

CENTRIS RESIDENTIAL STATISTICS



January 2020

▶ 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

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	6,662	5,653	↑ 18%	6,662	5,653	↑ 18%
Active listings	49,862	59,815	↓ -17%	49,862	59,815	↓ -17%
New listings	11,805	12,565	↓ -6%	11,805	12,565	↓ -6%
Sales volume	\$2,149,117,612	\$1,662,142,048	↑ 29%	\$2,149,117,612	\$1,662,142,048	↑ 29%

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	4,357	3,842	↑ 13%	4,357	3,842	↑ 13%
Active listings	35,017	40,222	↓ -13%	35,017	40,222	↓ -13%
Median price	\$266,250	\$248,080	↑ 7%	\$266,250	\$248,080	↑ 7%
Average selling time (days)	101	109	↓ -8	101	109	↓ -8
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	1,700	1,328	↑ 28%	1,700	1,328	↑ 28%
Active listings	9,259	13,082	↓ -29%	9,259	13,082	↓ -29%
Median price	\$246,250	\$230,000	↑ 7%	\$246,250	\$230,000	↑ 7%
Average selling time (days)	97	109	↓ -12	97	109	↓ -12
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	574	453	↑ 27%	574	453	↑ 27%
Active listings	4,932	5,860	↓ -16%	4,932	5,860	↓ -16%
Median price	\$425,000	\$367,000	↑ 16%	\$425,000	\$367,000	↑ 16%
Average selling time (days)	99	107	↓ -8	99	107	↓ -8

** 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

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	291	259	↑ 12 %	291	259	↑ 12 %
Active listings	1,532	2,313	↓ -34 %	1,532	2,313	↓ -34 %
New listings	488	577	↓ -15 %	488	577	↓ -15 %
Sales volume	79,070,577 \$	65,925,804 \$	↑ 20 %	79,070,577 \$	65,925,804 \$	↑ 20 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	205	199	↑ 3 %	205	199	↑ 3 %
Active listings	1,120	1,638	↓ -32 %	1,120	1,638	↓ -32 %
Median price	265,000 \$	247,500 \$	↑ 7 %	265,000 \$	247,500 \$	↑ 7 %
Average selling time (days)	88	88	↔ 0	88	88	↔ 0
Condominium						
Sales	62	45	↑ 38 %	62	45	↑ 38 %
Active listings	245	401	↓ -39 %	245	401	↓ -39 %
Median price	168,500 \$	159,000 \$	↑ 6 %	168,500 \$	159,000 \$	↑ 6 %
Average selling time (days)	83	126	↓ -43	83	126	↓ -43
Plex (2-5 units)						
Sales	23	15	-	23	15	-
Active listings	157	254	↓ -38 %	157	254	↓ -38 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

Quebec City Metropolitan Area

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	713	556	↑ 28 %	713	556	↑ 28 %
Active listings	7,548	7,821	↓ -3 %	7,548	7,821	↓ -3 %
New listings	1,438	1,378	↑ 4 %	1,438	1,378	↑ 4 %
Sales volume	193,125,360 \$	150,058,385 \$	↑ 29 %	193,125,360 \$	150,058,385 \$	↑ 29 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	500	420	↑ 19 %	500	420	↑ 19 %
Active listings	4,589	4,678	↓ -2 %	4,589	4,678	↓ -2 %
Median price	255,000 \$	251,283 \$	↑ 1 %	255,000 \$	251,283 \$	↑ 1 %
Average selling time (days)	118	138	↓ -20	118	138	↓ -20
Condominium						
Sales	164	104	↑ 58 %	164	104	↑ 58 %
Active listings	2,319	2,533	↓ -8 %	2,319	2,533	↓ -8 %
Median price	204,000 \$	189,750 \$	↑ 8 %	204,000 \$	189,750 \$	↑ 8 %
Average selling time (days)	187	159	↑ 28	187	159	↑ 28
Plex (2-5 units)						
Sales	48	32	↑ 50 %	48	32	↑ 50 %
Active listings	616	600	↑ 3 %	616	600	↑ 3 %
Median price	320,500 \$	303,500 \$	↑ 6 %	320,500 \$	303,500 \$	↑ 6 %
Average selling time (days)	114	114	↔ 0	114	114	↔ 0

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CENTRIS RESIDENTIAL STATISTICS

Montreal Metropolitan Area

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	3,429	2,954	↑ 16 %	3,429	2,954	↑ 16 %
Active listings	15,073	20,834	↓ -28 %	15,073	20,834	↓ -28 %
New listings	5,694	6,267	↓ -9 %	5,694	6,267	↓ -9 %
Sales volume	1,400,576,276 \$	1,079,297,751 \$	↑ 30 %	1,400,576,276 \$	1,079,297,751 \$	↑ 30 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	1,800	1,661	↑ 8 %	1,800	1,661	↑ 8 %
Active listings	8,409	10,675	↓ -21 %	8,409	10,675	↓ -21 %
Median price	353,000 \$	315,000 \$	↑ 12 %	353,000 \$	315,000 \$	↑ 13 %
Average selling time (days)	69	78	↓ -9	69	78	↓ -9
Condominium						
Sales	1,290	1,045	↑ 23 %	1,290	1,045	↑ 23 %
Active listings	5,013	7,840	↓ -36 %	5,013	7,840	↓ -36 %
Median price	275,000 \$	248,000 \$	↑ 11 %	275,000 \$	248,000 \$	↑ 11 %
Average selling time (days)	74	96	↓ -22	74	96	↓ -22
Plex (2-5 units)						
Sales	335	246	↑ 36 %	335	246	↑ 36 %
Active listings	1,589	2,259	↓ -30 %	1,589	2,259	↓ -30 %
Median price	570,000 \$	512,500 \$	↑ 11 %	570,000 \$	512,500 \$	↑ 11 %
Average selling time (days)	73	76	↓ -3	73	76	↓ -3

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CENTRIS RESIDENTIAL STATISTICS

Island of Montreal

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,184	1,007	↑ 18 %	1,184	1,007	↑ 18 %
Active listings	5,164	7,032	↓ -27 %	5,164	7,032	↓ -27 %
New listings	1,992	2,185	↓ -9 %	1,992	2,185	↓ -9 %
Sales volume	639,413,823 \$	488,715,824 \$	↑ 31 %	639,413,823 \$	488,715,824 \$	↑ 31 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	307	278	↑ 10 %	307	278	↑ 10 %
Active listings	1,649	1,853	↓ -11 %	1,649	1,853	↓ -11 %
Median price	526,800 \$	490,000 \$	↑ 8 %	526,800 \$	490,000 \$	↑ 8 %
Average selling time (days)	71	72	↓ -1	71	72	↓ -1
Condominium						
Sales	663	550	↑ 21 %	663	550	↑ 21 %
Active listings	2,588	3,790	↓ -32 %	2,588	3,790	↓ -32 %
Median price	369,000 \$	313,250 \$	↑ 18 %	369,000 \$	313,250 \$	↑ 18 %
Average selling time (days)	71	85	↓ -14	71	85	↓ -14
Plex (2-5 units)						
Sales	214	179	↑ 20 %	214	179	↑ 20 %
Active listings	927	1,389	↓ -33 %	927	1,389	↓ -33 %
Median price	647,000 \$	554,000 \$	↑ 17 %	647,000 \$	554,000 \$	↑ 17 %
Average selling time (days)	66	75	↓ -9	66	75	↓ -9

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CENTRIS RESIDENTIAL STATISTICS

Laval

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	418	306	↑ 37 %	418	306	↑ 37 %
Active listings	1,651	2,285	↓ -28 %	1,651	2,285	↓ -28 %
New listings	663	646	↑ 3 %	663	646	↑ 3 %
Sales volume	153,820,316 \$	101,527,417 \$	↑ 52 %	153,820,316 \$	101,527,417 \$	↑ 52 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	258	204	↑ 26 %	258	204	↑ 26 %
Active listings	979	1,253	↓ -22 %	979	1,253	↓ -22 %
Median price	362,500 \$	329,500 \$	↑ 10 %	362,500 \$	329,500 \$	↑ 10 %
Average selling time (days)	64	73	↓ -9	64	73	↓ -9
Condominium						
Sales	138	91	↑ 52 %	138	91	↑ 52 %
Active listings	568	867	↓ -34 %	568	867	↓ -34 %
Median price	243,750 \$	229,000 \$	↑ 6 %	243,750 \$	229,000 \$	↑ 6 %
Average selling time (days)	89	105	↓ -16	89	105	↓ -16
Plex (2-5 units)						
Sales	22	11	-	22	11	-
Active listings	104	164	↓ -37 %	104	164	↓ -37 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

North Shore of Montreal

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	783	671	↑ 17 %	783	671	↑ 17 %
Active listings	4,126	5,559	↓ -26 %	4,126	5,559	↓ -26 %
New listings	1,365	1,515	↓ -10 %	1,365	1,515	↓ -10 %
Sales volume	239,226,195 \$	187,680,165 \$	↑ 27 %	239,226,195 \$	187,680,165 \$	↑ 27 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	571	517	↑ 10 %	571	517	↑ 10 %
Active listings	2,948	3,862	↓ -24 %	2,948	3,862	↓ -24 %
Median price	286,500 \$	275,000 \$	↑ 4 %	286,500 \$	275,000 \$	↑ 4 %
Average selling time (days)	71	85	↓ -14	71	85	↓ -14
Condominium						
Sales	168	138	↑ 22 %	168	138	↑ 22 %
Active listings	863	1,387	↓ -38 %	863	1,387	↓ -38 %
Median price	197,000 \$	190,500 \$	↑ 3 %	197,000 \$	190,500 \$	↑ 3 %
Average selling time (days)	86	117	↓ -31	86	117	↓ -31
Plex (2-5 units)						
Sales	40	15	-	40	15	-
Active listings	276	266	↑ 4 %	276	266	↑ 4 %
Median price	372,500 \$	**	-	372,500 \$	**	-
Average selling time (days)	88	**	-	88	**	-

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CENTRIS RESIDENTIAL STATISTICS

South Shore of Montreal

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	801	726	↑ 10 %	801	726	↑ 10 %
Active listings	2,895	4,310	↓ -33 %	2,895	4,310	↓ -33 %
New listings	1,270	1,408	↓ -10 %	1,270	1,408	↓ -10 %
Sales volume	285,502,419 \$	230,154,424 \$	↑ 24 %	285,502,419 \$	230,154,424 \$	↑ 24 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	481	486	↓ -1 %	481	486	↓ -1 %
Active listings	1,854	2,462	↓ -25 %	1,854	2,462	↓ -25 %
Median price	360,000 \$	319,000 \$	↑ 13 %	360,000 \$	319,000 \$	↑ 13 %
Average selling time (days)	60	71	↓ -11	60	71	↓ -11
Condominium						
Sales	278	209	↑ 33 %	278	209	↑ 33 %
Active listings	816	1,494	↓ -45 %	816	1,494	↓ -45 %
Median price	221,450 \$	215,000 \$	↑ 3 %	221,450 \$	215,000 \$	↑ 3 %
Average selling time (days)	70	106	↓ -36	70	106	↓ -36
Plex (2-5 units)						
Sales	42	31	↑ 35 %	42	31	↑ 35 %
Active listings	215	343	↓ -37 %	215	343	↓ -37 %
Median price	452,500 \$	405,000 \$	↑ 12 %	452,500 \$	405,000 \$	↑ 12 %
Average selling time (days)	74	83	↓ -9	74	83	↓ -9

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CENTRIS RESIDENTIAL STATISTICS

Vaudreuil-Soulanges

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	135	163	↓ -17 %	135	163	↓ -17 %
Active listings	778	961	↓ -19 %	778	961	↓ -19 %
New listings	252	318	↓ -21 %	252	318	↓ -21 %
Sales volume	50,598,014 \$	51,069,768 \$	↓ -1 %	50,598,014 \$	51,069,768 \$	↓ -1 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	106	113	↓ -6 %	106	113	↓ -6 %
Active listings	645	771	↓ -16 %	645	771	↓ -16 %
Median price	366,000 \$	309,000 \$	↑ 18 %	366,000 \$	309,000 \$	↑ 18 %
Average selling time (days)	97	87	↑ 10	97	87	↑ 10
Condominium						
Sales	25	44	-	25	44	-
Active listings	104	168	↓ -38 %	104	168	↓ -38 %
Median price	**	205,000 \$	-	**	205,000 \$	-
Average selling time (days)	**	92	-	**	92	-
Plex (2-5 units)						
Sales	4	5	-	4	5	-
Active listings	20	19	-	20	19	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

Saint-Jean-sur-Richelieu

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	108	81	↑ 33 %	108	81	↑ 33 %
Active listings	459	687	↓ -33 %	459	687	↓ -33 %
New listings	152	195	↓ -22 %	152	195	↓ -22 %
Sales volume	32,015,509 \$	20,150,153 \$	↑ 59 %	32,015,509 \$	20,150,153 \$	↑ 59 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	77	63	↑ 22 %	77	63	↑ 22 %
Active listings	334	474	↓ -30 %	334	474	↓ -30 %
Median price	300,000 \$	260,000 \$	↑ 15 %	300,000 \$	260,000 \$	↑ 15 %
Average selling time (days)	86	94	↓ -8	86	94	↓ -8
Condominium						
Sales	18	13	-	18	13	-
Active listings	74	134	↓ -45 %	74	134	↓ -45 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
Plex (2-5 units)						
Sales	13	5	-	13	5	-
Active listings	47	78	↓ -40 %	47	78	↓ -40 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

Saguenay Metropolitan Area

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	70	75	↓ -7 %	70	75	↓ -7 %
Active listings	1,223	1,513	↓ -19 %	1,223	1,513	↓ -19 %
New listings	204	232	↓ -12 %	204	232	↓ -12 %
Sales volume	13,136,100 \$	13,338,300 \$	↓ -2 %	13,136,100 \$	13,338,300 \$	↓ -2 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	54	61	↓ -11 %	54	61	↓ -11 %
Active listings	895	1,113	↓ -20 %	895	1,113	↓ -20 %
Median price	167,500 \$	158,000 \$	↑ 6 %	167,500 \$	158,000 \$	↑ 6 %
Average selling time (days)	137	137	↔ 0	137	137	↔ 0
Condominium						
Sales	9	6	-	9	6	-
Active listings	129	167	↓ -23 %	129	167	↓ -23 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
Plex (2-5 units)						
Sales	7	8	-	7	8	-
Active listings	196	230	↓ -15 %	196	230	↓ -15 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

Sherbrooke Metropolitan Area

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	163	135	↑ 21 %	163	135	↑ 21 %
Active listings	1,177	1,468	↓ -20 %	1,177	1,468	↓ -20 %
New listings	251	291	↓ -14 %	251	291	↓ -14 %
Sales volume	43,968,350 \$	33,966,950 \$	↑ 29 %	43,968,350 \$	33,966,950 \$	↑ 29 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	115	100	↑ 15 %	115	100	↑ 15 %
Active listings	753	996	↓ -24 %	753	996	↓ -24 %
Median price	224,000 \$	215,000 \$	↑ 4 %	224,000 \$	215,000 \$	↑ 4 %
Average selling time (days)	105	138	↓ -33	105	138	↓ -33
Condominium						
Sales	23	25	-	23	25	-
Active listings	196	238	↓ -18 %	196	238	↓ -18 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
Plex (2-5 units)						
Sales	25	10	-	25	10	-
Active listings	213	217	↓ -2 %	213	217	↓ -2 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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CENTRIS RESIDENTIAL STATISTICS

Trois-Rivières Metropolitan Area

January 2020

Summary of Residential Activity

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	117	85	↑ 38 %	117	85	↑ 38 %
Active listings	663	829	↓ -20 %	663	829	↓ -20 %
New listings	178	181	↓ -2 %	178	181	↓ -2 %
Sales volume	21,300,400 \$	13,601,401 \$	↑ 57 %	21,300,400 \$	13,601,401 \$	↑ 57 %

Detailed Statistics by Property Category

	January			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	92	64	↑ 44 %	92	64	↑ 44 %
Active listings	429	517	↓ -17 %	429	517	↓ -17 %
Median price	165,000 \$	163,700 \$	↑ 1 %	165,000 \$	163,700 \$	↑ 1 %
Average selling time (days)	73	86	↓ -13	73	86	↓ -13
Condominium						
Sales	10	7	-	10	7	-
Active listings	82	122	↓ -33 %	82	122	↓ -33 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
Plex (2-5 units)						
Sales	13	14	-	13	14	-
Active listings	141	176	↓ -20 %	141	176	↓ -20 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

** 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](#)

[The QPAREB offers more detailed statistics and in-depth analyses in its QPAREB Barometer - Residential Market publications.](#)