



April 2020

► Province of Quebec

■ Montreal CMA

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

■ Quebec City CMA

Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	3,974	10,683	↓ -63%	31,694	34,223	↓ -7%
Active listings	44,085	61,012	↓ -28%	46,481	60,372	↓ -23%
New listings	3,219	13,068	↓ -75%	39,499	53,783	↓ -27%
Sales volume	\$1,246,154,801	\$3,285,669,721	↓ -62%	\$10,292,130,844	\$10,368,856,578	↓ -1%

Detailed Statistics by Property Category

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	2,725	7,098	↓ -62%	21,374	23,022	↓ -7%
Active listings	30,608	41,221	↓ -26%	32,446	40,898	↓ -21%
Median price	\$262,000	\$260,000	↑ 1%	\$273,000	\$257,500	↑ 6%
Average selling time (days)	103	96	↑ 7	94	101	↓ -7
Condominium						
Sales	904	2,730	↓ -67%	7,772	8,575	↓ -9%
Active listings	8,237	12,865	↓ -36%	8,642	12,778	↓ -32%
Median price	\$250,000	\$240,000	↑ 4%	\$250,000	\$234,000	↑ 7%
Average selling time (days)	74	96	↓ -22	79	100	↓ -21
Plex (2-5 units)						
Sales	310	803	↓ -61%	2,419	2,480	↓ -2%
Active listings	4,623	6,245	↓ -26%	4,764	6,026	↓ -21%
Median price	\$383,000	\$410,000	↓ -7%	\$420,000	\$390,000	↑ 8%
Average selling time (days)	94	100	↓ -6	96	99	↓ -3

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

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Source: QPAREB by the Centris system

Definitions and explanatory notes

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	403	902	↓ -55%	3,355	3,112	↑ 8%
Active listings	6,518	8,107	↓ -20%	6,871	7,959	↓ -14%
New listings	333	1,322	↓ -75%	4,230	5,534	↓ -24%
Sales volume	\$109,788,253	\$249,387,553	↓ -56%	\$919,500,221	\$843,462,425	↑ 9%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	260	645	↓ -60%	2,349	2,268	↑ 4%
Active listings	3,886	4,874	↓ -20%	4,131	4,790	↓ -14%
Median price	\$260,000	\$265,574	↓ -2%	\$260,000	\$258,000	↑ 1%
Average selling time (days)	134	116	↑ 18	119	124	↓ -5
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	103	204	↓ -50%	782	668	↑ 17%
Active listings	2,095	2,563	↓ -18%	2,165	2,522	↓ -14%
Median price	\$185,000	\$192,500	↓ -4%	\$190,000	\$190,000	↔ 0%
Average selling time (days)	149	178	↓ -29	162	173	↓ -11
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	39	51	↓ -24%	218	174	↑ 25%
Active listings	520	656	↓ -21%	555	633	↓ -12%
Median price	\$322,000	\$330,000	↓ -2%	\$320,000	\$312,250	↑ 2%
Average selling time (days)	133	115	↑ 18	112	114	↓ -2

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	1,890	5,908	↓ -68%	16,488	18,854	↓ -13%
Active listings	13,106	21,030	↓ -38%	13,999	20,686	↓ -32%
New listings	1,659	6,333	↓ -74%	19,698	26,893	↓ -27%
Sales volume	\$766,299,070	\$2,226,762,595	↓ -66%	\$6,738,787,552	\$7,001,990,220	↓ -4%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	1,048	3,241	↓ -68%	9,112	10,480	↓ -13%
Active listings	7,143	10,787	↓ -34%	7,715	10,646	↓ -28%
Median price	\$360,000	\$330,000	↑ 9%	\$360,000	\$325,500	↑ 11%
Average selling time (days)	57	62	↓ -5	58	69	↓ -11
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	675	2,181	↓ -69%	5,977	6,880	↓ -13%
Active listings	4,329	7,738	↓ -44%	4,625	7,656	↓ -40%
Median price	\$289,900	\$260,000	↑ 12%	\$280,000	\$252,000	↑ 11%
Average selling time (days)	53	79	↓ -26	60	84	↓ -24
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	161	481	↓ -67%	1,381	1,476	↓ -6%
Active listings	1,573	2,437	↓ -35%	1,598	2,319	↓ -31%
Median price	\$595,000	\$540,000	↑ 10%	\$595,000	\$520,000	↑ 14%
Average selling time (days)	61	71	↓ -10	63	74	↓ -11

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	594	2,058	↓ -71%	5,328	6,490	↓ -18%
Active listings	5,026	7,627	↓ -34%	5,156	7,410	↓ -30%
New listings	667	2,547	↓ -74%	7,167	10,032	↓ -29%
Sales volume	\$317,378,736	\$1,013,856,474	↓ -69%	\$2,914,487,739	\$3,156,517,560	↓ -8%

Detailed Statistics by Property Category

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	158	558	↓ -72%	1,521	1,815	↓ -16%
Active listings	1,571	2,180	↓ -28%	1,625	2,103	↓ -23%
Median price	\$520,000	\$491,750	↑ 6%	\$540,000	\$488,000	↑ 11%
Average selling time (days)	50	53	↓ -3	58	61	↓ -3
Condominium						
Sales	331	1,160	↓ -71%	2,905	3,640	↓ -20%
Active listings	2,516	3,934	↓ -36%	2,579	3,883	↓ -34%
Median price	\$384,000	\$338,000	↑ 14%	\$380,000	\$325,000	↑ 17%
Average selling time (days)	49	65	↓ -16	56	70	↓ -14
Plex (2-5 units)						
Sales	105	340	↓ -69%	902	1,035	↓ -13%
Active listings	939	1,513	↓ -38%	952	1,424	↓ -33%
Median price	\$679,000	\$592,000	↑ 15%	\$660,000	\$577,000	↑ 14%
Average selling time (days)	50	67	↓ -17	54	69	↓ -15

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	180	583	↓ -69%	1,817	1,892	↓ -4%
Active listings	1,362	2,347	↓ -42%	1,488	2,256	↓ -34%
New listings	129	639	↓ -80%	2,072	2,777	↓ -25%
Sales volume	\$65,384,122	\$205,279,470	↓ -68%	\$681,644,361	\$647,903,238	↑ 5%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	107	368	↓ -71%	1,122	1,198	↓ -6%
Active listings	800	1,309	↓ -39%	879	1,252	↓ -30%
Median price	\$374,900	\$355,000	↑ 6%	\$375,500	\$345,000	↑ 9%
Average selling time (days)	53	66	↓ -13	53	70	↓ -17
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	64	189	↓ -66%	602	608	↓ -1%
Active listings	465	875	↓ -47%	508	845	↓ -40%
Median price	\$261,500	\$238,000	↑ 10%	\$260,000	\$235,000	↑ 11%
Average selling time (days)	56	98	↓ -42	72	97	↓ -25
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	9	26	-	93	85	↑ 9%
Active listings	96	162	↓ -41%	101	159	↓ -37%
Median price	**	**	-	\$530,000	\$485,000	↑ 9%
Average selling time (days)	**	**	-	76	86	↓ -10

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	550	1,403	↓ -61%	4,180	4,503	↓ -7%
Active listings	3,192	5,184	↓ -38%	3,563	5,183	↓ -31%
New listings	352	1,324	↓ -73%	4,524	6,094	↓ -26%
Sales volume	\$172,710,419	\$396,208,761	↓ -56%	\$ 1,273,189,567	\$ 1,268,424,101	↔ 0%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	404	1,063	↓ -62%	3,047	3,414	↓ -11%
Active listings	2,301	3,569	↓ -36%	2,566	3,591	↓ -29%
Median price	\$305,000	\$277,500	↑ 10%	\$300,000	\$277,750	↑ 8%
Average selling time (days)	62	69	↓ -7	62	77	↓ -15
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	122	301	↓ -59%	949	965	↓ -2%
Active listings	594	1,263	↓ -53%	695	1,261	↓ -45%
Median price	\$204,000	\$191,000	↑ 7%	\$197,500	\$185,000	↑ 7%
Average selling time (days)	70	103	↓ -33	74	109	↓ -35
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	20	34	-	170	112	↑ 52%
Active listings	257	301	↓ -15%	262	282	↓ -7%
Median price	**	\$430,000	-	\$391,000	\$385,000	↑ 2%
Average selling time (days)	**	78	-	92	71	↑ 21

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Summary of Residential Activity

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	439	1,399	↓ -69%	3,942	4,535	↓ -13%
Active listings	2,390	4,219	↓ -43%	2,604	4,191	↓ -38%
New listings	387	1,366	↓ -72%	4,418	5,971	↓ -26%
Sales volume	\$167,809,137	\$469,196,211	↓ -64%	\$1,457,960,018	\$1,492,543,142	↓ -2%

Detailed Statistics by Property Category

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	277	908	↓ -69%	2,466	2,971	↓ -17%
Active listings	1,584	2,461	↓ -36%	1,714	2,442	↓ -30%
Median price	\$383,000	\$330,000	↑ 16%	\$374,000	\$325,250	↑ 15%
Average selling time (days)	51	52	↓ -1	51	60	↓ -9
Condominium						
Sales	137	427	↓ -68%	1,297	1,368	↓ -5%
Active listings	592	1,393	↓ -58%	673	1,388	↓ -52%
Median price	\$230,000	\$212,895	↑ 8%	\$235,000	\$209,000	↑ 12%
Average selling time (days)	47	91	↓ -44	54	97	↓ -43
Plex (2-5 units)						
Sales	24	64	-	178	192	↓ -7%
Active listings	204	356	↓ -43%	208	353	↓ -41%
Median price	**	\$410,000	-	\$465,000	\$389,950	↑ 19%
Average selling time (days)	**	84	-	66	95	↓ -29

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	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	73	280	↓ -74%	724	885	↓ -18%
Active listings	755	1,009	↓ -25%	775	1,003	↓ -23%
New listings	91	285	↓ -68%	969	1,286	↓ -25%
Sales volume	\$26,889,674	\$92,527,517	↓ -71%	\$264,223,750	\$290,821,174	↓ -9%

Detailed Statistics by Property Category

	April			Year-to-date		
Single-family home	2020	2019	Variation	2020	2019	Variation
Sales	59	213	↓ -72%	587	675	↓ -13%
Active listings	613	822	↓ -25%	631	811	↓ -22%
Median price	\$339,000	\$339,500	↔ 0%	\$360,000	\$329,000	↑ 9%
Average selling time (days)	67	81	↓ -14	68	84	↓ -16
Condominium	2020	2019	Variation	2020	2019	Variation
Sales	13	62	-	125	192	↓ -35%
Active listings	113	162	↓ -30%	114	165	↓ -31%
Median price	**	\$213,500	-	\$220,000	\$206,000	↑ 7%
Average selling time (days)	**	74	-	38	76	↓ -38
Plex (2-5 units)	2020	2019	Variation	2020	2019	Variation
Sales	0	5	-	10	17	-
Active listings	21	21	-	21	22	-
Median price	**	**	-	\$371,000	\$350,000	-
Average selling time (days)	**	**	-	60	105	-

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	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	54	185	↓ -71%	497	549	↓ -9%
Active listings	381	644	↓ -41%	414	644	↓ -36%
New listings	33	172	↓ -81%	548	733	↓ -25%
Sales volume	\$16,126,982	\$49,694,162	↓ -68%	\$147,282,117	\$145,781,005	↑ 1%

Detailed Statistics by Property Category

	April			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	43	131	↓ -67%	369	407	↓ -9%
Active listings	274	446	↓ -39%	302	448	↓ -33%
Median price	\$303,750	\$279,450	↑ 9%	\$298,000	\$279,500	↑ 7%
Average selling time (days)	60	74	↓ -14	65	82	↓ -17
Condominium						
Sales	8	42	-	99	107	↓ -7%
Active listings	49	111	↓ -56 %	57	115	↓ -51%
Median price	**	\$183,667	-	\$216,500	\$184,500	↑ 17%
Average selling time (days)	**	113	-	63	116	↓ -53
Plex (2-5 units)						
Sales	3	12	-	28	35	-
Active listings	56	84	↓ -33%	54	80	↓ -33%
Median price	**	**	-	\$314,000	\$303,000	-
Average selling time (days)	**	**	-	112	78	-

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