on market (days)	37	62	↓ -25	48	63	↓ -15
Condominium						
Sales	9	10	**	61	57	↑ 7%
Active listings	24	46	**	25	37	**
Median price	**	**	**	\$280,000	\$258,000	↑ 9%
Avg. days on market (days)	**	**	**	58	36	↑ 22
Plex (2-5 units)						
Sales	2	1	**	16	11	**
Active listings	12	17	**	12	17	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

South Shore of Quebec City

May 2025

Residential: Summary of Centris Activity

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	204	174	↑ 17%	987	927	↑ 6%
Active listings	384	600	↓ -36%	422	650	↓ -35%
New listings	245	219	↑ 12%	1,171	1,134	↑ 3%
Sales volume	\$90,283,766	\$64,918,689	↑ 39%	\$414,609,792	\$339,188,701	↑ 22%

Detailed Statistics by Property Category

	May			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	146	133	↑ 10%	747	723	↑ 3%
Active listings	276	450	↓ -39%	308	493	↓ -38%
Median price	\$420,000	\$370,000	↑ 14%	\$401,000	\$348,000	↑ 15%
Avg. days on market (days)	30	57	↓ -27	38	64	↓ -26
Condominium						
Sales	34	26	**	158	146	↑ 8%
Active listings	53	82	↓ -35%	53	88	↓ -40%
Median price	\$289,250	**	↑ 25%	\$269,250	\$235,000	↑ 15%
Avg. days on market (days)	27	**	**	24	51	↓ -27
Plex (2-5 units)						
Sales	24	15	**	82	58	↑ 41%
Active listings	52	67	↓ -22%	60	69	↓ -13%
Median price	**	**	**	\$430,000	\$360,000	↑ 19%
Avg. days on market (days)	**	**	**	57	59	↓ -2

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Variations are calculated in relation to the same period of the previous year.

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

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

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