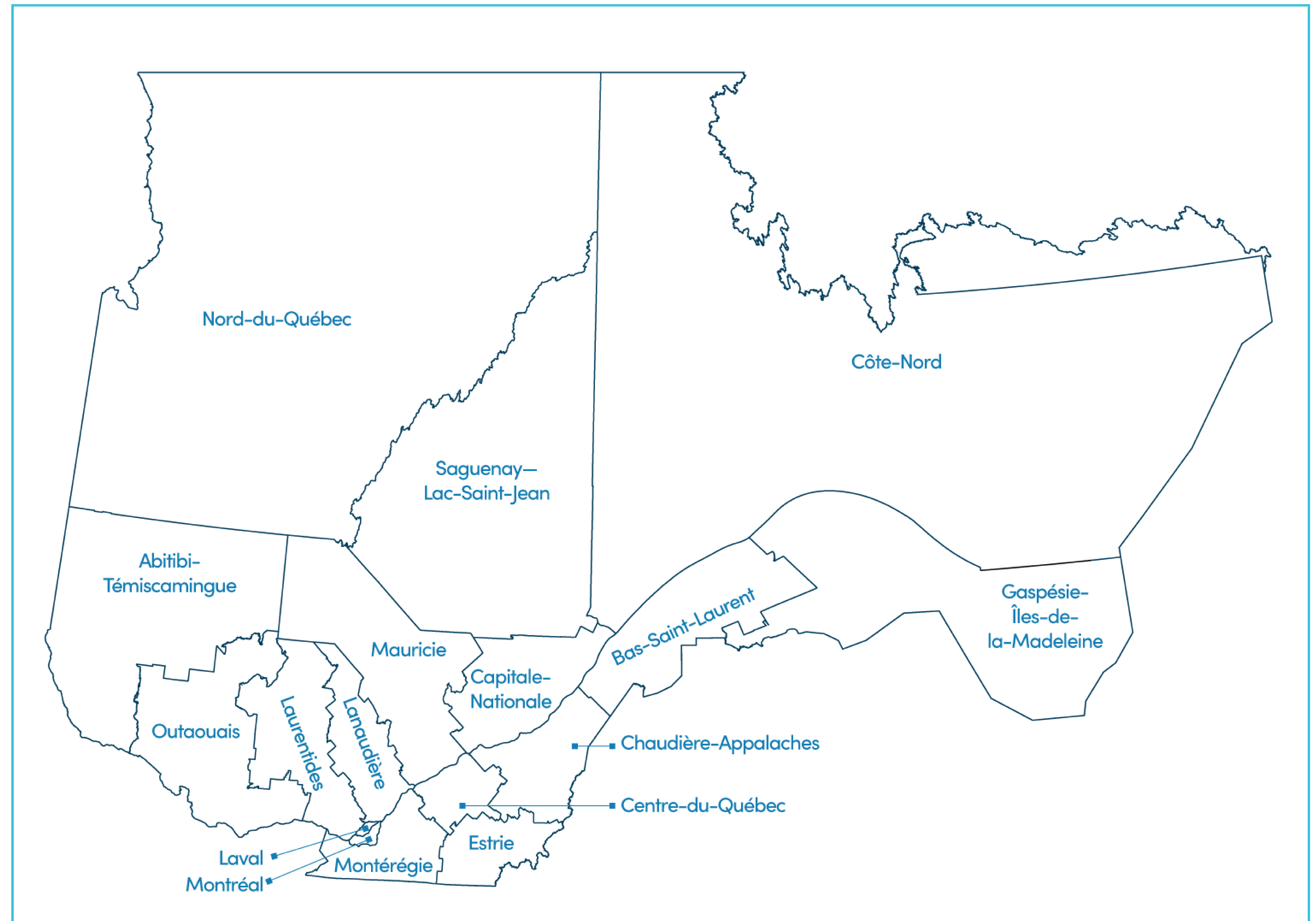


PROVINCE OF QUEBEC

MONTRÉAL CMA

QUEBEC CITY CMA



Note : Since May 1st, 2025, the average selling time has been replaced by the average days on the market in our reports, a measure comparable to those of other Candain real estate boards and still reflecting the time it takes for an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

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	7,109	6,452	↑ 10%	67,851	60,739	↑ 12%
Active listings	35,949	35,804	↔ 0%	35,500	36,543	↓ -3%
New listings	11,302	9,858	↑ 15%	101,954	93,167	↑ 9%
Sales volume	\$3,905,857,429	\$3,197,186,342	↑ 22%	\$36,363,418,655	\$29,944,677,426	↑ 21%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	4,659	4,209	↑ 11%	44,131	39,532	↑ 12%
Active listings	21,194	21,387	↓ -1%	21,071	21,748	↓ -3%
Median price	\$490,000	\$443,750	↑ 10%	\$492,000	\$447,000	↑ 10%
Avg. days on market (days)	46	58	↓ -12	48	56	↓ -8
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	1,684	1,631	↑ 3%	17,340	15,688	↑ 11%
Active listings	10,471	9,711	↑ 8%	10,193	9,944	↑ 3%
Median price	\$399,900	\$375,000	↑ 7%	\$396,000	\$375,000	↑ 6%
Avg. days on market (days)	51	60	↓ -9	49	56	↓ -7
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	721	588	↑ 23%	6,176	5,344	↑ 16%
Active listings	3,812	4,307	↓ -11%	3,798	4,512	↓ -16%
Median price	\$649,000	\$583,000	↑ 11%	\$650,000	\$580,000	↑ 12%
Avg. days on market (days)	55	71	↓ -16	61	74	↓ -13

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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

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MONTREAL CMA

Island of Montreal

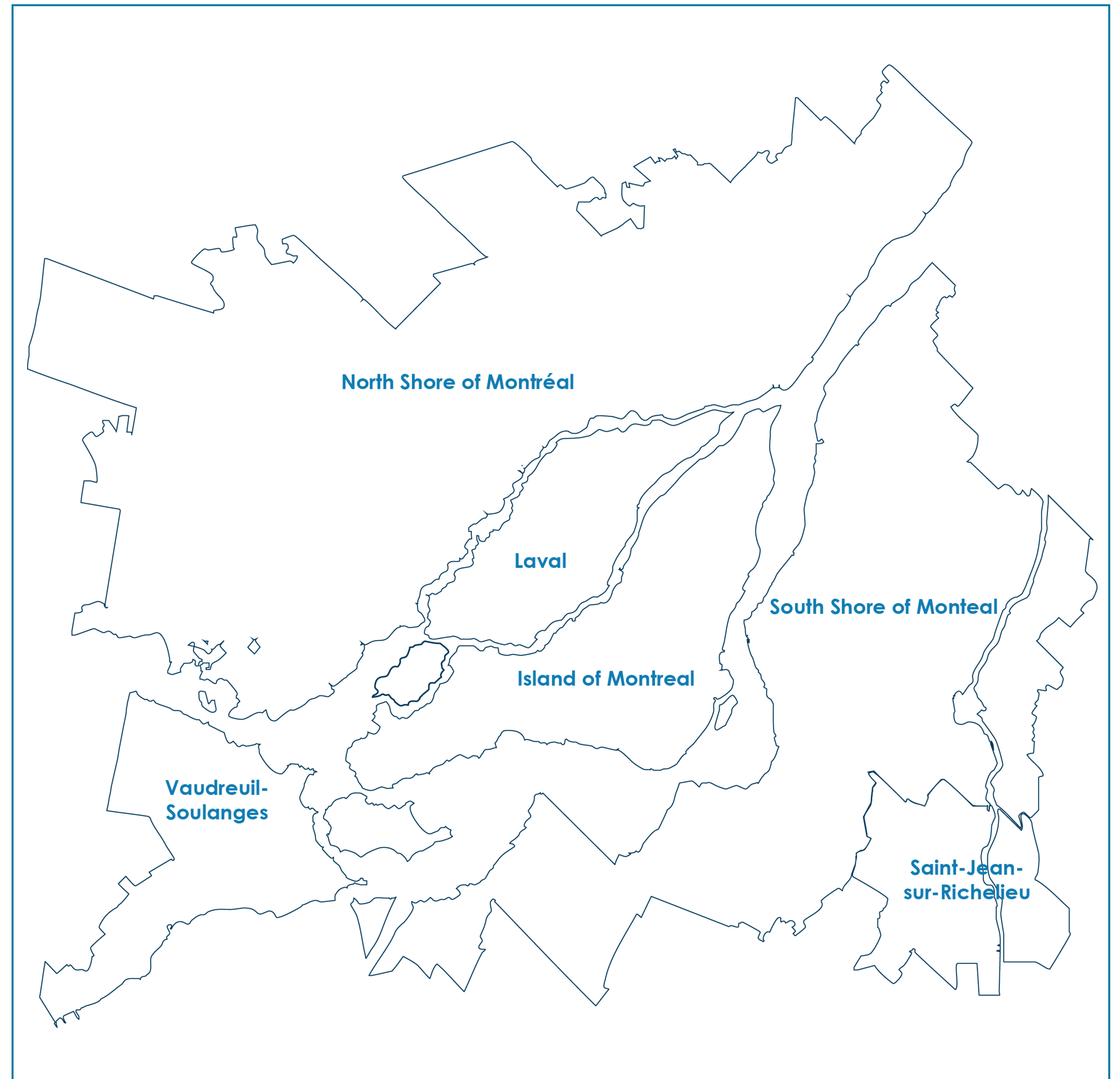
Laval

North Shore of Montreal

South Shore of Montreal

Vaudreuil-Soulanges

Saint-Jean-sur-Richelieu



Montreal CMA

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	3,330	2,961	↑ 12%	33,256	29,657	↑ 12%
Active listings	17,515	16,797	↑ 4%	17,433	17,563	↓ -1%
New listings	5,581	4,740	↑ 18%	52,385	47,090	↑ 11%
Sales volume	\$2,226,284,333	\$1,814,872,476	↑ 23%	\$21,417,929,735	\$17,789,317,175	↑ 20%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	1,680	1,493	↑ 13%	17,094	15,310	↑ 12%
Active listings	6,869	6,872	↔ 0%	7,136	7,424	↓ -4%
Median price	\$633,250	\$590,000	↑ 7%	\$620,000	\$571,000	↑ 9%
Avg. days on market (days)	42	52	↓ -10	40	49	↓ -9
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	1,279	1,170	↑ 9%	12,920	11,609	↑ 11%
Active listings	8,483	7,571	↑ 12%	8,147	7,662	↑ 6%
Median price	\$422,000	\$407,100	↑ 4%	\$424,900	\$400,000	↑ 6%
Avg. days on market (days)	50	56	↓ -6	49	56	↓ -7
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	365	297	↑ 23%	3,220	2,723	↑ 18%
Active listings	2,097	2,308	↓ -9%	2,086	2,439	↓ -14%
Median price	\$840,250	\$765,000	↑ 10%	\$820,000	\$760,000	↑ 8%
Avg. days on market (days)	56	77	↓ -21	58	72	↓ -14

Source : QPAREB by the Centris system
Definitions and explanatory notes

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Island of Montreal

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	1,202	1,119	↑ 7%	12,164	10,910	↑ 11%
Active listings	9,446	8,580	↑ 10%	9,075	8,709	↑ 4%
New listings	2,450	2,004	↑ 22%	22,835	20,238	↑ 13%
Sales volume	\$933,135,816	\$787,782,436	↑ 18%	\$8,932,175,106	\$7,538,205,993	↑ 18%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	362	308	↑ 18%	3,390	3,040	↑ 12%
Active listings	2,065	1,870	↑ 10%	2,035	1,922	↑ 6%
Median price	\$807,000	\$731,000	↑ 10%	\$786,750	\$732,000	↑ 7%
Avg. days on market (days)	52	58	↓ -6	47	58	↓ -11
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	645	627	↑ 3%	6,821	6,153	↑ 11%
Active listings	5,991	5,243	↑ 14%	5,681	5,241	↑ 8%
Median price	\$477,500	\$460,000	↑ 4%	\$479,000	\$458,000	↑ 5%
Avg. days on market (days)	55	58	↓ -3	55	62	↓ -7
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	195	184	↑ 6%	1,953	1,717	↑ 14%
Active listings	1,390	1,467	↓ -5%	1,359	1,547	↓ -12%
Median price	\$880,500	\$810,000	↑ 9%	\$865,000	\$810,000	↑ 7%
Avg. days on market (days)	56	85	↓ -29	58	72	↓ -14

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	321	295	↑ 9%	3,128	2,757	↑ 13%
Active listings	1,398	1,317	↑ 6%	1,399	1,417	↓ -1%
New listings	511	440	↑ 16%	4,716	4,149	↑ 14%
Sales volume	\$196,225,220	\$176,782,320	↑ 11%	\$1,899,952,145	\$1,568,445,340	↑ 21%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	194	186	↑ 4%	1,937	1,690	↑ 15%
Active listings	657	687	↓ -4%	705	784	↓ -10%
Median price	\$600,250	\$583,500	↑ 3%	\$600,000	\$572,000	↑ 5%
Avg. days on market (days)	40	54	↓ -14	36	48	↓ -12
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	95	86	↑ 10%	983	899	↑ 9%
Active listings	619	477	↑ 30%	567	480	↑ 18%
Median price	\$416,000	\$395,000	↑ 5%	\$415,000	\$389,000	↑ 7%
Avg. days on market (days)	58	62	↓ -4	54	61	↓ -7
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	32	23	**	208	168	↑ 24%
Active listings	116	153	↓ -24%	123	153	↓ -20%
Median price	\$850,000	**	**	\$850,500	\$793,500	↑ 7%
Avg. days on market (days)	49	**	**	60	80	↓ -20

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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North Shore of Montreal

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	747	666	↑ 12%	7,847	6,891	↑ 14%
Active listings	2,506	2,736	↓ -8%	2,693	2,978	↓ -10%
New listings	1,120	977	↑ 15%	10,295	9,440	↑ 9%
Sales volume	\$437,193,572	\$344,172,337	↑ 27%	\$4,425,164,157	\$3,572,993,746	↑ 24%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	491	443	↑ 11%	5,395	4,760	↑ 13%
Active listings	1,614	1,783	↓ -9%	1,777	1,950	↓ -9%
Median price	\$575,000	\$530,000	↑ 8%	\$563,000	\$515,000	↑ 9%
Avg. days on market (days)	35	46	↓ -11	38	46	↓ -8
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	187	178	↑ 5%	1,929	1,735	↑ 11%
Active listings	566	592	↓ -4%	593	649	↓ -9%
Median price	\$375,000	\$345,000	↑ 9%	\$365,000	\$340,000	↑ 7%
Avg. days on market (days)	39	44	↓ -5	38	49	↓ -11
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	65	45	↑ 44%	510	384	↑ 33%
Active listings	291	334	↓ -13%	288	356	↓ -19%
Median price	\$690,000	\$625,000	↑ 10%	\$700,000	\$645,000	↑ 9%
Avg. days on market (days)	53	67	↓ -14	59	74	↓ -15

Source : QPAREB by the Centris system
Definitions and explanatory notes

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South Shore of Montreal

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	789	657	↑ 20%	7,650	6,981	↑ 10%
Active listings	2,968	2,983	↓ -1%	3,024	3,200	↓ -5%
New listings	1,122	1,015	↑ 11%	10,845	9,965	↑ 9%
Sales volume	\$495,298,729	\$377,384,727	↑ 31%	\$4,716,855,234	\$3,959,604,182	↑ 19%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	448	397	↑ 13%	4,617	4,290	↑ 8%
Active listings	1,706	1,737	↓ -2%	1,758	1,917	↓ -8%
Median price	\$630,000	\$609,000	↑ 3%	\$624,900	\$574,500	↑ 9%
Avg. days on market (days)	41	54	↓ -13	38	47	↓ -9
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	285	226	↑ 26%	2,601	2,336	↑ 11%
Active listings	1,037	962	↑ 8%	1,022	988	↑ 3%
Median price	\$400,000	\$375,000	↑ 7%	\$397,000	\$370,000	↑ 7%
Avg. days on market (days)	44	52	↓ -8	39	47	↓ -8
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	55	34	↑ 62%	429	355	↑ 21%
Active listings	212	274	↓ -23%	232	289	↓ -20%
Median price	\$850,000	\$644,500	↑ 32%	\$759,000	\$660,000	↑ 15%
Avg. days on market (days)	57	53	↑ 4	50	64	↓ -14

Source : QPAREB by the Centris system
Definitions and explanatory notes

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Vaudreuil-Soulanges

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	183	139	↑ 32%	1,559	1,308	↑ 19%
Active listings	858	851	↑ 1%	876	875	↔ 0%
New listings	255	199	↑ 28%	2,440	2,214	↑ 10%
Sales volume	\$117,042,135	\$84,586,448	↑ 38%	\$953,521,349	\$736,332,623	↑ 29%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	126	103	↑ 22%	1,097	934	↑ 17%
Active listings	576	577	↔ 0%	593	588	↑ 1%
Median price	\$639,500	\$581,000	↑ 10%	\$618,500	\$570,000	↑ 9%
Avg. days on market (days)	46	55	↓ -9	50	54	↓ -4
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	50	32	↑ 56%	416	343	↑ 21%
Active listings	233	244	↓ -5%	241	250	↓ -4%
Median price	\$377,450	\$362,500	↑ 4%	\$370,000	\$350,000	↑ 6%
Avg. days on market (days)	52	91	↓ -39	58	64	↓ -6
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	6	3	**	40	29	**
Active listings	41	23	**	33	31	↑ 4%
Median price	**	**	**	\$629,000	**	**
Avg. days on market (days)	**	**	**	58	**	**

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Saint-Jean-sur-Richelieu

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	88	85	↑ 4%	908	810	↑ 12%
Active listings	339	330	↑ 3%	366	384	↓ -5%
New listings	123	105	↑ 17%	1,254	1,084	↑ 16%
Sales volume	\$47,388,861	\$44,164,208	↑ 7%	\$490,261,744	\$413,735,291	↑ 18%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	59	56	↑ 5%	658	596	↑ 10%
Active listings	251	218	↑ 15%	268	264	↑ 2%
Median price	\$560,139	\$522,750	↑ 7%	\$553,808	\$510,000	↑ 9%
Avg. days on market (days)	33	52	↓ -19	40	51	↓ -11
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	17	21	**	170	143	↑ 19%
Active listings	37	53	↓ -30%	43	55	↓ -22%
Median price	**	**	**	\$364,900	\$325,000	↑ 12%
Avg. days on market (days)	**	**	**	31	43	↓ -12
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	12	8	**	80	70	↑ 14%
Active listings	47	57	↓ -18%	51	62	↓ -19%
Median price	**	**	**	\$610,000	\$505,113	↑ 21%
Avg. days on market (days)	**	**	**	80	79	↑ 1

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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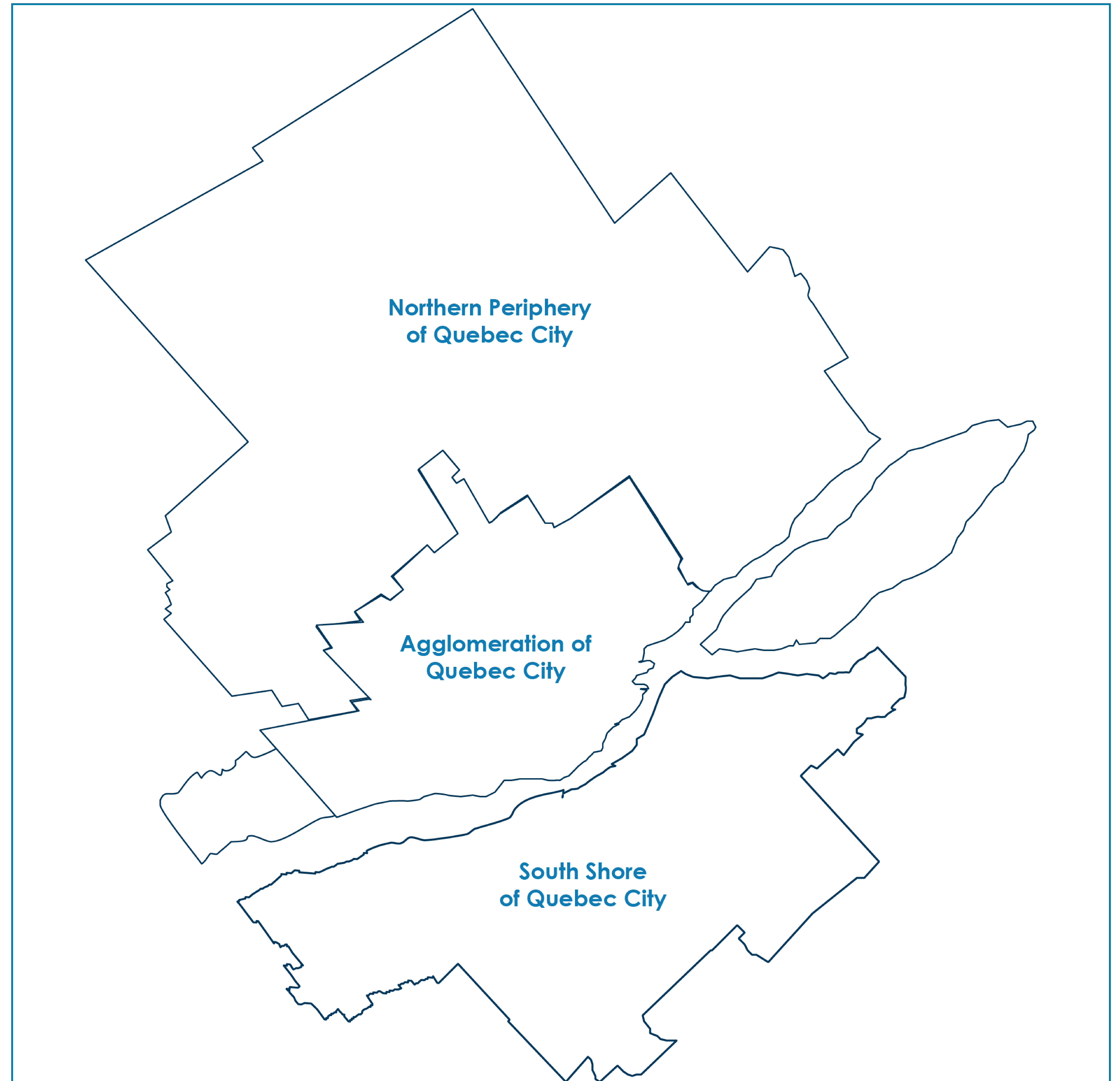
Variations are calculated in relation to the same period of the previous year.

QUEBEC CITY CMA

Agglomeration of Quebec City

Northern Periphery of Quebec City

South Shore of Quebec City



Quebec City CMA

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	643	616	↑ 4%	6,898	6,457	↑ 7%
Active listings	1,743	2,269	↓ -23%	1,849	2,585	↓ -28%
New listings	877	805	↑ 9%	8,114	7,531	↑ 8%
Sales volume	\$309,387,366	\$246,255,342	↑ 26%	\$3,158,544,818	\$2,540,926,380	↑ 24%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	396	374	↑ 6%	4,236	3,998	↑ 6%
Active listings	1,126	1,355	↓ -17%	1,166	1,566	↓ -26%
Median price	\$461,500	\$391,000	↑ 18%	\$447,000	\$375,000	↑ 19%
Avg. days on market (days)	26	52	↓ -26	29	50	↓ -21
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	164	191	↓ -14%	2,077	1,932	↑ 8%
Active listings	415	629	↓ -34%	461	722	↓ -36%
Median price	\$317,000	\$280,000	↑ 13%	\$310,000	\$269,000	↑ 15%
Avg. days on market (days)	49	75	↓ -26	37	51	↓ -14
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	82	51	↑ 61%	582	525	↑ 11%
Active listings	194	278	↓ -30%	215	293	↓ -27%
Median price	\$521,944	\$460,000	↑ 13%	\$510,000	\$425,000	↑ 20%
Avg. days on market (days)	44	63	↓ -19	43	65	↓ -22

Source : QPAREB by the Centris system
Definitions and explanatory notes

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Agglomeration of Quebec City

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	411	404	↑ 2%	4,599	4,301	↑ 7%
Active listings	952	1,207	↓ -21%	1,022	1,403	↓ -27%
New listings	558	532	↑ 5%	5,302	4,791	↑ 11%
Sales volume	\$196,068,467	\$160,310,050	↑ 22%	\$2,087,660,588	\$1,669,343,350	↑ 25%

Detailed Statistics by Property Category

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Single-family home						
Sales	207	204	↑ 1%	2,400	2,265	↑ 6%
Active listings	458	493	↓ -7%	485	591	↓ -18%
Median price	\$471,000	\$399,450	↑ 18%	\$450,000	\$376,586	↑ 19%
Avg. days on market (days)	18	37	↓ -19	22	40	↓ -18
Condominium						
Sales	139	164	↓ -15%	1,768	1,625	↑ 9%
Active listings	351	519	↓ -32%	386	603	↓ -36%
Median price	\$326,000	\$278,000	↑ 17%	\$315,000	\$274,000	↑ 15%
Avg. days on market (days)	55	80	↓ -25	38	52	↓ -14
Plex (2-5 units)						
Sales	65	36	↑ 81%	431	410	↑ 5%
Active listings	143	195	↓ -27%	152	209	↓ -28%
Median price	\$541,000	\$497,500	↑ 9%	\$540,000	\$438,750	↑ 23%
Avg. days on market (days)	47	36	↑ 11	39	63	↓ -24

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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Northern Periphery of Quebec City

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	93	78	↑ 19%	881	790	↑ 12%
Active listings	377	519	↓ -27%	419	570	↓ -27%
New listings	104	92	↑ 13%	1,082	1,083	↔ 0%
Sales volume	\$51,697,937	\$34,572,800	↑ 50%	\$471,775,735	\$361,549,110	↑ 30%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	84	66	↑ 27%	771	685	↑ 13%
Active listings	347	456	↓ -24%	379	512	↓ -26%
Median price	\$470,500	\$418,500	↑ 12%	\$476,000	\$419,500	↑ 13%
Avg. days on market (days)	43	82	↓ -39	45	62	↓ -17
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	7	10	**	88	89	↓ -1%
Active listings	16	39	**	25	39	**
Median price	**	**	**	\$269,500	\$275,000	↓ -2%
Avg. days on market (days)	**	**	**	53	43	↑ 10
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	1	2	**	20	16	**
Active listings	9	18	**	10	17	**
Median price	**	**	**	**	**	**
Avg. days on market (days)	**	**	**	**	**	**

Source : QPAREB by the Centris system

[Definitions and explanatory notes](#)

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South Shore of Quebec City

August 2025

Residential : Summary of Centris Activity

	August			Year-to-date		
	2025	2024	Variation	2025	2024	Variation
Total sales	139	134	↑ 4%	1,418	1,366	↑ 4%
Active listings	414	543	↓ -24%	408	612	↓ -33%
New listings	215	181	↑ 19%	1,730	1,657	↑ 4%
Sales volume	\$61,620,962	\$51,372,492	↑ 20%	\$599,108,495	\$510,033,920	↑ 17%

Detailed Statistics by Property Category

	August			Year-to-date		
Single-family home	2025	2024	Variation	2025	2024	Variation
Sales	105	104	↑ 1%	1,065	1,048	↑ 2%
Active listings	321	406	↓ -21%	302	463	↓ -35%
Median price	\$431,000	\$360,000	↑ 20%	\$410,000	\$351,500	↑ 17%
Avg. days on market (days)	29	64	↓ -35	34	63	↓ -29
Condominium	2025	2024	Variation	2025	2024	Variation
Sales	18	17	**	221	218	↑ 1%
Active listings	48	71	↓ -32%	50	81	↓ -38%
Median price	**	**	**	\$272,000	\$237,500	↑ 15%
Avg. days on market (days)	**	**	**	23	45	↓ -22
Plex (2-5 units)	2025	2024	Variation	2025	2024	Variation
Sales	16	13	**	131	99	↑ 32%
Active listings	42	65	↓ -35%	53	67	↓ -21%
Median price	**	**	**	\$429,000	\$385,000	↑ 11%
Avg. days on market (days)	**	**	**	48	64	↓ -16

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.

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](#) et [Instagram](#).

Information

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

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