



statistics

residential real estate market



May 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

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	7,237	10,291	↓ -30%	38,892	44,514	↓ -13%
Active listings	43,173	59,685	↓ -28%	46,068	60,371	↓ -24%
New listings	9,517	13,314	↓ -29%	48,982	67,096	↓ -27%
Sales volume	\$2,309,906,371	\$3,256,255,348	↓ -29%	\$12,587,737,028	\$13,625,111,926	↓ -8%

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	5,170	6,865	↓ -25%	26,518	29,887	↓ -11%
Active listings	29,204	40,598	↓ -28%	31,909	40,898	↓ -22%
Median price	\$271,733	\$267,500	↑ 2%	\$272,500	\$260,000	↑ 5%
Average selling time (days)	118	98	↑ 20	99	101	↓ -2
Condominium						
Sales	1,544	2,509	↓ -38%	9,307	11,084	↓ -16%
Active listings	8,757	12,313	↓ -29%	8,794	12,779	↓ -31%
Median price	\$243,750	\$238,000	↑ 2%	\$250,000	\$235,000	↑ 6%
Average selling time (days)	90	93	↓ -3	81	98	↓ -17
Plex (2-5 units)						
Sales	482	870	↓ -45%	2,897	3,350	↓ -14%
Active listings	4,624	6,088	↓ -24%	4,753	6,026	↓ -21%
Median price	\$366,000	\$426,000	↓ -14%	\$412,750	\$401,000	↑ 3%
Average selling time (days)	105	100	↑ 5	98	99	↓ -1

** 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

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	804	860	↓ -7 %	4,153	3,972	↑ 5 %
Active listings	6,187	8,000	↓ -23 %	6,739	7,959	↓ -15 %
New listings	868	1,211	↓ -28 %	5,095	6,745	↓ -24 %
Sales volume	221,956,362 \$	240,226,906 \$	↓ -8 %	1,139,603,472 \$	1,083,689,331 \$	↑ 5 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	565	585	↓ -3 %	2,909	2,853	↑ 2 %
Active listings	3,648	4,803	↓ -24 %	4,042	4,790	↓ -16 %
Median price	\$267,450	\$268,750	↔ 0 %	\$261,125	\$260,000	↔ 0 %
Average selling time (days)	135	118	↑ 17	122	122	↔ 0
Condominium						
Sales	198	208	↓ -5 %	979	876	↑ 12 %
Active listings	2,026	2,517	↓ -20 %	2,136	2,522	↓ -15 %
Median price	\$183,000	\$193,000	↓ -5 %	\$188,500	\$190,000	↓ -1 %
Average selling time (days)	177	168	↑ 9	165	172	↓ -7
Plex (2-5 units)						
Sales	39	67	↓ -42 %	257	241	↑ 7 %
Active listings	498	663	↓ -25 %	543	633	↓ -14 %
Median price	\$285,000	\$280,000	↑ 2 %	\$315,500	\$305,000	↑ 3 %
Average selling time (days)	141	114	↑ 27	117	114	↑ 3

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	3,286	5,558	↓ -41 %	19,755	24,412	↓ -19 %
Active listings	13,650	19,854	↓ -31 %	14,149	20,688	↓ -32 %
New listings	4,829	6,102	↓ -21 %	24,510	32,995	↓ -26 %
Sales volume	1,351,537,455 \$	2,165,730,328 \$	↓ -38 %	8,080,805,046 \$	9,167,720,548 \$	↓ -12 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	1,926	3,017	↓ -36 %	11,025	13,497	↓ -18 %
Active listings	7,034	10,209	↓ -31 %	7,665	10,647	↓ -28 %
Median price	\$370,000	\$340,000	↑ 9 %	\$362,000	\$330,000	↑ 10 %
Average selling time (days)	71	62	↑ 9	60	68	↓ -8
Condominium						
Sales	1,107	1,990	↓ -44 %	7,080	8,870	↓ -20 %
Active listings	4,898	7,269	↓ -33 %	4,802	7,657	↓ -37 %
Median price	\$280,000	\$260,000	↑ 8 %	\$280,000	\$255,000	↑ 10 %
Average selling time (days)	64	77	↓ -13	60	83	↓ -23
Plex (2-5 units)						
Sales	250	543	↓ -54 %	1,629	2,019	↓ -19 %
Active listings	1,658	2,313	↓ -28 %	1,624	2,319	↓ -30 %
Median price	\$597,750	\$554,000	↑ 8 %	\$595,000	\$530,000	↑ 12 %
Average selling time (days)	64	72	↓ -8	63	74	↓ -11

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	970	1,978	↓ -51 %	6,290	8,468	↓ -26 %
Active listings	5,728	7,497	↓ -24 %	5,377	7,411	↓ -27 %
New listings	2,075	2,521	↓ -18 %	9,235	12,553	↓ -26 %
Sales volume	526,082,220 \$	1,005,555,146 \$	↓ -48 %	3,435,362,359 \$	4,162,072,706 \$	↓ -17 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	297	565	↓ -47 %	1,815	2,380	↓ -24 %
Active listings	1,699	2,242	↓ -24 %	1,664	2,104	↓ -21 %
Median price	\$548,750	\$510,000	↑ 8 %	\$540,200	\$495,000	↑ 9 %
Average selling time (days)	73	52	↑ 21	60	59	↑ 1
Condominium						
Sales	518	1,015	↓ -49 %	3,420	4,655	↓ -27 %
Active listings	3,017	3,850	↓ -22 %	2,737	3,883	↓ -30 %
Median price	\$369,900	\$341,000	↑ 8 %	\$379,000	\$329,000	↑ 15 %
Average selling time (days)	59	66	↓ -7	57	69	↓ -12
Plex (2-5 units)						
Sales	155	398	↓ -61 %	1,055	1,433	↓ -26 %
Active listings	1,012	1,405	↓ -28 %	976	1,424	↓ -31 %
Median price	\$656,500	\$595,000	↑ 10 %	\$660,000	\$580,000	↑ 14 %
Average selling time (days)	66	64	↑ 2	56	68	↓ -12

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	316	617	↓ -49 %	2,132	2,509	↓ -15 %
Active listings	1,359	2,166	↓ -37 %	1,479	2,256	↓ -34 %
New listings	455	623	↓ -27 %	2,524	3,400	↓ -26 %
Sales volume	118,717,423 \$	208,874,451 \$	↓ -43 %	800,117,284 \$	856,777,689 \$	↓ -7 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	198	386	↓ -49 %	1,319	1,584	↓ -17 %
Active listings	764	1,210	↓ -37 %	860	1,252	↓ -31 %
Median price	\$375,000	\$350,200	↑ 7 %	\$375,000	\$345,000	↑ 9 %
Average selling time (days)	61	59	↑ 2	54	67	↓ -13
Condominium						
Sales	103	202	↓ -49 %	705	810	↓ -13 %
Active listings	486	798	↓ -39 %	514	845	↓ -39 %
Median price	\$262,000	\$235,000	↑ 11 %	\$260,000	\$235,000	↑ 11 %
Average selling time (days)	68	88	↓ -20	71	95	↓ -24
Plex (2-5 units)						
Sales	15	29	-	108	114	↓ -5 %
Active listings	108	158	↓ -32 %	104	159	↓ -34 %
Median price	**	**	-	\$529,500	\$499,500	↑ 6 %
Average selling time (days)	**	**	-	73	80	↓ -7

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	939	1,294	↓ -27 %	5,113	5,797	↓ -12 %
Active listings	2,973	4,651	↓ -36 %	3,488	5,183	↓ -33 %
New listings	949	1,166	↓ -19 %	5,468	7,260	↓ -25 %
Sales volume	300,234,394 \$	377,433,213 \$	↓ -20 %	1,571,196,461 \$	1,645,857,314 \$	↓ -5 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	697	968	↓ -28 %	3,739	4,382	↓ -15 %
Active listings	2,136	3,200	↓ -33 %	2,511	3,591	↓ -30 %
Median price	\$320,000	\$283,000	↑ 13 %	\$304,000	\$279,900	↑ 9 %
Average selling time (days)	83	74	↑ 9	66	76	↓ -10
Condominium						
Sales	207	283	↓ -27 %	1,155	1,248	↓ -7 %
Active listings	553	1,124	↓ -51 %	681	1,261	↓ -46 %
Median price	\$199,000	\$183,000	↑ 9 %	\$198,000	\$185,000	↑ 7 %
Average selling time (days)	78	96	↓ -18	75	106	↓ -31
Plex (2-5 units)						
Sales	32	37	↓ -14 %	202	149	↑ 36 %
Active listings	246	279	↓ -12 %	259	282	↓ -8 %
Median price	\$375,000	\$380,000	↓ -1 %	\$390,000	\$383,750	↑ 2 %
Average selling time (days)	78	123	↓ -45	90	84	↑ 6

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	786	1,285	↓ -39 %	4,725	5,820	↓ -19 %
Active listings	2,436	3,938	↓ -38 %	2,613	4,191	↓ -38 %
New listings	984	1,336	↓ -26 %	5,400	7,307	↓ -26 %
Sales volume	304,920,068 \$	455,650,964 \$	↓ -33 %	1,761,667,545 \$	1,948,194,106 \$	↓ -10 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	515	809	↓ -36 %	2,978	3,780	↓ -21 %
Active listings	1,545	2,309	↓ -33 %	1,696	2,442	↓ -31 %
Median price	\$385,000	\$343,000	↑ 12 %	\$375,000	\$330,000	↑ 14 %
Average selling time (days)	58	58	↔ 0	52	59	↓ -7
Condominium						
Sales	236	409	↓ -42 %	1,533	1,777	↓ -14 %
Active listings	668	1,256	↓ -47 %	697	1,388	↓ -50 %
Median price	\$243,750	\$220,000	↑ 11 %	\$235,000	\$210,000	↑ 12 %
Average selling time (days)	62	86	↓ -24	55	94	↓ -39
Plex (2-5 units)						
Sales	35	65	↓ -46 %	213	257	↓ -17 %
Active listings	214	366	↓ -42 %	211	353	↓ -40 %
Median price	\$525,000	\$441,250	↑ 19 %	\$475,000	\$401,250	↑ 18 %
Average selling time (days)	51	92	↓ -41	63	94	↓ -31

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	149	234	↓ -36 %	872	1,119	↓ -22 %
Active listings	791	1,001	↓ -21 %	785	1,003	↓ -22 %
New listings	234	305	↓ -23 %	1,203	1,591	↓ -24 %
Sales volume	58,515,050 \$	77,291,713 \$	↓ -24 %	322,116,300 \$	368,112,887 \$	↓ -12 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	118	181	↓ -35 %	704	856	↓ -18 %
Active listings	636	821	↓ -23 %	639	811	↓ -21 %
Median price	\$363,750	\$329,000	↑ 11 %	\$360,000	\$329,000	↑ 9 %
Average selling time (days)	64	57	↑ 7	67	78	↓ -11
Condominium						
Sales	29	52	-	154	244	↓ -37 %
Active listings	120	150	↓ -20 %	115	165	↓ -31 %
Median price	**	\$207,750	-	\$220,050	\$206,000	↑ 7 %
Average selling time (days)	**	73	-	38	75	↓ -37
Plex (2-5 units)						
Sales	2	1	-	12	18	-
Active listings	26	25	-	22	22	-
Median price	**	**	-	\$378,500	\$327,700	-
Average selling time (days)	**	**	-	55	101	-

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Summary of Residential Activity

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Total sales	126	150	↓ -16 %	623	699	↓ -11 %
Active listings	363	601	↓ -40 %	408	644	↓ -37 %
New listings	132	151	↓ -13 %	680	884	↓ -23 %
Sales volume	43,068,300 \$	40,924,841 \$	↑ 5 %	190,345,097 \$	186,705,846 \$	↑ 2 %

Detailed Statistics by Property Category

	May			Year-to-date		
	2020	2019	Variation	2020	2019	Variation
Single-family home						
Sales	101	108	↓ -6 %	470	515	↓ -9 %
Active listings	254	427	↓ -41 %	295	448	↓ -34 %
Median price	\$342,500	\$280,000	↑ 22 %	\$306,250	\$280,000	↑ 9 %
Average selling time (days)	72	67	↑ 5	67	79	↓ -12
Condominium						
Sales	14	29	-	113	136	↓ -17 %
Active listings	54	91	↓ -41 %	59	115	↓ -49 %
Median price	**	**	-	\$216,500	\$184,750	↑ 17 %
Average selling time (days)	**	**	-	63	111	↓ -48
Plex (2-5 units)						
Sales	11	13	-	39	48	↓ -19 %
Active listings	52	80	↓ -35 %	51	80	↓ -36 %
Median price	**	**	-	\$320,000	\$291,000	↑ 10 %
Average selling time (days)	**	**	-	98	88	↑ 10

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