

CENTRIS RESIDENTIAL STATISTICS



December 2019

▶ Province of Quebec

■ Montreal CMA

- Island of Montreal
- Laval
- North Shore of Montreal
- South Shore of Montreal
- Vaudreuil-Soulanges
- Saint-Jean-sur-Richelieu

■ Gatineau CMA

■ Quebec City CMA

■ Saguenay CMA

■ Sherbrooke CMA

■ Trois-Rivières CMA

CENTRIS RESIDENTIAL STATISTICS

Province of Quebec

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	6,528	5,138	↑ 27%	96,507	86,444	↑ 12%
Active listings	49,154	56,699	↓ -13%	56,731	64,139	↓ -12%
New listings	6,715	6,868	↓ -2%	138,439	140,510	↓ -1%
Sales volume	\$2,193,360,632	\$1,628,399,389	↑ 35%	\$30,483,586,223	\$26,344,179,854	↑ 16%

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home	2019	2018	Variation	2019	2018	Variation
Sales	4,149	3,337	↑ 24%	64,167	58,373	↑ 10%
Active listings	34,371	38,225	↓ -10%	38,934	43,116	↓ -10%
Median price	\$265,000	\$250,000	↑ 6%	\$260,000	\$250,000	↑ 4%
Average selling time (days)	98	106	↓ -8	98	107	↓ -9
Condominium	2019	2018	Variation	2019	2018	Variation
Sales	1,667	1,234	↑ 35%	23,811	20,494	↑ 16%
Active listings	9,112	12,205	↓ -25%	11,417	14,436	↓ -21%
Median price	\$255,000	\$250,000	↑ 2%	\$245,000	\$237,000	↑ 3%
Average selling time (days)	92	110	↓ -18	93	111	↓ -18
Plex (2-5 units)	2019	2018	Variation	2019	2018	Variation
Sales	682	539	↑ 27%	8,064	7,138	↑ 13%
Active listings	5,013	5,647	↓ -11%	5,698	5,888	↓ -3%
Median price	\$430,000	\$420,000	↑ 2%	\$420,050	\$405,000	↑ 4%
Average selling time (days)	98	98	↔ 0	100	98	↑ 2

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

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Source: QPAREB by the Centris system

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CENTRIS RESIDENTIAL STATISTICS

Gatineau Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	284	240	↑ 18 %	5,153	4,499	↑ 15 %
Active listings	1,544	2,224	↓ -31 %	2,162	2,741	↓ -21 %
New listings	272	356	↓ -24 %	7,104	7,856	↓ -10 %
Sales volume	79,441,437 \$	65,293,406 \$	↑ 22 %	1,390,090,545 \$	1,176,547,362 \$	↑ 18 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	199	186	↑ 7 %	3,916	3,576	↑ 10 %
Active listings	1,156	1,581	↓ -27 %	1,563	1,971	↓ -21 %
Median price	267,000 \$	254,500 \$	↑ 5 %	261,204 \$	248,000 \$	↑ 5 %
Average selling time (days)	59	76	↓ -17	65	76	↓ -11
Condominium						
Sales	54	30	↑ 80 %	869	624	↑ 39 %
Active listings	213	382	↓ -44 %	355	484	↓ -27 %
Median price	177,950 \$	165,750 \$	↑ 7 %	167,900 \$	161,000 \$	↑ 4 %
Average selling time (days)	117	82	↑ 35	86	101	↓ -15
Plex (2-5 units)						
Sales	31	22	-	360	289	↑ 25 %
Active listings	164	242	↓ -32 %	227	268	↓ -15 %
Median price	297,400 \$	**	-	300,000 \$	280,000 \$	↑ 7 %
Average selling time (days)	136	**	-	110	101	↑ 9

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CENTRIS RESIDENTIAL STATISTICS

Quebec City Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	632	481	↑ 31 %	8,307	7,159	↑ 16 %
Active listings	7,499	7,527	↔ 0 %	7,737	7,768	↔ 0 %
New listings	774	760	↑ 2 %	14,311	13,783	↑ 4 %
Sales volume	169,099,378 \$	131,240,640 \$	↑ 29 %	2,294,801,598 \$	1,956,799,410 \$	↑ 17 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	421	329	↑ 28 %	5,842	5,089	↑ 15 %
Active listings	4,509	4,570	↓ -1 %	4,667	4,756	↓ -2 %
Median price	253,500 \$	249,000 \$	↑ 2 %	259,900 \$	252,500 \$	↑ 3 %
Average selling time (days)	124	119	↑ 5	122	128	↓ -6
Condominium						
Sales	152	111	↑ 37 %	1,883	1,536	↑ 23 %
Active listings	2,315	2,365	↓ -2 %	2,410	2,403	↔ 0 %
Median price	195,500 \$	182,000 \$	↑ 7 %	192,000 \$	190,000 \$	↑ 1 %
Average selling time (days)	170	208	↓ -38	167	169	↓ -2
Plex (2-5 units)						
Sales	56	41	↑ 37 %	575	532	↑ 8 %
Active listings	655	583	↑ 12 %	643	597	↑ 8 %
Median price	294,000 \$	335,000 \$	↓ -12 %	303,000 \$	300,000 \$	↑ 1 %
Average selling time (days)	111	117	↓ -6	120	127	↓ -7

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CENTRIS RESIDENTIAL STATISTICS

Montreal Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	3,533	2,796	↑ 26 %	51,329	46,682	↑ 10 %
Active listings	14,440	18,965	↓ -24 %	18,482	22,837	↓ -19 %
New listings	3,071	3,154	↓ -3 %	65,422	66,947	↓ -2 %
Sales volume	1,498,308,252 \$	1,096,956,687 \$	↑ 37 %	20,254,990,335 \$	17,626,942,455 \$	↑ 15 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	1,808	1,477	↑ 22 %	27,564	25,735	↑ 7 %
Active listings	7,894	9,592	↓ -18 %	9,683	11,362	↓ -15 %
Median price	355,000 \$	327,000 \$	↑ 9 %	340,000 \$	322,000 \$	↑ 6 %
Average selling time (days)	61	76	↓ -15	65	75	↓ -10
Condominium						
Sales	1,301	986	↑ 32 %	18,803	16,431	↑ 14 %
Active listings	4,869	7,191	↓ -32 %	6,644	9,086	↓ -27 %
Median price	285,000 \$	270,630 \$	↑ 5 %	267,900 \$	255,000 \$	↑ 5 %
Average selling time (days)	76	93	↓ -17	78	97	↓ -19
Plex (2-5 units)						
Sales	421	329	↑ 28 %	4,907	4,459	↑ 10 %
Active listings	1,615	2,126	↓ -24 %	2,087	2,314	↓ -10 %
Median price	581,000 \$	525,000 \$	↑ 11 %	550,000 \$	514,000 \$	↑ 7 %
Average selling time (days)	74	77	↓ -3	75	74	↑ 1

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CENTRIS RESIDENTIAL STATISTICS

Island of Montreal

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	1,384	1,141	↑ 21 %	18,983	18,214	↑ 4 %
Active listings	5,032	6,401	↓ -21 %	6,744	8,040	↓ -16 %
New listings	1,026	1,116	↓ -8 %	25,208	25,972	↓ -3 %
Sales volume	776,377,857 \$	567,241,823 \$	↑ 37 %	9,771,701,303 \$	8,793,487,655 \$	↑ 11 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	382	316	↑ 21 %	5,409	5,423	↔ 0 %
Active listings	1,553	1,653	↓ -6 %	2,013	2,051	↓ -2 %
Median price	549,500 \$	466,500 \$	↑ 18 %	515,000 \$	480,000 \$	↑ 7 %
Average selling time (days)	62	72	↓ -10	58	61	↓ -3
Condominium						
Sales	718	586	↑ 23 %	10,154	9,651	↑ 5 %
Active listings	2,551	3,455	↓ -26 %	3,468	4,563	↓ -24 %
Median price	360,000 \$	320,000 \$	↑ 13 %	340,000 \$	310,000 \$	↑ 10 %
Average selling time (days)	73	85	↓ -12	68	86	↓ -18
Plex (2-5 units)						
Sales	284	239	↑ 19 %	3,420	3,140	↑ 9 %
Active listings	928	1,293	↓ -28 %	1,263	1,426	↓ -11 %
Median price	652,000 \$	575,000 \$	↑ 13 %	600,000 \$	555,000 \$	↑ 8 %
Average selling time (days)	70	74	↓ -4	69	67	↑ 2

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CENTRIS RESIDENTIAL STATISTICS

Laval

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	363	286	↑ 27 %	5,247	4,662	↑ 13 %
Active listings	1,594	2,082	↓ -23 %	1,982	2,498	↓ -21 %
New listings	323	362	↓ -11 %	6,691	7,094	↓ -6 %
Sales volume	129,258,512 \$	101,637,188 \$	↑ 27 %	1,835,366,068 \$	1,588,363,864 \$	↑ 16 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	226	188	↑ 20 %	3,255	3,064	↑ 6 %
Active listings	906	1,160	↓ -22 %	1,110	1,347	↓ -18 %
Median price	360,000 \$	332,000 \$	↑ 8 %	354,000 \$	333,000 \$	↑ 6 %
Average selling time (days)	49	71	↓ -22	63	72	↓ -9
Condominium						
Sales	113	76	↑ 49 %	1,710	1,323	↑ 29 %
Active listings	566	777	↓ -27 %	729	970	↓ -25 %
Median price	239,900 \$	241,250 \$	↓ -1 %	240,000 \$	230,000 \$	↑ 4 %
Average selling time (days)	110	97	↑ 13	93	111	↓ -18
Plex (2-5 units)						
Sales	24	22	-	281	275	↑ 2 %
Active listings	122	144	↓ -15 %	144	181	↓ -21 %
Median price	**	**	-	515,000 \$	485,000 \$	↑ 6 %
Average selling time (days)	**	**	-	90	80	↑ 10

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CENTRIS RESIDENTIAL STATISTICS

North Shore of Montreal

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	750	561	↑ 34 %	11,366	9,983	↑ 14 %
Active listings	3,911	5,044	↓ -22 %	4,645	5,884	↓ -21 %
New listings	807	766	↑ 5 %	14,493	14,969	↓ -3 %
Sales volume	221,889,747 \$	161,587,877 \$	↑ 37 %	3,307,380,498 \$	2,767,723,985 \$	↑ 19 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	533	418	↑ 28 %	8,419	7,691	↑ 9 %
Active listings	2,776	3,459	↓ -20 %	3,243	4,069	↓ -20 %
Median price	286,000 \$	273,750 \$	↑ 4 %	282,500 \$	266,500 \$	↑ 6 %
Average selling time (days)	71	87	↓ -16	72	88	↓ -16
Condominium						
Sales	165	109	↑ 51 %	2,468	1,875	↑ 32 %
Active listings	826	1,291	↓ -36 %	1,071	1,489	↓ -28 %
Median price	200,000 \$	183,500 \$	↑ 9 %	190,000 \$	180,000 \$	↑ 6 %
Average selling time (days)	83	119	↓ -36	100	127	↓ -27
Plex (2-5 units)						
Sales	50	32	↑ 56 %	438	376	↑ 16 %
Active listings	272	255	↑ 7 %	282	275	↑ 3 %
Median price	424,000 \$	385,000 \$	↑ 10 %	408,000 \$	373,500 \$	↑ 9 %
Average selling time (days)	71	80	↓ -9	86	94	↓ -8

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CENTRIS RESIDENTIAL STATISTICS

South Shore of Montreal

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	812	621	↑ 31 %	11,895	10,377	↑ 15 %
Active listings	2,710	3,939	↓ -31 %	3,620	4,653	↓ -22 %
New listings	718	703	↑ 2 %	14,105	14,091	↔ 0 %
Sales volume	297,053,955 \$	206,371,591 \$	↑ 44 %	4,129,550,012 \$	3,421,988,751 \$	↑ 21 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	500	405	↑ 23 %	7,545	6,872	↑ 10 %
Active listings	1,721	2,208	↓ -22 %	2,163	2,593	↓ -17 %
Median price	357,500 \$	320,000 \$	↑ 12 %	339,000 \$	316,900 \$	↑ 7 %
Average selling time (days)	53	68	↓ -15	58	71	↓ -13
Condominium						
Sales	257	183	↑ 40 %	3,720	2,963	↑ 26 %
Active listings	772	1,388	↓ -44 %	1,147	1,714	↓ -33 %
Median price	233,500 \$	215,000 \$	↑ 9 %	219,000 \$	207,000 \$	↑ 6 %
Average selling time (days)	66	99	↓ -33	83	108	↓ -25
Plex (2-5 units)						
Sales	54	32	↑ 69 %	622	535	↑ 16 %
Active listings	205	332	↓ -38 %	300	333	↓ -10 %
Median price	404,500 \$	424,900 \$	↓ -5 %	425,000 \$	405,000 \$	↑ 5 %
Average selling time (days)	66	74	↓ -8	86	89	↓ -3

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CENTRIS RESIDENTIAL STATISTICS

Vaudreuil-Soulanges

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	144	120	↑ 20 %	2,406	2,260	↑ 6 %
Active listings	742	886	↓ -16 %	924	1,114	↓ -17 %
New listings	130	126	↑ 3 %	3,189	3,122	↑ 2 %
Sales volume	52,033,149 \$	41,647,024 \$	↑ 25 %	815,851,917 \$	743,915,825 \$	↑ 10 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	114	99	↑ 15 %	1,863	1,756	↑ 6 %
Active listings	617	703	↓ -12 %	754	852	↓ -11 %
Median price	360,726 \$	340,000 \$	↑ 6 %	335,000 \$	323,000 \$	↑ 4 %
Average selling time (days)	82	74	↑ 8	72	81	↓ -9
Condominium						
Sales	28	20	-	493	454	↑ 9 %
Active listings	90	155	↓ -42 %	137	226	↓ -39 %
Median price	**	**	-	210,000 \$	195,000 \$	↑ 8 %
Average selling time (days)	**	**	-	69	91	↓ -22
Plex (2-5 units)						
Sales	2	0	-	45	43	↑ 5 %
Active listings	26	24	-	26	26	-
Median price	**	**	-	380,000 \$	328,000 \$	↑ 16 %
Average selling time (days)	**	**	-	119	141	↓ -22

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CENTRIS RESIDENTIAL STATISTICS

Saint-Jean-sur-Richelieu

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	80	67	↑ 19 %	1,432	1,186	↑ 21 %
Active listings	451	613	↓ -26 %	568	649	↓ -13 %
New listings	67	81	↓ -17 %	1,736	1,699	↑ 2 %
Sales volume	21,695,032 \$	18,471,184 \$	↑ 17 %	395,140,537 \$	311,462,375 \$	↑ 27 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	53	51	↑ 4 %	1,073	929	↑ 16 %
Active listings	321	409	↓ -22 %	400	451	↓ -11 %
Median price	265,000 \$	251,000 \$	↑ 6 %	273,500 \$	255,000 \$	↑ 7 %
Average selling time (days)	54	82	↓ -28	75	89	↓ -14
Condominium						
Sales	20	12	-	258	165	↑ 56 %
Active listings	64	125	↓ -49 %	92	123	↓ -26 %
Median price	**	**	-	190,000 \$	180,000 \$	↑ 6 %
Average selling time (days)	**	**	-	103	125	↓ -22
Plex (2-5 units)						
Sales	7	4	-	101	90	↑ 12 %
Active listings	62	78	↓ -21 %	73	73	↓ -1 %
Median price	**	**	-	295,000 \$	282,500 \$	↑ 4 %
Average selling time (days)	**	**	-	107	96	↑ 11

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CENTRIS RESIDENTIAL STATISTICS

Saguenay Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	86	63	↑ 37 %	1,354	1,164	↑ 16 %
Active listings	1,168	1,460	↓ -20 %	1,427	1,557	↓ -8 %
New listings	88	110	↓ -20 %	2,278	2,459	↓ -7 %
Sales volume	16,656,415 \$	11,189,000 \$	↑ 49 %	252,731,193 \$	215,652,192 \$	↑ 17 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	69	53	↑ 30 %	1,141	983	↑ 16 %
Active listings	843	1,066	↓ -21 %	1,046	1,174	↓ -11 %
Median price	172,000 \$	171,500 \$	↔ 0 %	175,000 \$	174,000 \$	↑ 1 %
Average selling time (days)	147	184	↓ -37	145	143	↑ 2
Condominium						
Sales	6	4	-	72	75	↓ -4 %
Active listings	130	167	↓ -22 %	150	161	↓ -7 %
Median price	**	**	-	145,500 \$	157,000 \$	↓ -7 %
Average selling time (days)	**	**	-	186	181	↑ 5
Plex (2-5 units)						
Sales	11	6	-	140	104	↑ 35 %
Active listings	192	224	↓ -14 %	226	219	↑ 3 %
Median price	**	**	-	170,000 \$	188,000 \$	↓ -10 %
Average selling time (days)	**	**	-	161	163	↓ -2

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CENTRIS RESIDENTIAL STATISTICS

Sherbrooke Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	165	121	↑ 36 %	2,000	1,866	↑ 7 %
Active listings	1,187	1,410	↓ -16 %	1,312	1,540	↓ -15 %
New listings	175	189	↓ -7 %	2,853	3,018	↓ -5 %
Sales volume	43,094,985 \$	30,968,066 \$	↑ 39 %	512,809,700 \$	456,456,806 \$	↑ 12 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	124	88	↑ 41 %	1,509	1,393	↑ 8 %
Active listings	737	947	↓ -22 %	857	1,033	↓ -17 %
Median price	211,143 \$	198,250 \$	↑ 7 %	215,000 \$	211,700 \$	↑ 2 %
Average selling time (days)	116	111	↑ 5	109	122	↓ -13
Condominium						
Sales	25	11	-	283	278	↑ 2 %
Active listings	201	244	↓ -18 %	213	283	↓ -25 %
Median price	**	**	-	160,000 \$	163,900 \$	↓ -2 %
Average selling time (days)	**	**	-	145	149	↓ -4
Plex (2-5 units)						
Sales	16	19	-	203	183	↑ 11 %
Active listings	231	204	↑ 13 %	222	206	↑ 8 %
Median price	**	**	-	232,500 \$	230,000 \$	↑ 1 %
Average selling time (days)	**	**	-	136	147	↓ -11

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CENTRIS RESIDENTIAL STATISTICS

Trois-Rivières Metropolitan Area

December 2019

Summary of Residential Activity

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Total sales	98	74	↑ 32 %	1,381	1,114	↑ 24 %
Active listings	655	765	↓ -14 %	753	791	↓ -5 %
New listings	122	106	↑ 15 %	1,914	1,830	↑ 5 %
Sales volume	16,467,900 \$	13,212,700 \$	↑ 25 %	240,313,208 \$	181,794,550 \$	↑ 32 %

Detailed Statistics by Property Category

	December			Year-to-date		
	2019	2018	Variation	2019	2018	Variation
Single-family home						
Sales	66	50	↑ 32 %	1,000	834	↑ 20 %
Active listings	420	490	↓ -14 %	459	508	↓ -10 %
Median price	167,250 \$	165,500 \$	↑ 1 %	165,750 \$	154,000 \$	↑ 8 %
Average selling time (days)	63	82	↓ -19	86	94	↓ -8
Condominium						
Sales	14	8	-	168	113	↑ 49 %
Active listings	78	99	↓ -21 %	109	116	↓ -6 %
Median price	**	**	-	135,000 \$	135,000 \$	↔ 0 %
Average selling time (days)	**	**	-	114	143	↓ -29
Plex (2-5 units)						
Sales	18	16	-	205	162	↑ 27 %
Active listings	145	164	↓ -12 %	172	158	↑ 9 %
Median price	**	**	-	152,500 \$	156,000 \$	↓ -2 %
Average selling time (days)	**	**	-	110	117	↓ -7

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

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

Source: QPAREB by the Centris system

[Definitions and explanatory notes](#)

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