



# statistics

residential real estate market



## February 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

## Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Total sales</b>	<b>10,052</b>	<b>7,866</b>	<b>↑ 28%</b>	<b>16,714</b>	<b>13,519</b>	<b>↑ 24%</b>
<b>Active listings</b>	<b>61,744</b>	<b>62,188</b>	<b>↓ -1%</b>	<b>55,803</b>	<b>61,002</b>	<b>↓ -9%</b>
<b>New listings</b>	<b>13,455</b>	<b>13,563</b>	<b>↓ -1%</b>	<b>25,260</b>	<b>26,128</b>	<b>↓ -3%</b>
<b>Sales volume</b>	<b>\$3,313,251,987</b>	<b>\$2,355,371,260</b>	<b>↑ 41%</b>	<b>\$5,462,369,599</b>	<b>\$4,017,513,308</b>	<b>↑ 36%</b>

## Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>
Sales	6,760	5,338	↑ 27%	11,117	9,180	↑ 21%
Active listings	43,061	41,809	↑ 3%	39,039	41,016	↓ -5%
Median price	\$275,000	\$254,900	↑ 8%	\$270,000	\$251,500	↑ 7%
Average selling time (days)	92	107	↓ -15	95	108	↓ -13
<b>Condominium</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>
Sales	2,511	1,952	↑ 29%	4,211	3,280	↑ 28%
Active listings	11,873	13,596	↓ -13%	10,566	13,339	↓ -21%
Median price	\$250,000	\$235,000	↑ 6%	\$250,000	\$233,000	↑ 7%
Average selling time (days)	77	105	↓ -28	85	107	↓ -22
<b>Plex (2-5 units)</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>	<b>2020</b>	<b>2019</b>	<b>Variation</b>
Sales	750	544	↑ 38%	1,324	997	↑ 33%
Active listings	6,060	6,108	↓ -1%	5,496	5,984	↓ -8%
Median price	\$430,000	\$399,000	↑ 8%	\$428,000	\$380,000	↑ 13%
Average selling time (days)	103	105	↓ -2	101	106	↓ -5

\*\* 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

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	472	331	↑ 43 %	763	590	↑ 29 %
Active listings	2,089	2,471	↓ -15 %	1,811	2,392	↓ -24 %
New listings	658	670	↓ -2 %	1,146	1,247	↓ -8 %
Sales volume	130,855,988 \$	87,645,811 \$	↑ 49 %	209,926,565 \$	153,571,615 \$	↑ 37 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	354	269	↑ 32 %	559	468	↑ 19 %
Active listings	1,546	1,737	↓ -11 %	1,333	1,688	↓ -21 %
Median price	276,000 \$	252,750 \$	↑ 9 %	273,950 \$	250,050 \$	↑ 10 %
Average selling time (days)	63	82	↓ -19	72	85	↓ -13
<b>Condominium</b>						
Sales	92	46	↑ 100 %	154	91	↑ 69 %
Active listings	338	450	↓ -25 %	292	426	↓ -31 %
Median price	173,450 \$	160,000 \$	↑ 8 %	170,000 \$	160,000 \$	↑ 6 %
Average selling time (days)	51	87	↓ -36	64	106	↓ -42
<b>Plex (2-5 units)</b>						
Sales	26	15	-	49	30	↑ 63 %
Active listings	192	263	↓ -27 %	175	259	↓ -32 %
Median price	**	**	-	310,500 \$	282,500 \$	↑ 10 %
Average selling time (days)	**	**	-	89	132	↓ -43

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**Summary of Residential Activity**

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Total sales</b>	<b>1,108</b>	<b>775</b>	<b>↑ 43 %</b>	<b>1,821</b>	<b>1,331</b>	<b>↑ 37 %</b>
<b>Active listings</b>	<b>8,879</b>	<b>8,050</b>	<b>↑ 10 %</b>	<b>8,214</b>	<b>7,936</b>	<b>↑ 4 %</b>
<b>New listings</b>	<b>1,417</b>	<b>1,415</b>	<b>↔ 0 %</b>	<b>2,855</b>	<b>2,793</b>	<b>↑ 2 %</b>
<b>Sales volume</b>	<b>301,309,044 \$</b>	<b>203,549,695 \$</b>	<b>↑ 48 %</b>	<b>494,434,404 \$</b>	<b>353,608,080 \$</b>	<b>↑ 40 %</b>

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	786	561	↑ 40 %	1,286	981	↑ 31 %
Active listings	5,447	4,855	↑ 12 %	5,018	4,767	↑ 5 %
Median price	260,000 \$	255,000 \$	↑ 2 %	259,096 \$	253,000 \$	↑ 2 %
Average selling time (days)	116	130	↓ -14	117	133	↓ -16
<b>Condominium</b>						
Sales	254	176	↑ 44 %	418	280	↑ 49 %
Active listings	2,695	2,562	↑ 5 %	2,507	2,548	↓ -2 %
Median price	190,000 \$	190,000 \$	↔ 0 %	194,000 \$	190,000 \$	↑ 2 %
Average selling time (days)	145	174	↓ -29	162	168	↓ -6
<b>Plex (2-5 units)</b>						
Sales	65	38	↑ 71 %	113	70	↑ 61 %
Active listings	710	622	↑ 14 %	663	611	↑ 9 %
Median price	325,000 \$	276,000 \$	↑ 18 %	325,000 \$	284,000 \$	↑ 14 %
Average selling time (days)	112	116	↓ -4	113	115	↓ -2

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**Summary of Residential Activity**

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Total sales</b>	5,338	4,332	↑ 23 %	8,767	7,286	↑ 20 %
<b>Active listings</b>	20,619	22,152	↓ -7 %	17,846	21,493	↓ -17 %
<b>New listings</b>	6,652	6,900	↓ -4 %	12,346	13,167	↓ -6 %
<b>Sales volume</b>	2,207,692,824 \$	1,590,965,294 \$	↑ 39 %	3,608,269,100 \$	2,670,263,045 \$	↑ 35 %

**Detailed Statistics by Property Category**

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	2,958	2,411	↑ 23 %	4,758	4,072	↑ 17 %
Active listings	11,498	11,372	↑ 1 %	9,954	11,024	↓ -10 %
Median price	360,000 \$	320,000 \$	↑ 13 %	359,000 \$	319,000 \$	↑ 13 %
Average selling time (days)	56	73	↓ -17	61	75	↓ -14
<b>Condominium</b>						
Sales	1,942	1,584	↑ 23 %	3,232	2,629	↑ 23 %
Active listings	6,874	8,309	↓ -17 %	5,944	8,075	↓ -26 %
Median price	275,000 \$	250,000 \$	↑ 10 %	275,000 \$	250,000 \$	↑ 10 %
Average selling time (days)	61	92	↓ -31	66	93	↓ -27
<b>Plex (2-5 units)</b>						
Sales	434	332	↑ 31 %	769	578	↑ 33 %
Active listings	2,177	2,406	↓ -10 %	1,883	2,333	↓ -19 %
Median price	597,750 \$	527,000 \$	↑ 13 %	585,000 \$	520,000 \$	↑ 13 %
Average selling time (days)	65	82	↓ -17	68	80	↓ -12

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## Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,742	1,487	↑ 17 %	2,926	2,494	↑ 17 %
Active listings	7,175	7,657	↓ -6 %	6,170	7,345	↓ -16 %
New listings	2,366	2,574	↓ -8 %	4,358	4,759	↓ -8 %
Sales volume	984,507,023 \$	716,186,446 \$	↑ 37 %	1,623,920,846 \$	1,204,902,270 \$	↑ 35 %

## Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	525	407	↑ 29 %	832	685	↑ 21 %
Active listings	2,270	2,096	↑ 8 %	1,960	1,975	↓ -1 %
Median price	571,800 \$	460,000 \$	↑ 24 %	550,000 \$	472,000 \$	↑ 17 %
Average selling time (days)	59	62	↓ -3	64	66	↓ -2
<b>Condominium</b>						
Sales	931	851	↑ 9 %	1,594	1,401	↑ 14 %
Active listings	3,592	4,085	↓ -12 %	3,090	3,938	↓ -22 %
Median price	380,000 \$	325,000 \$	↑ 17 %	375,000 \$	319,000 \$	↑ 18 %
Average selling time (days)	57	75	↓ -18	63	79	↓ -16
<b>Plex (2-5 units)</b>						
Sales	286	229	↑ 25 %	500	408	↑ 23 %
Active listings	1,313	1,476	↓ -11 %	1,120	1,433	↓ -22 %
Median price	651,500 \$	588,000 \$	↑ 11 %	651,000 \$	570,000 \$	↑ 14 %
Average selling time (days)	56	75	↓ -19	60	75	↓ -15

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## Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	591	460	↑ 28 %	1,009	766	↑ 32 %
Active listings	2,262	2,387	↓ -5 %	1,957	2,336	↓ -16 %
New listings	724	681	↑ 6 %	1,387	1,327	↑ 5 %
Sales volume	218,240,706 \$	159,235,192 \$	↑ 37 %	372,061,022 \$	260,762,609 \$	↑ 43 %

## Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	365	275	↑ 33 %	623	479	↑ 30 %
Active listings	1,351	1,338	↑ 1 %	1,165	1,296	↓ -10 %
Median price	374,000 \$	358,250 \$	↑ 4 %	369,500 \$	345,000 \$	↑ 7 %
Average selling time (days)	47	73	↓ -26	54	73	↓ -19
<b>Condominium</b>						
Sales	191	157	↑ 22 %	329	248	↑ 33 %
Active listings	761	891	↓ -15 %	665	879	↓ -24 %
Median price	265,000 \$	239,000 \$	↑ 11 %	255,000 \$	234,450 \$	↑ 9 %
Average selling time (days)	71	109	↓ -38	79	107	↓ -28
<b>Plex (2-5 units)</b>						
Sales	35	27	-	57	38	↑ 50 %
Active listings	149	158	↓ -6 %	127	161	↓ -21 %
Median price	530,000 \$	**	-	515,000 \$	474,000 \$	↑ 9 %
Average selling time (days)	65	**	-	75	111	↓ -36

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,291	1,048	↑ 23 %	2,074	1,719	↑ 21 %
Active listings	5,417	5,797	↓ -7 %	4,772	5,678	↓ -16 %
New listings	1,535	1,620	↓ -5 %	2,900	3,135	↓ -7 %
Sales volume	387,946,901 \$	287,216,972 \$	↑ 35 %	627,173,096 \$	474,897,137 \$	↑ 32 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	950	795	↑ 19 %	1,521	1,312	↑ 16 %
Active listings	3,895	4,012	↓ -3 %	3,422	3,937	↓ -13 %
Median price	299,000 \$	275,000 \$	↑ 9 %	295,000 \$	275,000 \$	↑ 7 %
Average selling time (days)	61	80	↓ -19	65	82	↓ -17
<b>Condominium</b>						
Sales	287	228	↑ 26 %	455	366	↑ 24 %
Active listings	1,130	1,437	↓ -21 %	997	1,412	↓ -29 %
Median price	200,000 \$	179,750 \$	↑ 11 %	197,000 \$	181,500 \$	↑ 9 %
Average selling time (days)	82	121	↓ -39	84	120	↓ -36
<b>Plex (2-5 units)</b>						
Sales	51	23	-	91	38	↑ 139 %
Active listings	350	299	↑ 17 %	313	283	↑ 11 %
Median price	430,000 \$	**	-	396,500 \$	360,000 \$	↑ 10 %
Average selling time (days)	107	**	-	98	70	↑ 28

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,326	1,023	↑ 30 %	2,127	1,749	↑ 22 %
Active listings	4,088	4,588	↓ -11 %	3,492	4,449	↓ -22 %
New listings	1,507	1,531	↓ -2 %	2,777	2,939	↓ -6 %
Sales volume	491,042,339 \$	334,025,050 \$	↑ 47 %	776,544,758 \$	564,179,474 \$	↑ 38 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	814	683	↑ 19 %	1,295	1,169	↑ 11 %
Active listings	2,665	2,641	↑ 1 %	2,260	2,552	↓ -11 %
Median price	374,150 \$	316,750 \$	↑ 18 %	370,000 \$	318,000 \$	↑ 16 %
Average selling time (days)	52	68	↓ -16	55	69	↓ -14
<b>Condominium</b>						
Sales	456	297	↑ 54 %	734	506	↑ 45 %
Active listings	1,139	1,568	↓ -27 %	978	1,531	↓ -36 %
Median price	234,000 \$	205,000 \$	↑ 14 %	230,000 \$	210,000 \$	↑ 10 %
Average selling time (days)	50	104	↓ -54	58	104	↓ -46
<b>Plex (2-5 units)</b>						
Sales	56	41	↑ 37 %	98	72	↑ 36 %
Active listings	274	369	↓ -26 %	245	356	↓ -31 %
Median price	497,500 \$	388,500 \$	↑ 28 %	467,500 \$	390,500 \$	↑ 20 %
Average selling time (days)	66	114	↓ -48	69	101	↓ -32

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	230	195	↑ 18 %	365	358	↑ 2 %
Active listings	1,058	1,021	↑ 4 %	918	991	↓ -7 %
New listings	324	322	↑ 1 %	576	640	↓ -10 %
Sales volume	80,561,064 \$	63,640,399 \$	↑ 27 %	131,159,078 \$	114,710,167 \$	↑ 14 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	187	158	↑ 18 %	293	271	↑ 8 %
Active listings	863	807	↑ 7 %	754	789	↓ -4 %
Median price	360,000 \$	310,000 \$	↑ 16 %	362,000 \$	310,000 \$	↑ 17 %
Average selling time (days)	54	79	↓ -25	70	83	↓ -13
<b>Condominium</b>						
Sales	42	33	↑ 27 %	67	77	↓ -13 %
Active listings	152	190	↓ -20 %	128	179	↓ -28 %
Median price	187,900 \$	194,750 \$	↓ -4 %	195,000 \$	203,000 \$	↓ -4 %
Average selling time (days)	33	88	↓ -55	43	90	↓ -47
<b>Plex (2-5 units)</b>						
Sales	0	4	-	4	9	-
Active listings	31	20	-	26	20	-
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	158	119	↑ 33 %	266	200	↑ 33 %
Active listings	619	702	↓ -12 %	539	695	↓ -22 %
New listings	196	172	↑ 14 %	348	367	↓ -5 %
Sales volume	45,394,791 \$	30,661,235 \$	↑ 48 %	77,410,300 \$	50,811,388 \$	↑ 52 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	117	93	↑ 26 %	194	156	↑ 24 %
Active listings	454	478	↓ -5 %	394	476	↓ -17 %
Median price	294,000 \$	282,000 \$	↑ 4 %	299,500 \$	267,080 \$	↑ 12 %
Average selling time (days)	62	81	↓ -19	72	87	↓ -15
<b>Condominium</b>						
Sales	35	18	-	53	31	↑ 71 %
Active listings	100	138	↓ -28 %	87	136	↓ -36 %
Median price	205,000 \$	**	-	199,900 \$	172,000 \$	↑ 16 %
Average selling time (days)	72	**	-	66	139	↓ -73
<b>Plex (2-5 units)</b>						
Sales	6	8	-	19	13	-
Active listings	60	84	↓ -29 %	54	81	↓ -34 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	137	97	↑ 41 %	207	172	↑ 20 %
Active listings	1,446	1,585	↓ -9 %	1,335	1,549	↓ -14 %
New listings	232	246	↓ -6 %	436	478	↓ -9 %
Sales volume	26,175,337 \$	17,244,750 \$	↑ 52 %	39,311,437 \$	30,583,050 \$	↑ 29 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	119	81	↑ 47 %	173	142	↑ 22 %
Active listings	1,075	1,179	↓ -9 %	985	1,146	↓ -14 %
Median price	175,000 \$	175,500 \$	↔ 0 %	170,000 \$	170,000 \$	↔ 0 %
Average selling time (days)	172	153	↑ 19	161	146	↑ 15
<b>Condominium</b>						
Sales	5	6	-	14	12	-
Active listings	148	160	↓ -8 %	139	164	↓ -15 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
<b>Plex (2-5 units)</b>						
Sales	13	10	-	20	18	-
Active listings	219	242	↓ -10 %	208	236	↓ -12 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	219	194	↑ 13 %	382	329	↑ 16 %
Active listings	1,447	1,471	↓ -2 %	1,312	1,470	↓ -11 %
New listings	296	271	↑ 9 %	547	562	↓ -3 %
Sales volume	57,673,300 \$	44,592,225 \$	↑ 29 %	101,641,650 \$	78,559,175 \$	↑ 29 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	161	159	↑ 1 %	276	259	↑ 7 %
Active listings	953	977	↓ -2 %	853	987	↓ -14 %
Median price	219,250 \$	194,000 \$	↑ 13 %	220,000 \$	200,000 \$	↑ 10 %
Average selling time (days)	82	120	↓ -38	92	127	↓ -35
<b>Condominium</b>						
Sales	29	19	-	52	44	↑ 18 %
Active listings	232	243	↓ -5 %	214	241	↓ -11 %
Median price	**	**	-	150,000 \$	166,500 \$	↓ -10 %
Average selling time (days)	**	**	-	95	154	↓ -59
<b>Plex (2-5 units)</b>						
Sales	29	16	-	54	26	-
Active listings	242	233	↑ 4 %	228	225	↑ 1 %
Median price	**	**	-	236,250 \$	**	-
Average selling time (days)	**	**	-	112	**	-

\*\* 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

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### Summary of Residential Activity

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	138	115	↑ 20 %	255	200	↑ 28 %
Active listings	830	843	↓ -2 %	747	836	↓ -11 %
New listings	178	166	↑ 7 %	356	347	↑ 3 %
Sales volume	23,101,650 \$	18,916,224 \$	↑ 22 %	44,402,050 \$	32,517,625 \$	↑ 37 %

### Detailed Statistics by Property Category

	February			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
<b>Single-family home</b>						
Sales	98	84	↑ 17 %	190	148	↑ 28 %
Active listings	539	527	↑ 2 %	484	522	↓ -7 %
Median price	167,500 \$	165,000 \$	↑ 2 %	166,000 \$	165,000 \$	↑ 1 %
Average selling time (days)	89	109	↓ -20	81	99	↓ -18
<b>Condominium</b>						
Sales	19	13	-	29	20	-
Active listings	103	125	↓ -18 %	93	124	↓ -25 %
Median price	**	**	-	**	**	-
Average selling time (days)	**	**	-	**	**	-
<b>Plex (2-5 units)</b>						
Sales	21	17	-	34	31	↑ 10 %
Active listings	173	174	↓ -1 %	157	175	↓ -10 %
Median price	**	**	-	162,000 \$	150,000 \$	↑ 8 %
Average selling time (days)	**	**	-	138	113	↑ 25

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

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